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S. Bellaire
File No: SP11-031637

TO:	CHAIR AND MEMBERS – PLANNING AND ENVIROMENT COMITTEE MEETING
FROM:	D. N. STANLAKE DIRECTOR OF DEVELOPMENT PLANNING
SUBJECT:	APPLICATION BY: DUO BUILDING LTD. 90 CENTRAL AVENUE PUBLIC SITE PLAN MEETING DECEMBER 12, 2011 AT 5:35 PM

RECOMMENDATION

That on the recommendation of the Director of Development Planning, the following actions be taken with respect to the site plan approval application by Duo Building Limited relating to the property located at 90 Central Avenue:

- a) On behalf of the Approval Authority, the Planning and Environment Committee **BE REQUESTED** to conduct a public meeting on the subject site plan application and **REPORT TO** the Approval Authority the issues, if any, raised at the public meeting with respect to the application for Site Plan approval;
- b) Council **ADVISE** the Approval Authority of any issues they may have with respect to the Site Plan application and **ADVISE** the Approval Authority whether they support the Site Plan application for an attached addition to the existing four-unit converted dwelling (for a total of 5 residential units); and,
- c) the applicant **BE ADVISED** that the Director, Development Finance has projected the claims and revenues information as shown on attached Schedule A.

PURPOSE AND EFFECT OF RECOMMENDED ACTION

The purpose of this application is to obtain site plan approval for a new attached addition to the existing four-unit converted dwelling (for a total of 5 residential units); on an existing lot at 90 Central Ave. The application for site plan approval has been made to ensure the development takes a form compatible with adjacent land uses. The submitted site plan conforms with the Residential R3-1(15) Zone.

PREVIOUS REPORTS PERTINENT TO THIS MATTER
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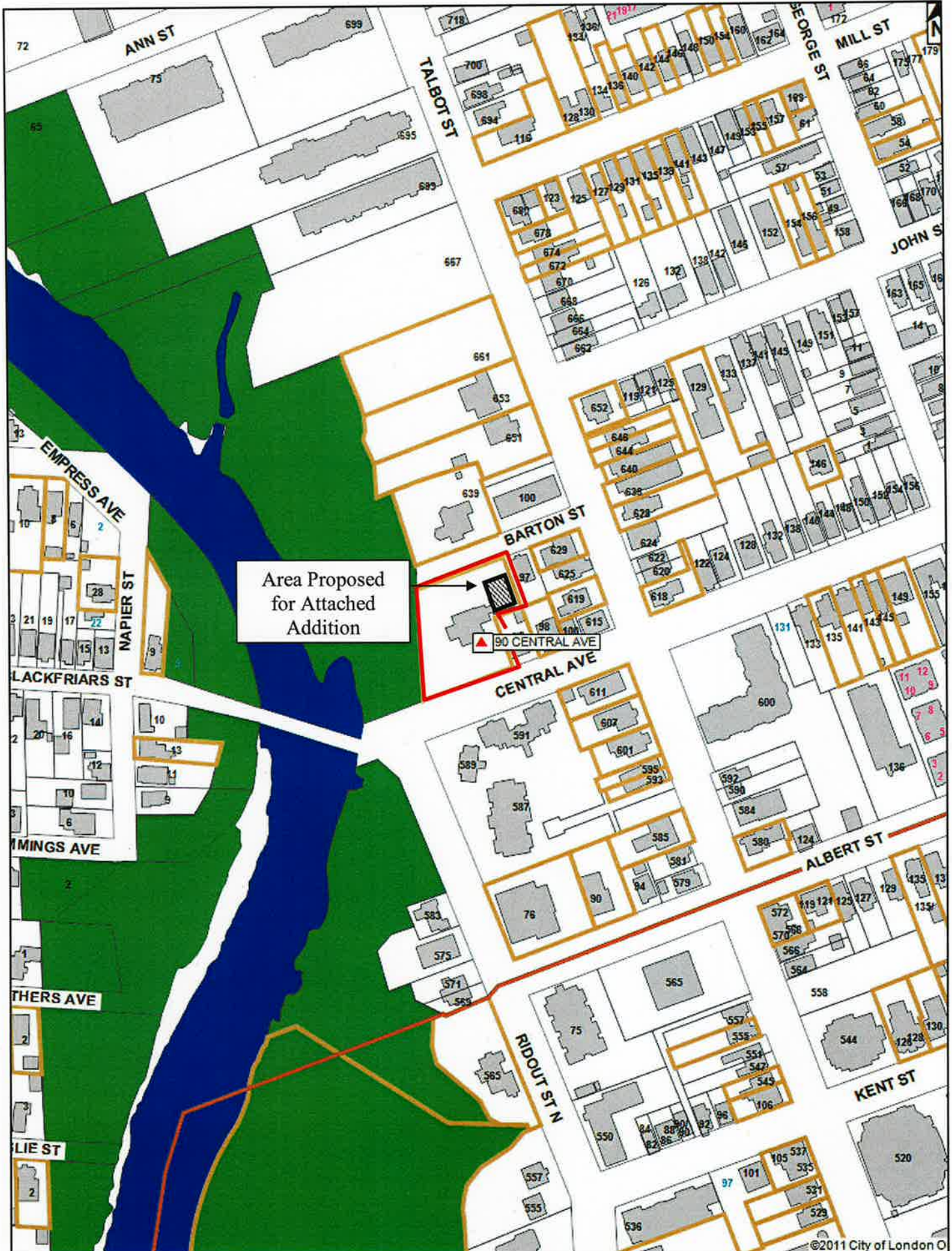
Z-7820; Report to Built and Natural Environment Committee to amend Zoning By-law to change the zoning of the land from a Residential R3 (R3-1) Zone TO a Residential R3 Special Provision (R3-1(15)) Zone – December 13, 2010.

Z-7820; Report to Built and Natural Environment Committee in response to the letter of appeal to the Ontario Municipal Board, dated February 25, 2011 relating to the Zoning By-law Amendment. The recommendation of the Director of Land Use Planning and City Planner reviewed the decision relating to the Zoning By-law Amendment and saw no reason to alter the decision – April 11, 2011.

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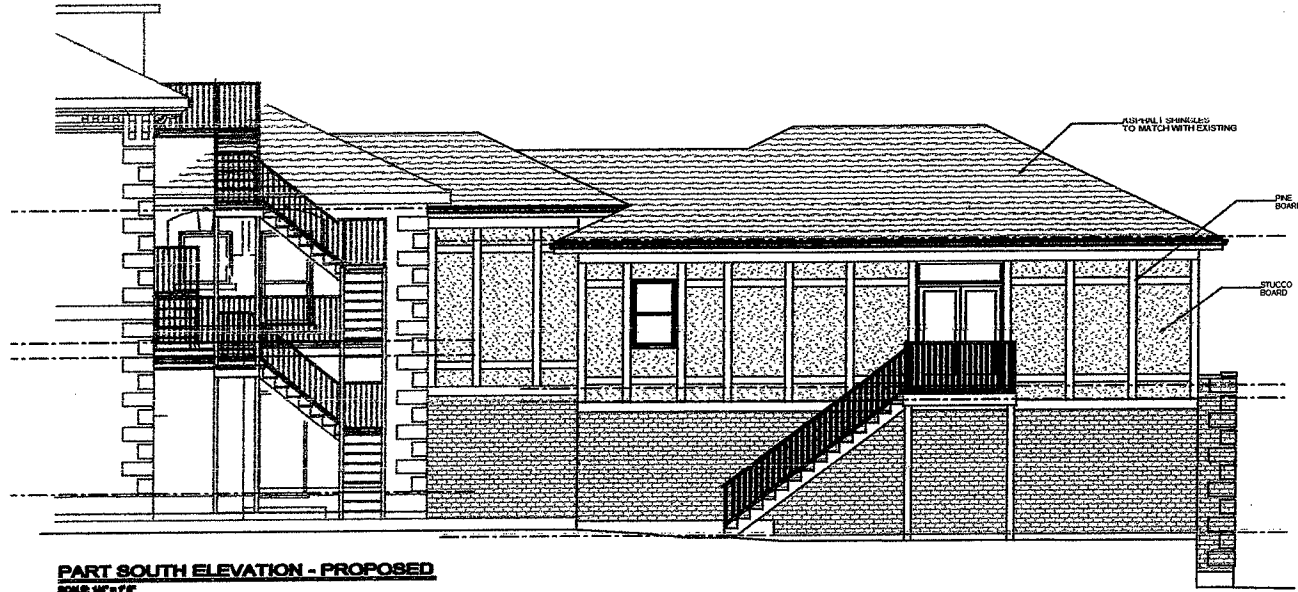
Location Map



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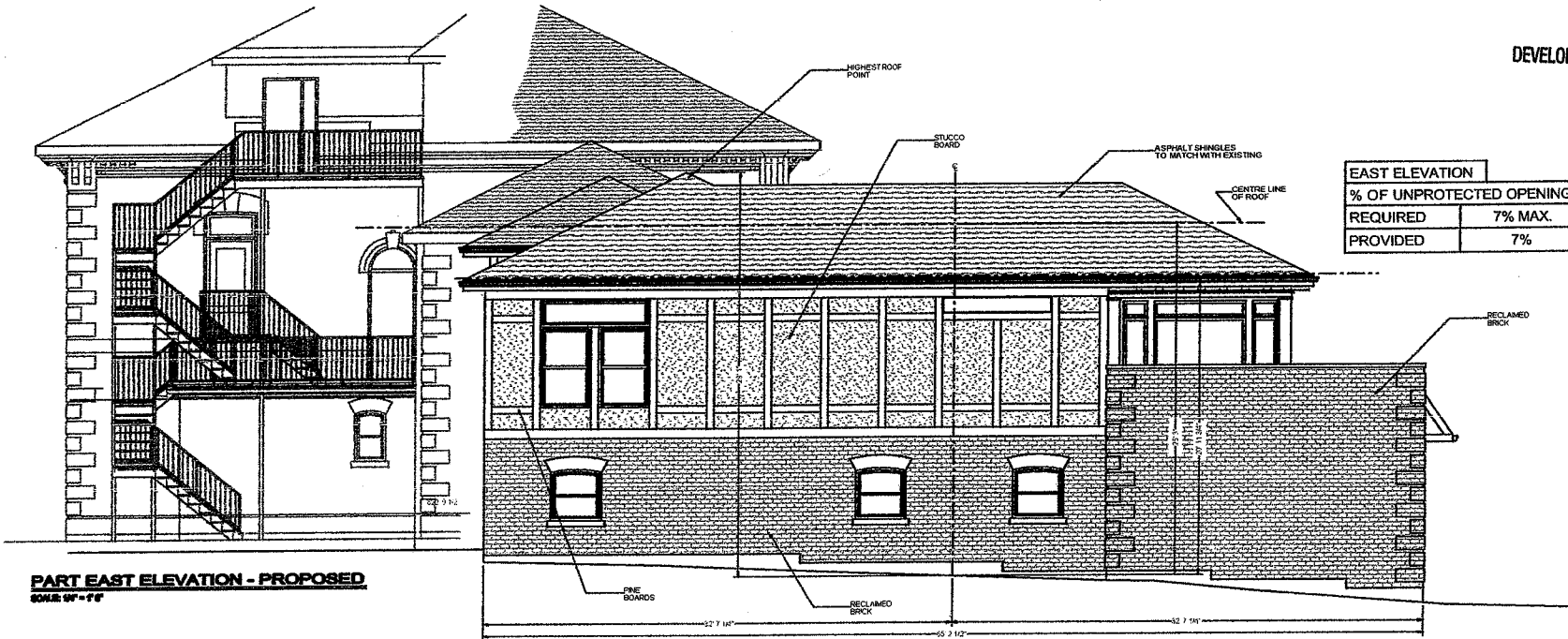
Page #
Agenda Item #

Elevations



PART SOUTH ELEVATION - PROPOSED
SCALE: 1/4" = 1'-0"

SOUTH ELEVATION	
% OF UNPROTECTED OPENINGS	
REQUIRED	8% MAX.
PROVIDED	7%



PART EAST ELEVATION - PROPOSED
SCALE: 1/4" = 1'-0"

EAST ELEVATION	
% OF UNPROTECTED OPENINGS	
REQUIRED	7% MAX.
PROVIDED	7%

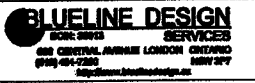
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NOV 08 2011

CITY OF LONDON
DEVELOPMENT APPROVALS BUSINESS UNIT



(416) 434-8888
688 CENTRAL AVENUE LONDON ONTARIO N6W 5P7



PROPOSED ADDITIONS & ALTERATIONS FOR
90 CENTRAL AVE. LONDON, ONTARIO

SCALE: AS NOTED APPROVED BY: [Signature] EXPIRES: C.G.
DATE: SEPT 2011 REVISED:

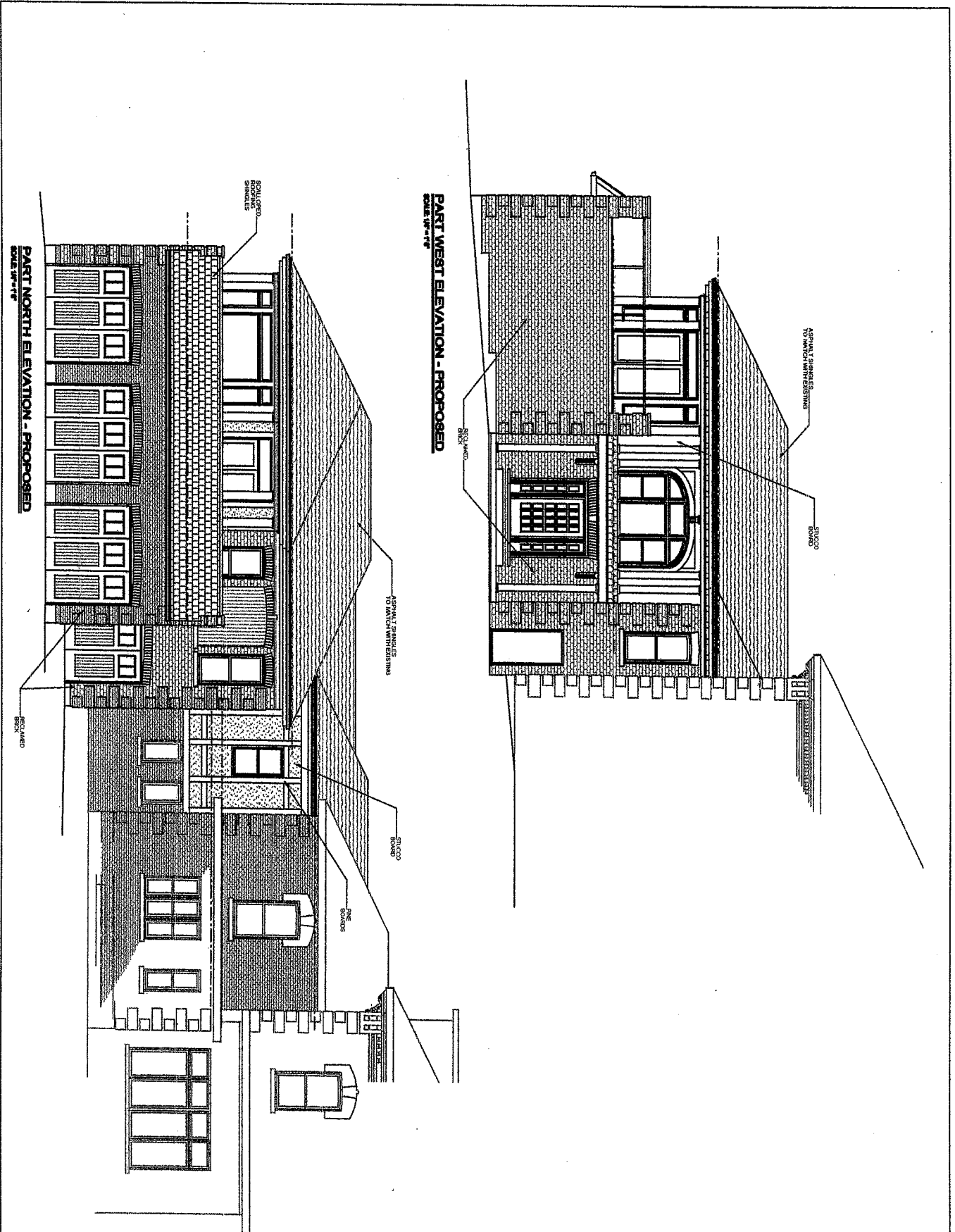
BLACKFRIAR'S COACH HOUSE
ELEVATIONS - PROPOSED

UNPROCESSED
D747 - PD2

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S. Bellaire
File No: SP11-031637


Elevations

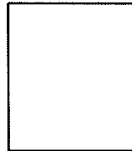
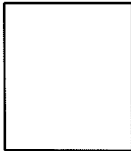


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CITY OF LONDON
 DEVELOPMENT APPROVALS BUSINESS UNIT

 <p>LDUO CONSULTANTS 489 CENTRAL AVENUE LONDON ONTARIO M5V 1B7 (416) 464-0900</p>	PROPOSED ADDITIONS & ALTERATIONS FOR 89 CENTRAL AVE LONDON ONTARIO PROJECT AS NOTED PREPARED BY DATE LDC 09/27/11
	BLACKFRIARS COACH HOUSE ELEVATIONS - PROPOSED



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APPLICATION DETAILS

Date Application Accepted: September 23, 2011	Agent: Patrick Malloy c/o Duo Building Limited
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<p>SITE CHARACTERISTICS:</p> <ul style="list-style-type: none"> • Current Land Use – Four-unit converted dwelling • Frontage – 49.73m • Depth – 55.5m • Area – 2719.6m² • Shape – Irregular

<p>SURROUNDING LAND USES:</p> <ul style="list-style-type: none"> • North – Four-unit converted dwelling • South – Duplex dwelling south of proposed addition & Cooperative housing Apartment Building opposite subject property on Central Avenue. • East – Single Detached Dwelling • West – Public - Ann Street Park

OFFICIAL PLAN DESIGNATION: Multi-Family, High Density Residential
EXISTING ZONING: - Residential R3 (R3-1(15))

BACKGROUND

Application for Re-zoning:

On September 13, 2010, a zoning by-law amendment application was submitted for this land to permit one additional dwelling unit, in the form of an attached addition to the existing four-unit converted dwelling, our file Z-7820. On December 13, 2010, the Built and Natural Environment Committee heard the request which recommended the Zoning By-law Amendment. Municipal Council passed the Zoning By-law Amendment on December 20, 2010. Council adopted the Zoning By-law Amendment on January 24, 2011, to re-zone the subject lands FROM a Residential R3 (R3-1) Zone TO a Residential R3 Special Provision (R3-1(15)) Zone to permit the additional dwelling unit.

There was one appeal to the Ontario Municipal Board regarding the By-law Amendment by the owner of the neighbouring property on February 25, 2011. On April 11, 2011 the Built and Natural Environment Committee reviewed the report to uphold the decision of the Zoning By-law Amendment by the Director of Land Use Planning and City Planner. The appeal to the Ontario Municipal Board was subsequently withdrawn on August 16, 2011.

SIGNIFICANT DEPARTMENT/AGENCY COMMENTS

Environmental and Engineering Services Department

The Drawings were approved by Engineering Review on November 22, 2011.

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Urban Design

The drawings were approved by the Community Planning and Urban Design Section on November 24, 2011.

PUBLIC LIAISON:	On October 12, 2011, 159 letters were sent out to surrounding property owners and the nature of the application was advertised in the Living in the City section of the London Free Press on October 15, 2011. Notice of the Public Meeting was sent out on November 25, 2011 and advertised in the London Free Press on November 26, 2011.	0 responses received to date.
Nature of Liaison: Same as Requested Action		
Responses: None		

ANALYSIS

Description of the Site Plan

The Owner is proposing one additional dwelling unit, in the form of an attached addition to the existing four-unit converted dwelling (for a total of 5 residential units). The building maintains the existing street line along Central Ave due to the irregularly shaped lot. The addition is proposed to be located east of the existing converted dwelling behind the property located at 94 Central Avenue. There are existing trees located in the rear of the property which are planned to be retained and measures are being incorporated into the site plan to protect them from being damaged during the construction period. No significant vegetation is planned for this property as the addition is out of the street view and numerous trees already exist on the property. Vehicular access to the property is through the rear yard and the newly privatized end of Barton Street.

Is the Proposed Site Plan in conformity with the Official Plan and is it consistent with the Provincial Policy Statement?

Conformity with the Official Plan and consistency with the Provincial Policy Statement was considered during the site specific Zoning By-law Amendment application and the Site Plan application is consistent with the Zoning By-law Amendment application. The conclusion of that application was that the addition of a fifth unit in an attached addition represented good planning and there is nothing with this site plan application to alter that opinion.

Does the Plan Conform to the Residential R3-1(15) Zoning?

A site specific zone was created to allow the addition and the proposed site plan has been reviewed against and conforms to the site specific Residential R3-1(15) Zone. In all other respects the proposed addition conforms to the standard zoning regulations.

Is the Site Plan Compatible with Adjacent Properties?


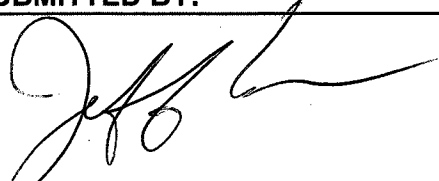
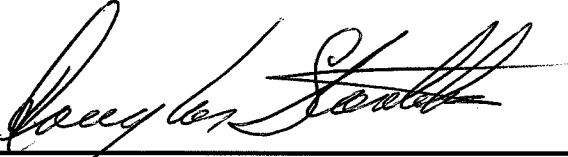
The subject lands are surrounded by a mix of single detached, duplex, and multi-family dwellings. Generally the dwellings are two or three storeys in height. Parking for area residential dwellings is commonly found in the interior side yard, rear and front yards. The site plan as submitted is compatible with the surrounding uses and is considered appropriate for the development of these lands. The proposed elevations are in keeping with the existing building and consistent with other buildings in the area. Urban Design approved the proposed elevations after confirmation was received that material used for the asphalt shingles and brick in the proposed addition will match the existing structure.

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CONCLUSION

Based on a review of the applicable Official Plan policies, the Provincial Policy Statement, and Council resolution, approval of the submitted site plan, grading plan, and elevations are considered appropriate for the development of these lands. The proposal represents good land use planning and subject to the results of the public meeting, could be recommended for approval along with a standard Development Agreement.

PREPARED BY:	SUBMITTED BY:
	
SARA BELLAIRE LANDSCAPE PLANNER DEVELOPMENT PLANNING	JEFF LEUNISSEN, MCIP RPP MANAGER OF DEVELOPMENT PLANNING (TEAM EAST)
RECOMMENDED BY:	
	
D. N. STANLAKE DIRECTOR OF DEVELOPMENT PLANNING	

November 28, 2011

DA/DNS/JL

- c: David Ailles, Managing Director, DABU
- Pat McNally, Executive Director, PEES Department

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Bibliography of Information and Materials

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.

City of London, Notice of Application, October 12, 2011.

City of London, Notice of Public Meeting, November 25, 2011.

City of London, Living in the City, Notice of Application – Saturday, October 15, 2011.

City of London, Living in the City, Notice of Public Meeting – Saturday, November 26, 2011.

City of London, Site Plan By-law C.P.-1455-451.

Provincial Policy Statement, March 1, 2005.

City of London, BNEC report Zoning By-law Amendment, December 13, 2011.

City of London, BNEC report on OMB Appeal, April 11, 2011-11-24.

Zoning By-law Amendment Application, Z-7820, August 25, 2010.

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Schedule A

The Director, Development Finance has projected the claims and revenues information for an attached addition to the existing four-unit converted dwelling on the lands (90 Central Avenue) as shown below:

	<u>Estimated Revenue</u>	<u>Estimated Claims</u>
Urban Works Reserve Fund	\$3,802.00	\$NIL
Other Reserve Funds (City Services & Hydro)	\$9,449.00	\$NIL
TOTAL	\$13,251.00	