

Official Plan & Zoning By-Law Amendment Concerns for 313 Clarke Road

Planning & Environment Committee

April 8, 2014

OZ-8300

We are the representative of the area residents of the property at 313 Clarke Rd.

- ▶ We will address 3 issues with the Official Plan & Zoning By-law amendment application by St. Leonard's Community Services
 - ▶ Lack of adequate amenity space
 - ▶ Lack of adequate parking space
 - ▶ Changes to the Official Plan and City By-Laws

Lack of Amenity Area 313 Clarke Road



Side Yards



St. Leonard's proposed changes



Actual property



Rear Property Amenity Space



St. Leonard's proposed changes



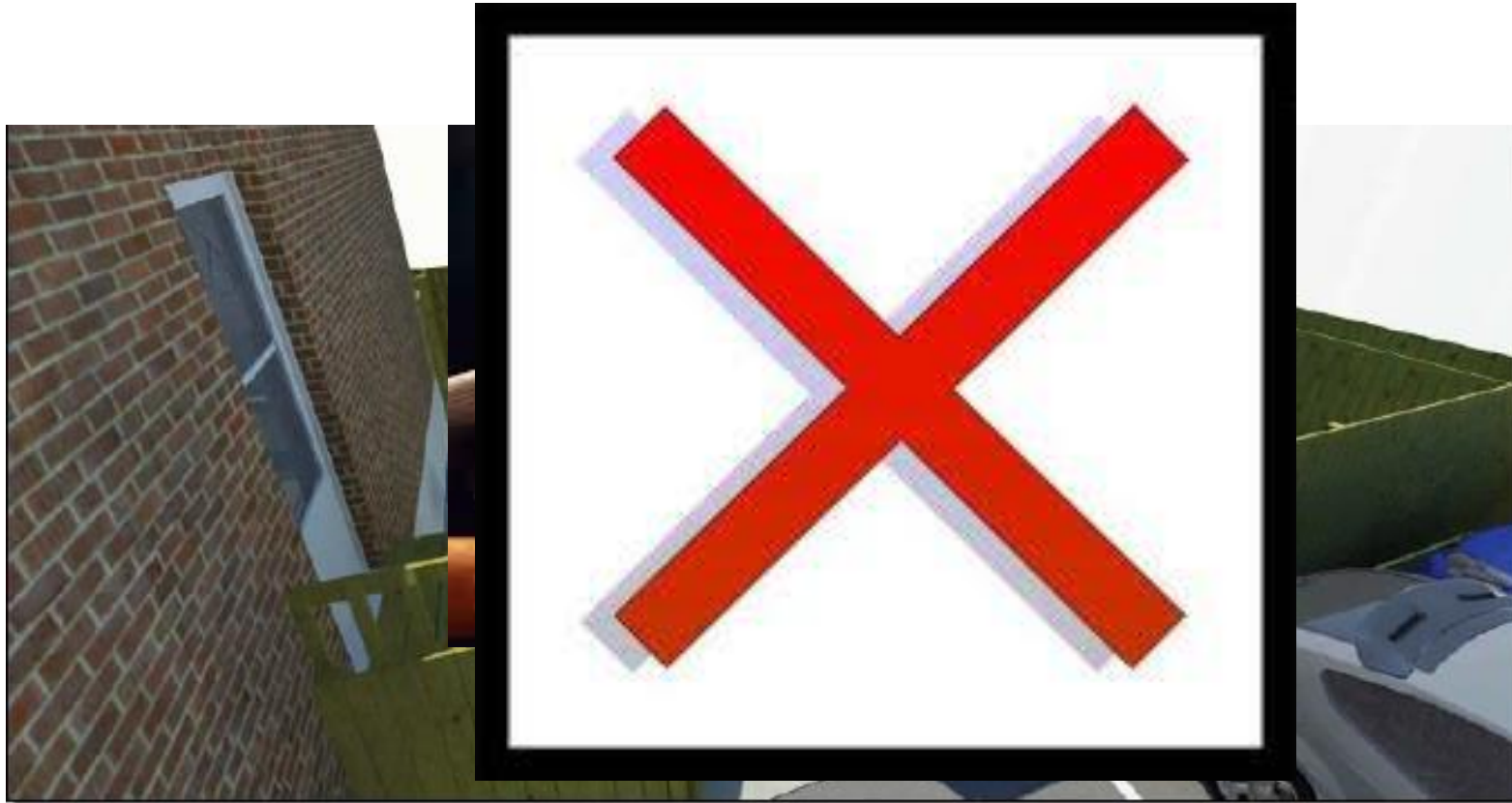
Actual Rear Yard Area



St. Leonard's proposed backyard area



Proposed backyard area with people



Street parking overused in spite of the restriction



Street parking restricted



Lack of parking space



Additional parking issues during the winter



Official City Plan Amendments

Chapter 3

- ▶ 3.3.1 iii) Correctional and supervised residences may be permitted along some arterial roads in the Multi-Family, Medium Density Residential designation
- ▶ 3.6.2. Correctional and Supervised Residences: Correctional and supervised residences may be permitted by zone change in the Multi-Family, Medium Density Residential designation and Multi-Family, High Density
 - ii) The proposed use shall take into account surrounding land uses in terms of height, scale and setbacks and shall not adversely impact the amenities and character of the surrounding area.

Official City Plan Amendments

Chapter 6

- ▶ 6.2.10 Correction and Supervised Residences are, for the purposes of this Plan, regarded as an institutional type of use. The preferred location for these residences are in the Regional Facilities and Community Facilities designations; however, subject to site and location criteria, **they may also be permitted as a secondary use in the Arterial Mixed-Use District; along arterial roads in the Multi-Family, Medium Density Residential and Multi-Family, High Density Residential designations;**
- ▶ **6.2.6. Parking:** Regional and Community Facilities shall be encouraged to provide adequate on-site parking according to standards contained in the Zoning By-law. To encourage compatibility with surrounding land uses, **parking facilities shall also be adequately screened from the street and from adjacent residential areas by appropriate landscaping, fences, or other means.**
- ▶ **6.3.2. Scope of Planning Impact Analysis:** (b) the size and shape of the parcel of land on which a proposal is to be located, and **the ability of the site to accommodate the intensity of the proposed use;**
- ▶ (d) the potential traffic generated by the proposed change, considering the most intense land uses that could be permitted by such a change, and **the likely impact of this additional traffic on City streets, pedestrian and vehicular safety, and on surrounding properties;** and

City of London Zoning By-Laws

▶ 5.1 GENERAL PURPOSE OF THE R1 ZONE

- ▶ The R1 Zone is the most restrictive residential zone, and provides for and regulates single detached dwellings. Zone variations R1-4 to R1-9 are zones to be applied to most suburban single dwelling developments;

▶ 5.2 PERMITTED USES

- ▶ No person shall erect or use any building or structure, or use any land or cause or permit any building or structure to be erected or used, or cause or permit any land to be used, in any Residential R1 Zone variation for any use other than the following use: a) A single detached dwelling.

Type 1 and Type 2 Group Homes

- ▶ **"GROUP HOME TYPE 1"** means a residence licensed, supervised, approved, or funded under federal or provincial statute for the **accommodation of three to eight persons**, excluding staff, living under responsible supervision in a single housekeeping unit and who, by reason of their intellectual, mental health, social, or physical condition or legal status, require a group living arrangement for their well being. A Group Home Type 1 may include youth on probation under provincial or federal statute, but does not include an Emergency Care Establishment or a Group Home Type 2, as defined by this By-law. (Z.-1-94236) (Z.-1-021050)
- ▶ **"GROUP HOME TYPE 2"** means a residence for the **accommodation of up to eight persons**, excluding staff, that is maintained and operated primarily for: persons who have been placed on probation or released on parole under provincial or federal statute; or youth who have been charged under provincial or federal statute and who have been placed in detention or custody. A Group Home Type 2 may include a Group Home Type 1, a Supervised Residence, and an Emergency Care Establishment for children or youth. (Z.-1-94236) (Z.-1-021050)

Zoning Standards

Zone Standard	Site	R1-7	CF5
Frontage	15.24 M	15 M	30 M
Area	693.77 Sq. M	550 Sq. M	1200 Sq. M
Coverage	38.43 %	35 %	30 %
Rear Yard	10.03 M (parking)	10 M	10 M
Front Yard	9.06 M	8 M	8 M
Interior Side Yard	2.18 M	1.2 M	10 M
Exterior Side Yard	2.05 M	6 M	6 M
Height	6 M	10.5 M	15 M
Landscaped OS	32.11 %	40 %	25%
Parking Coverage	21.55 %	25 %	n/a
Parking Setback	0 M	0 (driveway)	3 M
Required Parking	4 spaces	2 spaces	2 spaces

In Conclusion



THANK YOU

