

Report to Planning and Environment Committee

To: Chair and Members
Planning and Environment Committee

From: Scott Mathers, MPA, P.Eng.
Deputy City Manager, Planning and Economic Development

Subject: Schlegel Villages Incorporated
3030 Singleton Avenue
File Number: Z-9640, Ward 10

Date: September 18, 2023

Recommendation

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application of Schlegel Villages Incorporated relating to the property located at 3030 Singleton Avenue:

- (a) the proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting September 26, 2023 to amend Zoning By-law No. Z.-1, in conformity with the Official Plan, The London Plan, to change the zoning of the subject property **FROM** a Residential R5/R6/R7 (R5-5/R6-5/R7*D100*H30) Zone, **TO** a Residential R5/R6/R7 Special Provision (R5-5/R6-5/R7()*D100*H30) Zone;

IT BEING NOTED, that the above noted amendment is being recommended for the following reasons:

- i) The recommended amendment is consistent with the PPS 2020;
- ii) The recommended amendment conforms to The London Plan, including, but not limited to the Neighbourhoods Place Type and Key Directions; and
- iii) The recommended amendment facilitates an appropriate land use within a new development in the Built Area Boundary.

Executive Summary

Summary of Request

The applicant has requested an amendment to the Zoning By-law Z.-1 to rezone the property from a Residential R5/R6/R7 (R5-5/R6-5/R7 *D100 *H30) Zone to a Residential R5/R6/R7 Special Provision (R5-5/R6-5/R7() *D100 *H30) Zone.

Staff are recommending approval of the requested Zoning Bylaw amendment with special provisions that will facilitate the proposed land use (school) at an appropriate scale within the building by limiting the gross floor area of the proposed classroom space.

Purpose and the Effect of Recommended Action

The recommended action will permit a "living classroom" within the proposed continuum-of-care facility.

Linkage to the Corporate Strategic Plan

This recommendation supports the following Strategic Areas of Focus:

- **Wellbeing and Safety**, Londoners have safe access to public spaces, services, and supports that increase wellbeing and quality of life.

Analysis

1.0 Background Information

1.1 Previous Reports Related to this Matter

Z-6900 – November 2005 (see below for details)

OZ-7160 – July 2006 (see below for details)

1.2 Planning History

The subject lands were combined with lands between Southdale Road West and Wharncliffe Road South in a Zoning By-law Amendment application in 2005 (Z-6900), where 3030 Singleton Avenue was proposed to be rezoned from an Agricultural A2 and A3 Zone to a Holding Residential R5/R6/R7 (h-53 R5-5/R6-5/R7*D100*H30) Zone. The decision of Z-6900 was appealed specifically to address the alignment of the Bradley Avenue extension.

To continue the process of development at 3030 Singleton Avenue, an application for an Official Plan Amendment and Zoning By-law Amendment (OZ-7160) was submitted. The Zoning By-law Amendment effectively asked for the same zoning as the Z-6900 application (h-53 R5-5/R6-5/R7*D100*H30), but specifically for the lands at 3030 Singleton Avenue. The Official Plan Amendment requested a change from the Open Space designation to Multi-Family, Medium Density Residential, as new flood line mapping was received and approved by the Upper Thames River Conservation Authority. The application was approved.

A consent application was submitted in 2020 (B.016/20) to sever a portion of the lands on the east side of the subject lands which was being used for a nursing home. The consent was granted in July 2021.

The owner came in for Site Plan Application in 2019 (SPA19-040) to continue the original proposed development of the senior citizens apartment building and continuum-of-care facility. Site Plan Approval was granted in 2020.

1.3 Property Description and Location

The subject lands consist of two lots, 3030 Singleton Avenue and the adjacent lot to the east. The lands are located on the southeast corner of the Southdale Road West and Singleton Avenue intersection, in the Bostwick Planning District.

The eastern lot contains a nursing home originally built in 2008 (subject to the B.016/20 consent application), which is considered Phase I of the 3030 Singleton Avenue development. The western lot is currently under construction for Phase II and will consist of 177 retirement home units and 50 senior citizens' apartments within an 8-storey building. Phases III and IV are to follow on the west end of the western lot.

The lands are within the residential Bostwick neighbourhood. Residential development of the subdivision began in the late 2000s and has continued until present. The development has mainly consisted of single detached dwellings and townhouses (in townhouse condo developments), as well as some parks (Westbury Park, Pincombe Park North). Commercial and retail uses are present further to the east and west along Southdale Road West and Wharncliffe Road South.

Site Statistics:

- Current Land Use: future senior citizens apartment (under construction)
- Area: 3.94 hectares (9.73 acres)
- Shape: irregular
- Located within the Built Area Boundary: Yes
- Located within the Primary Transit Area: Yes

Surrounding Land Uses:

- North: Residential (townhouse condo, single detached)
- East: Residential (single detached)

- South: Residential (townhouse condo)
- West: Residential (townhouse condo), Pincombe Park Drain

Existing Planning Information:

- Existing London Plan Place Type: Neighbourhoods
- Existing Special Policies: Southwest Area Secondary Plan (medium density residential designation)
- Existing Zoning: R5-4/R6-5/R7*D100*H30

Additional site information and context is provided in Appendix B.

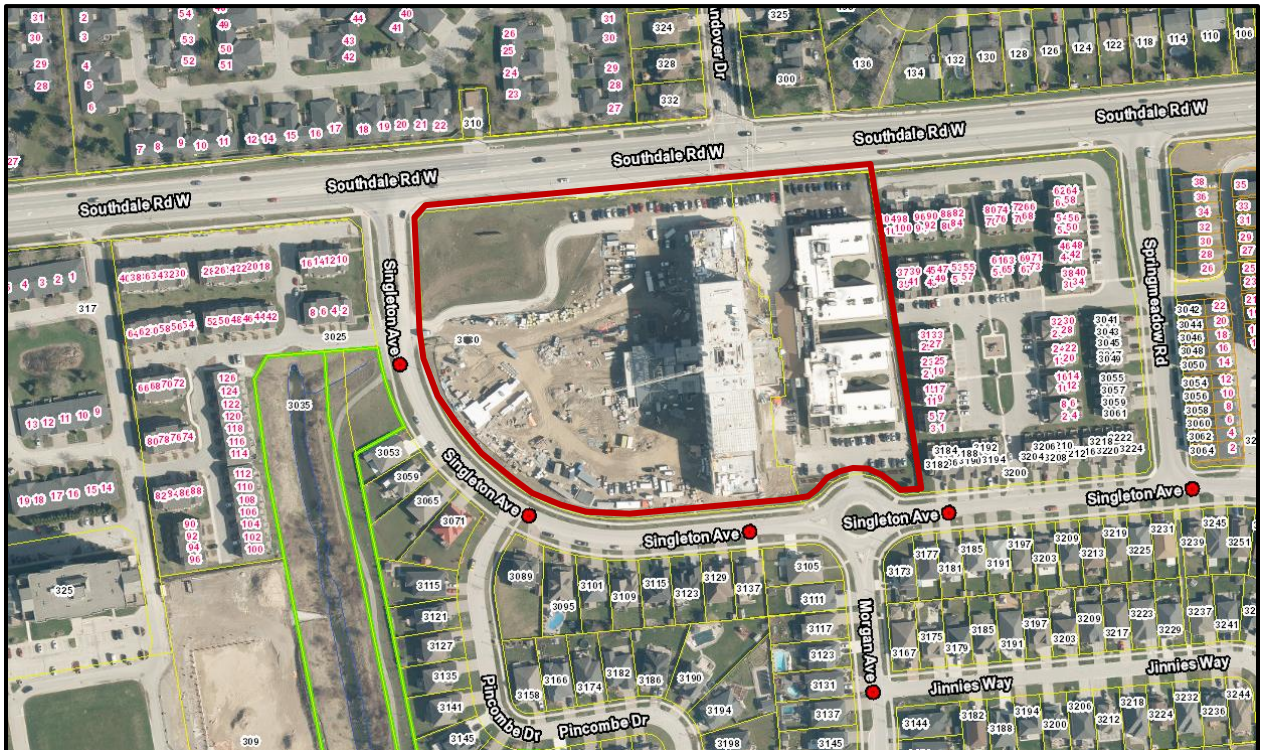


Figure 1- Aerial Photo of 3030 Singleton Avenue and surrounding lands

2.0 Discussion and Considerations

2.1 Proposal

The applicant is proposing to implement a “living classroom” into the currently developing continuum-of-care facility. The living classroom would partner with local colleges and academic institutions to provide students on-site learning opportunities. Students would interact directly with residents and staff of the continuum-of-care facility as part of their training.

The proposed living classroom would consist of internal changes to the site, with no changes to the proposed built form or overall development. The living classroom would be limited to a portion of the basement of the proposed development (approximately 509m² as proposed). For parking requirements, staff and students would be able to use the existing parking.

Additional information on the development proposal is provided in Appendix B.

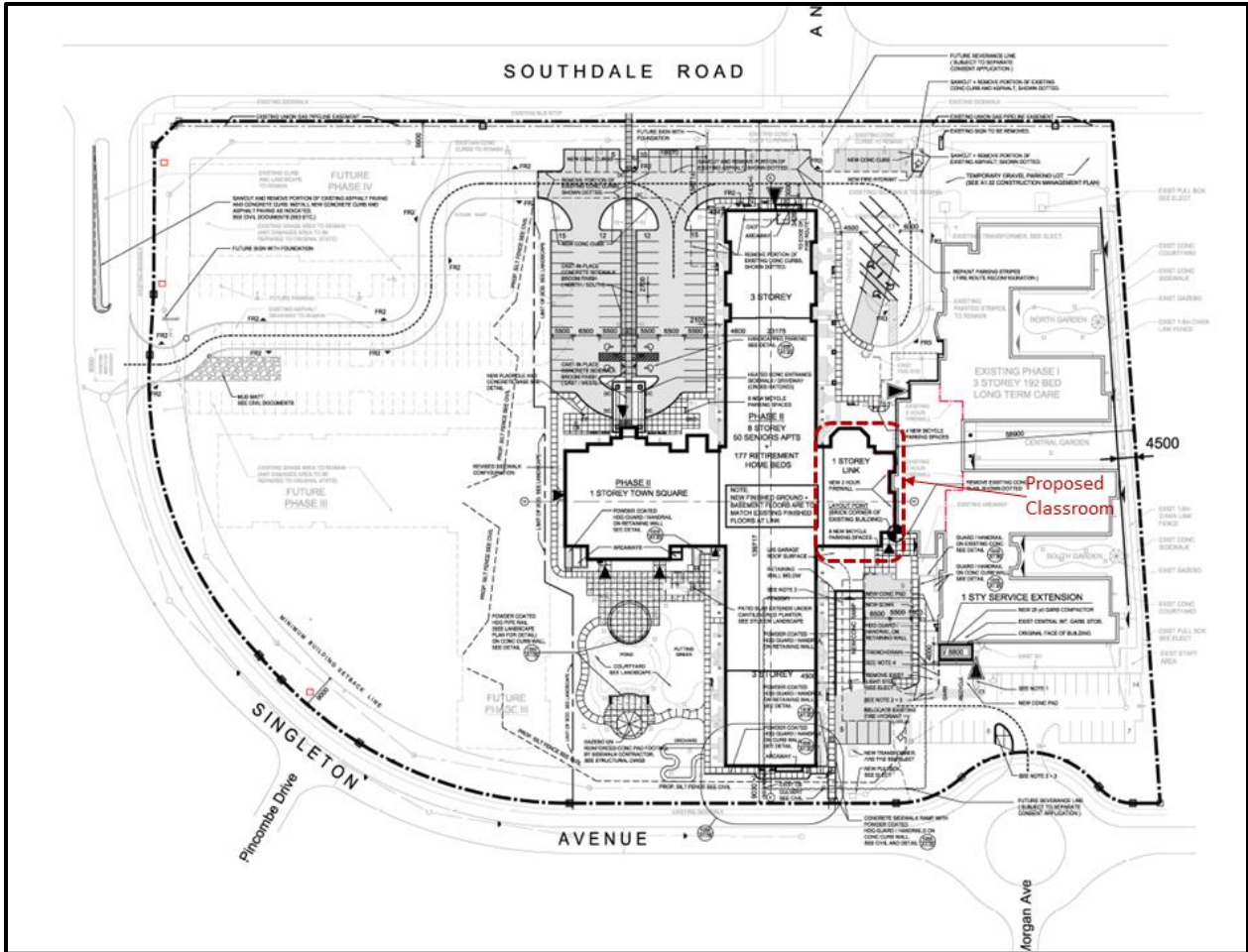


Figure 3 - Conceptual Site Plan (July 2023)

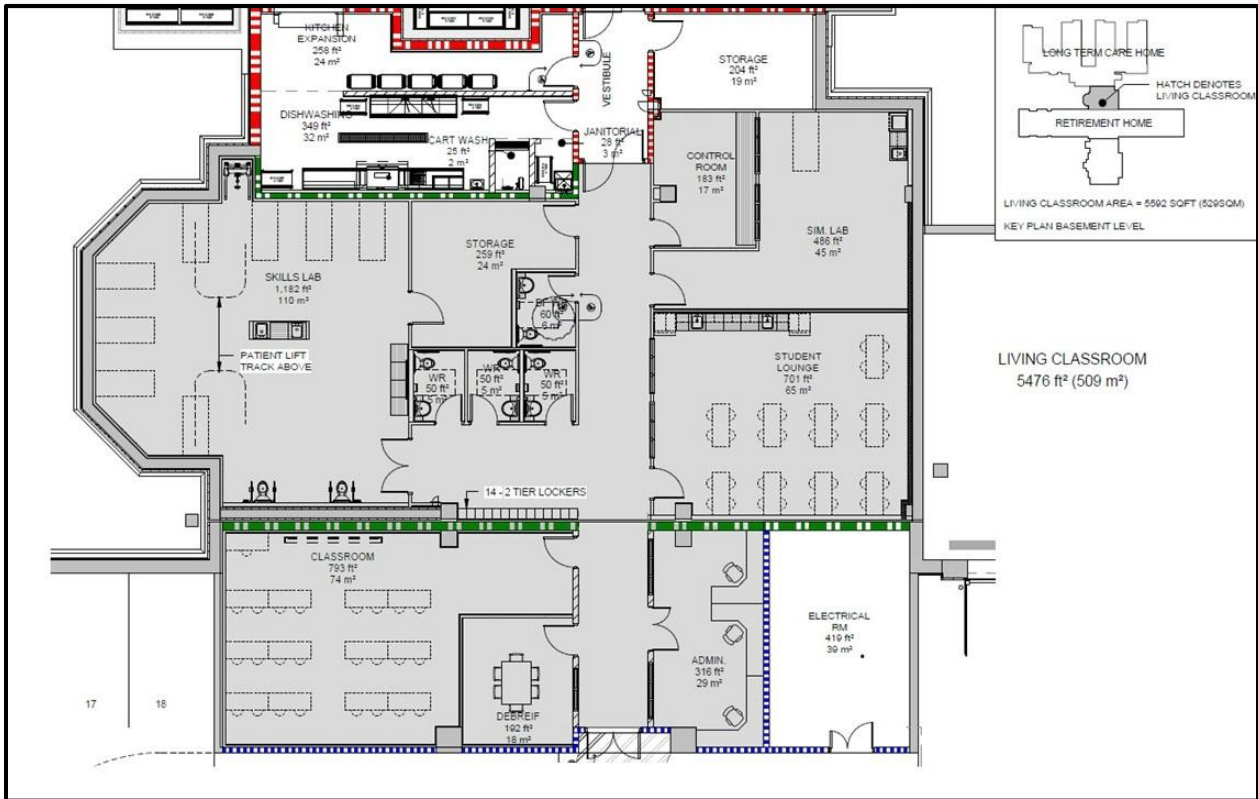


Figure 4 – Proposed living classroom floor plan (July 2023)

Additional plans and drawings of the development proposal are provided in Appendix C.

2.2 Requested Amendment(s)

The applicant has requested an amendment to the Zoning Bylaw Z.-1 to rezone the property from a Residential R5/R6/R7 (R5-5/R6-5/R7*D100*H30) Zone to a Residential R5/R6/R7 Special Provision (R5-5/R6-5/R7(_)*D100*H30) Zone.

The following table summarizes the special provisions that have been proposed by the

applicant and those that are being recommended by staff.

Regulation (R7(_))	Required	Proposed
Maximum Gross Floor Area (School)	N/A	600m ²

2.3 Internal and Agency Comments

The application and associated materials were circulated for internal comments and public agencies to review. Comments received were considered in the review of this application, however, no issues were identified by staff.

Detailed internal and agency comments are included in Appendix D of this report.

2.4 Public Engagement

On July 18, 2023, Notice of Application was sent to 288 property owners and residents in the surrounding area. Notice of Application was also published in the *Public Notices and Bidding Opportunities* section of *The Londoner* on July 27th, 2023. A “Planning Application” sign was also placed on the site.

There were no responses received during the public consultation period.

2.5 Policy Context

The Planning Act and the Provincial Policy Statement, 2020

The Provincial planning policy framework is established through the *Planning Act* (Section 3) and the *Provincial Policy Statement, 2020 (PPS)*. The *Planning Act* requires that all municipal land use decisions affecting planning matters shall be consistent with the *PPS*.

The mechanism for implementing Provincial policies is through the Official Plan, *The London Plan*. Through the preparation, adoption and subsequent Ontario Land Tribunal (OLT) approval of *The London Plan*, the City of London has established the local policy framework for the implementation of the Provincial planning policy framework. As such, matters of provincial interest are reviewed and discussed in *The London Plan* analysis below.

As the application for a Zoning By-law amendment complies with *The London Plan*, it is staff's opinion that the application is consistent with the *Planning Act* and the *PPS*.

The London Plan, 2016

The London Plan (TLP) includes evaluation criteria for all planning and development applications with respect to use, intensity and form, as well as with consideration of the following (TLP 1577-1579):

1. Consistency with the Provincial Policy Statement and all applicable legislation.
2. Conformity with the Our City, Our Strategy, City Building, and Environmental policies.
3. Conformity with the Place Type policies.
4. Consideration of applicable guideline documents.
5. The availability of municipal services.
6. Potential impacts on adjacent and nearby properties in the area and the degree to which such impacts can be managed and mitigated.
7. The degree to which the proposal fits within its existing and planned context.

Staff are of the opinion that all the above criteria have been satisfied.

Southwest Area Secondary Plan

The *Southwest Area Secondary Plan* has been reviewed in its entirety and it is staff's opinion that the proposed Zoning Bylaw amendment is consistent with it.

3.0 Financial Impact/Considerations

None.

4.0 Key Issues and Considerations

4.1 Land Use

The proposed school use is supported by the policies of the Provincial Policy Statement and contemplated in the Neighborhood Place Type in the London Plan. As per The London Plan policy, community uses associated with and integral to residential environments may be permitted. These uses include schools (TLP 930). While the living classroom use would not serve as a standard elementary or secondary school to the community, its function in association with the continuum-of-care facility maintains the intent of the policy. In order to implement the proposed use a special provision is required to permit the school as an additional land use within the R7 Zone.

4.2 Intensity

The proposed living classroom does not add any further units or contribute to density as a use. Existing servicing is available for the use, and parking requirements are met by the continuum-of-care's parking surplus. No other issues were raised regarding traffic, noise, or other negative impacts.

4.3 Form

The use does not propose any external changes to the development under construction. All changes would be internal and related to layout, which is shown on Figure 4.

Conclusion

The applicant has requested an amendment to the Zoning By-law Z.-1 to rezone the property from a Residential R5/R6/R7 (R5-5/R6-5/R7*D100*H30) Zone to a Residential R5/R6/R7 Special Provision (R5-5/R6-5/R7()*D100*H30) Zone. Staff are recommending approval of the requested Zoning Bylaw amendment with special provisions.

The recommended action is consistent with the PPS 2020, conforms to The London Plan and will permit a living classroom to support the continuum-of-care facility.

Prepared by: Noe O'Brien,
Planner, Planning Implementation

Reviewed by: Mike Corby, MCIP, RPP
Manager, Planning Implementation

Recommended by: Heather McNeely, MCIP, RPP
Director, Planning and Development

Submitted by: Scott Mathers, MPA, P.Eng.
Deputy City Manager, Planning and Economic
Development

Appendix A – Zoning Bylaw Amendment

Bill No. (number to be inserted by Clerk's Office)
2023

By-law No. Z.-1-

A by-law to amend By-law No. Z.-1 to
rezone an area of land located at 3030
Singleton Avenue

WHEREAS this rezoning conforms to the Official Plan;

THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows:

1. Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to lands located at 3030 Singleton Avenue as shown on the attached map comprising part of Key Map No. A111 **FROM** a Residential R5/R6/R7 (R5-5/R6-5/R7*D100*H30) Zone to a Residential R5/R6/R7 Special Provision (R5-5/R6-5/R7()*D100*H30) Zone.
2. Section Number 11.4 of the R7 Zone is amended by adding the following Special Provisions:

R7() 3030 Singleton Avenue
 - a. Additional Permitted Uses
 - i) School (within a Continuum-of-Care Facility)
 - b. Regulations
 - i) Maximum Gross Floor Area for Schools 600m² (6458.35 sq ft)

The inclusion in this By-law of imperial measure along with metric measure is for the purpose of convenience only and the metric measure governs in case of any discrepancy between the two measures.

This By-law shall come into force and be deemed to come into force in accordance with Section 34 of the *Planning Act, R.S.O. 1990, c. P13*, either upon the date of the passage of this by-law or as otherwise provided by the said section.

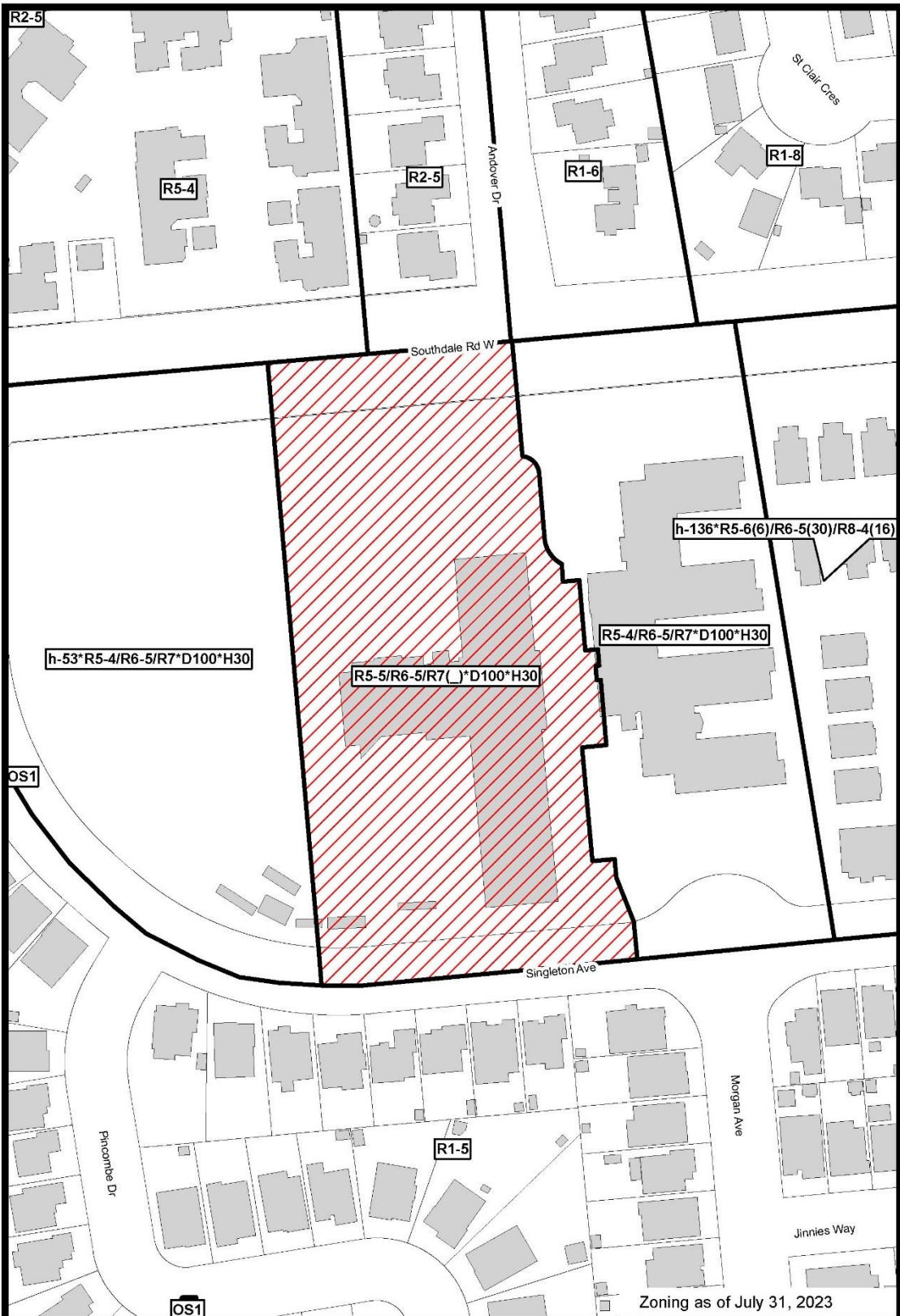
PASSED in Open Council on September 26, 2023

Josh Morgan
Mayor


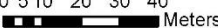

Michael Schulthess
City Clerk

First Reading – September 26, 2023
Second Reading – September 26, 2023
Third Reading – September 26, 2023

AMENDMENT TO SCHEDULE "A" (BY-LAW NO. Z.-1)



Zoning as of July 31, 2023

<p>File Number: Z-9640 Planner: NO Date Prepared: 2023/08/29 Technician: rc By-Law No: Z.-1-</p>	<p>SUBJECT SITE </p> <p>1:1,500</p> <p>0 5 10 20 30 40 Meters </p> <p></p>
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Appendix B - Site and Development Summary

A. Site Information and Context

Site Statistics

Current Land Use	Construction (senior citizens apartment)
Frontage	234 Metres
Area	3.93 Hectares (9.73 acres)
Shape	Irregular
Within Built Area Boundary	Yes
Within Primary Transit Area	Yes

Surrounding Land Uses

North	Residential (townhouse condo, single detached)
East	Residential (single detached)
South	Residential (townhouse condo)
West	Residential (townhouse condo), Pincombe Park Drain

Proximity to Nearest Amenities

Major Intersection	Southdale Road West and Wonderland Road South, 550m
Dedicated cycling infrastructure	Southdale Road West, adjacent
London Transit stop	Southdale Road West, adjacent (Route 12)
Public open space	Pincombe Park North, 150m

B. Planning Information and Request

Current Planning Information

Current Place Type	Neighbourhoods Place Type fronting on a Civic Boulevard
Current Special Policies	Southwest Area Secondary Plan
Current Zoning	R5-4/R6-5/R7*D100*H30

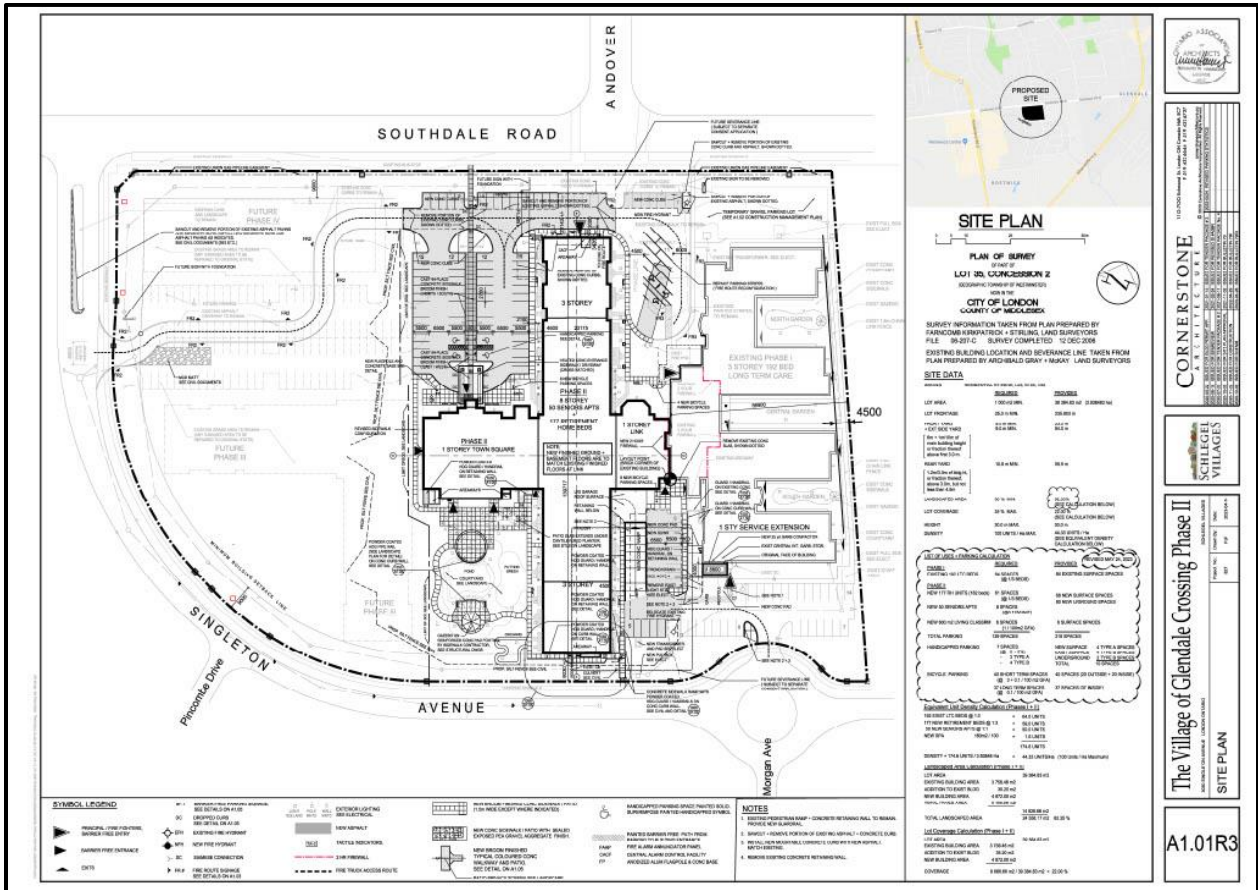
Requested Designation and Zone

Requested Place Type	No changes requested
Requested Special Policies	No changes requested
Requested Zoning	R5-4/R6-5/R7()*D100*H30

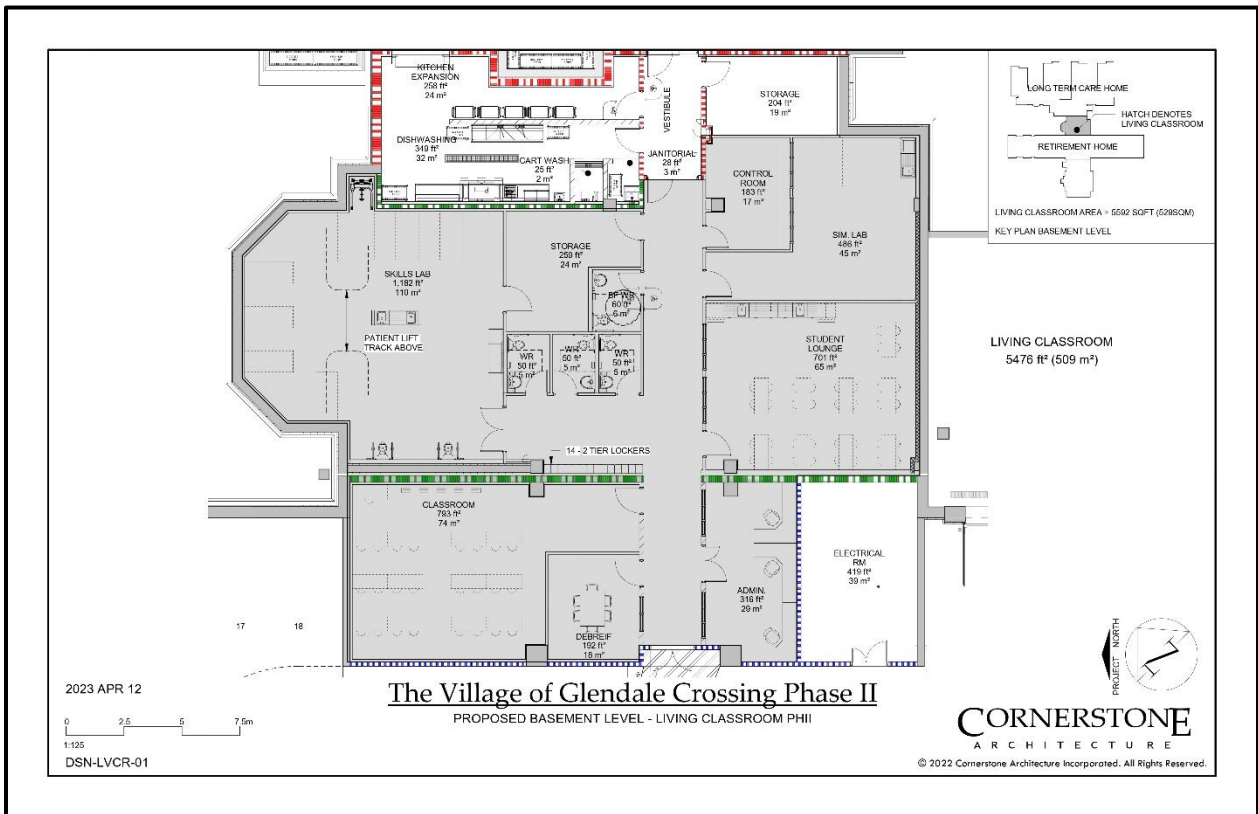
Requested Special Provisions

Regulation (R7())	Required	Proposed
Maximum GFA (School)	N/A	600m ²

Appendix C – Additional Plans and Drawings



Site plan of 3030 Singleton Avenue (Phases 1 and 2)



Classroom floor plan

Appendix D – Internal and Agency Comments

Urban Design

- No Urban Design comments.

Parks Planning

- No comments.

Site Plan

- No comments – changes are internal and parking is met.

London Hydro

- This site is presently serviced by London Hydro. Contact the Engineering Dept. if a service upgrade is required to facilitate the new building. Any new and/or relocation of existing infrastructure will be at the applicant's expense, maintaining safe clearances from L.H. infrastructure is mandatory. Note: Transformation lead times are minimum 16 weeks. Contact the Engineering Dept. to confirm requirements & availability.
- London Hydro has no objection to this proposal or possible official plan and/or zoning amendment. Any new or relocation of the existing service will be at the expense of the owner.

UTRCA

- No objections and no section 28 approval requirements.