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TO:	CHAIR AND MEMBERS PLANNING AND ENVIRONMENT COMMITTEE
FROM:	GEORGE KOTSIFAS, P.ENG MANAGING DIRECTOR, DEVELOPMENT AND COMPLIANCE SERVICES AND CHIEF BUILDING OFFICIAL
SUBJECT:	APPLICATION BY: AYERSWOOD DEVELOPMENT CORP. (1279095 ONTARIO LIMITED) 940 SPRINGBANK DRIVE MEETING ON SEPTEMBER 10, 2013

RECOMMENDATION

That on the recommendation of the Managing Director, Development & Compliance Services & Chief Building Official, the Planning and Environment Committee **BE ADVISED** that the Approval Authority has approved minor amendments to the plans associated with the development agreement for the construction of a 12 storey apartment building with 165 units at the property located at 940 Springbank Drive.

PURPOSE AND EFFECT OF RECOMMENDED ACTION

The proposed recommendation is to advise Council of the actions of the Approval Authority with respect to minor amendments made to the servicing plans, above ground parking layout, façade improvements and site landscaping for the above-noted 12 storey apartment building that is currently under construction.

RATIONALE

In accordance with Section 9(f)(iv) of the Site Plan Control Area By-law (C.P. – 1455-541 – as amended) the City’s appointed officers are permitted to approve minor amendments in accordance with the excerpt below:

In cases where an application is made to make minor amendments in keeping the general intent of the plans approved by Council, the appointed officers may approve these changes and may add any additional clauses to the agreement without the need for a further public site plan meeting except as otherwise directed by Council.

The proposed amendments to the building elevations, landscaping and site servicing are minor in nature and are in keeping with the general intent of the plans approved by Council. The Civic Administration is proceeding with the approval of the revised plans and amending development agreement accordingly. The revisions are described in more detail in the analysis section of this report.

BACKGROUND

On September 19, 2011 Municipal Council resolved that *a by-law to designate a site plan control area and to delegate Council's power under section 41 of the Planning Act, R.S.O. 1990, c.P.13 with respect to an application for site plan approval submitted by Ayerswood Development Corporation for the construction of an apartment building at 940 Springbank Drive.*

On June 21, 2012 the applicant entered into a site plan agreement.

On August 8, 2012 the agreement was registered on title as ER838353 and building permits have since been issued for site services and to construct the shell of the building.

On July 2, 2013 staff accepted an amended application resulting in minor revisions to the proposed building elevations, site servicing plans and landscaping plans. The proposed revisions were sent to abutting property owners for their information. No concerns have been received with respect to the revisions.

ANALYSIS

Site Plan Changes:

The building remains in the same location as previously approved in 2012. Revisions to the average grade around the building have resulted in a minor increase in the height of the building from 38.78 m to 39.7 m, being less than the 40 m maximum in the Zoning By-law.

The applicant is providing additional surface parking along the west side of the building. The originally approved plans showed six parking spaces along the west side and one barrier free space located near the entrance, along the north side of the building. The development now proposes 10 parking spaces along the west side and two additional parking spaces, as well as the existing barrier free space, along the north side.

The original plans provided a walkway from the south side of the building for the required exits to the building. Internal revisions to the floor plans have eliminated these exits and the need for this walkway.

Servicing & Grading Plan Amendments:

The retaining wall at the rear along the south side of the building, to retain the slope, has been relocated, along with the addition of second wall for the grade transition. There are no changes in the area of excavation or any effect on the trees to be preserved.

The location of water service for the building has been shifted by approximately 30 metres to reflect internal changes to the mechanical room and pool room of the building.

Landscape Plan Amendments:

Additional plant materials are proposed along the rear retaining walls. Additional planting islands were proposed within the new parking area. Additional terraces are proposed for the landscaped area along the north east corner of the building.

Building Elevation Amendments:

The top floor penthouse suites have been expanded to provide additional indoor living space. No additional units are being proposed. The façade features improvements to the glass area, with additional materials around the glass and crescent windows at the ground floor and top floor.

CONCLUSION

The Civic Administration has completed the review of the plans and will proceed with preparing the amending development agreement. The proposed revisions are minor in nature and in keeping with the general intent of the plans approved by Council. Consequently, the Civic Administration is able to approve the minor changes to the plans approved by Council and execute an amending development agreement.

PREPARED BY:	REVIEWED BY:
ERIC CONWAY, LANDSCAPE PLANNER, DEVELOPMENT SERVICES	BRUCE HENRY, MANAGER, DEVELOPMENT PLANNING DEVELOPMENT SERVICES
REVIEWED BY:	SUBMITTED BY:
TERRY GRAWAY, MANAGER, DEVELOPMENT SERVICES & PLANNING LIAISON	GEORGE KOTSIFAS, P.Eng. MANAGING DIRECTOR, DEVELOPMENT & COMPLIANCE SERVICES & CHIEF BUILDING OFFICIAL

"Attach."

CC: SP13-020504

AYERSWOOD DEVELOPMENT CORP.
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Bibliography of Information and Materials - 940 Springbank Drive SP13-020504

Reference Documents:

City of London. *Official Plan*, June 19, 1989, as amended.

City of London. *Zoning By-law No. Z.-1*, May 21, 1991, as amended.

Application for Site Plan Approval, June 28, 2013

Letter from Development Engineering, May 1, 2013