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File: Z-8301  
Planner: A-B Watson

<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: WILLOW BRIDGE HOMES LTD. 1796 ADELADIE STREET NORTH PUBLIC PARTICIPATION MEETING ON MARCH 25, 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 Willow Bridge Homes Ltd. relating to the property located at 1796 Adelaide Street North:

- (a) the proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting on April 1, 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 R1 (R1-14) Zone, **TO** a Neighbourhood Facility Special Provision (NF1(\_)) Zone;
- (b) The Site Plan Approval Authority **BE REQUESTED** to implement, through the site plan approval process, the design features recommended below:
  - Negotiable grades for pedestrians and vehicles with particular attention paid to grade level access from the barrier free parking stalls to the facility's main floor to ensure accessibility throughout the site.
  - Ensure the porte-cochere (front entry canopy) is to a height that allows for access by vans, para-transit vehicles and other such vehicles to enhance accessibility to the main entrance.
  - Rework the projecting west elevation's windows and stone base in keeping with shape of windows and height of stone base proposed to building's east and south elevations in order to enhance the aesthetics of the front the building which face Adelaide Street.
  - Ensure a safe, direct and convenient concrete pedestrian connection exists between the building entrance and the city sidewalk in order to enhance pedestrian connectivity.
  - Ensure all pedestrian walkways proposed throughout the site are 1.5 metre (1.8 metre width where the walkway is adjacent to parking in order to account for vehicle overhang) and allow for maximum maneuverability.
  - The garbage collection area should be located behind the proposed building in order for this function to be screened from the street.
  - The Adelaide Street frontage (west elevation) should include large windows in order to create an active frontage.
  - Several gables or dormers should be included within the design in order to break up the massing of the roof.

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**PREVIOUS REPORTS PERTINENT TO THIS MATTER**

Z-7427 – Zoning By-law Amendment application by Willow Bridge Homes Ltd. in 2007 to allow for the development of cluster townhouse dwellings in an infill setting, with the implementation of urban design principles.

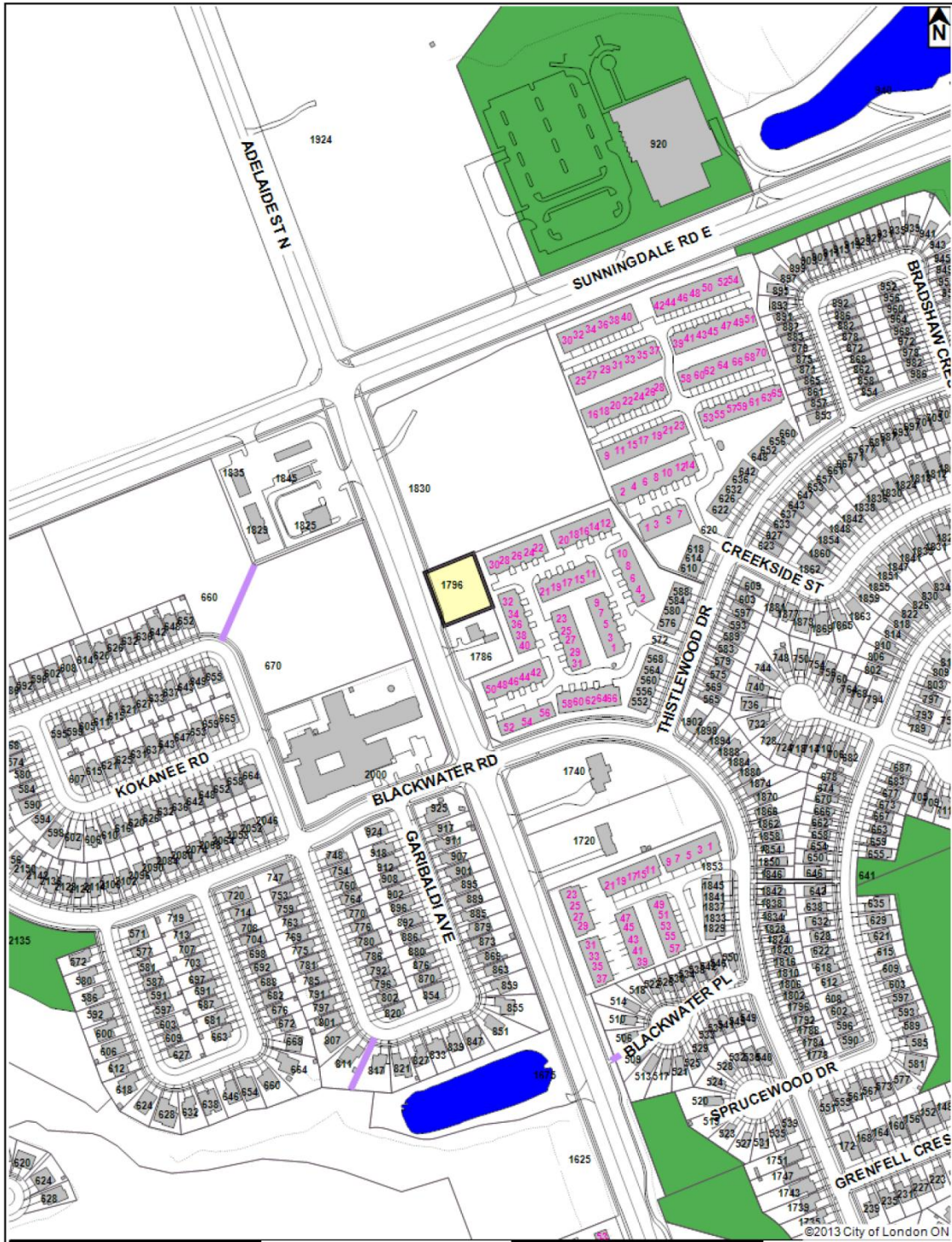
**PURPOSE AND EFFECT OF RECOMMENDED ACTION**

The purpose and effect of the requested Zoning By-law amendment is to permit the development of a community facility for adults with disabilities, to be managed by Participation House Support Services of London & Area.

**RATIONALE**

- i) The recommended amendment is consistent with the polices of the *Provincial Policy Statement 2005*; which promotes healthy, livable and safe communities by accommodating employment and recreational uses to meet long-term needs; avoiding development and land use patterns which may cause environmental or public health and safety concerns; and improving accessibility for persons with disabilities and the elderly.
- ii) The proposed amendment is consistent with the policies of the City of London Official Plan relating to the scale of uses and objectives of the Multi-Family, Medium Density Residential Designation;
- iii) The proposed use represents an efficient development and land use pattern.
- iv) The recommended Neighbourhood Facility Special Provision (NF1(\_)) Zone regulates the type, intensity and form of use to ensure compatibly with abutting land uses.

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<p style="text-align: center;"><b>LOCATION MAP</b></p> <p>Subject Site: 1796 Adelaide St N                  Applicant: Willow Bridge Homes                  File Number: Z-8301                  Planner: Amanda-Brea Watson                  Created By: Amanda-Brea Watson                  Date: 2013-12-18                  Scale: 1:3700</p>	<p style="text-align: center;"><b>LEGEND</b></p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 20px; text-align: center;">■</td> <td>Subject Site</td> </tr> <tr> <td style="width: 20px; text-align: center;">■</td> <td>Parks</td> </tr> <tr> <td style="width: 20px; text-align: center;">□</td> <td>Assessment Parcels</td> </tr> <tr> <td style="width: 20px; text-align: center;">■</td> <td>Buildings</td> </tr> <tr> <td style="width: 20px; text-align: center;">123</td> <td>Address Numbers</td> </tr> </table>	■	Subject Site	■	Parks	□	Assessment Parcels	■	Buildings	123	Address Numbers
■	Subject Site										
■	Parks										
□	Assessment Parcels										
■	Buildings										
123	Address Numbers										
<p>Corporation of the City of London Prepared By: Planning and Development</p>											

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**BACKGROUND**

<b>Date Application Accepted:</b> December 9, 2013	<b>Agent:</b> Development Engineering London Ltd.
<b>REQUESTED ACTION:</b> Change Zoning By-law Z.-1 <b>FROM</b> a Residential R1 (R1-14) Zone which permits single detached dwellings <b>TO</b> a Neighbourhood Facility Special Provision (NF1(_)) Zone which permits: churches, schools, day care centres, community centres, libraries, private clubs, and both police and fire stations <b>and TO</b> a Residential R8 (h(_)-R8-4) Zone which permits: apartment buildings (including those for senior citizens and handicapped persons), class 2 lodging houses, attached townhousing, emergency care establishments and continuum-of-care facilities. <u>The applicant is no longer requesting a Residential R8 Zone.</u>	

<b>SITE CHARACTERISTICS:</b>
<ul style="list-style-type: none"> <li>• <b>Current Land Use</b> – vacant (former single detached residential dwelling)</li> <li>• <b>Frontage</b> - 45.7 metres</li> <li>• <b>Depth</b> – 37.6 metres</li> <li>• <b>Area</b> - 0.17 hectares</li> <li>• <b>Shape</b> - square</li> </ul>

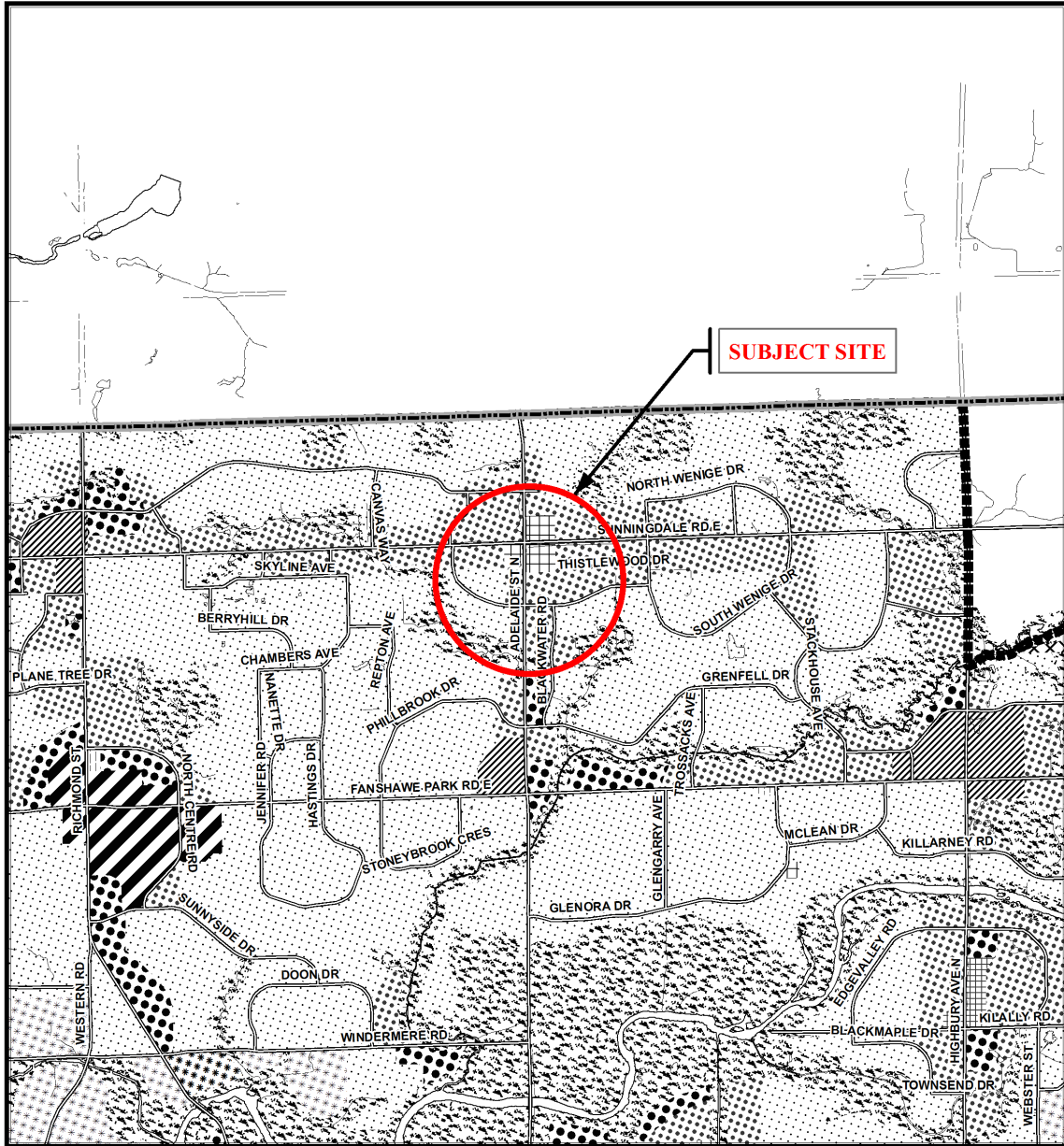
<b>SURROUNDING LAND USES:</b>
<ul style="list-style-type: none"> <li>• <b>North</b> - Vacant lot</li> <li>• <b>South</b> - single detached residential, wood fence and coniferous trees</li> <li>• <b>East</b> - Townhouse complex</li> <li>• <b>West</b> - Chateau Gardens Nursing home/ Vacant lot (subject to application Z-8190)</li> </ul>

<b>OFFICIAL PLAN DESIGNATION:</b> (refer to Official Plan Map)
<ul style="list-style-type: none"> <li>• Multi-Family, Medium Density Residential</li> </ul>
<b>EXISTING ZONING:</b> (refer to Zoning Map)
<ul style="list-style-type: none"> <li>• Residential R1 (R1-14)</li> </ul>

**PLANNING HISTORY**

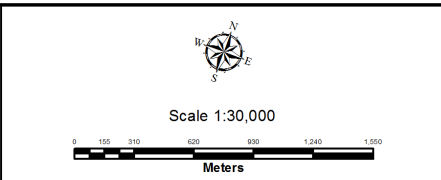
- 2007 Willow Bridge Homes Ltd. made application (Z-7424) to change the zoning to a Holding Residential R5 Special Provision (h-\*h-1\*R5-4( )) Zone and to a Residential R2 (R2-1) Zone to allow for the development of cluster townhouse dwellings in an infill setting, with the implementation of urban design principles. Staff did not support the request for four single detached dwellings and recommended refusal, however recommended approval for the proposed concept plans and recommended zoning change to allow for cluster townhouse dwellings.
- 2009 Single Detached Residential dwelling and detached garage demolished and removed.
- 2010 Zoning By-law Amendment application Z-7427 was closed due to inactivity.

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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

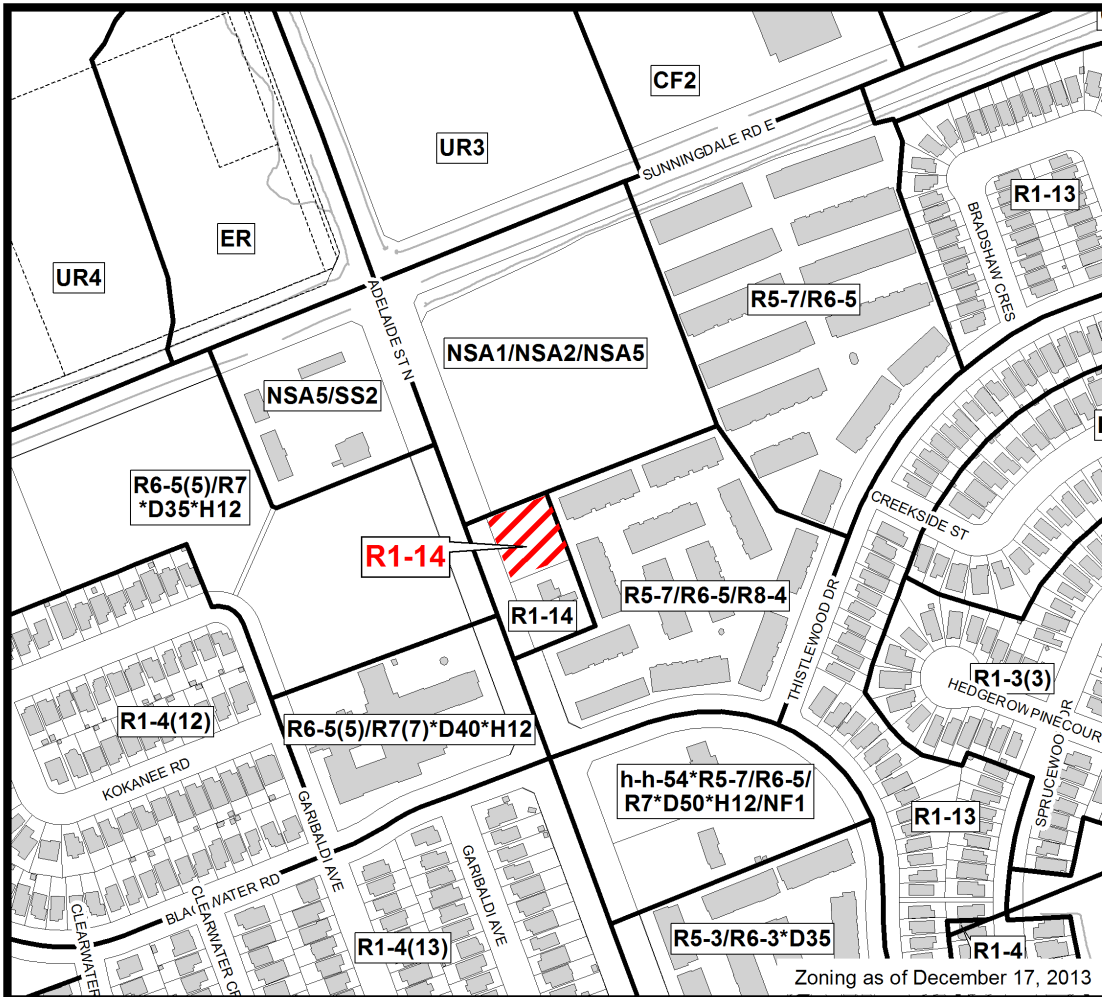
**CITY OF LONDON**  
Department of  
Planning and Development  
**OFFICIAL PLAN SCHEDULE A**  
- LANDUSE -  
PREPARED BY: Graphics and Information Services



**FILE NUMBER:** Z-8301  
**PLANNER:** AW  
**TECHNICIAN:** CK  
**DATE:** 2014/01/06

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**COUNCIL APPROVED ZONING FOR THE SUBJECT SITE: R1-14**

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-8301

AW

MAP PREPARED:

2014/01/06

CK

1:3,700

0 15 30 60 90 120

Meters

Two empty rectangular boxes for agenda item and page numbers.

File: Z-8301  
Planner: A-B Watson



**Aerial Photo Location Map**

File No.: Z-8301

AW

Date Prepared: 2014/01/06

CK

SCALE: 1:2,000



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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**SIGNIFICANT DEPARTMENT/AGENCY COMMENTS**

**London Fire Department**

*As the building is proposed to be approximately 409.0m<sup>2</sup>, the fire department would like you to ensure sufficient water supply for firefighting is provided as per 9.10.20.3. of the Ontario Building Code....Further to my conversation with Jason [the applicant], full details for the water supply for firefighting as per Part 9 of the OBC can be provided during the engineered drawings stage at a later date.*

**London Hydro**

*Has no objection to this proposal.*

**Upper Thames River Conservation Authority**

*Has no objection to this application.*

**Urban Forestry**

*[Advised they have] no comments on the rezoning, we will deal with any tree issues at site plan.*

**Environment & Engineering Services - Wastewater and Drainage Engineering Division**

*[Advised they have] no comments with respect to this application.*

**Environment & Engineering Services - Stormwater Management Unit**

*Has no objections to the proposed above noted application. All necessary servicing and drainage requirements/ controls, SWM, etc. will be addressed at Site Plan approval.*

**Environment & Engineering Services – Water Unit**

*Has no comments regarding the zoning change. There is a 600mm concrete low pressure watermain fronting the site on Adelaide Street N for connection at time of development.*

**Transportation Planning & Design Division**

*Has no issues with the proposed land use but has concern with the significant reduction in parking the applicant is requesting. Based on the size of the proposed development the site requires 33 parking spaces and the application is requesting only 11. This represents a 66% reduction in the amount of parking that is required based on the use and size of facility. A report should be submitted that clearly justifies this significant reduction in parking. Other issues to be discussed through site plan approval include road widening dedication, possible pavement marking changes on Adelaide St for the provision of a left turn lane and future joint access with 1830 Adelaide St.*

**Urban Design Peer Review Panel (February 19, 2014)**

*We understand that the Tree Inventory & Preservation Plan (Drwg L.1) dated February 2012 and the Landscape Plan (Drwg L.2) dated February 2012, prepared by Arthur Lierman Landscape Architect are not for the project under review and were submitted for reference only.*

*The Panel has the following observations and comments for the applicant and their design team regarding the Community Centre project proposed for 1796 Adelaide Street, London, ON:*

- 1. Confirm existing grades and rework the proposed site plan to achieve negotiable grades for pedestrians and vehicles with particular attention paid to grade level access from the barrier free parking stalls to the facility's main floor in accordance with the City's Facility Accessibility Design Standards;*
- 2. In light of recommendation 1, confirm orientation of the building to ensure appropriate vehicular circulation to site roadways, parking areas and vehicular drop-off;*
- 3. Raise the porte-cochere (front entry canopy) in accordance with the City's Facility Accessibility Design Standards to ensure access by vans and para-transit vehicles;*
- 4. Provide a concrete sidewalk between the municipal sidewalk and the facility's main entrance;*
- 5. Consider simplifying the roof form on the West Elevation by revising the gable to a hip roof shape;*
- 6. Rework the projecting west elevation's windows and stone base in keeping with shape of windows and height of stone base proposed to building's east and south elevations.*



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7. Consider the impact of the interior millwork and resting areas on the locations of the building's projecting west elevation windows; and
8. Shift the garbage collection area to the rear of the building.

*The Panel finds that the community facility proposed for 1796 Adelaide Street, London, ON has the potential to provide a built form on the site in keeping with the intent of the City of London's Urban Design Principles. It is the Panel's opinion however that the Site Plan is not satisfactorily developed to a point where the applicant's request for revisions to the front and side yard setbacks can be substantiated.*

*In view of the preliminary nature of the design drawings, the Panel asks that the applicant's agent and design team return to the Panel during the Site Plan Approval process to present the project's evolved design.*

**Transportation Advisory Committee (February 4, 2014)**

*...requested that, with the reduction in parking spaces and given the wide range of uses proposed, pedestrian access be given additional consideration...*

<b>PUBLIC LIAISON:</b>	On December 23, 2013, Notice of Application was sent to 142 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 26, 2014. A "Possible Land Use Change" sign was also posted on the site.	1 reply was received
<p><b>Nature of Liaison:</b> Change Zoning By-law Z.-1 <b>FROM</b> a Residential R1 (R1-14) Zone which permits single detached dwellings <b>TO</b> a Neighbourhood Facility Special Provision (NF1(_)) Zone which permits: churches, schools, day care centres, community centres, libraries, private clubs, and both police and fire stations and <b>TO</b> a Residential R8 (h(_)-R8-4) Zone which permits: apartment buildings (including those for senior citizens and handicapped persons), class 2 lodging houses, attached townhousing, emergency care establishments and continuum-of-care facilities. The requested special provision for the Neighbourhood Facility Zone seeks a reduced front yard setback distance of 7.2 metres whereas 8.0 metres is required, a reduced interior yard depth of 4.5 metres whereas 6.0 metres is required, and a reduction in parking to 11 spaces whereas 33 spaces are required for the community facility. Please note the City may also consider holding provisions as part of the Residential R8 (R8-4) Zone to address matters relating to possible future residential development such as, but not limited to: future public site plan, servicing, and servicing.</p>		
<p><b>Responses:</b> The sole respondent advised that they had no objection to the Neighbourhood Facility Special Provision but does object to the <i>fall back request for rezoning to R-8 [and] the diminished quality of the space, namely the reduced front and back yards and the reduction in the number of parking spaces.</i></p>		

<b>ANALYSIS</b>
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**Subject Site:**

The subject property, known as 1796 Adelaide Street North, is located south of the intersection of Sunningdale Road East and Adelaide Street North. The area is not yet completely developed and is comprised of several vacant parcels of land. The subject lands are part of a Multi-Family, Medium Density Residential designation which runs along both sides of Sunningdale Road east of the intersection with Adelaide Street; including lands on the east side of Adelaide Street, south of the intersection with Sunningdale Road; and a portion of lands on the west side of Adelaide Street, south of Sunningdale Road south to about Phillbrook Drive.

The property is essentially a square shape with an area of approximately 0.17 hectares and a frontage of 45.7 metres and direct access onto Adelaide Street North. The subject lands have

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**Planner: A-B Watson**

been vacant since 2009 when the former single detached dwelling and detached garage were removed. The property slopes downward from the Adelaide Street corridor and is situated at a lower grade than the surrounding lands and Adelaide Street.



Figure 1 – View of vacant lands north of 1796 Adelaide Street North from south of Sunningdale Road East.



Figure 2 – View of subject lands, known as 1796 Adelaide Street North from Adelaide Street.



Figure 3 – View of 1796 Adelaide Street North (vacant) and 1786 Adelaide Street (trees and dwelling)



Figure 4 – View of adjacent residential parcel, known as 1786 Adelaide Street, taken from Adelaide Street.

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Figure 5 – View of Chateau Gardens located southwest of subject lands, at 200 Blackwater Road.



Figure 6 – View of Petro Canada & Tim Hortons located northwest of subject lands and south of Sunningdale Road.



Figure 7 –Adjacent residential development, known as Stoney Creek Meadows, located at 572 Thistlewood Drive

**Nature of Application:**

The purpose the application is to permit the development of a community centre for adults with disabilities, to be managed by Participation House Support Services of London & Area. As an alternative second option, the application originally requested a Residential R8 Zone. During the review process, the applicant withdrew the request for the secondary Residential R8 Zone. The applicant is now seeking to remove the Residential R1 (R1-14) Zone and add a Neighbourhood Facility Special Provision (NF1(\_)) Zone to the subject property.

The original concept submitted with the application included a reduced front yard setback distance of 7.2 metres whereas 8.0 metres is required, a reduced interior yard depth of 4.5 metres whereas 6.0 metres is required, and a reduction in parking to 11 spaces whereas 33 spaces are required for the community facility. The Notice of Application and Notice of Public Meeting included details of previously described special provisions.

Based on comments from the City’s Urban Design Staff and the Urban Design Peer Review Panel, the proponent has amended the conceptual plan by relocating the proposed community facility building closer to Adelaide Street and north property boundary as well as shifting the access location and redesigning the drive isle. The proposed outdoor garbage collection area has been eliminated with garbage now being proposed to be stored inside the community

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facility. These changes allow for additional parking spaces and are intended to provide better vehicular movement onto and throughout the site, in particular for vans and para-transit vehicles.

Given the revisions to the concept, the applicants are now requesting a Special Provision Zone to permit:

- a reduced front yard setback distance of 1.0 metres whereas 8.0 metres is required,
- a reduced interior yard depth of 3.7 metres whereas 6.0 metres is required,
- a reduction in landscape open space to 22.2% where as 25% is required, and
- a reduction in parking to 17 spaces whereas 33 spaces are required for the community facility.

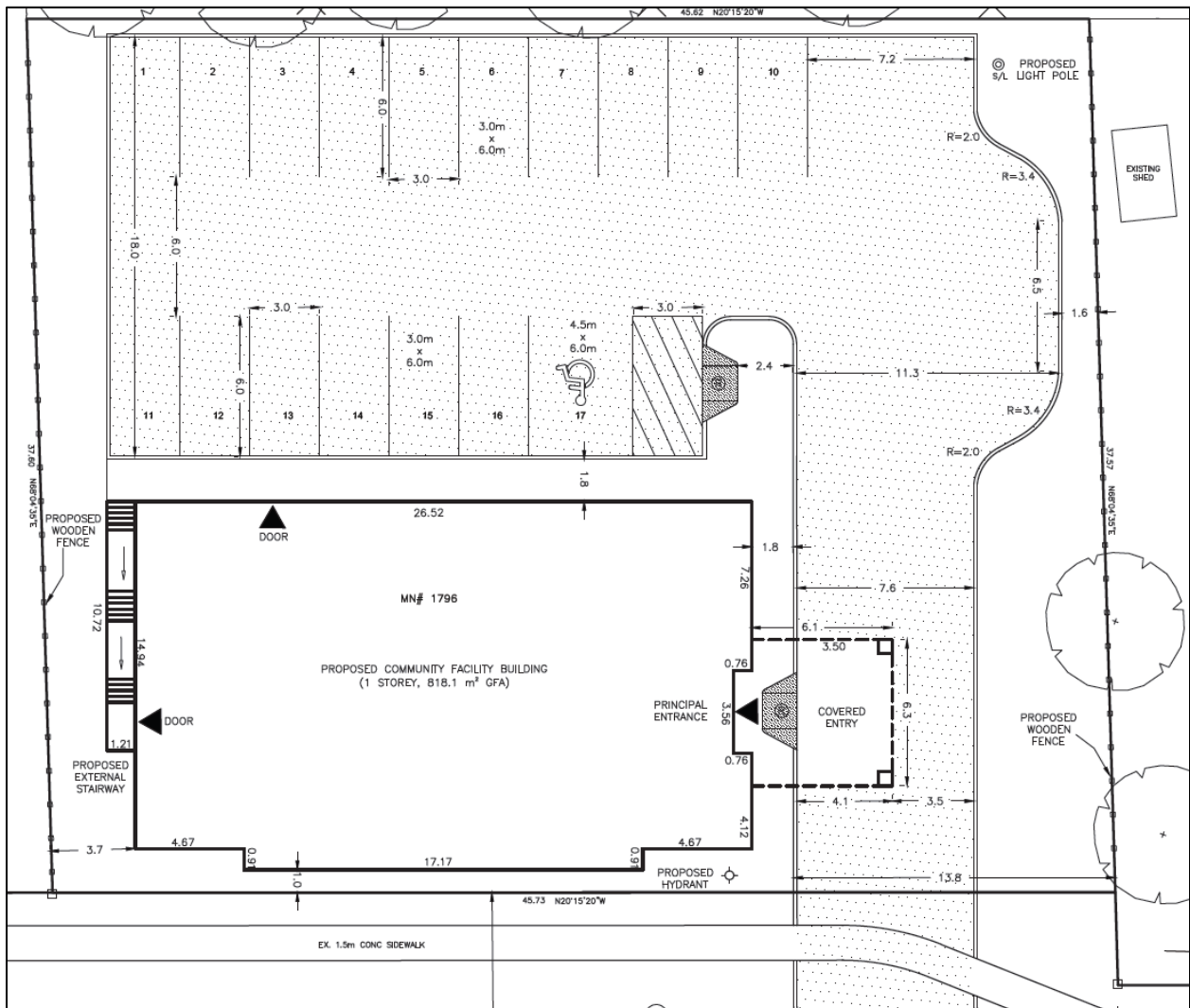
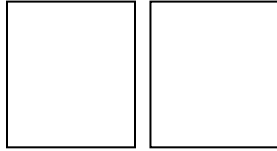


Figure 8 – Revised Site Plan for Proposed Community Facility at 1796 Adelaide Street



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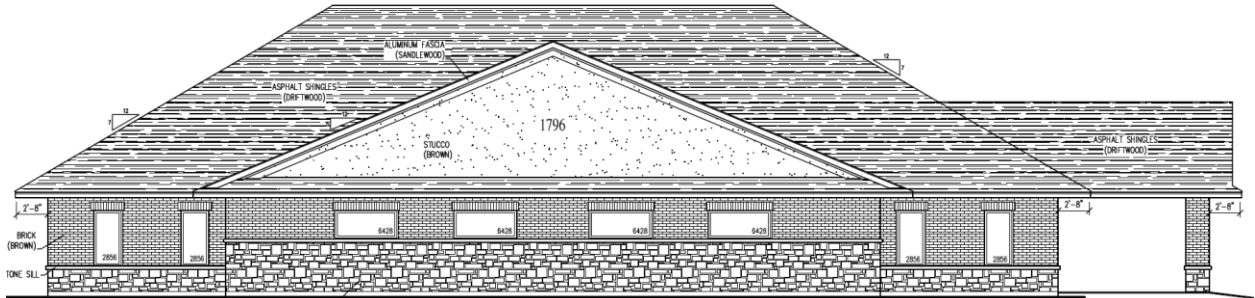


Figure 9 – Proposed Community West (front) Elevation.

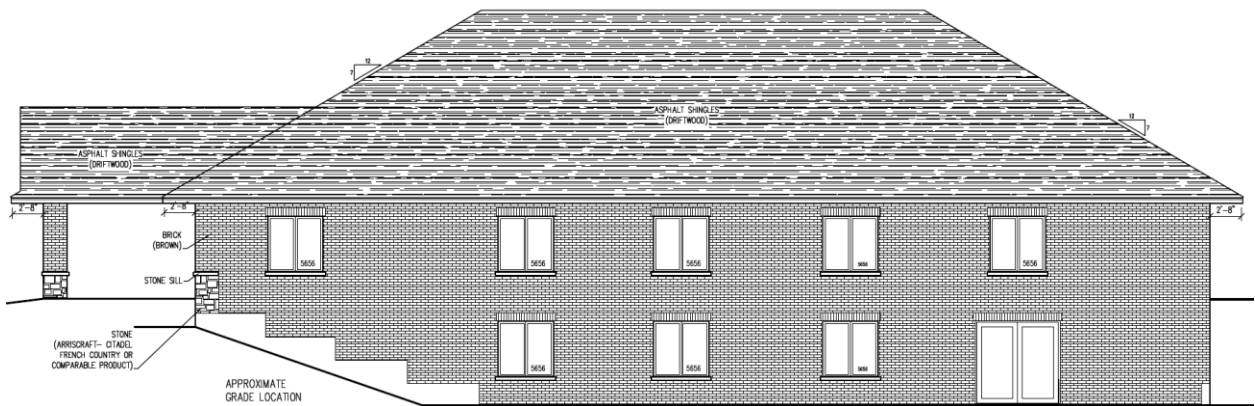


Figure 10 – Proposed Community East (rear) Elevation.

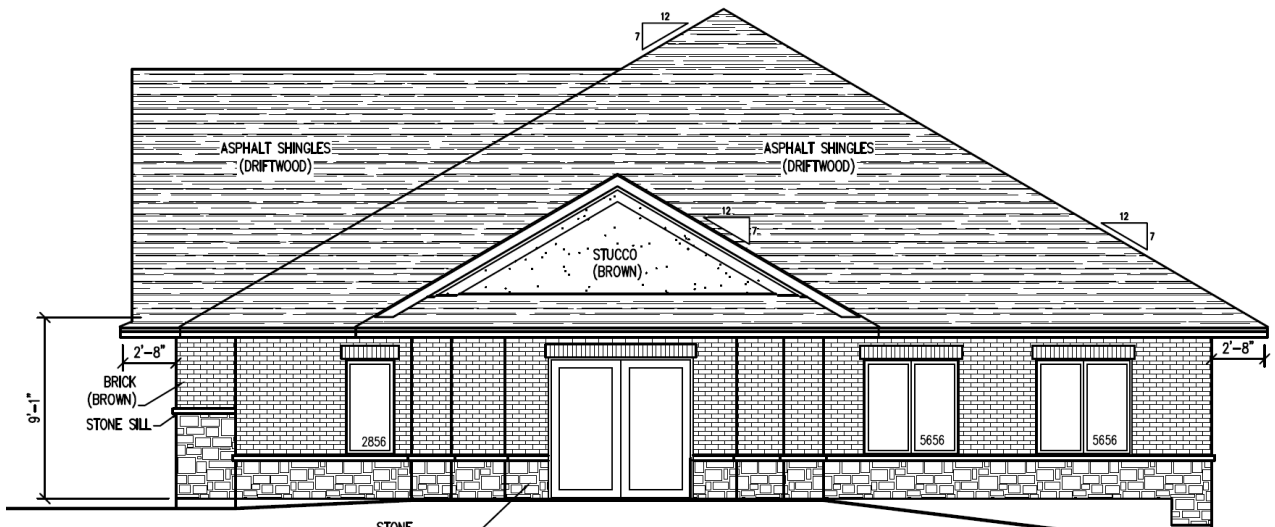


Figure 11 – Proposed Community South Elevation.

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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 redevelopment of an existing fully serviced residential lot within an establishing area in a manner that is compatible with surrounding land uses. The development of a community centre, which is intended to provide recreational and leisure activity services specific to adults with disabilities will help sustain the financial well-being of the municipality as it will facilitate a more efficient utilization of existing municipal services.

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 mix of residential, employment and recreational uses to meet long-term needs; avoiding development and land use patterns which may cause environmental or public health and safety concerns; and 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 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 Multi-Family, Medium Density Residential in the Official Plan. The Official Plan states that primary permitted uses in areas designated Multi-Family, Medium Density Residential shall include multiple-attached dwellings, such as row houses or cluster houses; low-rise apartment buildings; rooming and boarding houses; emergency care facilities; converted dwellings; and small-scale nursing homes, rest homes and homes for the aged. The Official Plan also recognises uses that are considered to be integral to, or compatible with, medium density residential development, including, community facilities, as permitted uses within Multi-Family, Medium Density Residential designations.

The planning objectives for Multi-Family, Medium Density Residential land use designations includes certain criteria which should be maintained, particularly:

**3.1.3 Multi-Family, Medium Density Residential Objectives**

- i) *Support the development of multi-family, medium density residential uses at locations which enhance the character and amenity of a residential area, and where there is safe and convenient access to public transit, shopping, public open space, recreation facilities and other urban amenities.*

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- ii) *Encourage the development of well-designed and visually attractive forms of multi-family, medium density housing.*

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

- A community centre is a permitted use within Multi-Family, Medium Density Residential designations.
- The subject lands are in close proximity to public transit, and can be designed with concrete pedestrian connections from the building entrance to municipal sidewalks to provide safe and convenient access.
- A community centre along Adelaide Street, south of Sunningdale Road provides an opportunity to enhance the character of the developing area.
- The proposed building includes design features found in surrounding residential developments and builds on those to enhance the character of the developing area.
- The redevelopment of these lands would allow for a more intense land use than previously established at a location where existing land uses are not adversely affected.
- Being as the subject lands are currently vacant they are considered to be underutilized, and reasonably able accommodate development on the site within the context of the surrounding established residential neighbourhood, as well as future development within the area.

**3.3.3 Scale of Development**

*Development within areas designated Multi-Family, Medium Density Residential shall have a low-rise form and a site coverage and density that could serve as a transition between low density residential areas and more intensive forms of commercial, industrial, or high density residential development.*

*Height: Normally height limitations will not exceed four storeys*

*Density: Not exceed an approximate net density of 75 units per hectare.*

The proposed community centre is 1 storey (4.5metres) in height with a basement and since this use does not include any residential dwelling units the density is not a consideration for this use.

The subject property is within a developing medium density residential area along an arterial road and in close proximity to a major intersection. The developing neighbourhood is comprised of a mix of residential uses, including: single detached dwellings and cluster townhouse dwellings east of Adelaide Street; and Chateau Gardens long term care residence, and single detached dwellings west of Adelaide Street. The area also includes neighbourhood shopping areas, presently comprising of undeveloped lands to the north, and a Petro Canada station and Tim Hortons to the northwest. Municipal Council is also considering an amendment to the Zoning By-law to permit the development of an apartment building on the west side of Adelaide Street North, immediately adjacent to this site. The proposed community centre use is an appropriate development which is in accordance with the objectives of the Official Plan for Multi-Family, Medium Density Residential land use designations.

**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.

The property is currently with the Residential R1 (R1-14) Zone, which permits single detached dwellings. Under the current application Willowbridge Homes is seeking to change the zoning to a Neighbourhood Facility Special Provision (NF1(\_)) Zone.

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**File: Z-8301  
Planner: A-B Watson**

33.1 General Purpose of the Neighbourhood Facility (NF) Zone

*This Zone provides for and regulates public and private facility uses which primarily serve a neighbourhood function. They include small to medium scale uses which have minimal impact on surrounding land uses and may be appropriate adjacent to or within residential neighbourhoods. The NF Zone variation permits the lowest impact uses permitted in the zone and typically uses are developed independently. The NF1 Zone variation permits the NF uses plus uses which are generally larger and generate more traffic and activity. Generally, uses are combined on any one site.*

A community facility is a permitted use under the Neighbourhood Facility (NF1) Zone. The proposed community facility, for adults with disabilities is to be managed by Participation House Support Services of London & Area. Specifically, the proposed facility is intended to serve Participation House’s unique Help with Opportunities for Participation and Enrichment (HOPE) program. The full-day program is designed to meet the needs of individuals living at home with their families, but who are considered mentally fragile, and/or having high needs by providing day activities for social interaction and community activities. Daily usage is expected to be a maximum of 30 individuals and 8 staff/caregivers, with hours of operation being from 8.30 a.m. to 4.00 p.m. Monday through Friday. Typically the programming is for a registered group of individuals who attend the facility to participate in the program, similar to a class room which has the same group of students attend each day.

The proposed community facility is in keeping with the scale, massing and intensity of the surrounding residential land uses and includes high quality materials. The architectural style is both modern and appealing while respecting the massing and design of neighbouring buildings. The proposed building is positioned and designed to mitigate any potential intrusion of privacy for neighbouring residences north and east of the site. Landscaping and fencing are also proposed to carefully screen adjacent residential properties from the community facility.

As part of the Neighbourhood Facility (NF1) Zone the proponent is requesting four (4) exceptions to the zone regulations by means of Special Provisions.

The applicant has advised that the facility will have two floors (including a basement) and a total area of 818 square metres. The Zoning By-law requires that a community centre in this area provides 1 parking space per 25 square metres of gross floor area. In accordance with the Zoning By-law 33 parking spaces would be required for a community facility this size whereas the proposal intends to provide 17 spaces. As part of the application the proponents prepared and submitted a Parking Justification Report which demonstrates that the number and types of users as well as the means of transportation are unlike those of a typical community centre. A facility run by Participation House is not promoting large assemblies of people akin to a typical community centre. Furthermore, given that none of the program participants have a driver’s license there will be minimal vehicles parked on site so the parking reduction is considered to be appropriate.

Since the subject lands are located along Adelaide Street North, which is an arterial road, Staff encourage the proponent to move the community facility building closer to the street so it can be used to frame the public realm and create a street edge. The reduced front yard setback is supported by Staff in that it provides street enclosure and an environment supportive of pedestrian activity.

City Urban Design Staff and the Urban Design Peer Review Panel noted concerns relating to grading that may impact the accessibility of the building and parking area by patrons as well as the overall vehicular circulation within the site, particularly for egress of para-transit and other large vehicles. The revised concept provides wider pedestrian walkways, additional parking spaces and a wider drive isle which provide for a greater turning radius and allows for improved vehicular circulation and accessibility.

Access to the property from Adelaide Street has shifted slightly north, away from the southern property boundary, essentially maintaining the former residential driveway location. The final location of the access and development of a mutual driveway (to be used to access 1786 Adelaide Street should the lands be redeveloped) will be reviewed by Transportation Staff at during the Site Plan Process.



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**File: Z-8301**  
**Planner: A-B Watson**

Whereas the initial conceptual plan proposed a total of 11 parking spaces, a result of incorporating additional parking spaces into the revised concept plan has been a reduction in open space. The original concept provided 32.8% open space, exceeding the minimum zone requirement of 25% open space, while the revised concept provides 22.2% open space. Given the increased pedestrian connectivity, improved street presence, inclusion of 6 additional parking spaces, improved vehicular circulation and accessibility, Staff deem the additional special provision for a reduction in landscape open space to be appropriate.

The applicant has advised that their funding model has been successful and therefore removed their request for the inclusion of an R8 Zone.

<b>CONCLUSION</b>
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The recommended Zoning By-law amendment is consistent with the *Provincial Policy Statement 2005* as it promotes a healthy community, economic diversity, reduces costs and prevents land consumption.

The recommendation conforms to relevant policies of the Official Plan for permitted uses within a Multi-Family, Medium Density Residential designation.

The recommended amendment complies with the intent and directions of the Zoning By-law by allowing a use which is complementary to the community and compatible with surrounding uses.

Given that the subject site currently sits vacant within an establishing area that is fully serviced, the proposed use represents sound land use planning as it allows for an appropriate re-use of a vacant residential parcel while maintaining the residential character of the area

<b>PREPARED BY:</b>	<b>SUBMITTED BY:</b>
<b>AMANDA-BREA WATSON, MCIP RPP PLANNER II, CURRENT PLANNING DIVISION</b>	<b>MICHAEL TOMAZINCIC, MCIP, RPP MANAGER, CURRENT PLANNING CURRENT PLANNING DIVISION</b>
<b>RECOMMENDED BY:</b>	
<b>JOHN M. FLEMING, MCIP, RPP MANAGING DIRECTOR, PLANNING AND CITY PLANNER</b>	

February 26, 2014

ABW

“Attach”

Y:\Shared\implemen\DEVELOPMENT APPS\2013 Applications 8135 to\8301Z - 1796 Adelaide St N (AW)

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File: Z-8301  
Planner: A-B Watson

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

<u>Telephone</u>	<u>Written</u>
N/A	Bill Roberts 70-620 Thistlewood Drive, London ON N5X 0A9

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**File: Z-8301**  
**Planner: A-B Watson**

**From:** bill roberts []  
**Sent:** Monday, January 06, 2014 11:02 AM  
**To:** Watson, Amanda-Brea  
**Subject:** Zoning By-law Change File Z-8301

Dear Ms. Watson,

I have two objections to the proposal:

1. I **do not** object to the first request (Neighbourhood Facility Special Provision). I **do** object to the fall back request for rezoning to R-8.
2. I **do** object to the diminished quality of the space, namely the reduced front and back yards and the reduction in the number of parking spaces.

Tank you.  
Bill Roberts

70 - 620 Thistlewood Drive

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**File: Z-8301**  
**Planner: A-B Watson**

**Bibliography of Information and Materials**  
**Z-8301**

**Request for Approval:**

City of London Zoning By-law Amendment Application Form, completed by Development Engineering London Ltd on behalf of, November 25, 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.

Development Engineering London Ltd. *Planning Justification Report*, November 22, 2013.

Development Engineering London Ltd. *Urban Design Brief*, November 22, 2013.

**Correspondence: (all located in City of London File No. Z-8301 unless otherwise stated)**

**City of London -**

Postma R., City of London Urban Forestry. Email to A.-B. Watson. January 13, 2014.

Moore R., City of London Environment and Engineering Services - Wastewater and Drainage Division. Email to A.-B. Watson. January 9, 2014

Clavet Y., City of London Environment and Engineering Services – Stormwater Management Unit. Emails to A.-B. Watson. January 16, 2014

Couvillon A., City of London Transportation Planning & Design Division. Emails to A.-B. Watson. November 19, 2013 - January 14, 2014

Chromczak D., City of London Environment and Engineering Services – Water Unit. Email to A.-B. Watson. January 27, 2014

**Departments and Agencies -**

Rose D., London Fire Department. Emails to A.-B. Watson. December 27, 2013 & January 27, 2014

Dalrymple D., London Hydro. Memo to A.-B. Watson. December 30, 2013

Creighton C., UTRCA. Memo to A.-B. Watson. January 21, 2014.

Ries S., UDPRP. Memo cc'd to A.-B. Watson. February 25, 2014

**Other:**

Site visit January 23, 2014 and photographs of the same date.

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**File: Z-8301**  
**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 1796 Adelaide Street North.

WHEREAS Willow Bridge Homes Ltd. has applied to rezone an area of land located at 1796 Adelaide Street North, 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:

Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to lands located at 1796 Adelaide Street North, as shown on the attached map comprising part of Key Map No. A103, from a Residential R1 (R1-14) Zone to a Neighbourhood Facility (NF1(\_)) Zone.

- 1) Section Number 33.4 of the Neighbourhood Facility (NF1) Zone is amended by adding the following Special Provision:

NF1(_)	1796 Adelaide Street North	
a)	Regulations	
i)	Front Yard Setback (Minimum)	1.0 metres
ii)	Interior Yard Setback (Minimum)	3.7 metres
iii)	Parking (Minimum)	17 spaces
iv)	Landscape Open Space (Minimum)	22.2%

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.

Agenda Item # Page #

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**File: Z-8301**  
**Planner: A-B Watson**

PASSED in Open Council on April 1, 2014.

Joe Fontana  
Mayor

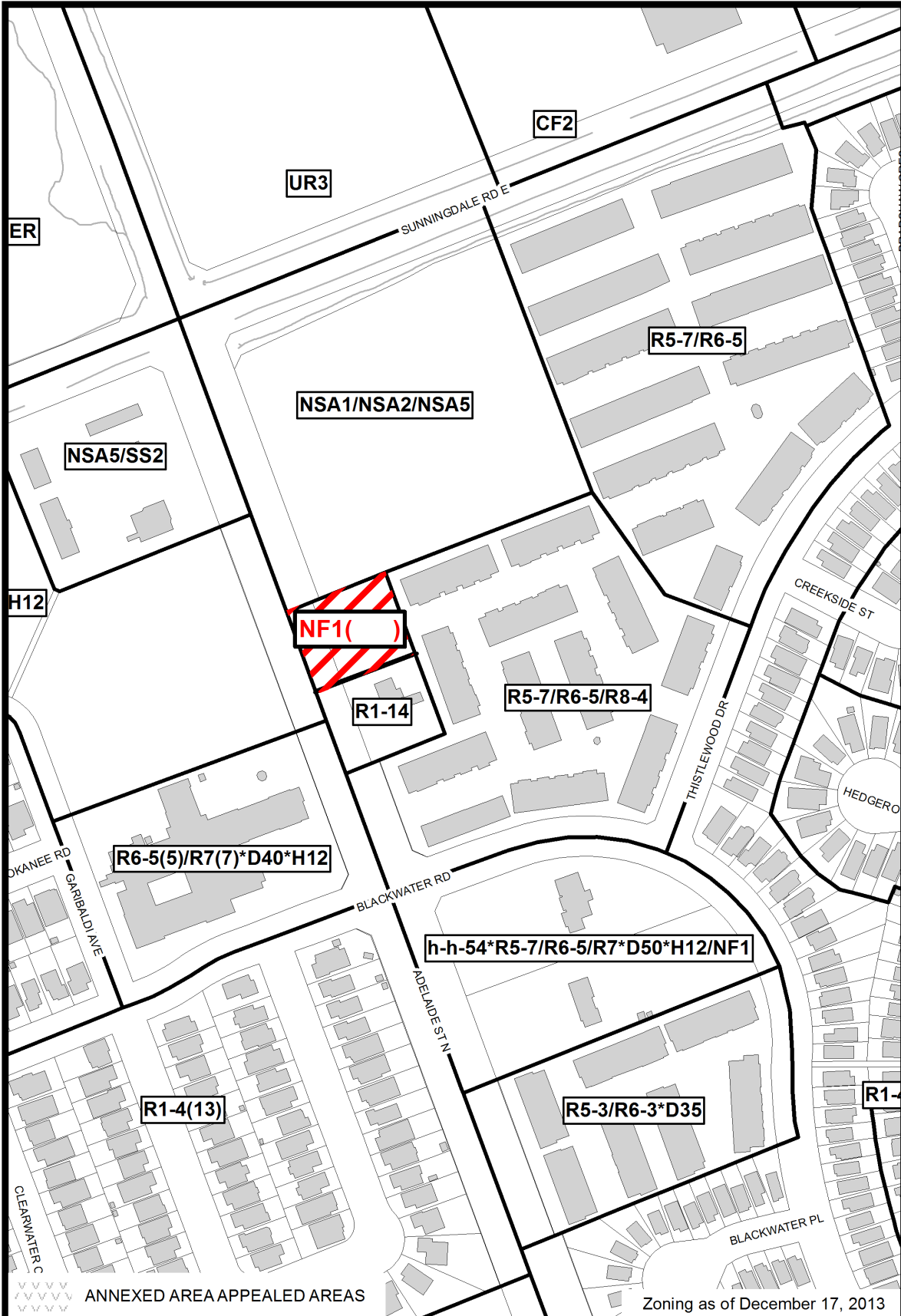
Catharine Saunders  
City Clerk

First Reading - April 1, 2014  
Second Reading - April 1, 2014  
Third Reading - April 1, 2014

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File: Z-8301  
Planner: A-B Watson

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



File Number: Z-8301  
 Planner: AW  
 Date Prepared: 2014\01\24  
 Technician: CK  
 By-Law No: Z.-1-

SUBJECT SITE 

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