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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 Holding Residential R8 Special Provision (h-18•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 concrete pedestrian walkway along the northern building edge to improve pedestrian access to the eastern/rear amenity space;
 - iv) Providing a concrete pedestrian walkway along the southern building edge from the side/southern entrance door(s) to the eastern/rear yard and providing landscaping within the remainder of the south yard;
 - v) The use of a stone base on the apartment building that will be complementary to the existing streetscape;
 - vi) The inclusion of outdoor rear-yard amenity space east of the apartment building to ensure future residents have an area to enjoy the park like setting, particularly in the rear of the property;
 - 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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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 Holding Residential R8 Special
Provision (h-18●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.

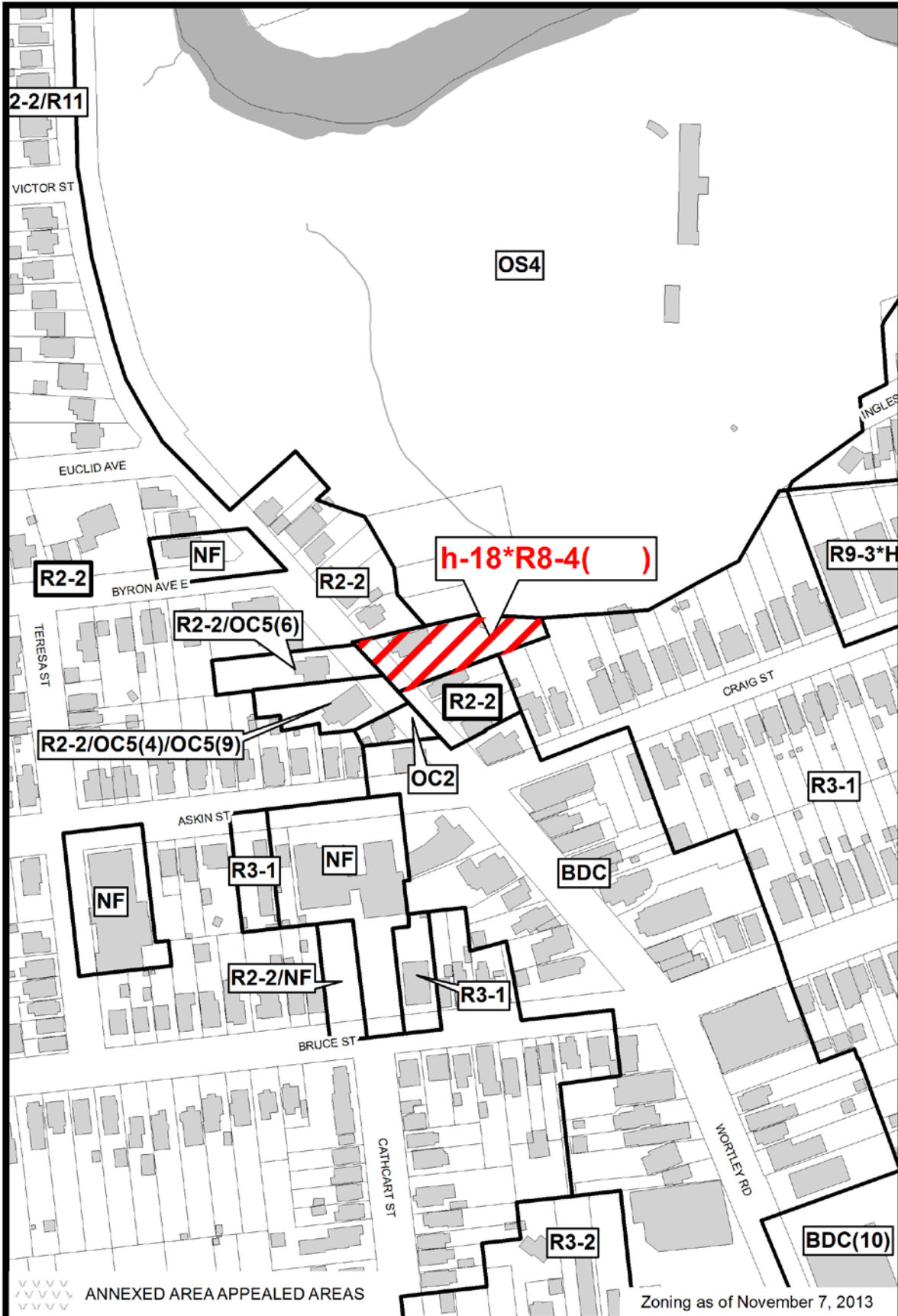
Joe Fontana
Mayor

Catharine Saunders
City Clerk

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

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



File Number: Z-8183
 Planner: AW
 Date Prepared: 2014/01/14
 Technician: CK
 By-Law No: Z.-1-

SUBJECT SITE 

1:2,300

0 10 20 40 60 80 Meters 

