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File: Z-8274  
Planner: Mike Davis

<b>TO:</b>	<b>CHAIR AND MEMBERS PLANNING &amp; ENVIRONMENT COMMITTEE</b>
<b>FROM:</b>	<b>JOHN M. FLEMING MANAGING DIRECTOR, PLANNING AND CITY PLANNER</b>
<b>SUBJECT:</b>	<b>APPLICATION BY: HOMES UNLIMITED INC. 77 TECUMSEH AVENUE WEST PUBLIC PARTICIPATION MEETING ON FEBRUARY 4, 2014</b>

<b>RECOMMENDATION</b>
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That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the application of Homes Unlimited Inc. relating to the property located at 77 Tecumseh Avenue West:

- (a) the proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting on February 11, 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 Holding Residential R8 Special Provision (h-5•h-149•R8-4(21)) Zone which permits a maximum of 22 residential dwelling units in the public school building as it existed at the time of passing the by-law subject to holding provisions which require a public site plan review and confirmation of stormwater management servicing capacity, **TO** a Holding Residential R8 Special Provision (h-149•R8-4(\_)) Zone to permit a maximum of 22 residential dwelling units in a purpose designed 2-storey apartment building with a reduced exterior yard setback of 6.4 metres subject to a holding provision to ensure sufficient stormwater capacity is available, and a Residential R1 Special Provision (R1-3(4)) Zone which permits single detached residential dwellings with special provisions to allow for reduced front, exterior and interior yard setbacks;
- (b) the Site Plan Approval Authority **BE REQUESTED** to implement, through the site plan approval process, development of the subject property which is consistent with the Site Plan and Elevation Drawings attached hereto as Appendix "B" to this report, particularly with regard to the following:
  - i) the positioning of the building at the street corner across from the public park to create a defined street edge on Tecumseh and Winston Avenue;
  - ii) employing built form and architectural treatments that are sympathetic to the existing residential dwellings in the neighbourhood to create a compatible form of development;
  - iii) including the various recesses and protrusions along the building facade that mimic the rhythm of existing residential development;
  - iv) varying the materials, colours and architectural detail on the individual facades to add further interest to the streetscape;
  - v) minimizing the appearance of blank walls by incorporating a combination of architectural articulation, windows, doors, canopies, porches and/or other creative techniques into building facades that are visible from the public streets;
  - vi) providing a low landscape wall and enhanced planting to screen the parking lot along the Tecumseh Ave West property line; and
  - vii) visually integrating the building into the landscape, through a combination of foundation planting beds, paving, sitting areas, landscape walls and/or other suitable landscape elements or treatments, particularly to the north and west of the proposed building.

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**PREVIOUS REPORTS PERTINENT TO THIS MATTER**

**April 9, 2013 Report to Planning and Environment Committee – 77 Tecumseh Avenue West (Z-8136)** – This report recommended approval of a Zoning By-law amendment application intended to facilitate the conversion of the former Manor and Highland Park Public School to a 28 unit affordable housing apartment building and to allow for the future creation of ten (10) single detached dwelling lots on the subject lands. This report also recommended the consideration of a series of design issues through the Site Plan approval process and that an h-5 holding provision be placed on the subject lands to require a public site plan review. This matter was subsequently referred back to Staff for further consultation with the applicants and to consider a lower density.

**April 30, 2013 Report to Planning and Environment Committee – 77 Tecumseh Avenue West (Z-8136)** – Tabled subsequent to Council’s April 16, 2013 referral back to Staff, this report recommended approval of a revised Zoning By-law intended to facilitate the conversion of the former Manor and Highland Park Public School to a 22 unit affordable housing apartment building and allow for the future creation of twelve (12) single detached dwelling lots on the subject lands. This report recommended similar design issues be considered through the Site Plan approval process but directed access to be provided from Tecumseh Avenue as opposed to Forbes Street as was proposed previously.

**PURPOSE AND EFFECT OF RECOMMENDED ACTION**

The purpose and effect of the requested Zoning By-law amendment is to facilitate the demolition of the former Manor and Highland Park Public School and the construction of a 2-storey purpose-designed apartment building containing 22 affordable housing units, and three future single detached dwelling lots.

**RATIONALE**

- i) The recommended amendment is consistent with the policies of the *Provincial Policy Statement (PPS), 2005*, which promote intensification, redevelopment and compact form in appropriate locations in order to minimize land consumption and servicing costs and provide for a range of housing types and densities to meet projected requirements of current and future residents;
- ii) The recommended amendment is supported by the objectives of the City of London Official Plan which encourage infill residential development in residential areas where it has been demonstrated that the proposed development maintains or enhances the character of the surrounding residential neighbourhood and where suitable municipal services and infrastructure are available;
- iii) The City has previously approved a zoning by-law amendment to facilitate intensification on the subject lands through the conversion of the existing Manor Park Public School (Z-8136). The recommended amendment will allow for a built form which better complements the surrounding built environment and achieves a variety of urban design objectives provided in the City of London Official Plan;
- iv) The proposed Holding Residential R8 Special Provision (h-149•R8-4( )) Zone will implement the residential intensification policies provided for Low Density Residential areas of the City of London Official Plan;
- v) The proposed development satisfies the public site plan and urban design criteria provided by the City of London Official Plan in considering applications for intensification and infill.

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<b>BACKGROUND</b>
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<b>Date Application Accepted:</b> October 18, 2013	<b>Agent:</b> Malcolm Ross
<p><b>REQUESTED ACTION:</b> Change the zoning of the subject property <b>FROM</b> a Holding Residential R8 Special Provision (h-5•h-149•R8-4(21)) Zone which permits a maximum of 22 residential dwelling units in the public school building as it existed at the time of passing the by-law, <b>TO</b> a Holding Residential R8 Special Provision (h-149•R8-4(_)) Zone to permit a maximum of 22 residential dwelling units in a purpose designed 2-storey apartment building with a reduced exterior yard setback of 6.4 metres, and a Residential R1 Special Provision (R1-3(4)) Zone which permits single detached residential dwellings.</p>	

<b>SITE CHARACTERISTICS:</b>
<ul style="list-style-type: none"> <li>• <b>Current Land Use</b> – Vacant Elementary School</li> <li>• <b>Frontage</b> – 103.7 metres</li> <li>• <b>Depth</b> – 67 metres</li> <li>• <b>Area</b> – 0.87 hectares</li> <li>• <b>Shape</b> - irregular</li> </ul>

<b>SURROUNDING LAND USES:</b>
<ul style="list-style-type: none"> <li>• <b>North</b> - Municipal Park (Murray Park), and single detached dwellings</li> <li>• <b>South</b> - single detached dwellings</li> <li>• <b>East</b> - single detached dwellings</li> <li>• <b>West</b> - single detached dwellings</li> </ul>

<b>OFFICIAL PLAN DESIGNATION:</b> (refer to Official Plan Map on page 5)
<ul style="list-style-type: none"> <li>• Low Density Residential</li> </ul>
<b>EXISTING ZONING:</b> (refer to Zoning Map on page 6)
<ul style="list-style-type: none"> <li>• Holding Residential R8 Special Provision (h-5•h-149•R8-4(21)) Zone</li> </ul>



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**Aerial Photo Location Map**

File No.: Z-8274

MD

Date Prepared: 2014/01/03

CK

SCALE: 1:2,500



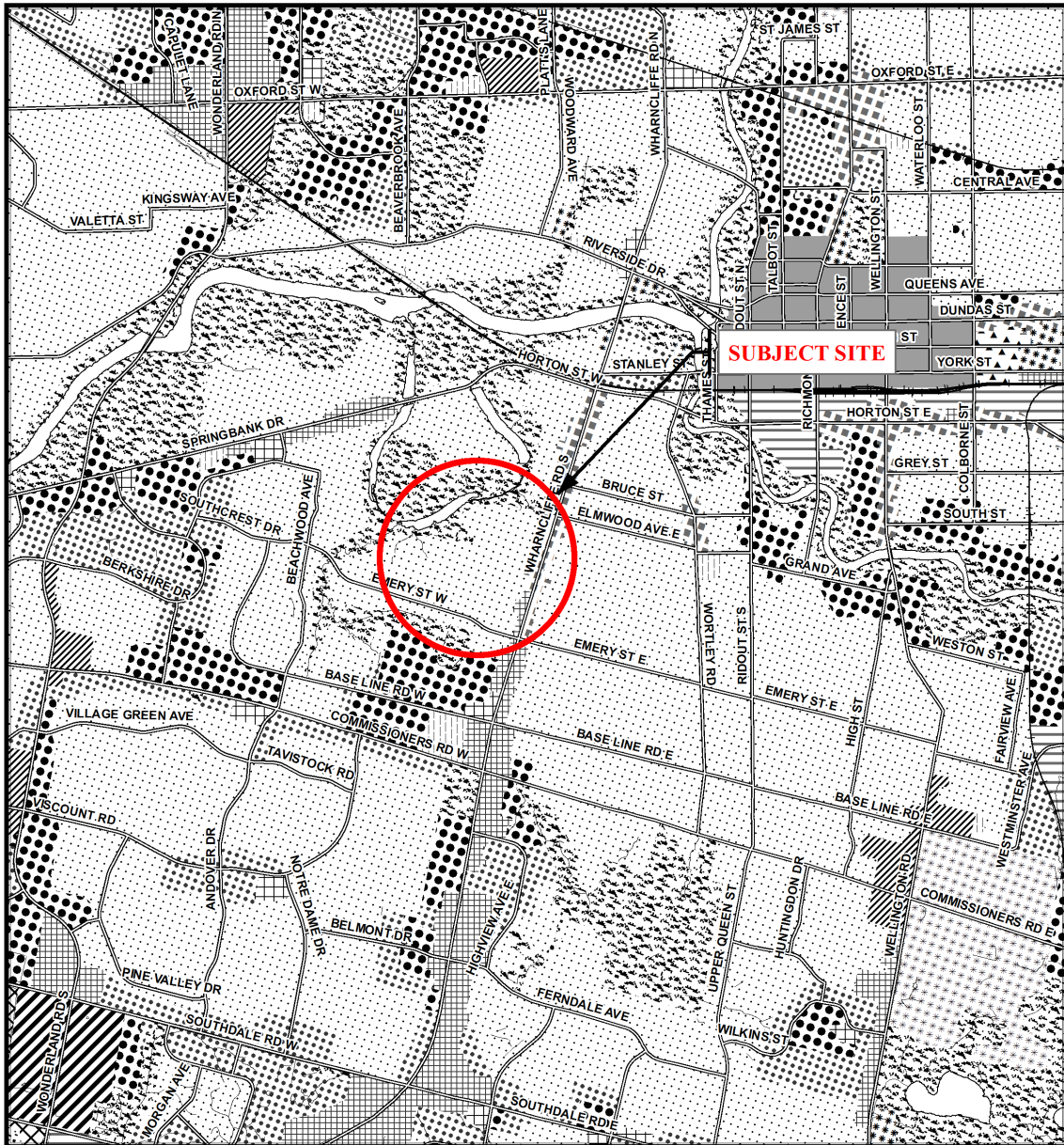
Prepared by : Graphics & Information Services, Planning Division, Corporation of the City of London  
Photography based on April 2010 flight info.

Note: Parcel linework, when shown, is not for official or legal use.



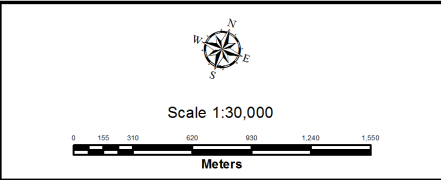
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Legend			
	Downtown		Office Business Park
	Enclosed Regional Commercial Node		General Industrial
	New Format Regional Commercial Node		Light Industrial
	Community Commercial Node		Regional Facility
	Neighbourhood Commercial Node		Community Facility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

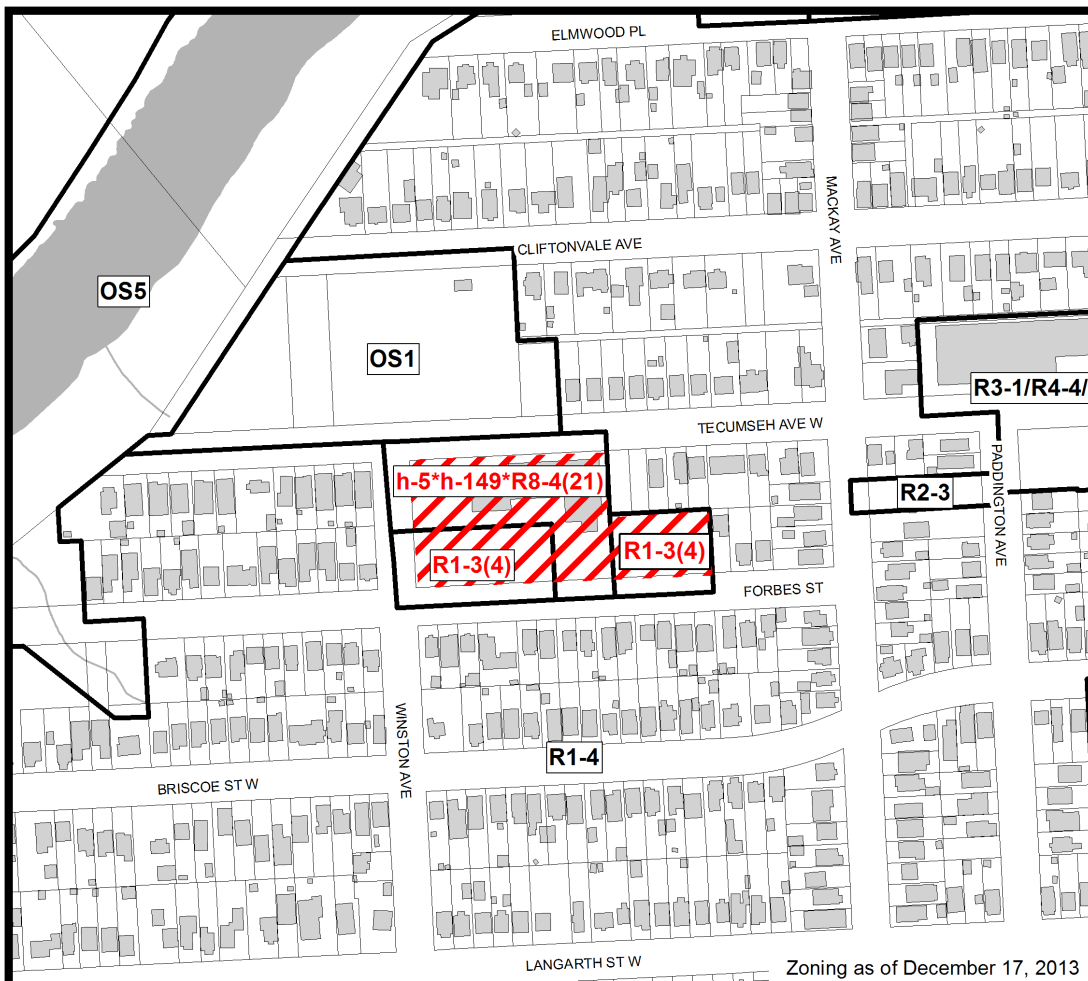
**CITY OF LONDON**  
Department of  
Planning and Development  
  
OFFICIAL PLAN SCHEDULE A  
- LANDUSE -  
  
PREPARED BY: Graphics and Information Services



FILE NUMBER: Z-8274  
PLANNER: MD  
TECHNICIAN: CK  
DATE: 2014/01/06

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**COUNCIL APPROVED ZONING FOR THE SUBJECT SITE: h-5\*h-149\*R8-4(21) & R1-3(4)**

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

<b>CITY OF LONDON</b> PLANNING, ENVIRONMENTAL AND ENGINEERING SERVICES		FILE NO: <b>Z-8274</b>	MD
<b>ZONING BY-LAW NO. Z.-1</b> <b>SCHEDULE A</b>		MAP PREPARED: 2014/01/06	
		1:3,000 0 15 30 60 90 120 Meters	
THIS MAP IS AN UNOFFICIAL EXTRACT FROM THE ZONING BY-LAW WITH ADDED NOTATIONS			

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**PLANNING HISTORY**

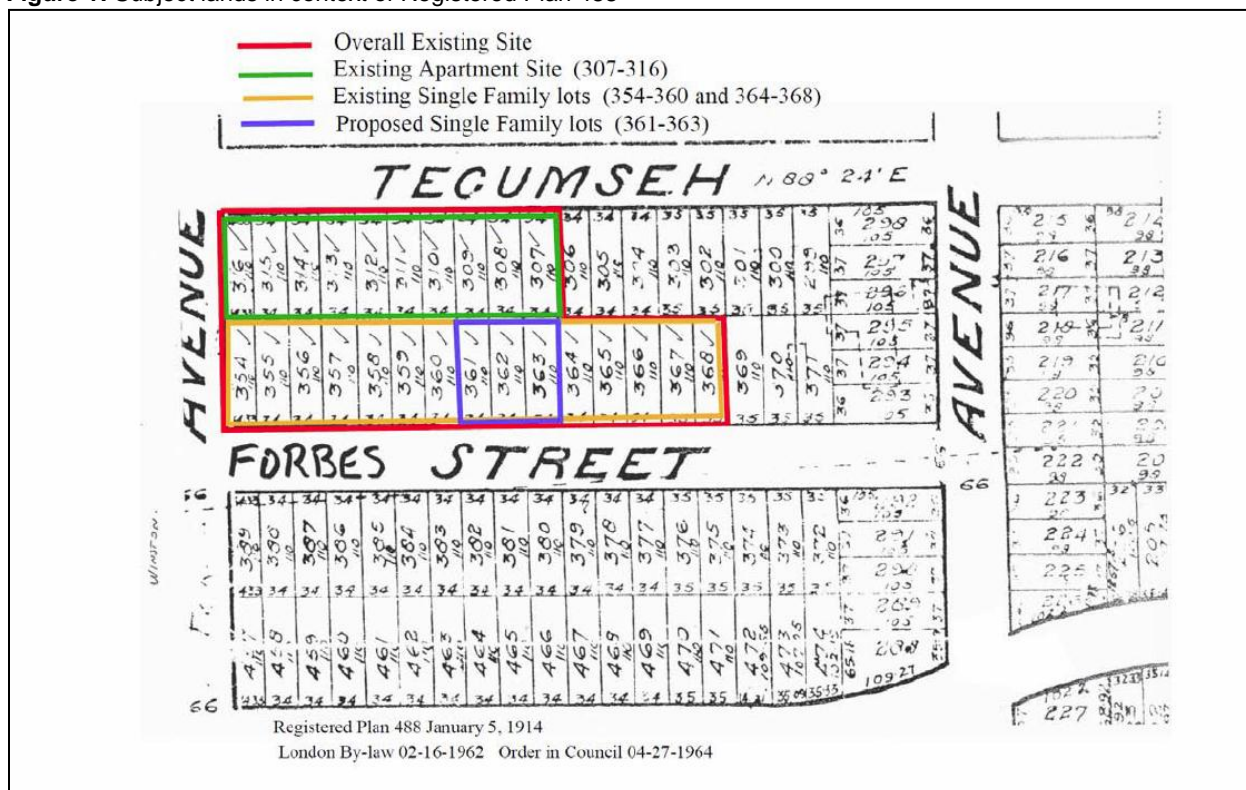
The subject property is located within Registered Plan 488 (1914) and is comprised of lots 307 to 316 and 354 to 368 as shown on Figure 1 below. The subject lands are currently occupied by the former Manor and Highland Park Public School. This elementary school was originally constructed in the 1920's with major renovations occurring in 1972. The school was closed in 2010 and since that time the site has been the subject of various redevelopment proposals.

On January 3, 2013, prior to acquisition of the subject lands in September 2013, Homes Unlimited Inc. submitted an application for a zoning by-law amendment on the subject property to facilitate the conversion of the vacant elementary school building to a 28-unit affordable housing apartment building and allow for the creation of ten (10) single detached dwelling lots which are consistent with the existing lot fabric established through Registered Plan 488.

On April 9, 2013 Planning Staff presented a report to the Planning and Environment Committee recommending approval of the proposed zoning by-law amendment. In light of ongoing community concerns regarding the proposed density of apartment units and issues related to access, the application was referred back to Staff for further consultation with the applicant and to consider lower density.

Subsequent to further consultation with the applicant as directed by Council, on April 30, 2013 Planning Staff presented a new report to the Planning and Environment Committee which recommended approval of a zoning by-law amendment to allow for a total of 22 apartment units in the existing school building and the creation of twelve (12) single family lots. The revised by-law was subsequently approved by Council and is currently in force and effect.

Figure 1: Subject lands in context of Registered Plan 488



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**SIGNIFICANT DEPARTMENT/AGENCY COMMENTS**

**Wastewater and Drainage Engineering**

*No comment*

**Transportation Planning and Design**

*No comment*

**Stormwater Management**

*No objections to rezoning. Stormwater Management issues will be addressed at the Site Plan approval stage.*

**Urban Forestry**

*Urban Forestry has no comments for this zoning application; we are also looking at it in site plan. There are no City trees involved.*

**Urban Design**

*Urban Design Staff have reviewed the application materials including the Urban Design Brief in accordance with the applicable Official Plan policies, by-laws and guidelines and would offer the following comments:*

- *The positioning of the building at the street corner serves to create a defined street edge on Tecumseh Avenue and Winston Avenue which will enhance the pedestrian environment and provide for easy connections to the adjacent public park (Murray Park).*
- *The proposed built form and architectural treatments, including the various recesses and protrusions along the building façade, mimic the rhythm of existing residential development and create harmony in architectural style with adjacent uses. Varying the materials, colours and architectural details on the individual facades adds further interest and diversity to the streetscape.*
- *With regard to the neighbourhood organizing structure, the front and exterior sideyard setbacks should take into consideration the existing development patterns and generally match the setbacks of existing buildings along Tecumseh Ave. West and Winston Ave. Continuity of these setbacks will ensure a continuous street wall and provide a more fitting infill development.*
- *If the internal program and use of the proposed building permits, consider providing access from individual apartments directly onto Tecumseh Avenue to activate the streetscape and enhance the pedestrian experience. This may be accomplished through a combination of street-facing entrances and ground level amenity spaces.*

**Upper Thames River Conservation Authority**

*The UTRCA has no objections to this application.*

<b>PUBLIC LIAISON:</b>	On October 31, 2013, Notice of Application was sent to 167 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 October 31, 2013. A "Possible Land Use Change" sign was also posted on the site.	Two (2) written and one (1) telephone replies were received
<p><b>Nature of Liaison:</b> The purpose and effect of the requested Zoning By-law amendment is to facilitate the demolition of the former Manor and Highland Park Public School and the construction of a 2-storey purpose-designed apartment building containing 22 affordable housing units, and three future single detached dwelling lots.</p> <p>Possible change to Zoning By-law Z.-1 <b>FROM</b> a Holding Residential R8 Special Provision (h-</p>		



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5•h-149•R8-4(21)) Zone which permits a maximum of 22 residential dwelling units in the public school building as it existed at the time of passing the by-law, **TO** a Holding Residential R8 Special Provision (h-149•R8-4(\_)) Zone to permit a maximum of 22 residential dwelling units in a purpose designed 2-storey apartment building with a reduced exterior yard setback of 6.4 metres, and a Residential R1 Special Provision (R1-3(4)) Zone which permits single detached residential dwellings.

**Responses:**

One (1) telephone response was received requesting further information and inclusion on the circulation list.

Two (2) written responses were received. One requesting clarification on a number of issues and one expressing both support and concern for the proposed development.

Support:

- Improved, more aesthetically pleasing, design.
- Logical access and parking off of Tecumseh Ave.

Concern:

- Continuing concerns with density of proposed development.
- Concerns regarding the demographic composition of future tenants.

**ANALYSIS**

**Subject Lands:**

The subject property is municipally known as 77 Tecumseh Avenue West and is located at the southeast corner of Tecumseh Avenue West and Winston Avenue (see location map on pg. 4). Of note, the property is the site of the Former Manor and Highland Park Public School. This vacant school building currently exists on the subject lands but is intended to be demolished in order to facilitate the proposed redevelopment of the property. The subject property is irregular in shape and includes approximately 104 metres of frontage on Tecumseh Avenue, 67 metres on Winston Avenue and 156 metres on Forbes Street. It is important to note that only the central portion of the property which is currently zoned (h-5•h-149•R8-4(21)) is subject to the proposed zoning by-law amendment and the zoning on the balance of the subject lands will remain unchanged. The portion of the property which is the subject of this application is approximately 0.45 hectares in size.



**Subject property:** looking southeast from corner of Tecumseh Ave W and Winston Ave

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**Subject property:** looking southwest from Tecumseh Ave W



**Subject property:** looking northwest from Forbes Street

**Nature of the Application:**

As previously noted in this report, the applicant has applied to change the zoning of a portion of the subject property from a Holding Residential R8 Special Provision (h-5•h-149•R8-4(21)) Zone which permits a maximum of 22 residential dwelling units in the public school building as it existed at the time of passing the by-law, to a Holding Residential R8 Special Provision (h-149•R8-4(\_)) Zone to permit a maximum of 22 residential dwelling units in a purpose designed 2-storey apartment building with a reduced exterior yard setback of 6.4 metres, and a Residential R1 Special Provision (R1-3(4)) Zone which permits single detached residential dwellings. An overview of the proposed site plan and zoning changes are provided in Figure 2 below.

In general, the intent of this application is to facilitate the demolition of the vacant Manor Park Public School building and the construction of a 2-storey purpose-designed apartment building containing 22 affordable housing units on the northwestern portion of the property. The application will also facilitate the creation of three additional single detached dwelling lots along Forbes Street.



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Figure 2: Proposed zoning changes

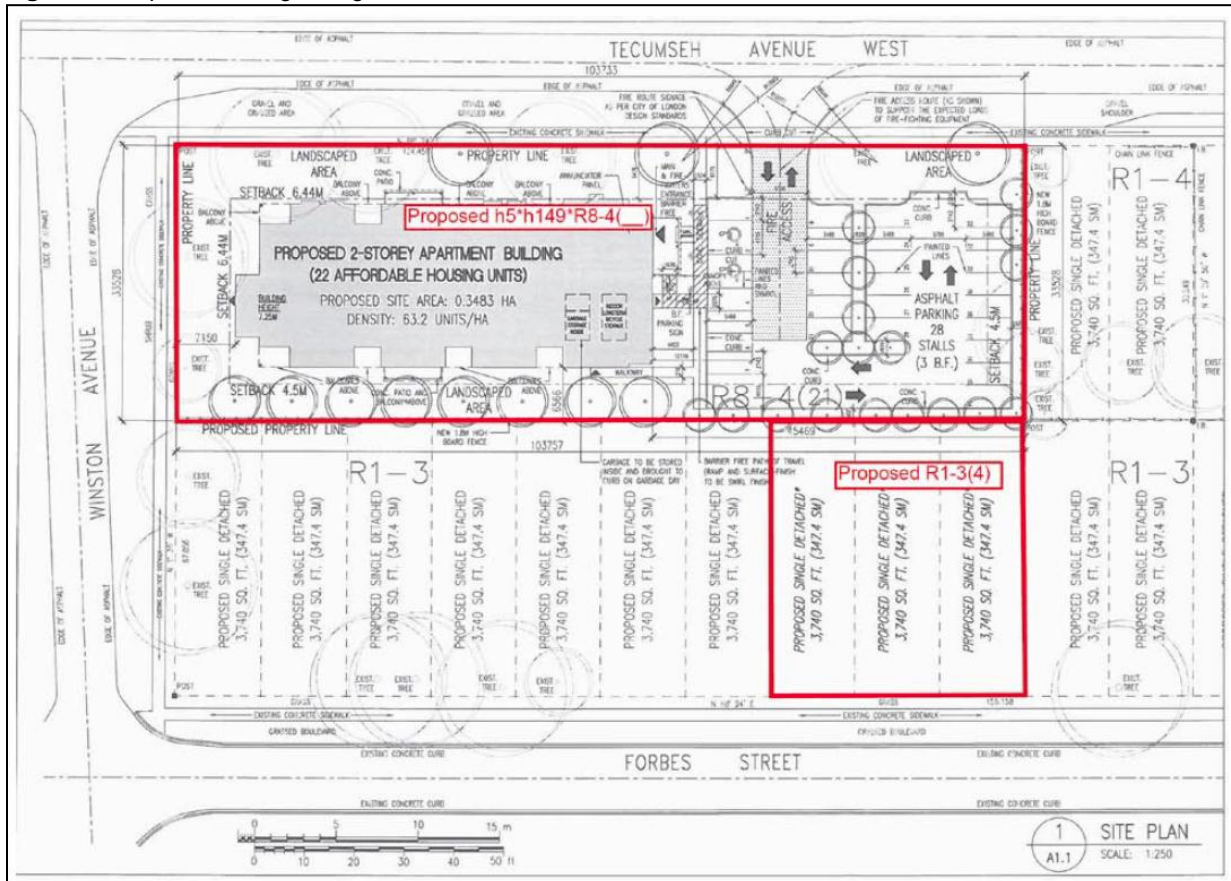


Figure 3: Rendering of proposed two-storey apartment building



**Provincial Policy Statement, 2005:**

The *Provincial Policy Statement, 2005 (PPS)* provides policy direction on matters of provincial interest related to land use planning and development outlined in Section 2 of the *Planning Act*. The objectives of the PPS pertain to three major policy areas including 1.0 – Building Strong Communities, 2.0 – Wise Use and Management of Resources, and 3.0 – Protecting Public

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Health and Safety. Section 3 of the *Planning Act* requires that decisions of any authority affecting planning matters “shall be consistent” with the PPS. As it relates to this application, the PPS provides the following direction:

Section 1.1 of the PPS promotes healthy, liveable and safe communities, in part, by *encouraging efficient development and land use patterns which sustain the financial well-being of the municipality; and promoting cost effective development standards to minimize land consumption and servicing cost.* Further, Section 1.1.3 of the PPS directs municipalities to provide opportunities for *intensification and redevelopment where it can be accommodated taking into account the existing building stock and the suitability of existing or planned infrastructure.*

The proposed zoning by-law amendment will facilitate the redevelopment of a former elementary school site to provide for 22 affordable apartment units within a purpose-designed, 2-storey apartment building. The proposed zoning by-law amendment will also provide for the creation of three additional single detached dwelling lots on the subject lands. The proposed redevelopment will increase the utilization and efficiency of existing hard and soft municipal services and will help to minimize the demand for greenfield development elsewhere in the City. The form of development proposed through this zoning by-law amendment application takes into account the existing built character of the area and considers reduced development standards to facilitate compact form.

Section 1.4.3 of the PPS further directs municipalities to *provide for an appropriate range of housing types and densities to meet the projected requirements of current and future residents by permitting and facilitating residential intensification and redevelopment in accordance with policy 1.1.3.*

The proposed redevelopment will contribute to a broadening of the range of housing opportunities for current and future residents of the City. The redevelopment proposes an efficient use of land which will facilitate a residential development which is inherently affordable.

**City of London 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 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.

As noted previously in this report, the subject lands are designated “Low Density Residential” in the City of London Official Plan. Section 3.2 of the Official Plan contains policies specifically intended to guide land use and development on lands designated “Low Density Residential”. The relevant policies of Section 3.2 have been considered below including an evaluation of the proposed development’s conformity with those policies.

**3.2 Low Density Residential**

Lands designated Low Density Residential are primarily intended to provide an opportunity for the development of low density housing forms including detached, semi-detached and duplex dwellings. However, the Low Density Residential designation contemplates the development of multiple attached dwellings such as rowhouses and low-rise apartment buildings up to a maximum density of 75 units per hectare where a proposed development has been demonstrated to maintain and/or enhance the character of the residential area.

The proposed Zoning By-law amendment will facilitate the redevelopment of a portion of a former school site to a 22-unit, two-storey apartment building and three single detached dwelling lots. The current zoning on the subject lands allows for a conversion of the existing school



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structure to the same 22 units. The proposed introduction of three additional single family lots on the subject lands through the current application will result in a reduction to the land area currently allocated to the 22 apartment units thereby increasing the density of the R8-4 zoned portion of the lands from 49 units per hectare to 64 units per hectare. The resulting density of 64 units per hectare remains below the maximum density requirements. The low-rise apartment building is a permitted form of development subject to the proposal's conformity with the intensification policies of the Official Plan.

### **3.2.3 Residential Intensification**

In order to implement the objectives of the Provincial Policy Statement relating to the efficient use of land and services, the Low Density Residential designation provides opportunities for residential intensification through an amendment to the Zoning By-law and subject to a series of criteria to ensure that residential intensification proposals maintain the character of the residential neighbourhood and are compatible with surrounding land uses. Residential intensification refers to the development of a property, site or area at a higher density than currently exists through a variety of means including redevelopment and the development of underutilized lots. The residential intensification policies contemplate the development of single detached, semi-detached, attached dwellings, cluster housing and low-rise apartments in a range of up to 75 units per hectare. It is also imperative that suitable infrastructure including municipal water and sanitary services, transportation infrastructure, community facilities and outdoor recreational space exists to accommodate the proposed intensification.

The proposed Zoning By-law amendment will result in the same number of apartment units as is permitted by the current zoning on the subject lands. However, the current application will facilitate the creation of three additional single detached dwelling lots on the subject lands and permit the construction of a new purpose-designed, two-storey apartment building to contain the 22 apartment units as opposed the conversion of the existing school structure. The proposed single family lots will facilitate density in the range of 29 units per hectare and are not considered residential intensification within the context of the Official Plan policies. However, the permission for three additional single detached dwelling lots results in a reduction to the lot area allocated to the proposed apartment building. As a result, the net density of the 22-unit apartment building will increase from 49 units per hectare to 64 units per hectare.

The resulting increase in density remains below the maximum density of 75 units per hectare permitted by the residential intensification policies of the Official Plan. The application results in the introduction of three additional dwelling units on the subject lands in the form of single detached homes and is not anticipated to create issues with regard to the capacity of existing infrastructure. The agency and department circulation process served to validate the suitability of existing infrastructure and services. The proposed two-storey low rise apartment building proposes a built form which is sympathetic and complementary to the character of surrounding single detached residential development. The building height will remain consistent with the existing school building and, as such, it is not anticipated the proposed development would result in unacceptable shadowing, view obstruction or interference with privacy. The development is expected to enhance the character of this residential neighbourhood and achieve a variety of urban design objectives outlined for intensification proposals below.

#### **3.2.3.5 Public Site Plan Review and Urban Design**

The public site plan review policies of the Official Plan require that intensification proposals be subject to a public site plan process in order to address the urban design policies outlined in subsection (ii). The current zoning on the subject lands includes an h-5 holding provision in order to ensure this policy is implemented. The public site plan policies provide exceptions to the requirement for a public site plan approval process where a residential intensification proposal would require a prior application under the Planning Act. The applicants have submitted detailed Site Plan and Elevation drawings through their current application for re-zoning and Staff notified members of the public of and invited them to comment on the Site Plan matters identified in subsection (ii). through the re-zoning process. Given the exceptions

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provided by the Official Plan, the notification process carried out by Staff and that the design has been publically vetted as part of the processing of this application the public site plan review criteria have been satisfied and it is recommended that the h-5 holding provision not be applied to the subject site through the proposed Zoning By-law amendment.

The Public Site Plan Review and Urban Design Policies outlined in the Official Plan, as referenced above, identifies a range of requirements which must be addressed by proposals for residential intensification. These requirements include:

*(a) Sensitivity to existing private amenity spaces as they relate to the location of proposed building entrances, garbage receptacles, parking areas and other features that may impact the use and privacy of such spaces;*

*(b) The use of fencing, landscaping and planting buffers to mitigate impacts of the proposed development on existing properties; and,*

*(c) Consideration of the following Urban Design Principles:*

- (i). Residential Intensification projects shall use innovative and creative standards of design for buildings to be constructed or redeveloped;*
- (ii). The form and design of residential intensification projects should complement and/or enhance any significant natural features that forms part of the site or are located adjacent to the site;*
- (iii). New development should provide for a diversity of styles, continuity and harmony in architectural style with adjacent uses;*
- (iv). New development should include active frontages to the street that provide for the enhancement of the pedestrian environment;*
- (v). The design and positioning of new buildings should have regard for the impact of the proposed development on year-round sunlight conditions on adjacent properties and streets;*
- (vi). Buildings should be positioned to define usable and secure open space areas on the site and to afford a reasonable measure of privacy to individual dwelling units;*
- (vii). Parking and driveways should be located and designed to facilitate maneuverability on site and between adjacent sites, and to reduce traffic flow disruption to and from the property; and,*
- (viii). Projects should have regard for the neighbourhood organizing structure. Building and site designs should facilitate easy connections to and around the site to public transit and destinations.*

The site plan drawings provided for the proposed two-storey, low rise apartment building incorporate internal garbage receptacles and building entrances which are oriented towards the northern portion of the site, away from adjacent private amenity spaces. The proposed parking area is located on the eastern portion of the site in order to allow the location of the building at the corner of Winston Avenue and Tecumseh Avenue, to activate this intersection. The use of fencing and existing and proposed vegetation is incorporated to effectively screen the site from abutting single family lots.

The proposed two-storey apartment building provides a built form which complements the prevailing architectural style of the surrounding residential neighbourhood and utilizes design techniques to break up the visual massing of the structure to provide for harmony in style with surrounding single detached homes. The proposed apartment building is oriented towards

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Planner: Mike Davis**

Tecumseh Avenue and the adjacent public park (Murray Park). This siting of the building towards the street frontage serves to enhance the pedestrian environment along Tecumseh Avenue. The proposed low-rise form will limit any potential sunlight impacts on adjacent properties and recesses and ingresses have been incorporated into the facade to break up the visual massing of the structure and define private open space and amenity areas. The parking has been located to the east of the site, along Tecumseh Avenue in order to facilitate traffic flow to Wharncliffe Road South and allow for the street-oriented building design.

**Zoning By-law Z.-1:**

The portion of the subject property subject to this Zoning By-law amendment application is currently zoned Holding Residential R8 Special Provision (h-5•h-149•R8-4(21)) which allows for the development of 22 apartment dwelling units within the existing school structure subject to holding provisions which require a public Site Plan review and that sanitary and stormwater servicing reports be prepared and confirmation that sanitary and stormwater management systems are implemented to the satisfaction of the City Engineer.

The current application proposes to rezone this portion of the subject lands to a Holding Residential R8 Special Provision (h-149•R8-4(\_)) Zone which would facilitate the demolition of the existing school building and permit the construction of a 22-unit, two-storey residential apartment building with a reduced exterior side yard setback of 6.4 metres and a Residential R1 Special Provision (R1-3(4)) Zone which would facilitate the creation of three (3) single detached dwelling lots with reduced front, exterior and interior side yard setbacks.

Section 12.1 of Zoning By-law Z.-1 – General Purpose of the R8 Zone – describes the rationale behind the R8 zone variations. This section states that the R8 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.”* The R8-4 Zone variation permits residential development to a maximum density of 75 units per hectare.

As per the intent of the R8 Zone, as generally provided above, the proposed (h-149•R8-4(\_)) Zone is appropriate in order to facilitate the development of the proposed two-storey apartment building. The proposed Zone includes special provisions to permit a reduced exterior side yard setback of 6.4m whereas 7m is normally required. The proposed reduction to the exterior side yard setback is appropriate in that it will facilitate a built form which enhances the pedestrian environment by addressing the Tecumseh Avenue frontage. An additional special provision is recommended to limit the density of the proposed apartment building to 22 dwelling units (64 uph) as was illustrated in the site plan, and as is permitted by the intensification policies of the Official Plan. Additionally, an h-149 holding provision is proposed for the subject lands in order to ensure that the stormwater management system can accommodate the resulting flows.

Section 5.1 of Zoning By-law Z.-1 – General Purpose of the R1 Zone – describes the rationale behind the R1 zone variations. This section states that, *“The R1 Zone is the most restrictive residential zone, and provides for and regulates single detached dwellings. The zone variations are symbolized by R1 followed by a dash and a number. There is no main Residential R1 Zone variation as the zone is restricted to only single detached dwelling units. The seventeen variations which comprise the zone are differentiated on the basis of site requirements in order to provide for a range of lot sizes and dwelling styles. Zone variations R1-1 to R1-3 deal with existing inner-City smaller lot single dwelling developments.”*

The requested R1-3(4) Zone is intended to facilitate the creation of three (3) single detached dwelling lots on this portion of the subject lands. In accordance with the intent of the R1 zone variations as generally provided above, the R1-3 Zone is appropriate in order to facilitate inner-City smaller lot single dwelling developments. The requested special provision will provide relief from a variety of front, exterior and interior yard setbacks of the R1-3 Zone similar to what was previously approved by Council on the abutting lands as shown on page 6. The adjacent single

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family lots all contain the same special provisions therefore the request will facilitate a form of development which is consistent and compatible with surrounding single family homes and a lot fabric which is consistent with that established through Registered Plan 488.

<b>CONCLUSION</b>
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The recommendation for approval of the proposed Zoning By-law amendment has been supported by the foregoing planning analysis. The proposal has been evaluated in the context of the applicable land use policy and is supported by the objectives of the Provincial Policy Statement, 2005, and the City of London Official Plan which promote intensification, redevelopment and compact form in appropriate locations in order to minimize land consumption and servicing costs and provide for a range of housing types and densities to meet projected requirements of current and future residents. The recommended amendment will provide for a built form which better complements the character of the surrounding residential neighbourhood and achieves a variety of Urban Design objectives outlined in the Official Plan. The proposed redevelopment is not anticipated to introduce any additional impacts to surrounding uses beyond what is permitted by the existing zoning. Given the foregoing, the recommended amendments represent sound land use planning.

<b>PREPARED BY:</b>	<b>REVIEWED BY:</b>
<b>MIKE DAVIS, B.U.R.PI. PLANNER II, COMMUNITY PLANNING AND DESIGN</b>	<b>MICHAEL TOMAZINCIC, MCIP, RPP MANAGER, PLANNING REVIEW COMMUNITY PLANNING AND DESIGN</b>
<b>SUBMITTED BY:</b>	<b>RECOMMENDED BY:</b>
<b>JIM YANCHULA, MCIP, RPP MANAGER, COMMUNITY PLANNING AND DESIGN</b>	<b>JOHN M. FLEMING, MCIP, RPP MANAGING DIRECTOR, PLANNING AND CITY PLANNER</b>

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Planner: Mike Davis

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

<u>Telephone</u>	<u>Written</u>
Jennifer Squires-Ross 68 Forbes Street	Joseph Miller 37 Forbes Street
	Kimberly Wood 27 Forbes Street

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**File: Z-8274  
Planner: Mike Davis**

**Bibliography of Information and Materials  
Z-8274**

**Request for Approval:**

City of London Zoning By-law Amendment Application Form, completed by Malcolm Ross, October 10, 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.

Shire Consulting Inc. *Planning Justification Report*, October 2013.

Shire Consulting Inc. *Neighbourhood Character Statement*, October 2013.

Shire Consulting Inc. *Compatibility Report*, October 2013.

Nicholson Sheffield Architects Inc. *Urban Design Brief*, October 2013.

Nicholson Sheffield Architects Inc. *Site Plan & Elevations*, August 28, 2013.

**Correspondence: (all located in City of London File No. Z-8274 unless otherwise stated)**

**City of London –**

Moore R., City of London, Wastewater and Drainage Engineering. E-mail to M. Davis. November 15, 2013.

Postma R., City of London, Urban Forestry. E-mail to M. Davis. November 5, 2013.

Clavet Y., City of London, Stormwater Management Unit. E-mail to M. Davis. December 4, 2013.

Page B., City of London, Environmental and Parks Planning. E-mail to M. Davis. November 28, 2013.

**External Agencies -**

Creighton C., UTRCA. Letter to M. Davis. November 20, 2013.

Dalrymple D., London Hydro. Memo to M. Davis. November 4, 2013.

**Other:**

“Streetview” images via Google Maps 2013.

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**File: Z-8274  
Planner: Mike Davis**

**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 77 Tecumseh Avenue West.

WHEREAS Homes Unlimited Inc. has applied to rezone an area of land located at 77 Tecumseh Avenue West, 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 77 Tecumseh Avenue West, as shown on the attached map comprising part of Key Map No. A107 from a Holding Residential R8 Special Provision (h-5•h-149•R8-4(21)) Zone to a Holding Residential R8 Special Provision (h-149•R8-4(\_\_)) Zone and a Residential R1 Special Provision (R1-3(4)) Zone.

2) Section Number 12.4 of the Residential R8 (R8-4) Zone is amended by adding the following Special Provision:

\_\_) R8-4(\_\_) 77 Tecumseh Avenue West

a) Regulations:

- i) Exterior Side Yard Depth (6.4m)  
(Minimum)
- ii) Residential Dwelling Units (22)  
(Maximum)

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 February 11, 2014.

Agenda Item # Page #

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**File: Z-8274**  
**Planner: Mike Davis**

Joe Fontana  
Mayor

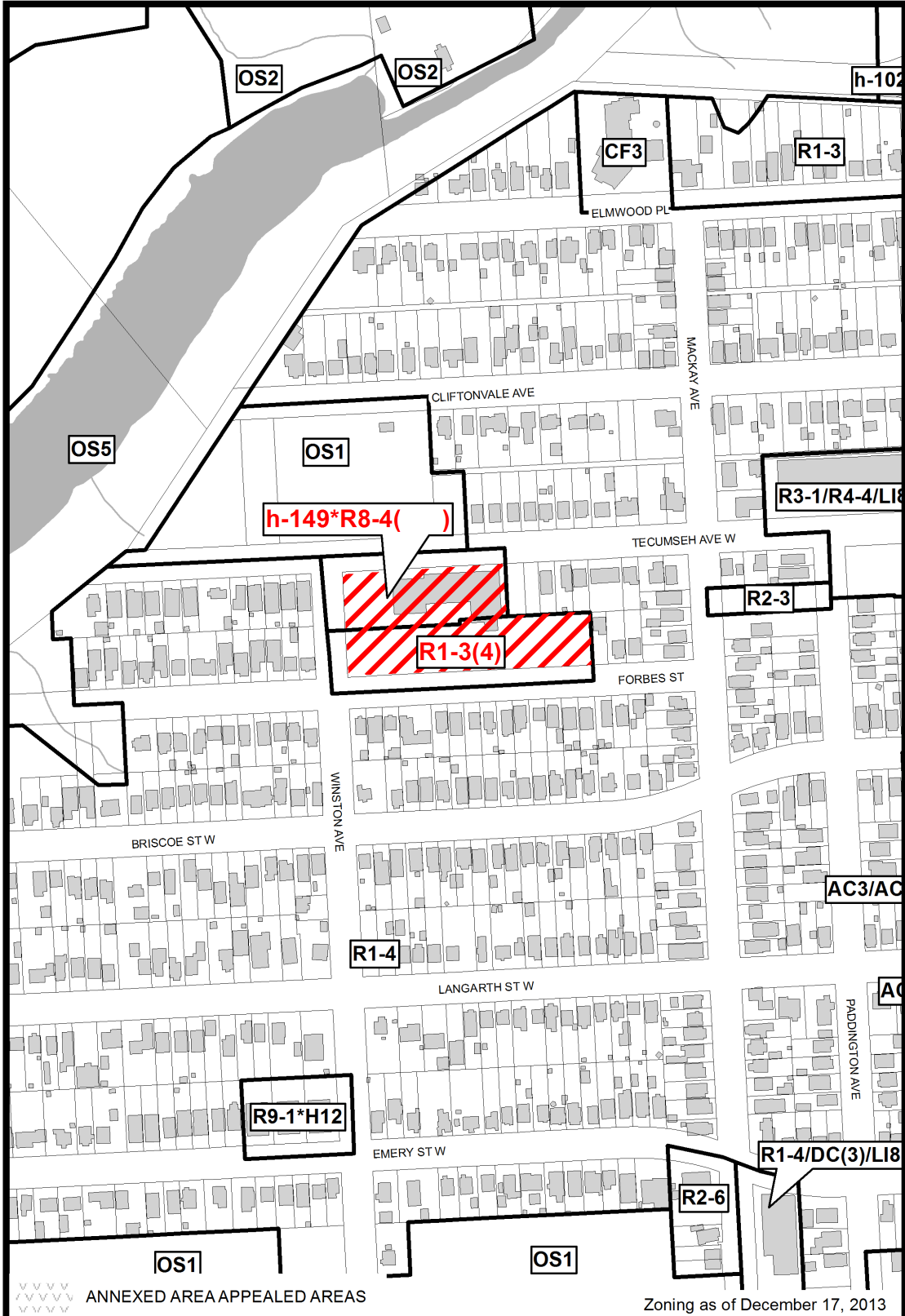
Catharine Saunders  
City Clerk



First Reading – February 11, 2014  
Second Reading – February 11, 2014  
Third Reading – February 11, 2014



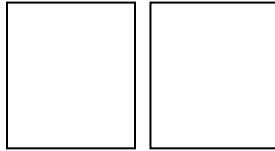
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AMENDMENT TO SCHEDULE "A" (BY-LAW NO. Z.-1)



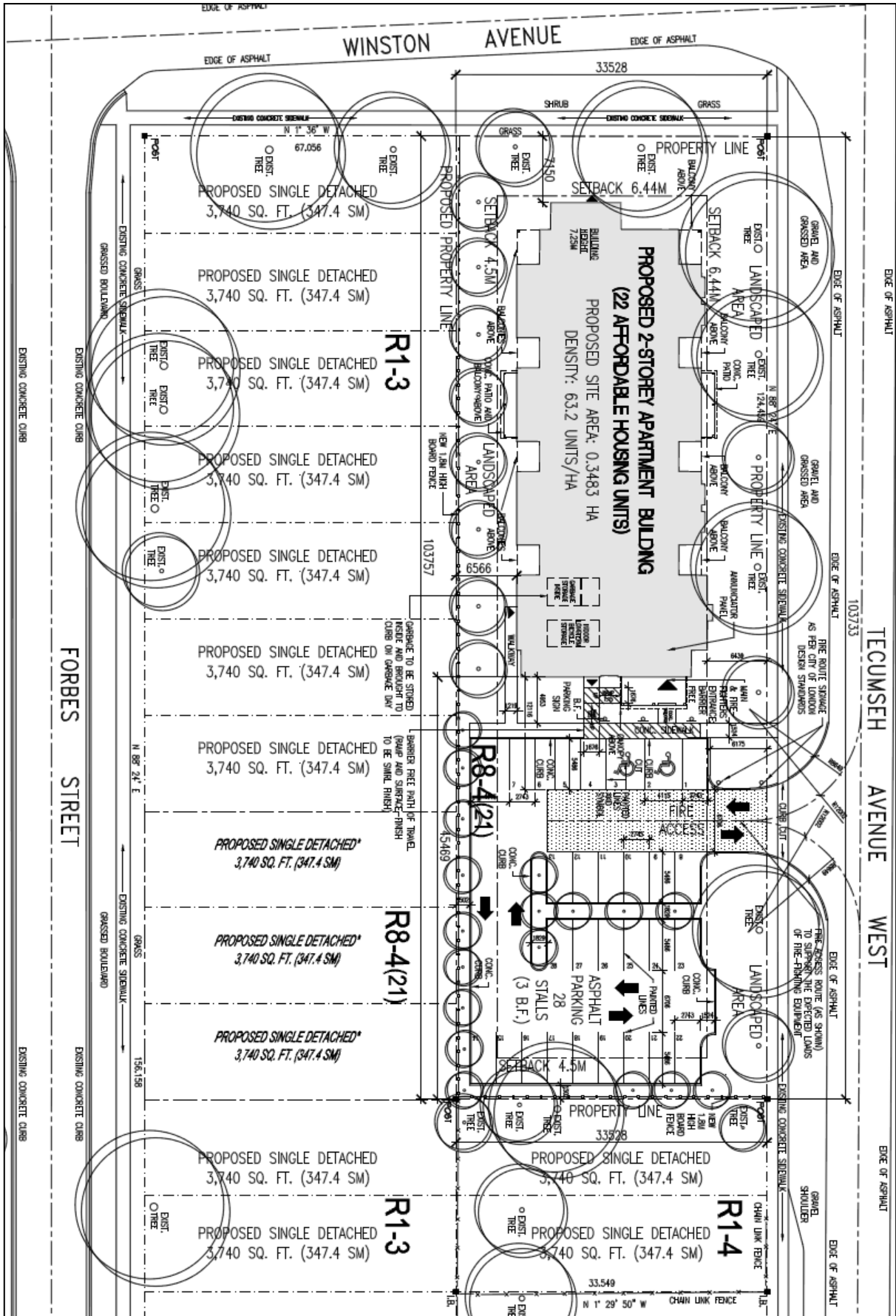
<p>File Number: Z-8274  Planner: MD  Date Prepared: 2014/01/03  Technician: CK  By-Law No: Z.-1-</p>	<p>SUBJECT SITE </p> <p>1:3,000</p> <p>0 15 30 60 90 120 Meters</p> 
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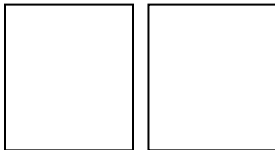
Geodatabase



Appendix "B"

Site Plan





Appendix "B"

Elevations

