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File: Z-8183
Planner: A-B Watson

TO:	CHAIR AND MEMBERS PLANNING & ENVIRONMENT COMMITTEE
FROM:	JOHN M. FLEMING MANAGING DIRECTOR, PLANNING AND CITY PLANNER
SUBJECT:	APPLICATION BY: BRIAN BAILLARGEON & PETER JONES 122 WORTLEY ROAD PUBLIC PARTICIPATION MEETING ON JANUARY 21, 2014

RECOMMENDATION

That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the application of Brian Baillargeon & Peter Jones relating to the property located at 122 Wortley Road:

- (a) The proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting on January 28, 2014 to amend Zoning By-law No. Z.-1, in conformity with the Official Plan, to change the zoning of the subject property **FROM** a Residential R2 (R2-2) Zone which permits single detached dwellings, semi-detached dwellings, duplex dwellings and converted dwellings, **TO** a Residential R8 Special Provision (R8-4(_)) Zone; and
- (b) The Site Plan Approval Authority **BE REQUESTED** to implement the following design issues through the site plan process:
 - i) The relocation of the accessible parking space, currently located in front of the building, to improve the pedestrian environment;
 - ii) The inclusion of an urban or hardscaped forecourt between Wortley Road and the principal building entrance to improve the pedestrian experience along Wortley Road, with a defined edge that is parallel with Wortley Road and reinforces the building's offset principal entrance;
 - iii) Providing a continuous concrete pedestrian walkway and landscaped connection along the southern building edge, linking the City sidewalk and the southern/front amenity space, to improve pedestrian access to the northern/rear amenity space and provide a convenient connection to the City sidewalk from the proposed rear doors;
 - iv) The use of a stone base on the apartment building that will be complementary to the existing streetscape;
 - v) The inclusion of outdoor rear-yard amenity space north of the apartment building to ensure future residents have an area to enjoy the park like setting, particularly in the rear of the property;
 - vi) Breaking up the massing of the north facade of the apartment building to reduce the visual bulk seen from Thames Park. This can be achieved by providing additional windows along the first storey. Consider the continuation of the base treatment around to the north elevation to further break up the massing;
 - vii) Providing landscaping along the rear boundary of the site to provide a transition to the adjacent public park space;
 - viii) The development and submission of a fully detailed landscape plan that reflects the level of detail in the building and the historical context of the neighbourhood.
 - ix) A revised tree preservation plan and/or a replanting plan, acceptable to the City, for trees that have shared ownership between the applicant and the City, to ensure the continued presence of trees which positively contribute to the streetscape, environment, tree canopy cover and slope stabilization.

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PREVIOUS REPORTS PERTINENT TO THIS MATTER

None

PURPOSE AND EFFECT OF RECOMMENDED ACTION

The purpose and effect of the requested Zoning By-law amendment is to permit a 3 storey 7 unit apartment building to replace the existing single detached dwelling on the site.

RATIONALE

- I. The Provincial Policy Statement encourages infill and intensification as it promotes a range of housing types and compact urban form. The subject site is suited to infill and intensification given its size, frontage, and location in context with the surrounding lot fabric;
- II. The application meets the criteria of the Official Plan for Low Density Residential infill policies with respect to location, form, intensity, compatibility, servicing, traffic, and access to facilities.
- III. The proposal is in keeping with the policies of the draft Wortley Village Heritage Conservation District Plan as the concept maintains the district's residential amenity and human scale by ensuring that the low rise, low density residential character of the neighbourhood remains dominant. The site layout, building form, height and massing are in keeping with the heritage character of the Wortley Village-Old South area, through the attention given to height, built form, massing, setbacks, building material and other architectural elements.
- IV. The recommended Residential R8 Special Provision (R8-4(_)) Zone regulates the type, intensity and form of use to ensure compatibility with abutting land uses.
- V. No development will be permitted on the property unless the necessary approvals are obtained from the Upper Thames River Conservation Authority as these lands are subject to regulation under the Conservation Authorities Act.


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LOCATION MAP

Subject Site: 122 Wortley Rd
 Applicant: Brian Baillargeon & Peter Jones
 File Number: Z-8183
 Planner: Amanda-Brea Watson
 Created By: Amanda-Brea Watson
 Date: 2013-05-06
 Scale: 1:2500

LEGEND

-  Subject Site
-  Parks
-  Assessment Parcels
-  Buildings
-  Address Numbers

Corporation of the City of London
 Prepared By: Planning and Development



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BACKGROUND

Date Application Accepted: May 3, 2013	Agent: Michelle Doornbosch
REQUESTED ACTION:	
Change Zoning By-law Z.-1 from a Residential (R2-2) Zone which permits single detached dwellings, semi-detached dwellings, duplex dwellings and converted dwellings, to a Residential (R8-4(_)) Zone which permits apartment buildings, class 2 lodging house, stacked townhousing, emergency care establishments and continuum-of-care facilities.	

SITE CHARACTERISTICS:
<ul style="list-style-type: none"> • Current Land Use – converted detached dwelling (R2-2) • Frontage – 31.1 metres • Depth – varies (approximately 69 metres at maximum) • Area – 1,637 square metres • Shape - irregular

SURROUNDING LAND USES:
<ul style="list-style-type: none"> • North - Thames Park,(Open Space (OS4)) Zone • South - Converted office & detached dwellings, and single-detached dwellings, (R2-2 and OC5) Zone • East - Converted dwellings, triplexes, fourplexes and low rise apartment buildings, (R2-2, R3-1 & R9-3) Zones • West - Wortley Wellness Centre (Office Conversion) & single-detached dwellings, (R2-2 & OC5) Zones

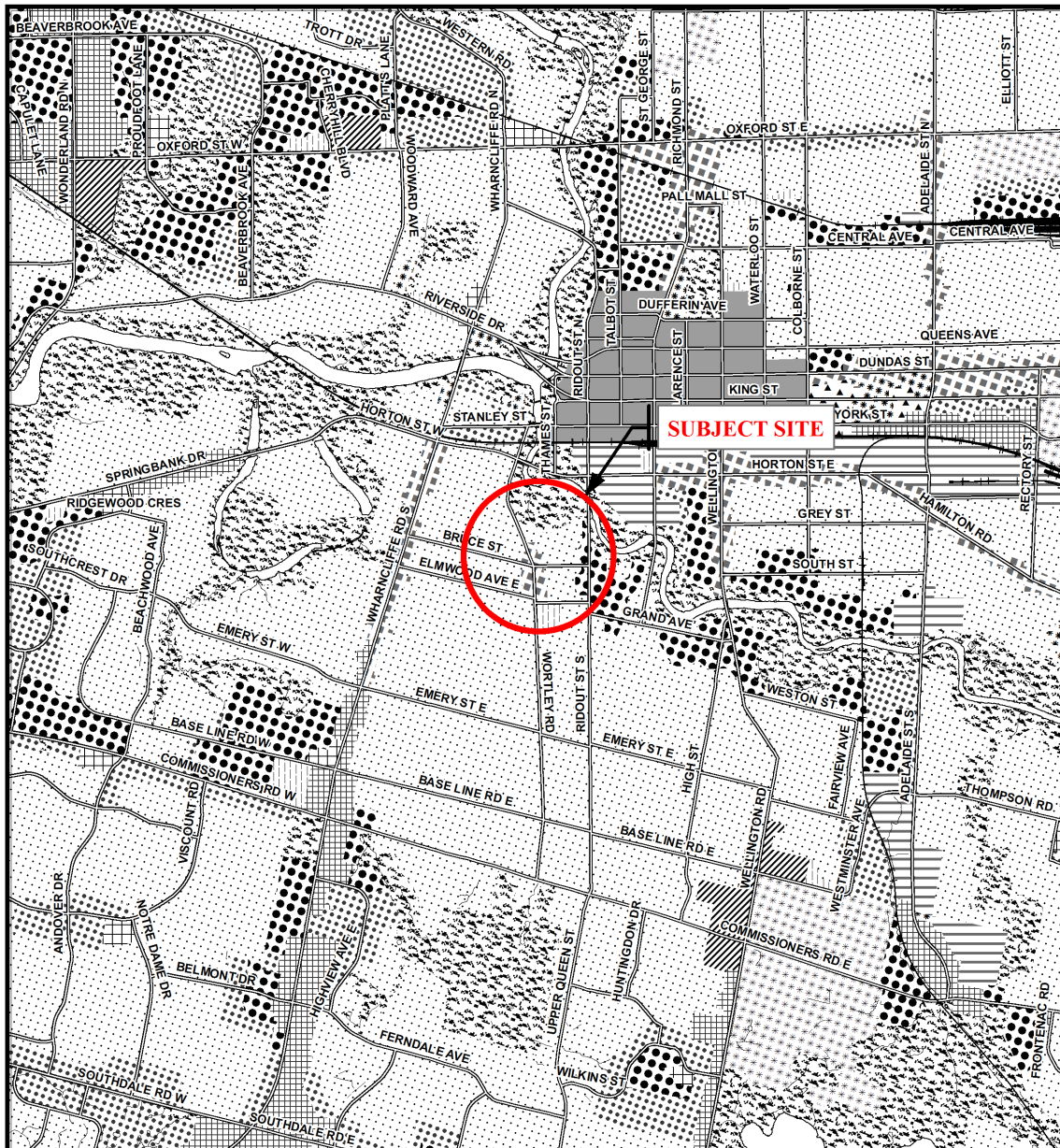
OFFICIAL PLAN DESIGNATION: (refer to Official Plan Map)
<ul style="list-style-type: none"> • Low Density Residential
EXISTING ZONING: (refer to Zoning Map)
<ul style="list-style-type: none"> • Residential R2-2

PLANNING HISTORY

Pre 80s	Historically the subject property was two separate residential lots, each with a single detached residential dwelling and direct access to Wortley Road. The dwelling located at 124 Wortley was demolished removed.
1981	The parcels merged and the lands formerly known as 124 Wortley Road became one parcel municipally known as 122 Wortley Road.
2013	The Wortley Village Heritage Conservation District Study undertaken and Wortley Village Heritage Conservation District Plan completed. The subject property lies within the Plan area. At this time of writing this report the Wortley Village Heritage Conservation District Plan had not yet been adopted by Council.

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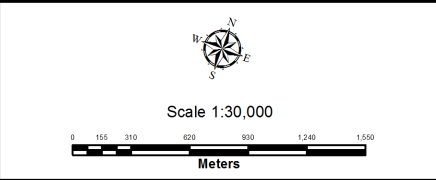
File: Z-8183
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Legend	
	Downtown
	Enclosed Regional Commercial Node
	New Format Regional Commercial Node
	Community Commercial Node
	Neighbourhood Commercial Node
	Main Street Commercial Corridor
	Auto-Oriented Commercial Corridor
	Multi-Family, High Density Residential
	Multi-Family, Medium Density Residential
	Low Density Residential
	Office Area
	Office/Residential
	Office Business Park
	General Industrial
	Light Industrial
	Regional Facility
	Community Facility
	Open Space
	Urban Reserve - Community Growth
	Urban Reserve - Industrial Growth
	Rural Settlement
	Environmental Review
	Agriculture
	Urban Growth Boundary

CITY OF LONDON
Department of
Planning and Development
OFFICIAL PLAN SCHEDULE A
- LANDUSE -

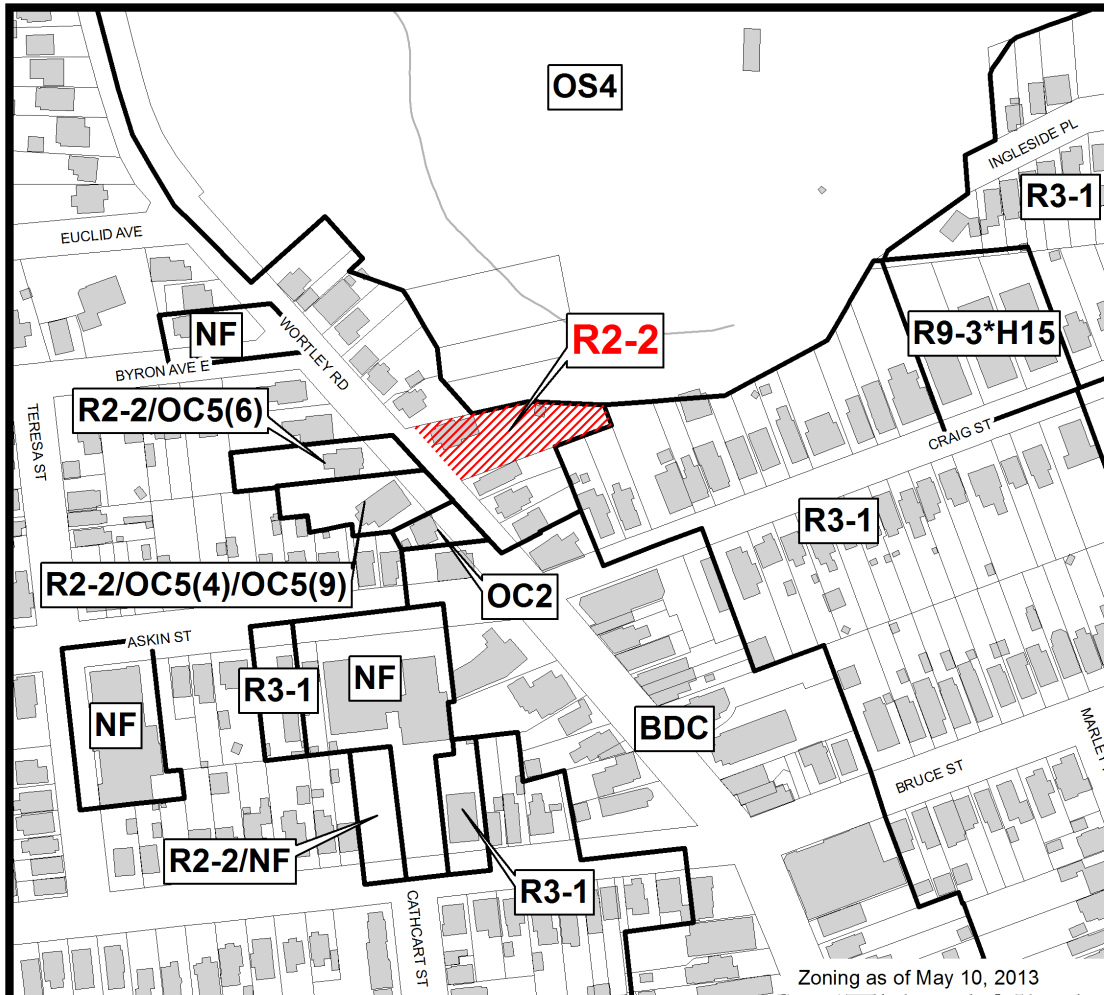
PREPARED BY: Graphics and Information Services



FILE NUMBER: Z-8183
PLANNER: AW
TECHNICIAN: MB
DATE: 2013/05/17

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COUNCIL APPROVED ZONING FOR THE SUBJECT SITE: R2-2

1) **LEGEND FOR ZONING BY-LAW Z-1**

- R1 - SINGLE DETACHED DWELLINGS
- R2 - SINGLE AND TWO UNIT DWELLINGS
- R3 - SINGLE TO FOUR UNIT DWELLINGS
- R4 - STREET TOWNHOUSE
- R5 - CLUSTER TOWNHOUSE
- R6 - CLUSTER HOUSING ALL FORMS
- R7 - SENIOR'S HOUSING
- R8 - MEDIUM DENSITY/LOW RISE APTS.
- R9 - MEDIUM TO HIGH DENSITY APTS.
- R10 - HIGH DENSITY APARTMENTS
- R11 - LODGING HOUSE

- DA - DOWNTOWN AREA
- RSA - REGIONAL SHOPPING AREA
- CSA - COMMUNITY SHOPPING AREA
- NSA - NEIGHBOURHOOD SHOPPING AREA
- BDC - BUSINESS DISTRICT COMMERCIAL
- AC - ARTERIAL COMMERCIAL
- HS - HIGHWAY SERVICE COMMERCIAL
- RSC - RESTRICTED SERVICE COMMERCIAL
- CC - CONVENIENCE COMMERCIAL
- SS - AUTOMOBILE SERVICE STATION
- ASA - ASSOCIATED SHOPPING AREA COMMERCIAL

- OR - OFFICE/RESIDENTIAL
- OC - OFFICE CONVERSION
- RO - RESTRICTED OFFICE
- OF - OFFICE

- RF - REGIONAL FACILITY
- CF - COMMUNITY FACILITY
- NF - NEIGHBOURHOOD FACILITY
- HER - HERITAGE
- DC - DAY CARE

- OS - OPEN SPACE
- CR - COMMERCIAL RECREATION
- ER - ENVIRONMENTAL REVIEW

- OB - OFFICE BUSINESS PARK
- LI - LIGHT INDUSTRIAL
- GI - GENERAL INDUSTRIAL
- HI - HEAVY INDUSTRIAL
- EX - RESOURCE EXTRACTIVE
- UR - URBAN RESERVE

- AG - AGRICULTURAL
- AGC - AGRICULTURAL COMMERCIAL
- RRC - RURAL SETTLEMENT COMMERCIAL
- TGS - TEMPORARY GARDEN SUITE
- RT - RAIL TRANSPORTATION

- "h" - HOLDING SYMBOL
- "D" - DENSITY SYMBOL
- "H" - HEIGHT SYMBOL
- "B" - BONUS SYMBOL
- "T" - TEMPORARY USE SYMBOL

2) ANNEXED AREA APPEALED AREAS

CITY OF LONDON

PLANNING, ENVIRONMENTAL AND ENGINEERING SERVICES

**ZONING
BY-LAW NO. Z.-1
SCHEDULE A**



THIS MAP IS AN UNOFFICIAL EXTRACT FROM THE ZONING BY-LAW WITH ADDED NOTATIONS

FILE NO:
Z-8183 AW

MAP PREPARED:
2013/05/17 MB

1:2,500
0 12.525 50 75 100 Meters

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SIGNIFICANT DEPARTMENT/AGENCY COMMENTS

London Hydro

London Hydro has no objection to this zoning amendment.

Bell Canada

A detailed review of the Zoning Amendment has been completed, We have no conditions/objections to the above application as submitted. If there are any conflicts with existing Bell Cabana facilities or easements, the Owner/Developer shall be responsible for re-arrangements or relocations.

Upper Thames River Conservation Authority

*The Upper Thames River Conservation Authority (UTRCA) is satisfied with the geotechnical submission that has been prepared by Golder Associates for the proposed 3 Storey, 7 unit condominium as shown on the enclosed **Site Plan Proposal - Proposed 3 Storey/7 Unit Condominium 122 Wortley Road, London Ontario** prepared by R. Tome & Associates dated November 8, 2013.*

As indicated by a note on the plan, the UTRCA has granted a policy exception for this development whereby 2 small corners of the proposed building will be permitted to encroach into the hazard lands. Prior to undertaking any site alteration or development within the regulated area including filling, grading, construction, alteration to a watercourse and/or interference with a wetland, the necessary approvals should be obtained from the Authority in accordance with Ontario Regulation 157/06 made pursuant to Section 28 of the Conservation Authorities Act. We recommend that the proponent contact Mr. Mark Snowsell Land Use Regulations Officer regarding the UTRCA's permit requirements which shall include a final consolidated copy of the geotechnical submission duly stamped dated and signed.

Urban Design Peer Review Panel (May 15, 2013)

- 1. The location of the accessible parking space is detrimental to the public streetscape and another location will be imperative for the success of the project.*
- 2. The Panel is not concerned that the front facade is not parallel with Wortley Road. However, a forecourt with a defined edge that is parallel with the Road is encouraged. Further, the offset principal entrance could be reinforced by the design of the forecourt.*
- 3. The Wortley Road streetscape has a high degree of character. It will be important to approach the infill on this street contextually and to express character and materiality that is complementary to the existing streetscape. Accordingly, the stone base as shown on the building will be imperative to the success of the development.*
- 4. Consider a landscaped pedestrian connection along the south side of the site.*
- 5. The provision of outdoor amenity space is encouraged, in particular if a pool is not constructed.*
- 6. Ensure that a fully developed landscape plan is included in the Applicant's next submission to the City. The landscape plan should reflect the level of detail in the building and the historical context of the neighbourhood.*

London Advisory Committee on Heritage

At its meeting held on June 12, 2013, the London Advisory Committee on Heritage (LACH) reviewed and received a Notice dated May 21, 2013, from A. Watson, Planner II, with respect to an application submitted by Brian Baillargeon relating to the property located at 122 Wortley Road. The LACH indicated that it does not support any re-zoning at 122 Wortley Road that would conflict with the intent and spirit of the forthcoming Wortley Village Old South Heritage Conservation District (13/7LACH)

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Waster and Drainage Engineering Division

Has no objection to this rezoning and associated intensification. The municipal sanitary outlet for the subject property is to the 200/250mm diameter sanitary sewer on Wortley road. The sanitary flows from here go to Stanley St. pumping station and on to the Greenway "High level" trunk sanitary sewer which ultimately ends up at Greenway PCP for treatment.

Environmental & Engineering Services - Storm Water Unit

SWM Unit has no objections to the proposed rezoning application. All necessary servicing and drainage requirements/ controls, SWM, etc. will be addressed at Site Plan approval stage.

PUBLIC LIAISON:	<p>On May 21, 2013, Notice of Application was sent to 75 property owners in the surrounding area. Notice of Application was also published in the <i>Public Notices and Bidding Opportunities</i> section of <i>The Londoner</i> on May 30, 2013. A "Possible Land Use Change" sign was also posted on the site.</p> <p>On December 5, 2013, Notice of Revised Application was sent to 75 property owners in the surrounding area. Notice of Application was also published in the <i>Public Notices and Bidding Opportunities</i> section of <i>The Londoner</i> on December 5, 2013. A "Possible Land Use Change" sign was also posted on the site.</p>	<p>10 replies were received</p> <p>At the time of writing this report three (3) additional replies were received</p>
<p>Nature of Liaison:</p> <p><i>(May 21, 2013)</i></p> <p>The purpose and effect of the requested Zoning By-law amendment is to permit a 3 storey 7 unit apartment building to replace the existing single detached dwelling on the site.</p> <p>Change Zoning By-law Z.-1 from a Residential (R2-2) Zone which permits single detached dwellings, semi-detached dwellings, duplex dwellings and converted dwellings, to a Residential (R8-4) Zone which permits apartment buildings, class 2 lodging house, stacked townhousing, emergency care establishments and continuum-of-care facilities.</p> <p><i>(December 5, 2013)</i></p> <p>The purpose and effect of the requested Zoning By-law amendment is to permit a 7 unit, 3 storey apartment building to replace the existing single detached dwelling on the site.</p> <p>Change Zoning By-law Z.-1 from a Residential R2 (R2-2) Zone which permits single detached dwellings, semi-detached dwellings, duplex dwellings and converted dwellings, to a Residential Special Provision R8 (R8-4) Zone which permits apartment buildings, class 2 lodging house, stacked townhousing, emergency care establishments and continuum-of-care facilities. The requested special provision seeks a reduced interior side yard setback distance of 2.5 metres (south) and 4.07 metres (north) whereas 4.80 metres is required.</p> <p>Please note the change in application is based on a revised conceptual plan which seeks different north setback distance from the original concept provided with the application. The revised concept is a result of consultation with Upper Thames River Conservation Authority.</p>		

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Responses: Responses were received via telephone as well as email correspondents, in which neighbouring landowners were either seeking clarification of the request or opposing the proposal. After receiving the Revised Notice of Application several neighbours followed up with staff to advise of their continued concerns. Eight (8) respondents were in opposition of the application and provided the following comments:

- The word village denotes images of quieter times. It is a village, by all meaning of the word. It is a unique place, where the friendly faces of shop keepers...greet you with warm smiles and waves...As a local resident, I am deeply concerned about the rezoning...on four specific counts; historically, aesthetically, environmentally and personally.
- Neighbours have met on several occasions to have this area become a heritage conservation district...It shows the desire of my neighbours to retain the streetscape of the street and homes as they are.
- This proposal is not in keeping with the [Wortley Village Heritage Conservation District] plan.
- The type of structure will only act to water down the uniqueness of Wortley Village, a community which prides itself on our historical neighbourhood.
- Do not need more traffic on that section of Wortley, which is already too busy.
- If successful [this] application would open the door to many more such requests from others who just happen to be sitting on large lots and see money signs instead of a sense of community and heritage. Once we have made one exception, the precedence is set. One need only look to the problems that are now being faced by residence in the Blackfriars area. Before long, the village would lose its unique character and become just another suburb and I would fear that as yet unidentified heritage homes or homes of unique character would be junked in favour of high-density housing units.

ANALYSIS

Subject Site:

The subject property, known as 122 Wortley Road, is located on the east side of Wortley Road and approximately 50 metres north of the intersection of three local streets: Wortley Road; Craig Street; and Askin Street, within Wortley Village.

The lands are part of the Low Density Residential designation which runs along the west side of Wortley Road between Horton Street East and Askin Street and the east side of Wortley from Euclid Avenue to Craig Street. The property is unique in that it is comprised of two former residential lots with approximately 15 metres of frontage each, and now has an irregular shape with a total area of 1,637m² and a frontage of 31 metres on Wortley Road.

The existing one-storey single-detached dwelling has had an addition added to the rear of the building and over time has been converted to include two dwelling units. This transformation has occurred without significant alteration to the exterior front of the building. However, this property is not individually identified in the City of London Inventory of Heritage Resources for consideration of historical significance.

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Figure 1 – View of existing dwelling located at 122 Wortley Road from Streetview.



Figure 2 – Rear view of existing dwelling with addition at 122 Wortley Road.



Figure 3 – View of existing shed behind dwelling of 122 Wortley Road

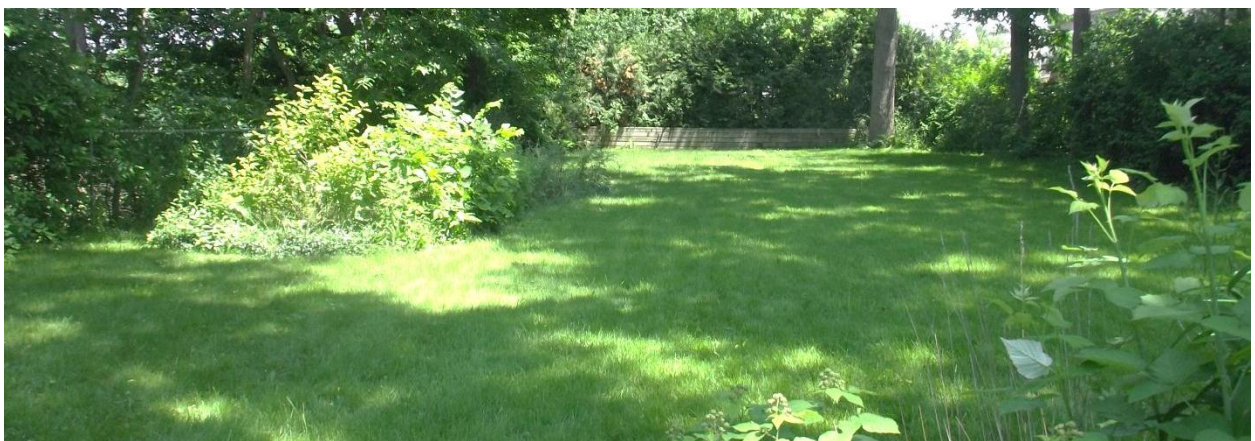


Figure 4 – View of rear yard (backyard) beyond shed at 122 Wortley Rd

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Nature of Application:

The purpose of this zoning change is to permit the development of a 3-storey, 7-unit apartment building. The application seeks to change the Zoning from a Residential R2 (R2-2) Zone which permits single-detached, semi-detached, duplex and converted dwellings, to a Residential R8 Special Provision (R8-4(_)) Zone which permits apartment buildings, class 2 lodging houses, stacked townhousing, emergency care establishments and continuum-of-care facilities. The requested special provision seeks to permit a reduced interior side yard setback distance of 2.5 metres on the south and 4.07 metres on the north whereas 4.80 metres is required for each.

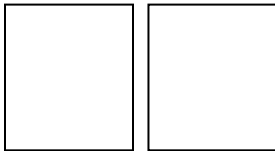
The effect of the requested Zoning By-law amendment is to allow the landowners to remove the existing converted dwelling from the property and develop a low-rise apartment building with indoor parking at net density of 43 units per hectare. The proposed building footprint is approximately 643 metres square, which provides a 43% landscaped open space on the developed site which exceeds the minimum 30% as required by the Zoning By-law.

The complete application accepted by the City included a request for special provisions for interior side yard setbacks, however during the review process the Upper Thames River Conservation Authority (UTRCA) identified concerns with the quality of the submitted geotechnical information. Through consultation with the UTRCA the developer was able to provide sufficient site-specific geotechnical confirmations. The additional geotechnical review resulted in changes to the special provision request as shown below:

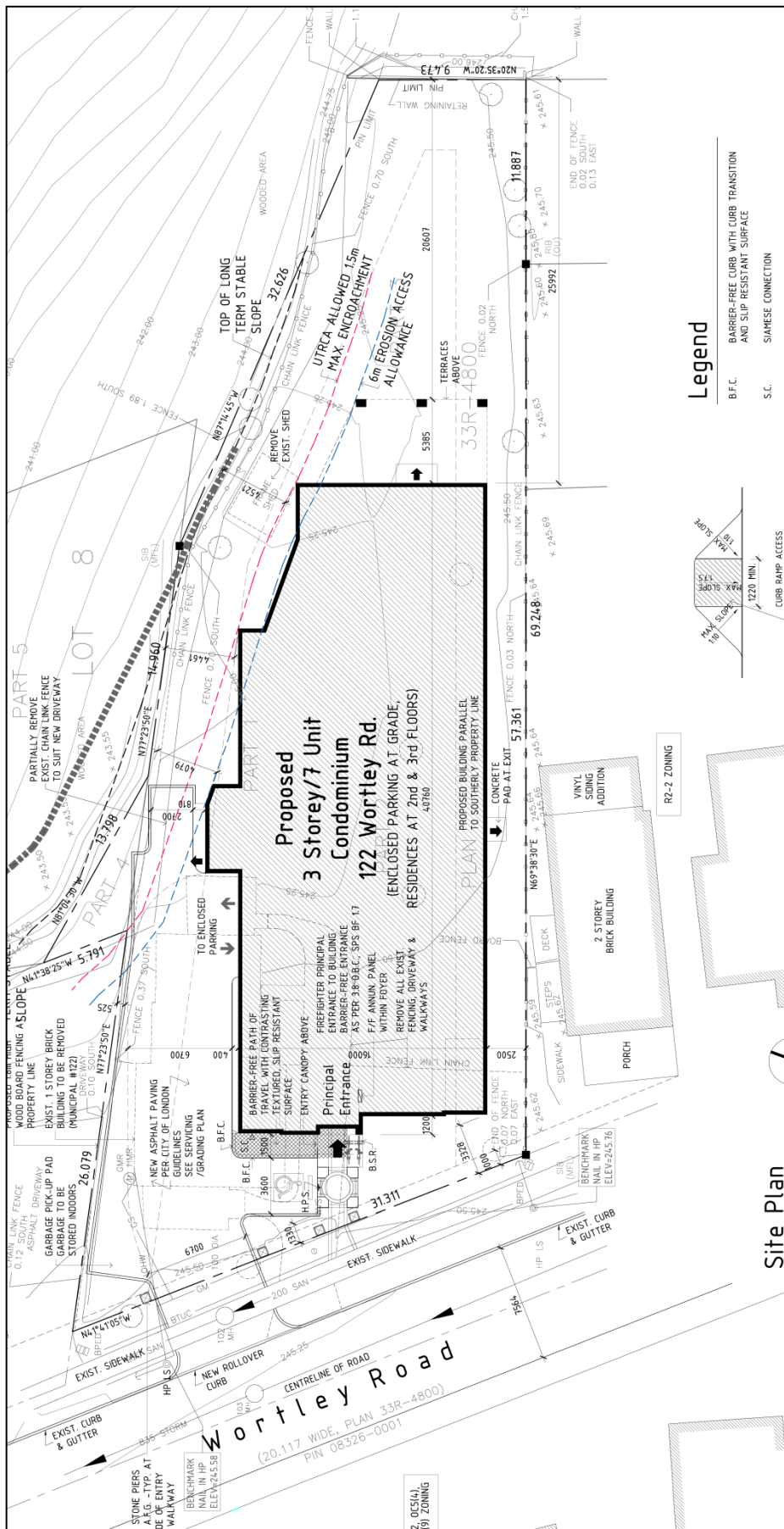
<i>Requested Special Provisions</i>	<i>Required</i>	<i>Original App</i>	<i>Revised App</i>
Minimum setback from south interior side yard	4.8m	2.5m	2.5m
Minimum setback from north interior side yard	4.8m	3.3m	4.07m

Application Timeline:

- April 18, 2013 Zoning By-law Amendment application received by the City of London
- May 3, 2013 City accepted as complete application
- May 15, 2013 Application presented to the Urban Design Peer Review Panel (UDPRP)
- June 6, 2013 Upper Thames River Conservation Authority (UTRCA) provided comments and recommended that *this application be deferred in order to provide the applicant with the opportunity to prepare the required detailed geotechnical study so that the extent of the hazard lands and the development limit can be confirmed.* They further recommended that the applicant pre-consult with the Authority regarding our submission requirements for the geotechnical study.
 Zoning By-law Amendment application put ON HOLD by City until such time as the applicant satisfies the geotechnical concerns identified by the UTRCA.
- Nov.19, 2013 UTRCA provided comments stating they are *satisfied with the geotechnical submission... [and they have] granted a policy exception for this development.*
- December 5, 2013 Notice of Revised Application was circulated to property owners within 120 meters and advertised in the Londoner
- January 21, 2013 Planning and Environment Committee Meeting



Site Plan of Proposed Conceptual Development



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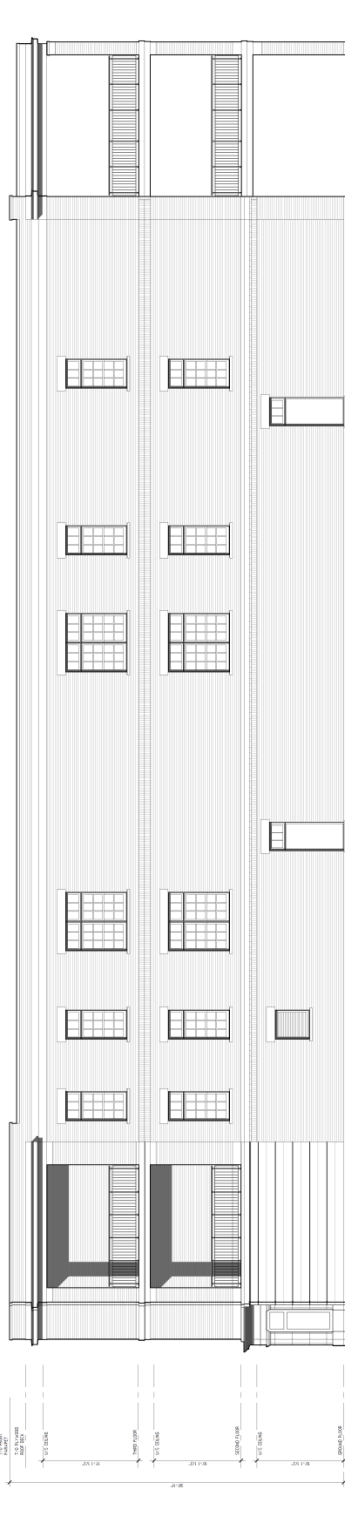
Elevations of Proposed Development Concept



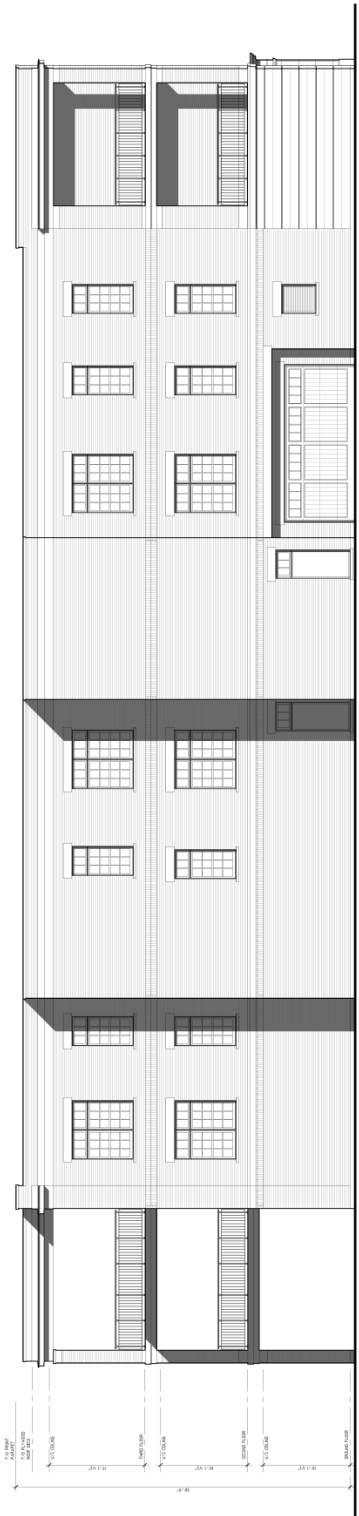
EAST ELEVATION
 PARK'S EDGE
 122 WORTLEY ROAD



FRONT/WEST ELEVATION
 PARK'S EDGE
 122 WORTLEY ROAD



SOUTH ELEVATION
 PARK'S EDGE
 122 WORTLEY ROAD



NORTH ELEVATION
 PARK'S EDGE
 122 WORTLEY ROAD

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Provincial Policy Statement (PPS):

The *Provincial Policy Statement, 2005* (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The PPS promotes healthy, liveable and safe communities by: encouraging efficient development and land use patterns which sustain the financial well-being of the municipality; accommodate an appropriate range and mix of residential, employment and other land uses; and, promoting cost effective standards to minimize land consumption and servicing costs.

The proposed rezoning will allow for the intensification of an existing fully serviced residential lot within an established neighbourhood. Noting that the existing subject parcel is comprised of two former separate residential lots, each containing a detached residential dwelling, it is understood that the subject land is currently underutilized and more so in light of the surrounding lot fabric, where surrounding lands are significantly smaller, narrower and shallower the subject site. A seven-unit apartment building will allow for intensification of an existing residential parcel within an existing community which helps sustain the well-being of the municipality as it facilitates more efficient utilization of existing municipal services. The proposed building includes an elevator and will provide additional housing options for persons with disabilities and people looking to down-size including the elderly.

The proposal satisfies Section 1.1.1 of the PPS which promotes healthy, liveable and safe communities through: efficient development and land use patterns; accommodating an appropriate range and density of residential uses to meet long-term needs; avoiding development and land use patterns which may cause environmental or public health and safety concerns; promoting cost-effective development standards to minimize land consumption and servicing costs; improving accessibility for persons with disabilities and the elderly.

The proposal is also in keeping with Section 1.1.3 of the PPS which requires that *Settlement Areas shall be the focus of growth and their vitality and regeneration shall be promoted*. The PPS recommends that land use patterns within settlement areas shall be based on: densities which efficiently use land and resources; are appropriate for, and efficiently use, the infrastructure and public service facilities and avoid the need for their unjustified and/or uneconomical expansion; and minimize negative impacts on air quality and climate change, and promote energy efficiency as well as a range of uses and opportunities for intensification and redevelopment.

The proposal also conforms with Section 1.4 of the PPS which specifically addresses housing. The subject lands have appropriate levels of infrastructure and public service facilities to provide densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of alternative modes and public transit in areas where it exists or is to be developed.

The proposed rezoning is consistent with the PPS in that it promotes healthy communities through the redevelopment of an underutilized residential lot within a developed area for residential intensification.

Official Plan:

The Official Plan contains Council's objectives and policies to guide the short-term and long-term physical development of the municipality. The policies promote orderly urban growth and compatibility among land uses. While the objectives and policies in the Official Plan primarily relate to the physical development of the municipality, they also have regard for relevant social, economic and environmental matters.

This proposal does not include an amendment to the Official Plan. The subject property is designated Low Density Residential in the Official Plan. The planning objectives for Low Density Residential land use designations have certain criteria which should be maintained, including:

3.1.2 Low Density Residential Objectives

- i) *Enhance the character and amenities of residential areas by directing higher intensity uses to locations where existing land uses are not adversely affected.*

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The proposed Zoning By-law Amendment is in keeping with these planning objectives for the following reasons:

- The development of a seven unit apartment building on the subject property provides an opportunity for infill development within an existing residential area that is compatible with existing and surrounding land uses.
- The proposed redevelopment of these lands would allow for a higher density than currently exists at a location where existing land uses are not adversely affected.
- The subject lands are underutilized and can reasonably accommodate more residential development than what currently exists on the site within the context of the surrounding established residential neighbourhood.
- The proposed low rise building includes design features and materials which enhance the eclectic character of the neighbourhood.

The Official Plan states that primary permitted uses in areas designated Low Density Residential shall include single detached, semi-detached, and duplex dwellings. The Official Plan also permits residential intensification within Low Density Residential designations which exceeds the densities and range of residential unit types in the general Low Density Residential designation.

3.2.3 Residential Intensification

Residential Intensification is a means of providing opportunities for the efficient use of land and encouraging compact urban form. Residential Intensification may be permitted in the Low Density Residential designation through an amendment to the Zoning By-law...

Residential Intensification refers to the development of a property, site or area at a higher density than currently exists on the site through...the development of vacant and/or underutilized lots within previously developed areas. For the purposes of this Plan, development is only considered infill when it occurs on vacant or underutilized sites within an established residential neighbourhood. Underutilized sites are defined as those sites that can reasonably accommodate more residential development than what currently exists on the site within the context of the surrounding established residential neighbourhood.

The subject property is located in Wortley Village, within a well-established low density residential area. The neighbourhood has an eclectic mix of uses, architectural styles, and building form. Residential uses include: purpose-built single detached dwellings; converted dwellings ranging from one to two-and-a-half-storeys; and 3-storey apartment buildings. The proposed density is appropriate for this infill development given the location of the property and character of the neighbourhood.

3.2.3.2 Density & Form

Within the Low Density Residential designation, Residential Intensification...will be considered in a range up to 75 units per hectare. Infill housing may be in the form of... low rise apartments. Zoning By-law provisions will ensure that infill housing projects recognize the scale of adjacent land uses and reflect the character of the area.

This Zoning By-law Amendment application is recognized as infill housing and therefore a low-rise apartment form of building at a net density of 43 units per hectare with a 43.4% landscaped open space may be considered as a means of creating higher intensity residential uses to a location where existing land uses are not adversely affected.

In accordance with Section 3.7 of the Official Plan, staff completed a Planning Impact Analysis which was used to evaluate this application to determine the appropriateness of a proposed change in land use, and to identify ways of reducing any adverse impacts on surrounding uses. The following criteria were reviewed by municipal staff:

- *Compatibility of proposed uses with surrounding land uses;*
- *the size and shape of the parcel of land on which a proposal is to be located, and the ability of the site to accommodate the intensity of the proposed use;*
- *the supply of vacant land in the area which is already designated and/or zoned for the proposed use;*

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**File: Z-8183
Planner: A-B Watson**

- *proximity of proposal to public open space and recreational facilities, community facilities, and transit services, and the adequacy of these facilities and services;*
- *the height, location and spacing of any buildings in the proposed development, and any potential impacts on surrounding land uses;*
- *the extent to which the proposed development provides for the retention of any desirable vegetation or natural features that contribute to the visual character of the surrounding area*
- *the exterior design in terms of the bulk, scale, and layout of buildings, and the integration of these uses with present and future land uses in the area; and*
- *the potential impact of the development on surrounding natural features and heritage resources; and constraints posed by the environment.*

The applicant provided a Compatibility Report in support of the proposed development in accordance with Section 3.2.3.4 of the Official Plan. Staff considered the report as part of the impact analysis and find the proposal to be sensitive to, compatible with, and a good fit within, the existing surrounding neighbourhood based on both the existing and proposed built form, massing and architectural treatments. The criteria have been evaluated throughout this report.

13. Properties of Cultural Heritage Value or Interest

Properties of cultural heritage value or interest include buildings or structures, either individually or in groups, which are considered by Council to be of cultural heritage value or interest at the community, regional, provincial, or national level. Archaeological sites, cultural landscapes and historical sites are also included.

The subject property was not identified as a being of cultural heritage or interest and has not been included in the City of London Inventory of Heritage Resources. Therefore this application is not subject to Section 13 of the Official Plan. The property is however part of the draft Wortley Village Heritage Conservation District Plan area, which, if adopted by City Council, will establish policies and regulate development in the Heritage Conservation District.

Noting that the Wortley Village Heritage Conservation District has not yet been adopted it is therefore still formally in the draft stage. The study has been compiled with significant public input and area analysis. In the study undertaken for the proposed district, the property has been evaluated as a “C” property. Such “C” ratings describe properties as those in which:

- i) the form and missing of the building belong to a historical family of buildings, and/or
- ii) the building is a good example of a modest design representing the area or regulated in many locations.

Comments received with respect to this Zoning By-law Amendment application strongly relate to the area’s heritage. Staff offer the follow review of the proposed application considering the spirit and intent of the draft Wortley Village Heritage Conservation District.

Draft Wortley Village Heritage Conservation District

**the following policies are for consideration only as they had not been approved by Council at the time this application was received*

***4.1.1 Residential Area**

The residential area of the district is primarily low density, with building heights ranging from one to two-and-a-half storeys. Front yard setbacks within the residential area are generally uniform, and there are no front (attached) garages...

This application seeks to maintain the residential amenity and human scale by ensuring that the low rise, low density residential character remains dominant. While the 3-storey building is a slight departure from the 2.5-storey described in this section the site layout, including enclosed of parking, building location and massing are in keeping with the character area and are not seen to have a negative impact on existing residential uses.

***4.4 New Development**

Within the heritage conservation district boundary, there are some sites where new buildings could be constructed (that are either vacant or underutilized) without the demolition of existing structures...

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File: Z-8183
Planner: A-B Watson

It is feasible new buildings could be constructed on this underutilized property without the demolition of existing structures however; the proposed building form respects, and is compatible with, the heritage character of the Wortley Village-Old South area, through attention to height, built form, massing, setbacks, and specific attention to building material and other architectural elements such as doors, windows, roof lines.

***8.3.3.1 Recommended Practices and Design Guidelines**

- a) *Match setback, footprint, size and massing patterns of the area, particularly to the immediately adjacent neighbours. Match façade pattern of street or of “street wall” for solids and voids, particularly ensure the continuity of the street wall where one exists.*
- b) *Setbacks of new development should be consistent with adjacent buildings. Where setbacks are not generally uniform, the new building should be aligned with the building that is most similar to the predominant setback on the street.*
- c) *New buildings and entrances must be oriented to the street and are encouraged to have architectural interest to contribute to the visual appeal of the district.*
- d) *Respond to unique conditions or location, such as corner properties, by providing architectural interest and details on both street facing façades.*
- e) *Use roof shapes and major design elements that are complementary to surrounding buildings and heritage patterns.*
- f) *Respond to continuous horizontal patterns along the street such as roof lines, cornice lines, and the alignment of sills and heads of windows and doors.*
- g) *Size, shape, proportion, number and placement of windows and doors should reflect common building patterns and styles of other buildings in the immediate area.*
- h) *Use materials and colours that represent the texture and palette of the Wortley Village-Old South area.*
- i) *Where appropriate, incorporate in a contemporary way some of the traditional details that are standard elements in the principal façades of properties in the Wortley Village-Old South area. Such details as transoms and sidelights at doors and windows, covered entrances, divided light windows and decorative details to articulate plain and flat surfaces, add character that complements the original appearance of the neighbourhood and add value to the individual property.*
- j) *New buildings should not be any lower in building height than the lowest heritage building on the block or taller than the highest heritage building on the same block.*

This application, while not reviewed under the above policies, is considered to be consistent with the character of the neighbourhood which includes an eclectic mix of uses, architectural styles, and building form. Neighbouring uses include: residential and converted dwellings range from one to two-and-a-half-storeys; apartment and converted office buildings generally 3-storeys in height, clad primarily in brick. The provision of a front building setback being consistent with adjacent buildings and indoor parking will match and ensure the continuity of the street wall along Wortley Road.

Zoning:

The Zoning By-law is a comprehensive document used to implement the policies of the Official Plan by regulating the use of land, the intensity of the permitted use, and the built form. This is achieved by applying various zones to all lands within the City of London which identify a list of permitted uses and regulations that frame the context within which development can occur. Collectively, the permitted uses and regulations assess the ability of a site to accommodate a development proposal. It is important that all three criteria of use, intensity and form must be considered and deemed to be appropriate for the approval of any development proposal.

6.1 General Purpose of the R2 Zone

The R2 Zone variation provides for and regulates low density residential development in the form of single detached dwellings, semi-detached dwellings, duplex dwellings and two unit converted dwellings. There is no main Residential R2 Zone variation but rather 6 variations that are differentiated on the basis of site requirements.

The current R2-2 Zone variation permits the existing converted dwelling located on the subject property. As previously described, having formerly been two separate residential lots, the

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File: Z-8183
Planner: A-B Watson

subject property is considered to be underutilized, and therefore, under the residential infill policies a higher density and form of residential use may be considered.

12.1 General Purpose of the R8 Zone

The Zone provides for and regulates medium density development in the form of low rise apartment buildings which will vary in form depending on adjacent land uses, but in no case shall exceed 16 metres (52.5 feet) in height. Heights over the 13 metres (42.7 feet) noted in Table 12.3 shall be site specifically applied on the Zoning Maps. The zone variations are differentiated on the basis of coverage and density.

Permitted Uses within the R8 Zone categories include: apartment buildings; handicapped persons apartment buildings; lodging house class 2; stacked townhousing; senior citizen apartment buildings; emergency care establishments; continuum-of-care facilities. While the R8 Zone category allows for medium density development in the form of low rise apartment buildings an R8 (R8-4) Zone can be considered for residential infill development on the subject lands. The subject site can accommodate the proposed use and intensity of development. The requested Special Provisions are to allow a form of development that works with the site rather than overdevelopment of the site, taking into account, the shape of the parcel; close proximity to a slope; and considering the front setback distances of existing neighbouring buildings along Wortley Road.

The chart below illustrates how the subject property compares with both the R2-2 and R8 Zone requirements.

	R2-2	R8-4 Requirements	Subject Site
Min. Lot Area:	360m ²	1,000m ²	1,637m ²
Lot Frontage:	9m	30m	31m
Max Lot Coverage	45%	40%	39.3%
Max Height:	9.0m - 10.5m	13.0m	11.88m
Density:	N/A	75 units per hectare	43 units per hectare

The request to change the zoning of the subject lands from a Residential R2 (R-2) to a Residential R8 (R8-4(_)) Zone is appropriate in that it allows for infill residential development of an existing residential lot, which due to the proposed low-rise apartment building form, and conceptual design, is at an appropriate intensity for the site. The proposed higher density, form and increased building height of development are appropriate for the subject lands and are not expected to cause any negative impacts on neighbouring land uses, in particular other existing residential lands.

CONCLUSION

Staff is recommending approval of the proposed application. The proposal is consistent with the policies of the Provincial Policy Statement, 2005, which promote healthy, liveable and safe communities by accommodating an appropriate range and mix of residential uses and is in keeping with the policies of the City of London Official Plan relating to the scale and form of uses and objectives of the Low Density Residential designation. The reduced setback will have no negative effects on the surrounding area and creates the opportunity for infill residential development on an existing underutilized residential parcel.

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File: Z-8183
Planner: A-B Watson

PREPARED BY:	REVIEWED BY:
AMADNA-BREA WATSON, MCIP, RPP PLANNER II, COMMUNITY PLANNING AND DESIGN	MICHAEL TOMAZINCIC, MCIP, RPP MANAGER, PLANNING REVIEW COMMUNITY PLANNING AND DESIGN
SUBMITTED BY:	RECOMMENDED BY:
JIM YANCHULA, MCIP, RPP MANAGER, COMMUNITY PLANNING AND DESIGN	JOHN M. FLEMING, MCIP, RPP MANAGING DIRECTOR, PLANNING AND CITY PLANNER

December 16, 2013

AW

"Attach"

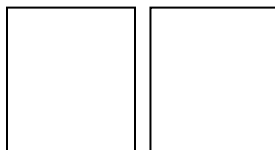
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File: Z-8183
Planner: A-B Watson

Responses to Public Liaison Letter and Publication in “Living in the City”

<u>Telephone</u>	<u>Written</u>
John Herbert, 87 Askin Street	Cary Berger and Monica Toth, 14 Teresa St.
Dave Hutchison, 171 Bruce Street	Dixie Martin, 51 Craig Street
Judy Harrigan, 101 Wortley	Keith Griffiths, 12 Teresa street
Annetta Deleeuw, 85 Wortley Road	Lorrie Miller, 120 Wortley Road
Daryl Edkins, 126 Wortley	Brian & Annette Deleeuw, 85 Wortley Road
	Greg Yarrow, 108 Askin Street



File: Z-8183
Planner: A-B Watson

From: Cary and Mo [REDACTED]
Sent: Wednesday, May 22, 2013 8:27 PM
To: Watson, Amanda-Brea
Subject: Notice of Application, Z-8183

We at 14 Teresa Street are absolutely opposed to this proposal. This type of structure, no matter how it's designed, will only act to water down the uniqueness of Wortley Village – a community which prides itself on our historical neighbourhood. We also do not need more traffic on that section of Wortley, which is already too busy.

If the city is allowed to change the by-law to allow such a building, you might as well open it up to Wal Mart and 7-11.

Cary Berger and Monica Toth
 14 Teresa Street
 London Ontario

From: [REDACTED]
Sent: Tuesday, June 04, 2013 10:12 AM
To: Watson, Amanda-Brea
Subject: Application Z-8183

Dear Ms. Watson,

I recently received the above application to change the property at 122 Wortley Rd. from Z-1 (R2-2) to (R8-4) to allow a 3 storey 7 unit apt./condo. This area is comprised of one and two storey family homes and I feel this change is not in keeping with the neighbourhood.

In this area neighbours have met on several occasions to have this area become a heritage conservation district. I realize this application has been made before this has been achieved, but feel it shows the desire of my neighbours to retain the streetscape of the street and homes as they are. Thank You.

From:
 Dixie Martin
 51 Craig St. S

From: keith griffiths [REDACTED]
Sent: Wednesday, May 22, 2013 7:49 PM
To: Watson, Amanda-Brea
Subject: Z-8183

Dear Ms. Watson,

I am writing to express my profound opposition to the proposed amendment to the zoning by-law that would allow a 7 unit apartment building to be built on Wortley Road near Craig Street.

A building of that type would be *ridiculously* out of keeping with that part of Wortley road, and with the general appearance and character of Wortley village. A successful application would open the door to many more such requests from others who just happen to be sitting on large lots and see \$\$ signs instead of a sense of community and heritage. Once we have made one exception, the precedence is set. One need only look to the problems that are now being faced by residence in the Blackfriars area. Before long, the village would lose its unique character and become just another suburb and I would fear that as yet unidentified heritage homes or homes of unique character would be junked in favour of high-density housing units.

Yours truly,
 Keith Griffiths,
 12 Teresa street

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**File: Z-8183
Planner: A-B Watson**

Attention: Amanda-Brea Watson

Re: In Protest of the Zoning change request for 122 Wortley Road

Wortley Village.

Wortley Village was named "One of Canada's Coolest Neighbourhoods" by EnRoute Magazine. We have a very good thing here.

The word village connotes images of quieter times. It is a village, by all meaning of the word. It is a unique place, where the friendly faces of shop keepers, bakers, cafe baristas and bartenders, greet you with warm smiles and waves. Where the mundane task of groceries or dry-cleaning, are seemingly made pleasant by the quaint street-scape and the clean sidewalks. There are only a few areas in London that provide a village atmosphere, with the charm for making everyone feel welcome and at home. It is a place where you can escape the hustle and bustle of busy malls and traffic and return to a quieter time.

As a local resident, I am deeply concerned about the rezoning of 122 Wortley Rd. on four specific counts; historically, aesthetically, environmentally and personally.

In terms of the history of the area, one needs only to look at the many churches, and many lovingly restored and cared for homes in the Village core. The famous sketch by Edwin Whitefield (1855) shows the view of the city from Askin Hill, on Wortley road, just meters from the site in question. The sketch was done in 1855, during the incorporation of the city of London. It is my understanding that the city of London has already had a number of readings regarding the Heritage District designation for Wortley Village. Upon reviewing the proposals for the Heritage designation, the general impression is that this new large scaled multi-unit dwelling does not fit into the present neighbourhood.

As mentioned in the Wortley Village -Old South Heritage Conservation District guidelines and recommendations, this is a particularly unique area of London, with some key historical buildings, and a low profile street-scape and design that speaks of days gone by.

The zoning change that would permit a multi-unit dwelling, in place of a 1920's bungalow, on a street scape consisting of mainly R-1 and R-2 residences, flies in the face of everything that we have worked for to preserve this unique and historically significant part of London. The east side of Wortley Rd. consists of mainly small scale homes. My neighbours and I have, and continue to invest in maintaining these properties. We see value in the character of the homes, and the character of the area. A tall, three-story building, with a flat roof, a large paved driveway and outside space for accessible parking does not fit in with the size, scale, and design of the homes in the neighbourhood. The overall design of the building is in direct contrast to the charm of the current streetscape with its picturesque view of peaked and spired rooftops.

In addition to the concerns about the appearance of a large building and its accompanying large pavement area, there are some serious environmental issues that must not be overlooked. The sloped land on the northern-most portion of the property is unstable, and often gives way to falling and dying trees. The watershed/drainage for the top of Askin hill runs directly down to the flood plain, into the

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**File: Z-8183
Planner: A-B Watson**

river and towards the community garden. The run-off would carry any residual oil and gasoline from the driveway towards the flood plain.

Furthermore, the slope's ridge is very vulnerable to erosion, and one can see ongoing forestry succession. A parking lot and large driveway would have a negative impact on the stability of the slope, as the rate of erosion would be significantly increased, due to water accumulation across pavement rushing off, instead of being naturally absorbed into the current vegetation and lawn.

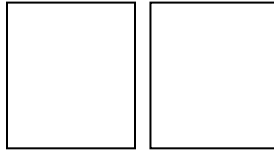
The construction of a large building on the site of the late Lance McKenny's home would be a sad change for many of us. Lance and his wife lived there for many, many years, and lovingly cared for their property. Their one floor bungalow has stunning original leaded glass windows, as well as leaded glass panels and gorgeous wood floors inside the home.

I am the proud owner of 120 Wortley Rd. (NW ravine side) and would be duly impacted by this construction. The apartment balcony views, as named in the building proposal, would look directly over the decks and gardens at 120 Wortley Rd., taking away any privacy, as they look down upon the property from their perch above. In the same way, the neighbours directly to the south of 122 Wortley Rd., would also lose their view of the ravine and Thames Park, as well as the privacy they currently enjoy in their backyards. Not only will the view be impacted at 120 Wortley Rd., but the current state of the lawns, gardens and vegetation will be adversely affected by the loss of the southeast sun exposure. Additionally, the designated driveway, accessible parking and path would also be on the north side. The proposed 5 foot wood fence and noise of ongoing cars in and out, would be a disruptive contrast to the peaceful and private setting which presently exists at 120 Wortley Rd.

Ultimately, for the above-mentioned reasons and many more, great care should be taken when considering this zoning change request and building design proposal. The decision will impact one of London's most unique treasures. It is the City's responsibility to the people of London, to protect those things that make our city unique and appealing. I trust that City Council and the Honourable Mayor, Joe Fontana, will look after the needs of Wortley Village and its residents.

Thank you,

Lorrie Miller



File: Z-8183
 Planner: A-B Watson

From: Greg Yarrow [mailto:████████████████████]
Sent: Tuesday, May 28, 2013 12:24 PM
To: Watson, Amanda-Brea
Subject: FW: Notice of Application to Amend Zoning By-Law #Z-8183

Dear Ms Watson,

Thank you for your notice to area residents regarding this amendment request dated May 21, 2013.

My wife and I object to the proposed change for the following reasons:

1. Traffic congestion and hazard:

It is almost getting to the point that a traffic light will be required at the corner of Wortley Rd and Craig St/Askin St. On more than one occasion, usually afternoon rush hour, our car –heading east or west - has nearly been struck by a second vehicle tailgating a leading vehicle – southbound - which had made a legitimate stop and go. A traffic light would take away substantially from the “Wortley Village” environment. The proposed site would generate more traffic.

A 7 unit apartment would add more vehicles entering and exiting onto a busy street and very near the bend in the street, where southbound vehicles commonly exceed the speed limit as they come up the hill from Stanley St/York St. Exiting vehicles from the proposed site would also face exiting vehicles from the busy businesses, e.g. Wellness Centre, on the west side of the street.

As well, a 7 unit apartment building would require commercial garbage disposal that would mean at least a weekly pick-up by a large garbage truck. The truck would have to enter the site facing forward, and then exit the site backing out onto Wortley Rd, as the site does not seem to be large enough for such a vehicle to turn around in. The added noise would cause annoyance and health problems for people with fibromyalgia, as my wife has.

2. Natural environment, park encroachment:

A large 3 story apartment building would require a structural footprint that would require damaging the park ravine and mature trees in the process of digging and buttressing the foundation.

The current apartment units on Craig are well set back from the ravine and do not take away from the sense of escaping the built environment that the park currently affords on site lines southward. The proposed 3 storey unit would be a blot on the landscape.

3. Wortley Village aesthetic and demographics.

Wortley Village works because of its diverse demographics which are related to the diversity of existing housing stock. Detached homes house retired couples such as us; and families with children ranging from babes in arms to teenagers. Duplex and converted dwellings house students and working singles. So far so good.

Yet, the full impact of the new condominium at Worley/Bruce is still to be determined as units and storefronts remain unsold or leased. The addition of 7 more apartments could mean a more transient demographic which would tilt the working balance the neighbourhood currently enjoys.

4: Restricting other uses:

Also the proposed aptmnt unit would remove the possibility of the dwelling being converted into a boutique with attached residence that could encourage pedestrian traffic northward and make it easier for the commercial area at York and Stanley to become more integrated with the rest of Wortley Village.

In conclusion we are not opposed to the owners of 120 Wortley Rd to profit from the ownership of this site within the limits of the existing zoning by-law. Unfortunately it is a true but sad fact of capitalism that “externalities” are, by definition, excluded from the determination of profit/loss. The most common externality is pollution, but the disruption of a vibrant neighbourhood, as outlined in our points above, are also externalities that zoning by-laws are designed to protect against. We are calling on the protection of that by-law now.

Sincerely,

Greg Yarrow
 Welwyn Wilton Katz
 108 Askin St.

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File: Z-8183
Planner: A-B Watson

**Bibliography of Information and Materials
Z-8183**

Request for Approval:

City of London Zoning By-law Amendment Application Form, completed by Brian Baillargeon and Peter Jones, May 3, 2013

Reference Documents:

Ontario. Ministry of Municipal Affairs and Housing. *Planning Act, R.S.O. 1990, CHAPTER P.13*, as amended.

Ontario. Ministry of Municipal Affairs and Housing. *Provincial Policy Statement*, March 1, 2005.

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

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

Zelink Priamo Ltd. *Planning Justification Report*, April 2013.

Zelink Priamo Ltd. *Urban Design Brief*, April 2013.

Ron Koudys Landscape Architect Inc. *Tree Preservation Report*, May 2, 2013.

Whitney Engineering Inc. *Sanitary Sewer Analysis*, April 23, 2013.

Golder Associates. *Slope Stability Assessment*, January 11, 2013.

Golder Associates. *Response to UTRCA Comments*, July 19, 2013.

Correspondence: (all located in City of London File No. Z-8183 unless otherwise stated)

City of London -

Killen K., City of London Community Planning and Design, Urban Design. Memo to A.-B. Watson. May 29, 2013.

Clavet Y., City of London Environmental & Engineering Services - Storm Water Unit. E-mail to A.-B. Watson. June 7, 2013.

Postma R., City of London Urban Forestry. Email to A.-B. Watson. May 24, 2013.

Masschelein B., City of London Wastewater and Drainage Engineering Division, Environmental & Engineering Services Department. Email to A.-B. Watson. June 5, 2013.

Departments and Agencies -

McLean M., UDPRP. Memo to M. Doornbosch. May 15, 2013.

Raffoul L., Bell Canada. Letter to A.-B. Watson. May 31, 2013

Creighton C., UTRCA. Various e-mails to A.-B. Watson. May 23 to November 19, 2013.

Mercier B., LACH. Letter to A.-B. Watson. July 31, 2013.

Dalrymple, D., London Hydro. Memo to A.-B. Watson. May 22, 2013.

Other:

Site visit June 14, 2013 and photographs of the same date.

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File: Z-8183
Planner: A-B Watson

Appendix "A"

Bill No. (number to be inserted by Clerk's Office)
 2014

By-law No. Z.-1-14_____

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 122 Wortley Road.

WHEREAS Brian Baillargeon & Peter Jones have applied to rezone an area of land located at 122 Wortley Road, as shown on the map attached to this by-law, as set out below;

AND 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 122 Wortley Road, as shown on the attached map comprising part of Key Map No. A107, from a Residential R2 (R2-2) Zone to a Residential R8 Special Provision (R8-4(_)) Zone.
- 2) Section Number 12.4 of the Residential R8 (R8-4(_)) Zone is amended by adding the following Special Provision:

R8-4(_)	122 Wortley Road	
a)	Regulations	
	i) Setback from (south) interior side yard (Minimum)	2.5 metres
	ii) Setback from (north) interior side yard (Minimum)	4.07 metres

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 January 28, 2014.

Joe Fontana
 Mayor

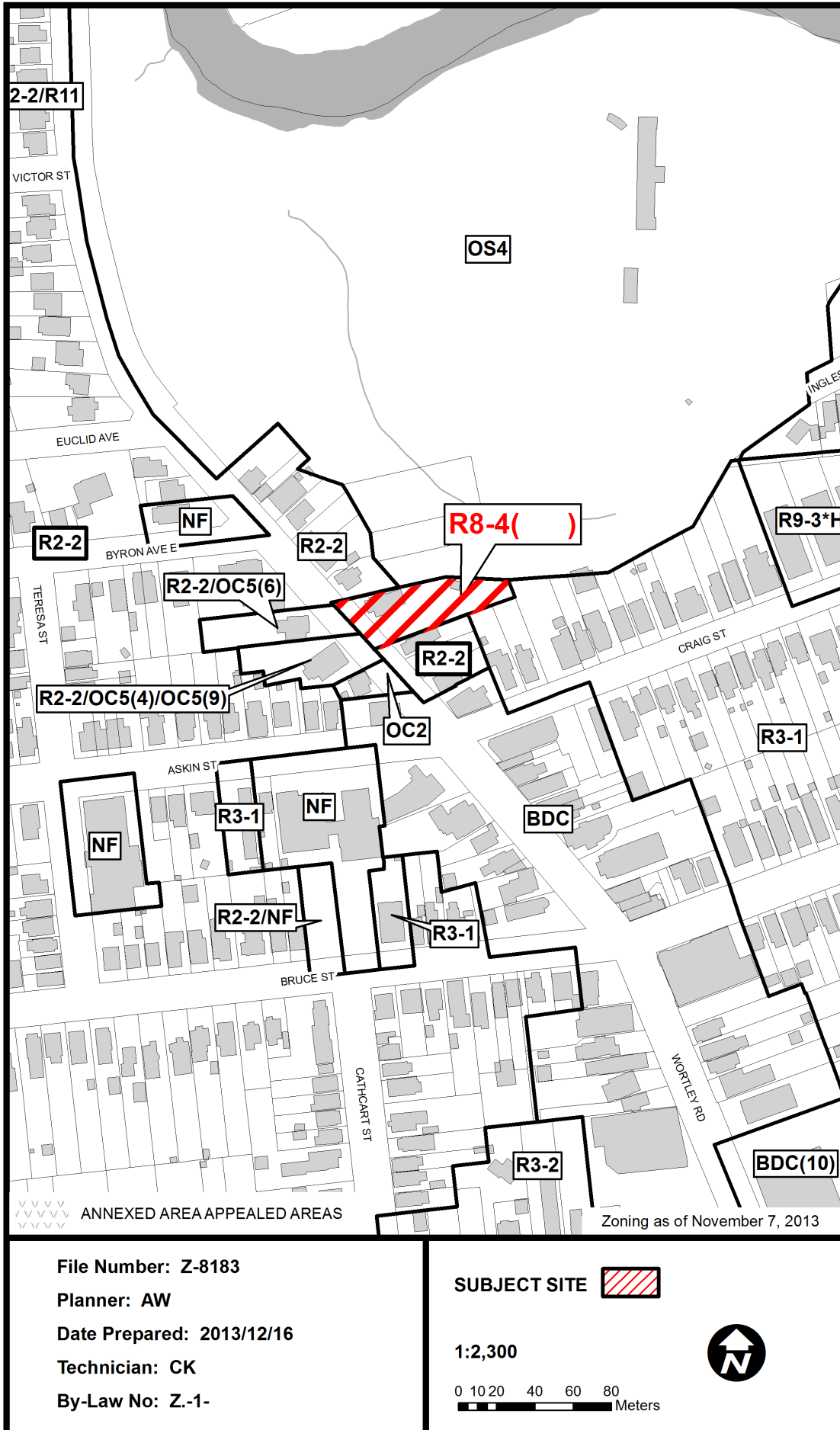
Catharine Saunders
 City Clerk

First Reading - January 28, 2014
 Second Reading - January 28, 2014
 Third Reading - January 28, 2014

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File: Z-8183
Planner: A-B Watson

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



Geodatabase