

# PLANNING JUSTIFICATION REPORT

1

for ..... **1571145 Ontario Limited** – c/o Todd and Cole Powell

... in support of a 152 unit – 5 storey residential seniors' apartment development at 22447 Komoka Road in the Komoka Hamlet Area of the Municipality of Middlesex Centre, Ontario



May 2019

Kirkness  
Consulting  
Inc.  
Urban and  
Rural Planning



zedd  
ARCHITECTURE

## TABLE OF CONTENTS

1.0 Introduction .....	pg. 3
2.0 Subject Lands and Surrounding Land Uses .....	pg. 3
3.0 The Powell Proposal .....	pg. 6
4.0 Planning Policy Framework .....	pg. 6
4.1 Provincial Policy Statement .....	pg.6
4.2 County of Middlesex Official Plan .....	pg. 7
4.3 Municipality of Middlesex Centre Official Plan .....	pg. 8
5.0 Municipality of Middlesex Centre Zoning By-law .....	pg. 12
6.0 Municipal Services .....	pg. 13
7.0 Conclusion .....	pg. 14

## LIST OF FIGURES

Figure 1 – Location Plan

Figure 2 through 5 – Photos of site and area

## APPENDIX

- A. Proposal Summary by KCI for Pre-consultation
- B. Pre-consultation Summary by KCI and related emails for complete application
- C. LDS Engineering Brief on hydrogeological and geotechnical matters (separate cover)
- D. ZEDD Architecture plans and renderings of development

This is to credit Zedd Architecture and LDS Engineering for their contributions to this Report.

## **1.0 Introduction**

The following document is a PLANNING JUSTIFICATION REPORT for a seniors' residential condominium apartment development of 5 storeys and 152 dwelling units, referred to herein as the "Powell project" . 1571145 Ontario Limited owns the 5.9 ha (14.6 acres) holding located at 22447 Komoka Road, west side, south of Glendon Drive.

The motive is to provide a housing form and tenure that is not abundantly available to the Komoka – Kilworth area and Middlesex Centre. There is increasing interest in the market place for seniors housing due to the longevity of the "baby boom" demographic.

This Report presents a land use planning rationale to support the seniors' housing proposal and the Official Plan Amendment (OPA) and the Zoning By-law Amendment (ZBA) that would be required. The report demonstrates that the proposal is in keeping with Provincial, County and Municipal land use planning policies, would be suitable for the subject lands, and would be compatible with neighbouring land uses. Furthermore, the Powell project would complement the mixed use node located around the intersection of Glendon Drive and Komoka Road, and contribute to the "gateway"

## **2.0 Subject Lands and Surrounding Land Uses**

The subject Powell lands are irregular in shape with the following features:

- Lot frontage - 301.8 m along Komoka Road
- Lot depth – 196.0 m
- Site area – 5.9 ha.
- The lands are described as: LOBO CON 1 N PT LOT 4 RP 33R16300 PART 1.
- The assessment Roll # is 393900002001000.
- The land has no existing buildings and is vacant and undeveloped
- The topography of the subject lands is relatively flat.

- There is a large pond on the lands from an excavated aggregate resource and this consumes about one half the site.
- It is significant that the lands are part of the VILLAGE CENTRE that extends easterly to the Wellness centre about 1 km to the east along Glendon Drive.

SURROUNDING LAND USES are described as follows:

- To the SOUTH – a rural residence with a large pond and zoned
- To the NORTH -- commercial uses including a coffee shop, restaurant and gas bar and then Glendon Drive, and zoned
- To the EAST – Komoka Road and then a large pond and zoned
- To the WEST – single detached residences and a pond and zoned



Figure 1: above – location of Subject Lands (Source: County of Middlesex, 2018)



Figure 2 – below - view of entrance into Powell lands from Komoka Road



Figure 3 – view of Komoka Road frontage of the Powell lands



Figure 4 –viewing easterly – showing the Powell lands from westerly recent residential subdivision and showing the commercial development on Glendon Drive ( left).

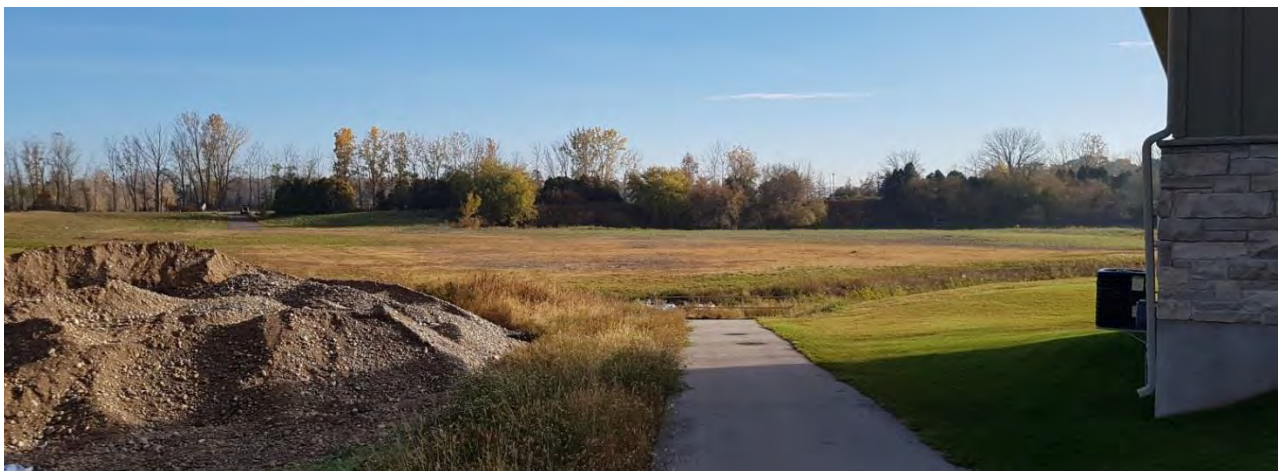


Figure 5 –viewing southeasterly – showing the Powell lands from westerly recent residential subdivision and drain thru the westerly part of the site visible at end of sidewalk.

### 3.0 Powell Proposal Description

The concept of the proposed seniors' residential condominium apartment development proposal has the following features:

- 152 dwelling units
- 1 and 2 bedroom units ranging from 74 m<sup>2</sup> (790 square feet) to 120 m<sup>2</sup> (1290 square feet) in unit floor area
- 2 buildings 5 storeys
- 15-16 units per floor
- Building area per building – 7670.3 m<sup>2</sup> (82,565 square feet)
- One access from Komoka Road
- 160 parking spaces including 6 barrier free spaces – basically 1 space per unit
- Landscape area – 4399 m<sup>2</sup> (47,352 square feet) = 74% (includes pond)
- Lot Area Coverage for buildings -- 5%

The plans and renderings are contained in the Appendix.

### 4.0 Planning Policy Framework

Being situated in the Municipality of Middlesex Centre, the proposal is subject to the County of Middlesex Official Plan, the Middlesex Centre Official Plan, and the Provincial Policy Statement (PPS) which governs land use planning in Ontario. Relevant policies from the aforementioned documents that create the planning policy framework for the proposed development are cited, reviewed and analyzed in the following.

#### 4.1 Provincial Policy Statement (PPS):

The PPS generally encourages the efficient use of land and resources and promotes infill development, intensification and redevelopment, and directing suitable development to recognized settlement areas (**Section 1.1.1 and 1.1.3**). More specifically, Section 1.1.3.3 of the PPS states that planning authorities shall identify and promote opportunities for *intensification* and *redevelopment* where this can be accommodated taking into account existing building stock or areas, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs. The PPS defines redevelopment as, "*the creation of new units, uses or lots on previously developed land in existing communities, including brownfield sites.*"

Further, with respect to housing, the proposal supports a number of the policies outlined in **Section 1.4.3**, including:

- *directing the development of new housing towards locations where appropriate levels of*

*infrastructure and public service facilities are or will be available to support current and projected needs;*

- *promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of alternative transportation modes and public transit in areas where it exists or is to be developed; and*
- *establishing development standards for residential intensification, redevelopment and new residential development which minimize the cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety.*

**Section 1.5** promotes healthy and active communities through *“planning public streets, spaces and facilities to be safe, meet the needs of pedestrians, foster social interaction, and facilitate active transportation and community connectivity”*.

**Section 1.6.2** sets out that *full municipal serviced development are preferred*.

**Section 1.6.7** sets out that *“ land use patterns, densities and mix of uses should be promoted to .... to support public transit ....”*

**Section 1.7** sets out that long term economic prosperity should be supported through many measures including *“enhancing the vitality and viability of downtowns and main streets, ..... promoting well-designed built form.*

Knowing, the Proposed would:

- a) develop and infill a currently vacant site in the serviced Settlement Area of Komoka;
- b) utilize existing municipal water and sanitary infrastructure;
- c) create new housing opportunities;
- d) provide valuable aesthetic amenities to the community;
- e) contribute to the vibrancy and commercial vitality of Komoka;

... **the planned residential infill proposal 5 storeys – 152 unit apartment development is consistent with the PPS, in the opinion of the writer..**

## **4.2 The County of Middlesex Official Plan (OP):**

The County of Middlesex is the upper-tier Municipality for Middlesex Centre. The County Official Plan (OP) has three primary land use designations: Agricultural Areas, Settlement Areas (Urban and Community), and Natural Environmental Areas (Wetlands, Flood Regulated Watercourse and Associated Floodplain, and Thedford Marsh Floodplain). However, more detailed land use designations within Settlement Areas are left to the

respective lower-tier municipalities (**Section 1.3**).

**Section 1.3** of the OP states: *This Plan recognizes the planning powers and authorities vested in the local municipalities through the Planning Act and other legislation. The Middlesex County Official Plan does not address in any great detail those planning matters which can better be dealt with by the local municipalities. Local Official Plans complement the County Plan by providing more detailed strategies, policies and land use designations for planning and development at the local level. The County Plan will provide the framework for this more detailed planning by the local municipalities.*

RESPONSE: The Middlesex Centre Official Plan described in the following section is an example of how this the division of planning powers plays out in terms of the detailed strategies of planning at the Local level.

*The County OP, like the PPS, supports directing growth and development to Settlement Areas, and in other areas where an appropriate level of physical services can or will be provided. The County projects positive population growth and a corresponding increase in housing demand. .... Further, the County encourages a wide variety of housing by type, size and tenure to meet projected demographic and market requirements of current and future County residents (**Section 2.3.7**).*

**Section 4.3** about LOCAL OFFICIAL PLANS state: ..... *Nothing in this Plan shall prevent the local municipalities from adopting more restrictive policies or standards than those outlined in this Plan. In addition, it is not the intention of this Plan to prevent the development of areas designated for non-agricultural development in local Official Plans, as of the date of passing of this Plan.*

RESPONSE: The last sentence enables the local Municipality to consider the unique circumstances that surround the Powell site and the Powell proposal.

**In conclusion, it is the writer's opinion that the Powell proposal would be in conformity with the County of Middlesex Official Plan.**

#### **4.3 The Municipality of Middlesex Centre Official Plan:**

The SUBJECT LANDS shown on Schedule A-2, Komoka Kilworth Urban Settlement Area and Secondary Plan, and are designated PARKS AND RECREATION. It is also part of a COMMUNITY GATEWAY.



*“Parks and Recreation areas include the Municipality’s various municipal parks, open space areas, conservation areas, municipal trails and walkways, arenas and recreation areas, and private recreation opportunities. “*

The existing designation does not permit a Seniors Residential Apartment use **and therefore an Official Plan Amendment to change the designation to MEDIUM DENSITY RESIDENTIAL would be required.** This Report is to support the Amendment.

**Schedule D, Transportation and Utilities Plan** designates both Komoka Road and Glendon Drive as COUNTY ROADS ( #16 and #14 respectively).

**The MEDIUM DENSITY RESIDENTIAL designation** is described in the policies identified below and the more relevant parts have been **bolded** to indicate relevance, application and conformity of the Powell proposal. .

Section 5.2.3 sets out Policies for Multiple Dwellings in Residential Areas as follows:

*Multiple dwellings, including fourplexes, town houses and low/**medium rise apartments** shall be subject to the following policies:*

**a) Locations should be proximate to adequate open space or park areas, schools, or Village Centre areas where possible.**

**b) Densities proposed should be generally compatible** with adjacent densities when proposed adjacent to or within existing residential areas.

**c) For apartment dwellings, locations should be in close proximity to a major roadway, or roadway suitable for carrying higher than average volumes of traffic.**

**d) The excessive clustering of multiple dwellings shall be avoided, and a general integration and distribution of such uses at appropriate locations within neighbourhoods or settlements is encouraged.**

**e) Notwithstanding Subsection (d) above, the siting of multiple dwellings adjacent to or in close proximity to Village Centres, is encouraged.**

**f) Townhouses and apartments shall be subject to the site plan approval requirements of Section 41 of the Planning Act, and Section 10.5 of this Plan and having regard for the Municipality’s Site Plan Manual and Urban Design Guidelines.**

**RESPONSE:** The Powell proposal contributes to the achievement of the above policies. The Powell site has its own open space to enjoy and celebrate with 74% of the property comprising landscaped and water. It is close to major roadways of Komoka Road and Glendon Drive. It is of a higher density than surrounding lands but the site is sufficiently large to enable the buildings

to be well set back from neighbouring single detached residences to the west and south.

Section 5.7.1 sets out policies and goals in the Komoka-Kilworth Secondary Plan as follows.

- a) To establish **a balanced mix of land uses** serving key functions of a complete and vibrant community, including housing, local businesses, employment, schools, recreation facilities, and parks and open space;*
- b) To plan for a community of all ages by providing **a diversity of housing choice and affordability** and providing community and recreational services to match population needs;*
- c) To provide for **additional housing** and employment and address urban land requirements for these uses in the Municipality **through intensification of existing developed areas and compact land use in new development areas**;*
- d) To minimize the consumption of prime agricultural land and potential impacts on farm operations and promote continuation of existing farming operations;*
- e) To plan for the development of a new mixed use Village Centre as part of a centrally located destination area including the Wellness and Recreation Centre and emphasizing Glendon Drive as a traditional village main street with street-oriented, mixed use buildings to promote the unity of Komoka and Kilworth;*
- f) To provide for an **appropriate range and mix of housing types and densities**;*
- g) To define and protect a priority location for a strategic employment area;*
- h) To support community design that **fosters place-making, social engagement, community safety, barrier-free access and active and healthy lifestyles**;*
- i) To require **full municipal services** and direct new development in accordance with the servicing strategy for the area;*
- j) To plan for a safe, connected and multi-modal transportation network;*
- k) To **promote energy conservation and efficiency** through community layout and building design and reducing reliance on private automobiles;*
- l) To **conserve significant environmental features** for the long-term;*
- m) To direct new development away from natural hazard areas and minimize risks to public safety; and*
- n) To protect aggregate resources for future extraction subject to preserving the long term use of the land for designated settlement area functions.*

RESPONSE: The Powell proposal contributes to the achievement of the above policies by:

- Adding to the diversity and choice of housing
- Balancing the housing mix

- fosters place-making, social engagement, community safety, barrier-free access and active and healthy lifestyles because of its compact housing form thereby promoting energy conservation, open space development and trails
- full municipal services

Section 5.7.4 sets out the policies for the Komoka-Kilworth Residential Area as follows.

*The following policies apply to the land designated as “Residential” and “Medium Density Residential” on Schedule A-2 in addition to the policies of Section 5.2:*

**a) The types of housing, density of development and targeted housing mix are:**

- *Low density residential (e.g. singles, semis) 60% less than 20 units per ha*
- *Medium density residential (e.g. townhouses) 40% and 20 to 50 units per ha*

.....

**b) Development proposals within the areas shown as Medium Density Residential on Schedule A-2 shall:**

**i) Provide for a *diverse mix of multi-unit housing forms and choices* to accommodate the needs and lifestyles of people at different stages throughout their life;**

**ii) Along the north and south sides of Glendon Drive, provide for building orientation, façade and landscape treatments that create an attractive streetscape, .....**

**c) All residential development shall ensure *appropriate orientation and massing of residential buildings to provide adequate private and public open spaces* and to facilitate the penetration of sunlight into these spaces.**

**d) Private garages for residential development shall not be located closer to the street than the habitable portion or porch on the main floor of the building .....**

**e) Entrance features to new residential neighbourhood development shall be encouraged, provided that the features are landscape-related and require minimal maintenance.....**

**RESPONSE: The Powell proposal contributes to the achievement of the above policies by:**

- Adding to the diverse mix of housing
- provide adequate private and public open spaces
- orientation of buildings and main entrances with southerly exposures

Section 5.7.8 sets out policies for the Komoka-Kilworth Community Gateway as follows.

**a) The planned function of Community Gateways identified on the Concept Plan is to *promote a strong visual and cultural identity for Komoka-Kilworth, defined community edges, and welcoming features that provide a signal of entry and arrival* to the community.**

**b) Community Gateways shall be *priority areas for civic landmark features, welcome signs***

*and special landscape treatments, and the integration of these community elements in visually prominent locations within or near the areas shown as Community Gateways*

.....

**RESPONSE:** The Powell proposal contributes to the achievement of the above policies by: and produces prominence. It does not have direct frontage on Glendon Drive but the entrance from Komoka Road will be aesthetic and functional to contribute to the gateway policy.

**In conclusion, it is the writer's opinion that the Powell proposal would be in conformity with the Middlesex Centre Official Plan.**

### **5.0 Middlesex Centre Zoning Bylaw**

The subject lands are presently zoned AGRICULTURAL A2 which permits:

*agricultural use, excluding livestock barns and manure pits  
bed and breakfast establishment  
converted dwelling  
conservation use  
forestry use  
grain handling facility, existing legally on the date of the passing of this By-law  
home occupation  
single detached dwelling  
portable asphalt plant  
wayside pit*

**Seniors Apartment buildings are not permitted and an amendment to the Zoning Bylaw would be required.**

The **proposed zoning** would be **Urban Residential Third Density (UR3) Zone** which permits medium density residential development in the villages of the Municipality, which are generally serviced by public water supply and sanitary sewer systems. This zone would permit 6 storeys and 30 units per ha density.

The regulations are as follows and the site plan concept prepared by Zedd Architecture is applied with results stated in normal ITALICS if the Powell proposal complies with the regulation and **BOLD** if not.

MINIMUM LOT AREA - apartment dwelling 250.0 m<sup>2</sup> (2,691 ft<sup>2</sup>) for each of the first four (4) dwelling units and 100.0 m<sup>2</sup> (1,076 ft<sup>2</sup>) for each additional dwelling thereafter;

*4 x 250 = 1000*

$148 \times 100 = 14,800$  ..... For a total of 15,800 m<sup>2</sup> and actual lot area is 59,127 m<sup>2</sup>

MINIMUM LOT FRONTAGE

(a)..... apartment – 30.0 m (98 ft), ..... and proposed lot frontage is 301m

MINIMUM LOT DEPTH - 35.0 m (115 ft), .....and proposed lot frontage is 195m

MINIMUM FRONT YARD SETBACK - County Road 38.0 metres (125 ft.) from the centre line of the road;  
..... and proposed setback is 25m but can be increased to 38 m.

MINIMUM SIDE YARD SETBACK - apartment - 10.0 m (33 ft) .....and proposed setback is 35m on the north and 250 plus on the south.

MINIMUM REAR YARD SETBACK - 8.0 m (26 ft), .....and proposed setback is 10 m

MINIMUM FLOOR AREA - apartment,  
- 55.0 m<sup>2</sup> (592 ft<sup>2</sup>) per one bedroom dwelling unit .....and proposed floor area is 74m<sup>2</sup>  
- 65.0 m<sup>2</sup> (700 ft<sup>2</sup>) per two bedroom dwelling unit .....and proposed floor area is 95m<sup>2</sup>

MAXIMUM HEIGHT - 20.0 m (66 ft) ..... and proposed height is 17 m

MAXIMUM DENSITY - 30 units per hectare..... and proposed density is 26

MINIMUM OUTDOOR - 45.0 m<sup>2</sup> (484 ft<sup>2</sup>) AMENITY AREA per dwelling unit.  
152 units x 45 = 6840 m<sup>2</sup> ..... and proposed landscaped area is 47,350 m<sup>2</sup> of which can easily accommodate 6840 m<sup>2</sup> for amenity area.

MAXIMUM LOT COVERAGE - (a) main building 35%; (b) all buildings including accessory buildings 38% subject to Section 4.1a) ..... and proposed coverage is 5%

**In conclusion, the selected Urban Residential Third Density (UR3) Zone regulations can be satisfied and no special provisions are needed.**

## **6.0 Pre-consultation Matters and Municipal Servicing**

From MC staff pre-consultation in conjunction with the UITRCA, certain requirements were set out for a “complete” application. The appendix copies the email correspondence and meetings held that concluded on the pre-consultation and set out the requirements. Two major items that arose were:

1. It is understood that both water and sanitary services are readily available. Storm water services are limited but fortunately Middlesex Centre has retained an engineering consultant

to prepare master SWM plans for a number of settlement areas within its jurisdiction. Komoka is one of the selected settlement areas. Options have been developed and a public meeting has been held. The recommendations from the Consultant are expected later in 2019. One or more of the options includes the Powell pond. It is expected that perhaps the Site Plan Approval phase of the Powell project will be coincident with the SWM strategy resolution for Komoka. The Powells are willing to work and cooperate with the Municipality to arrive at a suitable solution for both the site specific needs of the Powell proposal but also of the broader community.

2. A Brief of Geotechnical and Hydrogeological Studies matters is required and contained in the Appendix.

## **7.0 Conclusion**

Based on the aforementioned planning policy review and analysis, the Powell proposal has demonstrated:

1. to be a welcomed and logical use that would provide a housing facility to serve the Community well for quality housing options;
2. to be a suitable development of the subject lands at the given location which would provide desirable housing that is compatible with surrounding land uses;
3. to be able to be consistent with the PPS;
4. to be able to conform to the County of Middlesex Official Plan;
5. to be able to conform to the Middlesex Centre Official Plan; and
6. to be appropriate for the Urban Residential Third Density (UR3) Zone

Thus, the proposal represents sound land use planning that is desirable for Middlesex Centre, and will contribute to the vitality of Komoka and sever the Middlesex Centre community with more quality housing options.. In turn, it is requested that the requested Official Plan and Zoning By-law Amendment to change the land use designation and zoning of the subject lands be supported.  
[the end]

**Bibliography**

1. Provincial Policy Statement
2. County of Middlesex Official Plan
3. Middlesex Centre Official Plan
4. Middlesex Centre Zoning Bylaw

**APPENDIX**

1. Proposal Summary by KCI for Pre-consultation
2. Pre-consultation Summary by KCI and related emails for complete application
3. LDS Engineering Brief on hydrogeological and geotechnical matters (separate cover)
4. ZEDD Architecture plans and renderings of development



**Kelly Henderson, Planner**  
**Municipality of Middlesex Centre**  
**10227 Ilderton Road**  
**Ilderton, Ontario, N0M 2A0**

Subject: **Proposal Summary – 22447 Komoka Road, Komoka, Middlesex Centre**

### **1.0 Introduction**

Submission date: **November 8, 2018** (previous phone discussions held with staff in October)

Key Contact: Laverne Kirkness, Kirkness Consulting Inc., Urban and Rural Planning  
519-668-8060 (cell)  
[laverne@kirknessconsultinginc.ca](mailto:laverne@kirknessconsultinginc.ca)

Proponent: **1571145 Ontario Limited – Todd and Cole Powell**

Site Address: 22447 Komoka Road, Komoka, Middlesex Centre

Site Description: LOBO CON 1 N PT LOT 4 RP 33R16300 PART 1, with 301m (990 feet)  
frontage and 195 m (643 feet) of depth and an area of 14.61 acres  
Roll Number - 93900002001000



Figure 1 – viewing easterly from new residential development abutting to the west showing the north part of the site where two building would be located.





Figure 2 – viewing easterly from new residential development to the west, across southerly part of the site and pond as well.

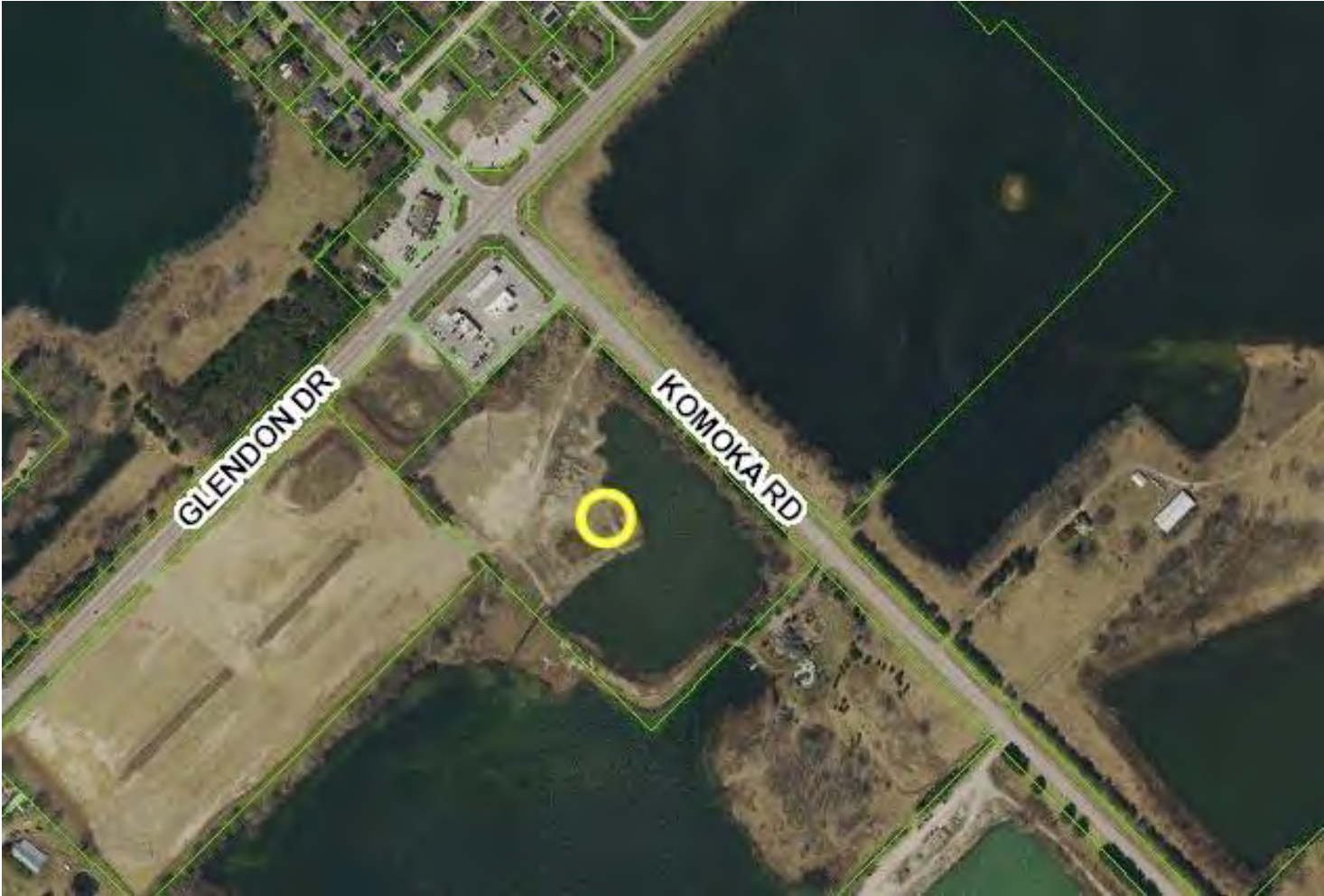


Figure 3 – LOCATION PLAN - showing the subject lands of 5.9 ha at 22447 Komoka Road.

## **2.0 Summary of Proposal**

To construct a SENIORS RETIREMENT HOME (apartment building form) on the 5.9 ha site as per attached Site Plan Concept. At this stage of development the thinking proposes two 5-storey buildings are proposed totalling 112 units. Access would be from Komoka Road. The parking would contain approximately 121 spaces. The existing pond provides a unique opportunity to provide a spacious, landscaped environment with walking trails and related amenities. Around the site is an array of commercial and personal services, with restaurants, gas bars and medical offices. The density would be 19 units per ha.

Expectations are that the current proposal is Stage 1 of 2 and that the 2 proposed buildings could be replicated on the site to double the yield to 224 dwelling units in four buildings and a density of 38 units per ha. Below is a photo of the concept of building design intended to be pursued. The site plan and photo are subject to some change as part of a formal application and after feedback is received from the Municipality.

The owner has been in contact with several neighbours and there appears to be significant support from the commercial and owners to the north and pedestrian connection is anticipated.



**3.0 Zoning:** The subject lands are presently zoned AGRICULTURAL A2 which permits agricultural use, excluding livestock barns and manure pits

bed and breakfast establishment  
converted dwelling  
conservation use  
forestry use  
grain handling facility, existing legally on the date of the passing of this By-law  
home occupation  
single detached dwelling  
portable asphalt plant  
wayside pit

Seniors Retirement Homes are not permitted and an amendment to the Zoning Bylaw would be required.

The proposed zoning would be Urban Residential Third Density (UR3) Zone which permits medium density residential development in the villages of the Municipality, which are generally serviced by public water supply and sanitary sewer systems. This zone would permit 6 storeys and 30 units per ha density.

#### **4.0 MC Official Plan:**

The lands are within the Komoka Kilworth Urban Settlement Area and Secondary Plan and are designated PARKS AND RECREATION. It is also part of a COMMUNITY GATEWAY. *Parks and Recreation areas include the Municipality's various municipal parks, open space areas, conservation areas, municipal trails and walkways, arenas and recreation areas, and private recreation opportunities.*

The existing designation does not permit a Seniors Retirement Apartment Building and therefore an Official Plan Amendment to change the designation to MEDIUM DENSITY RESIDENTIAL would be required.

#### **5.0 County Official Plan**

**The Middlesex County OP** designates the lands as SETTLEMENT AREA and permitted uses and criteria for development in Hamlet AREAS are also set out. It is believed that the Powell proposal would conform.

#### **6.0 Provincial Policy Statement**

The PPS contains relevant policies to focus growth and development on fully serviced settlement areas. The Powell proposal would consistent with the PPS.

Thank you for your consideration and I look forward to working out the next steps of the Pre-Consultation process, in order to enable a COMPLETE APPLICATION to be made. Should you require any further information, or verification of the submitted materials, please feel free to contact me.

Sincerely,

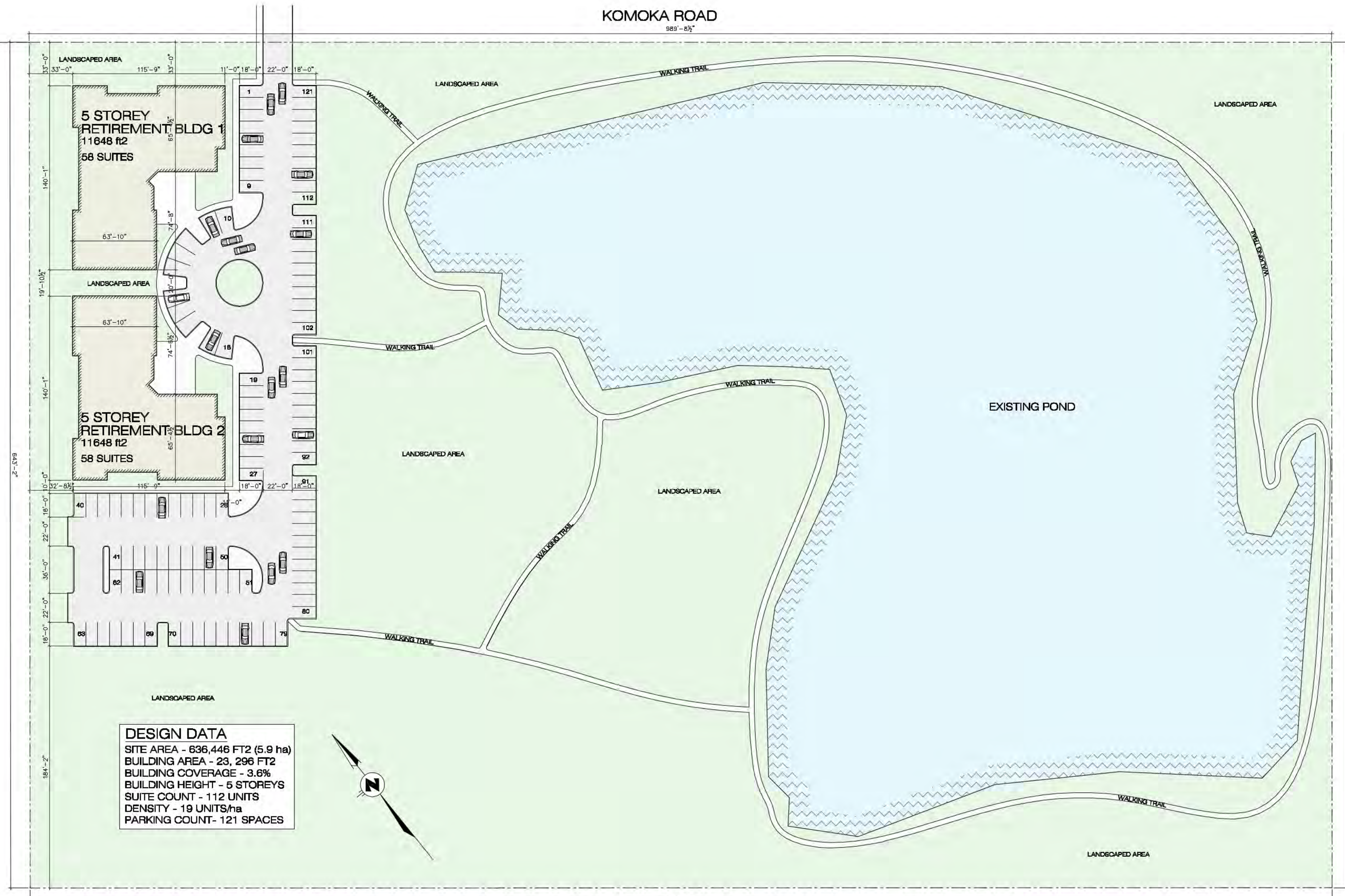
**Kirkness Consulting Inc. Urban and Rural Planning**

A handwritten signature in cursive script that reads "Laverne Kirkness".

**Per: Laverne Kirkness, BES.RPP.MCIP**

cc. Todd Powell

encl. – conceptual site plan



**DESIGN DATA**  
 SITE AREA - 636,446 FT2 (5.9 ha)  
 BUILDING AREA - 23, 296 FT2  
 BUILDING COVERAGE - 3.6%  
 BUILDING HEIGHT - 5 STOREYS  
 SUITE COUNT - 112 UNITS  
 DENSITY - 19 UNITS/ha  
 PARKING COUNT- 121 SPACES

**SITE LAYOUT**

KOMOKA ROAD  
 989'-8 1/2"

ISSUED TO	No.	DATE	BY

**PROJECT:**  
**TODD POWELL**  
**2 - 5 STOREY**  
**RETIREMENT BUILDINGS**

KOMOKA ROAD KOMOKA, ON

**CONCEPTUAL**  
**SITE LAYOUT**

SCALE: 1"=40'  
 DATE: OCT 28, 2018

JOB NUMBER: DRAWING No.  
 DRAWN BY:

## **Summary of Pre-consultation meeting by KCI and related subsequent emails**

**From:** Laverne Kirkness <[laverne@kirknessconsultinginc.ca](mailto:laverne@kirknessconsultinginc.ca)>

**Sent:** Tuesday, January 08, 2019 4:09 PM

**To:** Kelly Henderson <[khenderson@middlesex.ca](mailto:khenderson@middlesex.ca)>; Todd Powell <[toddpowell@sugarshark.ca](mailto:toddpowell@sugarshark.ca)>

**Cc:** [laverne@kirknessconsultinginc.ca](mailto:laverne@kirknessconsultinginc.ca)

**Subject:** Results of Pre-consultation on an Seniors Retirement Apartment development by 1571145 Ontario Limited (Todd and Cole Powell) at 22447 Komoka Road, Komoka, Middlesex Centre

**Kelly:** Here is Summary of today's meeting. Please edit as needed and/or confirm agreement.

1. Staff are supportive of what we set out in the PROPOSAL SUMMARY ( attached) .
2. UTRCA was not represented and their input is forthcoming. I spoke to Spencer MacDonald later and he advised of no "show stoppers" and written comments will come to us in few days.
3. To make a COMPLETE application submission, the following will be required:
  - a) an application for an OPA to change the land use designation from PARKS AND RECREATION to MEDIUM DENSITY RESIDENTIAL – fee to the County is \$1300 and to the Local Municipality is \$2000.
  - b) an application for a ZBA to change the land use from AGRICULTURAL AG2 - to a suitable RESIDENTIAL ZONE – fee to the Municipality is \$1500
4. PLANNING JUSTIFICATION REPORT - by KCI
5. ENGINEERING SERVICING FEASIBILITY STUDY - by LDS
6. A solid Architectural component of site plan, building elevation concepts
7. We need to pay attention to the Trail and Gateway designation in the PJR in 4 above

Other information:

1. The time table for completion of the SWM Master Plan by Stantec for MC is unknown, and Jake D. of MC will so advise as soon as he finds out.
2. We are encouraged to arrange for some public engagement on our own after we have the architectural done.



Laverne Kirkness, BES.RPP.MCIP.  
Kirkness Consulting Inc.  
Urban and Rural Planning  
1647 Cedar Creek Crescent  
London, ON  
N5X 0C8  
phone (519) 668 - 8060

**From:** Spencer McDonald <[mcdonalds@thamesriver.on.ca](mailto:mcdonalds@thamesriver.on.ca)>  
**Sent:** Wednesday, January 16, 2019 2:41 PM  
**To:** Kelly Henderson <[khenderson@middlesex.ca](mailto:khenderson@middlesex.ca)>  
**Subject:** RE: Meeting

Hi Kelly,

Thank you for confirming. I have discussed the proposal with a number of our Planning & Regs staff here and we can offer the following (what would be required):

- Stormwater Management (SWM) plan
- Geotechnical Investigation (to determine building envelope relative to the pond)
- Further info re: trails. Type of surface proposed, setback from stable top of slope, etc.
  
- \* We recommend that the municipality have a hydrogeological investigation undertaken to determine whether or not there will be any groundwater issues on this site. We leave that to the discretion of the municipality.
  
- Question: is there a hydrogeological study being undertaken for this area? It has been mentioned a number of times in the past that there is a need for a Regional study for the Komoka-Kilworth area. Perhaps a regional SWM strategy is underway? If either of these have been done, or are currently being done, please advise.

No EIS required for this site, provided a fisheries setback is provided from the pond. Based on the setbacks you have advised us of, I do not see this being an issue.

Hope this helps.

Regards,  
Spencer



**Spencer McDonald, MCIP, RPP**

Land Use Planner, Environmental Planning & Regulations  
1424 Clarke Road London, Ontario, N5V 5B9  
519.451.2800 Ext. 228 |  
Fax: 519.451.1188  
[mcdonalds@thamesriver.on.ca](mailto:mcdonalds@thamesriver.on.ca) | [www.thamesriver.on.ca](http://www.thamesriver.on.ca)

Good afternoon,

**THIS VERSION HAS BEEN UPDATED (SPECIFICALLY DISCUSSION PT 2, BELOW).  
LET ME KNOW IF THERE ARE ANY OTHER COMMENTS FROM OUR SIDE OF THE TABLE.**

Further to the meeting held at the Middlesex Centre municipal office on March 26, 2019, this email is provided to summarize the discussion from that meeting, to help ensure that all parties in attendance come away with the same understanding of the discussion and the next steps related to the proposed development at the lands located at 22447 Komoka Road (southwest of Komoka Road and Glendon Drive), in Komoka. This property is referenced as the subject lands, in the following notes.

Attendees:

Municipality of Middlesex Centre: Kelly Henderson, Jake DeRidder

IBI Group: Rob Cascaden

UTRCA: Spencer McDonald

Land Owner: Todd Powell, Cole Powell

Kirkness Consulting: Laverne Kirkness

LDS Consulting: Rebecca Walker

Points of Discussion:

1. Stantec is currently involved in an undertaking for the municipality to determine a preferred Stormwater Management strategy for the village of Komoka. A series of 6 alternatives have been provided for consultation, and public meetings associated with this undertaking are now complete. The strategies include options where municipal stormwater may be directed into the pond on the subject property, or bypassing the pond along the east side of the site. The municipality was not able to provide clarity on the timing of when a preferred option will be identified; what (if any) additional work may be undertaken to further assess the preferred option; or the timing to implement the preferred SWM strategy.
2. Under current conditions, the developments along the north and northwest sides of the subject property have two stormwater outlets for treated water, which drains to the existing pond onsite. The municipality also has an untreated stormwater outlet located on the east side of the subject property, which discharges into the existing pond onsite.
3. Under typical seasonal conditions, the water level recorded on the subject lands varies by approximately 0.6 m. In recent years, unauthorized earthworks activities (berm construction) by the owner of 22393 Komoka Road on the subject lands resulted in changes to the natural drainage between the ponds on the subject lands and neighbouring lands, and interruption/partial blockage to the outlet of the neighbouring pond, resulted in water levels increasing within the subject lands. This activity at the site and in proximity to the site demonstrates the highly reactive nature of the stabilized groundwater level.
4. The Municipality (with input from UTRCA) has identified the need for a Hydrogeological Study to support the proposed development on the subject lands. The land owner and his consulting team acknowledge that a scoped Hydrogeological Assessment would be completed in future. However, the scoping and timing of the requested study requires further discussion. The shallow groundwater conditions at the site are highly reactive to changes in water levels within the ponds, which can be influenced by a number of factors. If the preferred SWM strategy for the village of Komoka involves increasing flows directed into the existing pond, the stabilized water level at the site may be altered to accommodate the increased flows. Similarly, if downstream outlets for the pond or other downstream features restrict the natural flows which occur, this



can also impact the stabilized groundwater level at the site. Collecting information on groundwater conditions under current conditions may not accurately capture the water levels which will exist when the preferred strategy is implemented. Similarly, groundwater quality will be influenced by changes in the stormwater being directed to the pond. The land owner wants to ensure that the hydrogeological work is conducted at an appropriate time so the data collected is useful and relevant, and that the scope of the work is appropriate to characterize the groundwater conditions with regard to the details of the proposed development, to accurately identify constraints (if applicable) and to incorporate suitable recommendations for building foundations, site specific SWM design and infiltration opportunities.

5. There was general concurrence with all parties in attendance that deferring the Hydrogeological Assessment to future stage of the approvals process (such as Site Plan submissions) would be appropriate.

**Next Steps:**

- Submission for Official Plan Amendment and Zoning Bylaw Amendment – target submission date in mid April 2019  
*Note: Hydrogeological Assessment will be deferred until an appropriate time, and will not be required as part of the OPA/ZBA submission.*
- Delegation at Municipal Council Meeting – expected to be included in June 2019
- LDS recommends that prior to undertaking the Geotechnical and Hydrogeological work at the site, that pre-consultation with Municipality (and UTRCA) be conducted to outline the expectations and scoping for the background studies. Timing for this preconsultation is expected to be after the preferred Komoka Servicing Strategy is identified, and ahead of Site Plan approval submissions.
- Submission of the Geotechnical Report and Hydrogeological Assessment will be provided with Site Plan submissions.

If there are any errors or omissions in the above comments, please advise.

Laverne – let me know if you want me to circulate the final email to all parties in attendance at the meeting, or if you will take that on.

**Rebecca A. Walker, P.Eng., QP<sub>ESA</sub>**  
Principal, Geotechnical Services

**LDS CONSULTANTS INC.**

15875 Robins Hill Road, Unit 1, London ON N5V 0A5

Email: [rebecca.walker@LDSConsultants.ca](mailto:rebecca.walker@LDSConsultants.ca)

Office Phone: 226-289-2952 x108

Cell Phone: 519-200-3742

Thanks for your feedback, however; based on our review (Walker, Kirkness, Powell) of your comments, there appears to be a disconnect on the timing of the Geotechnical Study.

It is our understanding that the municipality only identified the need for a Hydrogeological Study to coincide with the OPA and Zoning amendment process. We were not advised that the municipality was also expecting the Geotechnical Investigation to be submitted at this earlier stage, or we would have made a more concerted effort to discuss this as well.

During the discussion at the meeting, we identified that it was our intent that the fieldwork for the Hydrogeological Assessment would be incorporated into the Geotechnical field program, and that the studies would be prepared concurrently. Please accept my apologies if this was not more clear. However, as such, we expect that the timing of the Geotechnical Report will align with the Hydrogeological Study.

If the Municipality requires a Geotechnical Brief to confirm that the site conditions are suitable for development to support the OPA and Zoning amendment, LDS can prepare a letter to provide such comments based on a desktop review and our familiarity with the site history. Would this be considered an acceptable approach, with the understanding that the owner remains committed to provide the more detailed Geotechnical and Hydrogeological Study during the Site Plan approval process?

Regards,

**Rebecca A. Walker, P.Eng., QP<sub>ESA</sub>**  
Principal, Geotechnical Services

**LDS CONSULTANTS INC.**  
15875 Robins Hill Road, Unit 1, London ON N5V 0A5  
Email: [rebecca.walker@LDSConsultants.ca](mailto:rebecca.walker@LDSConsultants.ca)  
Office Phone: 226-289-2952 x108  
Cell Phone: 519-200-3742

Thanks for your email. We will proceed on the basis of preparing an Geotechnical Brief to support the OPA and zoning applications.

Have a great weekend.

**Rebecca Walker, P.Eng.**

**LDS Consultants Inc.**

15875 Robins Hill Road - Unit 1  
London, Ontario. N5V 0A5

Email: [rebecca.walker@LDSconsultants.ca](mailto:rebecca.walker@LDSconsultants.ca)

Office 226-289-2952 x 108

Cell 519-200-3742

*Sent from my iPhone*

On Apr 5, 2019, at 10:49 AM, Jake DeRidder <[deridder@middlesexcentre.on.ca](mailto:deridder@middlesexcentre.on.ca)> wrote:

Hi Rebecca,

It was our original intention to have the Geotechnical study completed prior to site plan, we have had an internal discussion and we would be ok with deferring the Geotechnical study to the same time as the Hydrogeological study (site plan). However, we would like to see a Geotechnical Brief prior to site plan to confirm that the site conditions are suitable for development to support the OPA and Zoning bylaw amendments as you mentioned below.

Regards,

<image001.jpg> **Jake DeRidder, C.Tech.**  
Development Review Coordinator  
[Middlesex Centre](http://Middlesex Centre) | [deridder@middlesexcentre.on.ca](mailto:deridder@middlesexcentre.on.ca)  
10227 Ilderton Road, RR#2 | Ilderton, Ontario, N0M 2A0  
Tel: 519.666.0190 ext.269 | Fax: 519.666.0271

**From:** Rebecca Walker [<mailto:Rebecca.Walker@ldsconsultants.ca>]

**Sent:** Thursday, April 4, 2019 10:10 AM

**To:** Kelly Henderson <[khenderson@middlesex.ca](mailto:khenderson@middlesex.ca)>; Jake DeRidder <[deridder@middlesexcentre.on.ca](mailto:deridder@middlesexcentre.on.ca)>;  
[Rob.Cascaden@IBIGroup.com](mailto:Rob.Cascaden@IBIGroup.com); [McDonaldS@thamesriver.on.ca](mailto:McDonaldS@thamesriver.on.ca)

**Cc:** Todd Powell <[toddpowell@sugarshark.ca](mailto:toddpowell@sugarshark.ca)>; [powell\\_racing@hotmail.ca](mailto:powell_racing@hotmail.ca); Laverne Kirkness  
<[laverne@kirknessconsultinginc.ca](mailto:laverne@kirknessconsultinginc.ca)>

**Subject:** RE: Follow Up Notes to Meeting with Middlesex Centre, March 26, 2019

Good morning Kelly,



# Komoka Senior's Apartment

22447 Komoka Rd

19-015

05/02/19

zedd  
ARCHITECTURE

ARCHITECTURE | DESIGN | PLANNING

zedd architecture inc. Z-627 maitland street london ontario N5Y 2V7 519 518 9333 www.zeddarchitecture.com info@zeddarchitecture.com



<b>SITE:</b>	
TOTAL AREA:	59,127.12 m <sup>2</sup>
LANDSCAPE AREA:	47,351.38 m <sup>2</sup>
LOT COVERAGE:	3,246.49 m <sup>2</sup> (5%)
<b>APARTMENT BUILDINGS:</b>	
5 STOREY (76 UNITS EA.)	
160 PARKING SPACES	
6 HANDICAP	



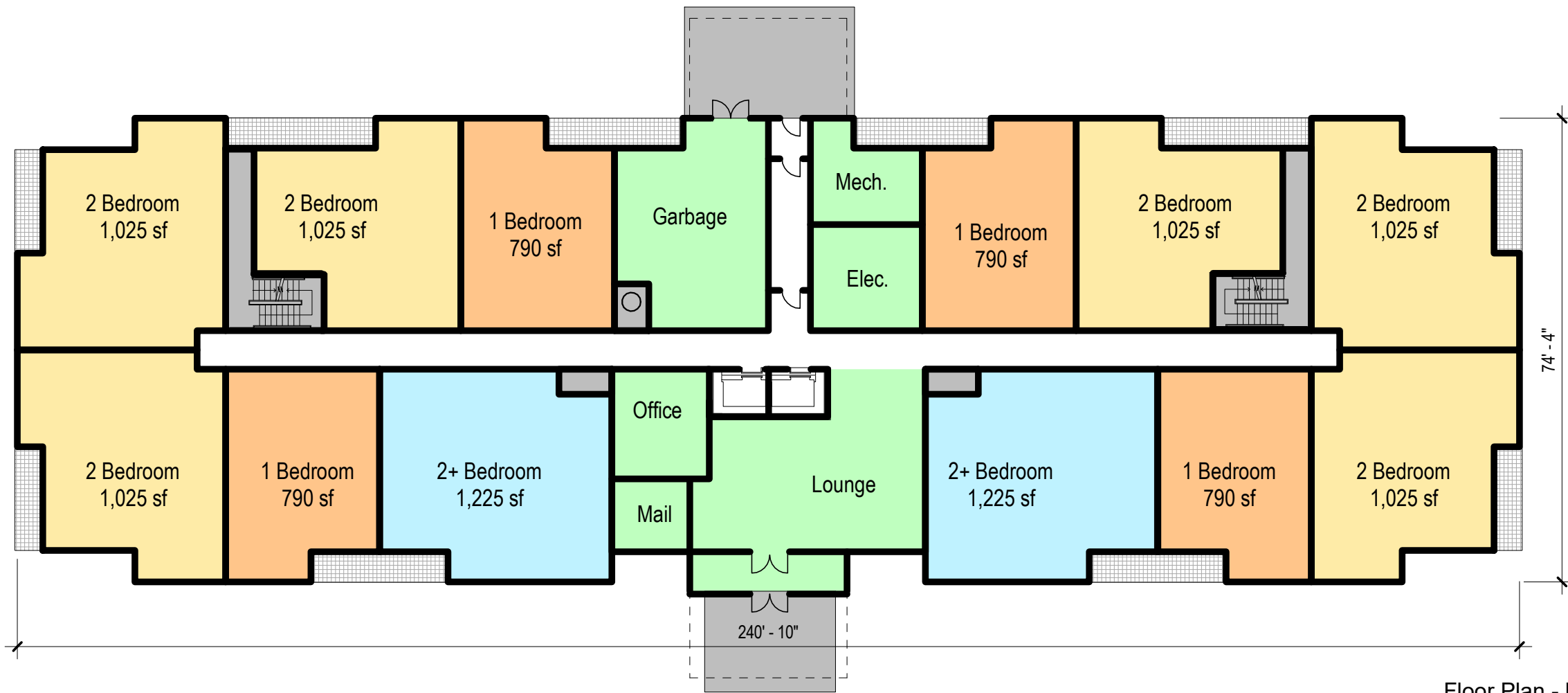
Site Plan

ZEDD ARCHITECTURE INC. HOLDS THE COPYRIGHT AND OWNERSHIP OF THIS DRAWING, THE DESIGN, AND ALL INSTRUMENTS OF SERVICE AS EXCLUSIVE PROPERTY AND MAY NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN CONSENT OF ZEDD ARCHITECTURE INC.

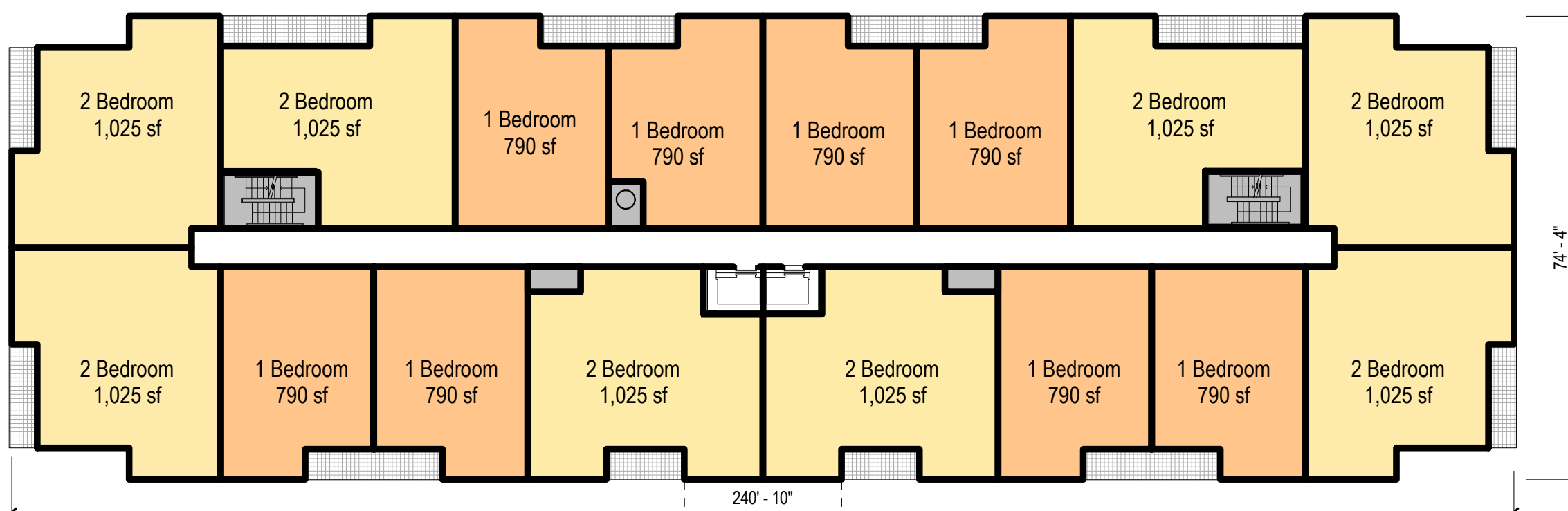
Scale : 1" = 80'-0"



5/3/2019 12:05:06 PM File: Z:\Projects\2019\19-015 - Komoka - Seniors Apartments\02 Drawings\19-015 - Komoka - Seniors Apartments - Elevations.rvt



Floor Plan - Level 1



Floor Plan - Levels 2 to 5

**UNIT COUNT**

GROUND FLOOR (16,513 SF)  
 • ONE BEDROOM UNITS 4  
 • TWO BEDROOM UNITS 6  
 • TWO BED + DEN UNITS 2  
 # OF UNITS = 12

2ND TO 5TH FLOOR (16,513 SF)  
 • ONE BEDROOM UNITS 8  
 • TWO BEDROOM UNITS 8  
 # OF UNITS = 16

TOTAL # OF UNITS = 76

TOTAL 82,565 SF PER BUILDING

ZEDD ARCHITECTURE INC. HOLDS THE COPYRIGHT AND OWNERSHIP OF THE DESIGN AND ALL INSTRUMENTS OF SERVICE AS EXCLUSIVE PROPERTY AND MAY NOT BE USED FOR ANY OTHER PROJECT, SOLD OR BE OFFERED FOR SALE (OR AS PART OF A SALE OF PROPERTY) WITHOUT THE WRITTEN CONSENT OF ZEDD ARCHITECTURE INC.

Scale : 3/64" = 1'-0"

ZEDD ARCHITECTURE INC. HOLDS THE COPYRIGHT AND OWNERSHIP OF THE DESIGN AND ALL INSTRUMENTS OF SERVICE AS EXCLUSIVE PROPERTY AND MAY NOT BE USED FOR ANY OTHER PROJECT, SOLD OR BE OFFERED FOR SALE (OR AS PART OF A SALE OF PROPERTY) WITHOUT THE WRITTEN CONSENT OF ZEDD ARCHITECTURE INC.



Scale : 3/64" = 1'-0"

19-015 Komoka Senior's Apartment

22447 Komoka Rd

Elevation

May 29, 2017 A102

**zedd**  
ARCHITECTURE

363 horton street east london ontario N6B 1L6 519 518 9333  
www.zeddarchitecture.com info@zeddarchitecture.com



ZEDD ARCHITECTURE INC. HOLDS THE COPYRIGHT AND OWNERSHIP OF THE DESIGN, AND ALL INSTRUMENTS OF SERVICE AS EXCLUSIVE PROPERTY AND MAY NOT BE USED FOR ANY OTHER PROJECT, SOLD OR BE OFFERED FOR SALE (OR AS PART OF A SALE OF PROPERTY) WITHOUT THE WRITTEN CONSENT OF ZEDD ARCHITECTURE INC.

Scale :

19-015

Komoka Senior's Apartment

22447 Komoka Rd

Render - 01

May 29, 2017

A104

**zedd**  
ARCHITECTURE

363 horton street east london ontario N6B 1L6 519 518 9333  
www.zeddarchitecture.com info@zeddarchitecture.com





ZEDD ARCHITECTURE INC. HOLDS THE COPYRIGHT AND OWNERSHIP OF THE DESIGN, AND ALL INSTRUMENTS OF SERVICE AS EXCLUSIVE PROPERTY AND MAY NOT BE USED FOR ANY OTHER PROJECT, SOLD OR BE OFFERED FOR SALE OR AS PART OF A SALE OF PROPERTY WITHOUT THE WRITTEN CONSENT OF ZEDD ARCHITECTURE INC.

Scale :

19-015

Komoka Senior's Apartment

22447 Komoka Rd

Render - 02

May 29, 2017

A105

**zedd**  
ARCHITECTURE

363 horton street east london ontario N6B 1L6 519 518 9333  
www.zeddarchitecture.com info@zeddarchitecture.com

5/3/2019 12:06:07 PM

File: Z:\Projects\2019\19-015 - Komoka - Seniors Apartments\02 Drawings\19-015 - Komoka - Seniors Apartments - Elevations.rvt



ZEDD ARCHITECTURE INC. HOLDS THE COPYRIGHT AND OWNERSHIP OF THE DESIGN, AND ALL INSTRUMENTS OF SERVICE AS EXCLUSIVE PROPERTY AND MAY NOT BE USED FOR ANY OTHER PROJECT, SOLD OR BE OFFERED FOR SALE (OR AS PART OF A SALE OF PROPERTY) WITHOUT THE WRITTEN CONSENT OF ZEDD ARCHITECTURE INC.  
5/3/2019 12:06:07 PM

Scale :

19-015

Komoka Senior's Apartment

22447 Komoka Rd

Render - 03

May 29, 2017

A106

**zedd**  
ARCHITECTURE

363 horton street east london ontario N6B 1L6 519 518 9333  
www.zeddarchitecture.com info@zeddarchitecture.com



ZEDD ARCHITECTURE INC. HOLDS THE COPYRIGHT AND OWNERSHIP OF THE DESIGN, AND ALL INSTRUMENTS OF SERVICE AS EXCLUSIVE PROPERTY AND MAY NOT BE USED FOR ANY OTHER PROJECT, SOLD OR BE OFFERED FOR SALE (OR AS PART OF A SALE OF PROPERTY) WITHOUT THE WRITTEN CONSENT OF ZEDD ARCHITECTURE INC.  
5/3/2019 12:05:08 PM

Scale :

19-015

Komoka Senior's Apartment

22447 Komoka Rd

Render - 04

May 29, 2017

A107

**zedd**  
ARCHITECTURE

363 horton street east london ontario N6B 1L6 519 518 9333  
www.zeddarchitecture.com info@zeddarchitecture.com



ZEDD ARCHITECTURE INC. HOLDS THE COPYRIGHT AND OWNERSHIP OF THE DESIGN AND ALL INSTRUMENTS OF SERVICE AS EXCLUSIVE PROPERTY AND MAY NOT BE USED FOR ANY OTHER PROJECT, SOLD OR BE OFFERED FOR SALE (OR AS PART OF A SALE OF PROPERTY) WITHOUT THE WRITTEN CONSENT OF ZEDD ARCHITECTURE INC.  
5/3/2019 12:05:08 PM

Scale :

19-015

Komoka Senior's Apartment

22447 Komoka Rd

Render - 05

May 29, 2017

A108

**zedd**  
ARCHITECTURE

363 horton street east london ontario N6B 1L6 519 518 9333  
www.zeddarchitecture.com info@zeddarchitecture.com



ZEDD ARCHITECTURE INC. HOLDS THE COPYRIGHT AND OWNERSHIP OF THE DESIGN, AND ALL INSTRUMENTS OF SERVICE AS EXCLUSIVE PROPERTY AND MAY NOT BE USED FOR ANY OTHER PROJECT, SOLD OR BE OFFERED FOR SALE OR AS PART OF A SALE OF PROPERTY WITHOUT THE WRITTEN CONSENT OF ZEDD ARCHITECTURE INC.

Scale :

19-015

Komoka Senior's Apartment

22447 Komoka Rd

Render - 06

May 29, 2017

A109

**zedd**  
ARCHITECTURE

363 horton street east london ontario N6B 1L6 519 518 9333  
www.zeddarchitecture.com info@zeddarchitecture.com



ZEDD ARCHITECTURE INC. HOLDS THE COPYRIGHT AND OWNERSHIP OF THE DESIGN, AND ALL INSTRUMENTS OF SERVICE AS EXCLUSIVE PROPERTY AND MAY NOT BE USED FOR ANY OTHER PROJECT, SOLD OR BE OFFERED FOR SALE (OR AS PART OF A SALE OF PROPERTY) WITHOUT THE WRITTEN CONSENT OF ZEDD ARCHITECTURE INC.  
5/3/2019 12:05:08 PM

Scale :

19-015

Komoka Senior's Apartment

22447 Komoka Rd

Render - 07

May 29, 2017

A111

**zedd**  
ARCHITECTURE

363 horton street east london ontario N6B 1L6 519 518 9333  
www.zeddarchitecture.com info@zeddarchitecture.com