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File: Z-8330
Planner: Nicole Musicco

TO:	CHAIR AND MEMBERS PLANNING & ENVIRONMENT COMMITTEE
FROM:	JOHN M. FLEMING MANAGING DIRECTOR, PLANNING AND CITY PLANNER
SUBJECT:	APPLICATION BY: TRICAR DEVELOPMENTS INC. 83, 85 AND 89 RIDOUT STREET SOUTH PUBLIC PARTICIPATION MEETING ON JUNE 17, 2014

RECOMMENDATION

That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the application of Tricar Developments Inc. relating to the properties located at 83, 85 and 89 Ridout Street South:

- (a) The proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting on June 24, 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 R3/Office Conversion (R3-1/OC4) Zone and a Neighbourhood Facility (NF) Zone **TO** a Residential R9 Special Provision (R9-3(*))*H14 Zone.
- (b) The Site Plan Approval Authority **BE REQUESTED** to consider through the site plan approval process, the development of the subject site in a manner that is consistent with the Site Plan and Elevation Drawings attached hereto as Schedule "1" to this report as well as the design features recommended below:
 - i) Ensure that the street-facing facade provides a high level of architectural design, including articulation, material changes, masonry detail and fenestration to enhance the existing streetscape.
 - ii) Architectural style and materials should complement the existing buildings in the community, while being appropriate for a mid-rise building form to facilitate compatibility with the existing neighbourhood.
 - iii) Provide enclosed garbage storage facility, as the City of London Site Plan Control By-law requires garbage containers to be located within the building and wheeled out to a point located with easy access.
 - iv) The unit doors on the ground floor should be differentiated so that they appear as front doors instead of patio doors. A single door with large windows is preferable.
 - v) The architectural treatment of the vehicle entrance underpass should be resolved so that the cut through does not appear as an afterthought. This may be achieved in one or more of the following ways, amongst others:
 - *extending the balconies across the entire floating portion of the building to make this mass appear as a separate element,*
 - *introducing a material change or building articulation where the floating portion meets the main building mass, and/or*
 - *lowering the height of the underpass by extending the masonry downwards and incorporating additional finishing details.*
- (c) pursuant to Section 34(17) of the *Planning Act*, as determined by the Municipal Council, no further notice **BE GIVEN** in respect of the proposed by-law as the change in the interior side yard (south) special provision is minor in nature.

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PURPOSE AND EFFECT OF RECOMMENDED ACTION

The purpose and effect of the requested Zoning By-law amendment is to permit the development of a 4-storey, 35 unit apartment building.

RATIONALE

- The proposal is consistent with the policies of the Provincial Policy Statement, 2014, which promote healthy, liveable and safe communities.
- The proposed amendment is consistent with the High Density Residential policies of the City of London Official Plan.
- The proposal is in keeping with the policies of the draft Wortley Village Heritage Conservation District Plan as the concept maintains the district’s residential amenity and human scale by ensuring that the low rise, low density residential character of the neighbourhood remains dominant. The site layout, building form, height and massing are in keeping with the heritage character of the Wortley Village-Old South area, through the attention given to height, built form, massing, setbacks, building material and other architectural elements.
- The subject lands are of a size and shape to accommodate the proposal. The recommended amendment provides appropriate regulations to control the use, intensity and form of the building;

BACKGROUND

Date Application Accepted: March 4, 2014	Agent: Stantec Consulting Inc.
REQUESTED ACTION:	
Possible amendment to Zoning By-law Z-1 to change the current Z.1 Zoning By-law FROM a Residential R3/Office Conversion (R3-1/OC4) Zone and a Neighbourhood Facility (NF) Zone which permits: Single detached dwellings; Semi-detached dwellings; Duplex dwellings; Triplex dwellings; Converted dwellings; Fourplex dwellings, Dwelling Units, Offices, Churches, Elementary School and Day care centres TO a Residential R9 Special Provision (R9-3(*)) Zone which permits: Apartment buildings; Lodging house class 2; Senior citizens apartment buildings; Handicapped persons apartment buildings and Continuum-of-care facilities including special provisions to allow for an interior sideyard setback of 4.8 meters, a minimum front yard setback of 2.5 meters and a maximum lot coverage of 31%.	

SITE CHARACTERISTICS:
<ul style="list-style-type: none"> • Current Land Use – 2 single detached residential lots and 1 vacant lot. • Frontage – 62.8 meters • Depth – 69.1 meters • Area – 4,339 m² • Shape - Rectangular

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SURROUNDING LAND USES:

- **North** - Single detached dwellings
- **South** - Multi-unit apartment and Single detached dwellings
- **East** - High Density and Single detached dwellings
- **West** - Single detached dwellings Multi-unit dwellings.

OFFICIAL PLAN DESIGNATION: Multi-Family High Density Residential

EXISTING ZONING: Residential R3/Office Conversion (R3-1/OC4) Zone and a Neighbourhood Facility (NF) Zone. Permitted uses include: Single detached dwellings; Semi-detached dwellings; Duplex dwellings; Triplex dwellings; Converted dwellings; Fourplex dwellings, Dwelling Units, Offices, Churches, Elementary School and Day care centres

Location Map



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Aerial Photo Location Map

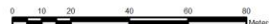
File No.: Z-8330

NM

Date Prepared: 2014/05/09

CK

SCALE: 1:1,900

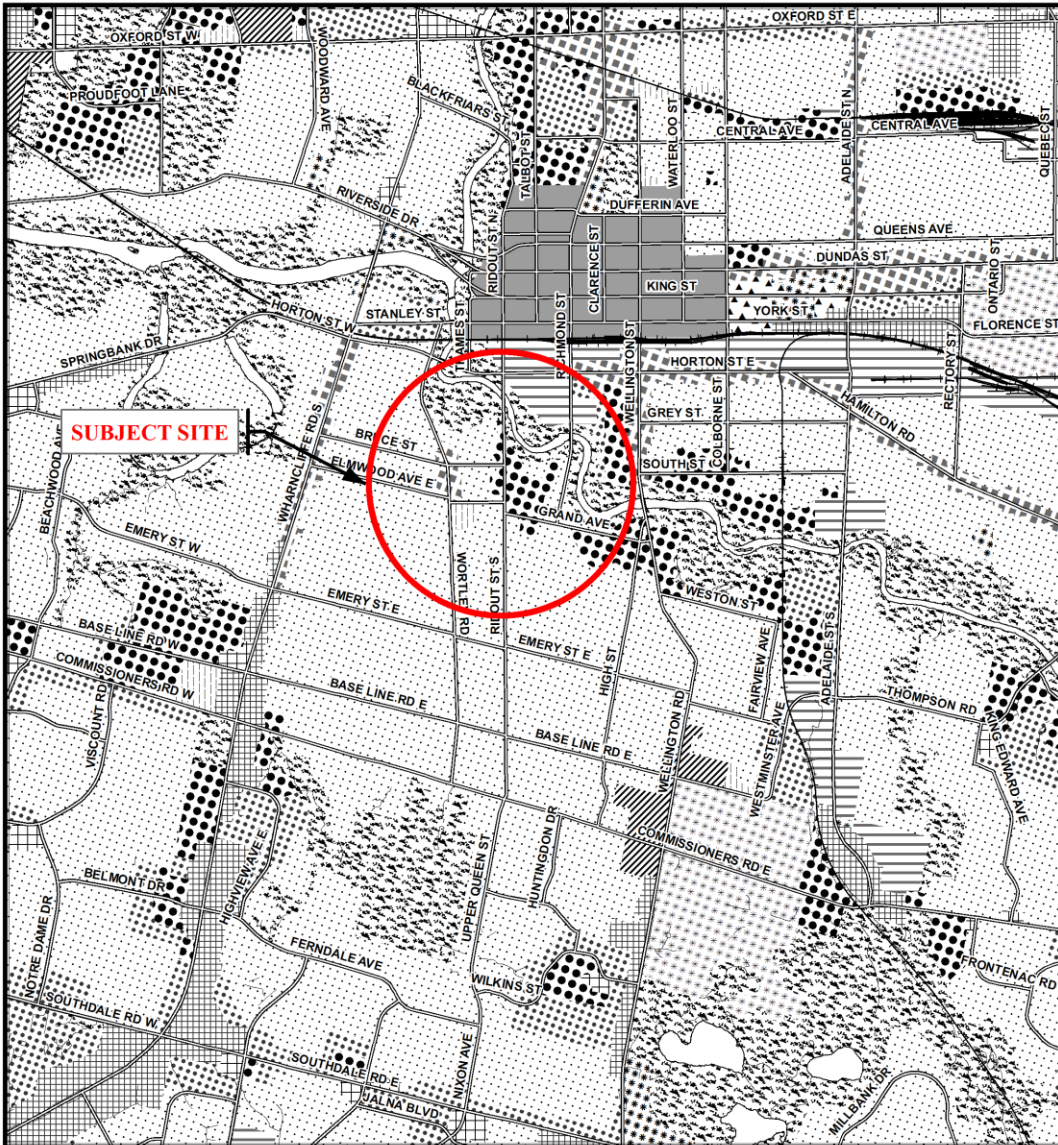


Prepared by : Graphics & Information Services, Planning Division, Corporation of the City of London
Photography based on April 2010 flight info.

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

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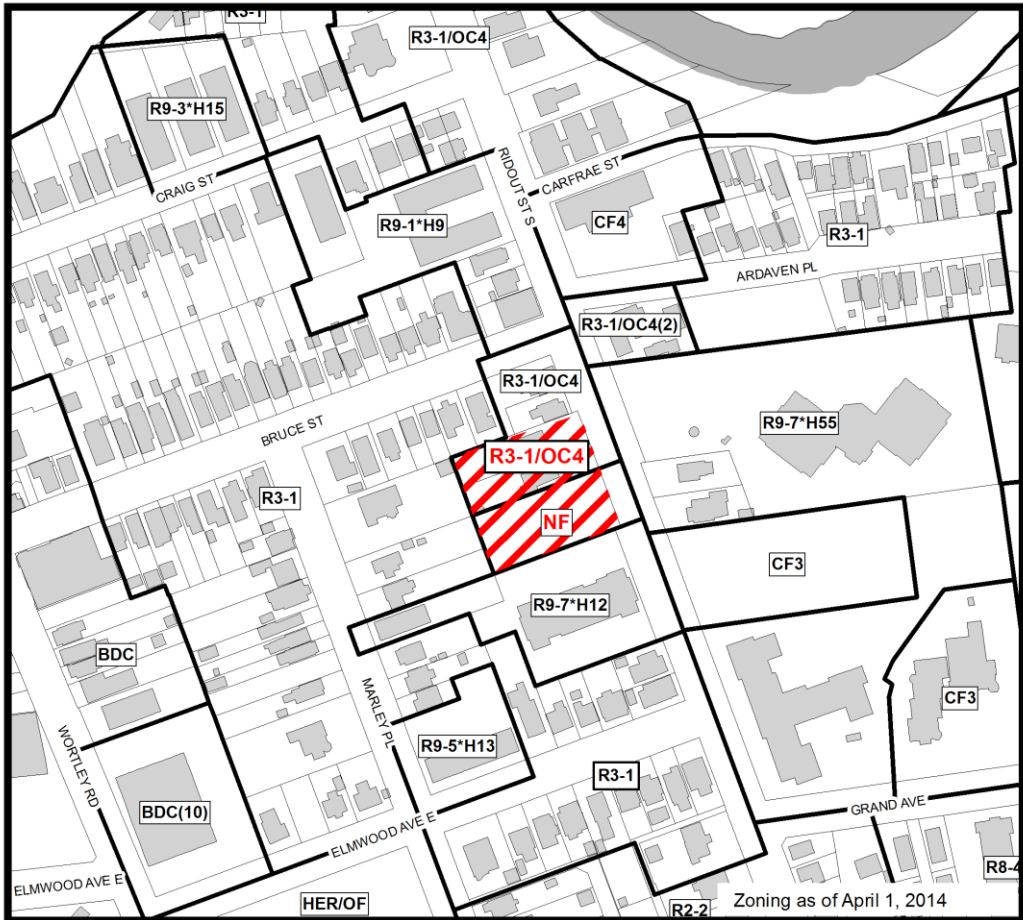
Legend	
	Downtown
	Enclosed Regional Commercial Node
	New Format Regional Commercial Node
	Community Commercial Node
	Neighbourhood Commercial Node
	Main Street Commercial Corridor
	Auto-Oriented Commercial Corridor
	Multi-Family, High Density Residential
	Multi-Family, Medium Density Residential
	Low 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

<p>CITY OF LONDON Department of Planning and Development</p> <p>OFFICIAL PLAN SCHEDULE A - LANDUSE -</p> <p><small>PREPARED BY: Graphics and Information Services</small></p>	 Scale 1:30,000 Meters	<p>FILE NUMBER: Z-8330</p> <p>PLANNER: NM</p> <p>TECHNICIAN: CK</p> <p>DATE: 2014/05/09</p>
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PROJECT LOCATION: e:\planning\projects\p_officialplan\work\consolidated\excerpts\mxd_templates\scheduleA_NEW_b&w_8x14.mxd

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COUNCIL APPROVED ZONING FOR THE SUBJECT SITE: R3-1/OC4 & NF

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

- | | |
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| <p>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</p> <p>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</p> <p>OR - OFFICE/RESIDENTIAL
OC - OFFICE CONVERSION
RO - RESTRICTED OFFICE
OF - OFFICE</p> | <p>RF - REGIONAL FACILITY
CF - COMMUNITY FACILITY
NF - NEIGHBOURHOOD FACILITY
HER - HERITAGE
DC - DAY CARE</p> <p>OS - OPEN SPACE
CR - COMMERCIAL RECREATION
ER - ENVIRONMENTAL REVIEW</p> <p>OB - OFFICE BUSINESS PARK
LI - LIGHT INDUSTRIAL
GI - GENERAL INDUSTRIAL
HI - HEAVY INDUSTRIAL
EX - RESOURCE EXTRACTIVE
UR - URBAN RESERVE</p> <p>AG - AGRICULTURAL
AGC - AGRICULTURAL COMMERCIAL
RRC - RURAL SETTLEMENT COMMERCIAL
TGS - TEMPORARY GARDEN SUITE
RT - RAIL TRANSPORTATION</p> <p>"h" - HOLDING SYMBOL
"D" - DENSITY SYMBOL
"H" - HEIGHT SYMBOL
"B" - BONUS SYMBOL
"T" - TEMPORARY USE SYMBOL</p> |
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CITY OF LONDON
PLANNING, ENVIRONMENTAL AND ENGINEERING SERVICES

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



FILE NO:
Z-8330 NM

MAP PREPARED:
2014/05/09 CK

1:2,700
0 12.525 50 75 100
Meters

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

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PLANNING HISTORY

O-8118 – Wortley Village Heritage Conservation District Plan
At this time of writing this report the Wortley Village Heritage Conservation District Plan had not yet been adopted by Council.

SIGNIFICANT DEPARTMENT/AGENCY COMMENTS

PUBLIC LIAISON:	On March 27, 2014, Notice of Application was sent to 96 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 March 27, 2014. A “Possible Land Use Change” sign was also posted on the site.	8 replies were received
<p>Nature of Liaison: Possible amendment to Zoning By-law Z-1 to change the current Z.1 Zoning By-law FROM a Residential R3/Office Conversion (R3-1/OC4) Zone and a Neighbourhood Facility (NF) Zone which permits: Single detached dwellings; Semi-detached dwellings; Duplex dwellings; Triplex dwellings; Converted dwellings; Fourplex dwellings, Dwelling Units, Offices, Churches, Elementary School and Day care centres TO a Residential R9 Special Provision (R9-3(*)) Zone which permits: Apartment buildings; Lodging house class 2; Senior citizens apartment buildings; Handicapped persons apartment buildings and Continuum-of-care facilities including special provisions to allow for an interior sideyard setback of 4.8 meters, a minimum front yard setback of 2.5 meters and a maximum lot coverage of 31%.</p>		

Environmental and Engineering Services Department

The City of London’s Environmental and Engineering Services Department has not identified any concerns with respect to the aforementioned Zoning By-Law amendment application. Please note that engineering and transportation issues will be addressed when/if these lands come in for site plan approval.

Transportation Planning and Design – City of London

Transportation issues including road widening dedication and access design will be discussed through site plan review.

Wastewater and Drainage Engineering – City of London

No objection

Urban Design Peer Review Panel

Thank you for taking the time to meet with the Urban Design Peer Review Panel (UDPRP) on April 2, 2014 to discuss your client’s proposed multi-family residential building located at 83, 85 and 89 Ridout Street, London, ON. We understand that the Urban Design Brief dated February 2014 and prepared by Stantec, forms part of the application for a Zoning Bylaw Amendment. The Panel was advised by the City Planner during the April 2nd meeting that 83, 85 and 89 Ridout Street has been concurrently submitted for Site Plan approval pending approval of the subject Zoning Bylaw Amendment.

Residential buildings 83 and 85 Ridout Street are considered to be heritage buildings and have been proposed to be designated within the Wortley Village – Old South Heritage Conservation District. As of April 2nd 2014 when the Panel met to review the applicant’s proposed Multi-Family Residential Building at 83, 85 and 89 Ridout Street, the Wortley Village – Old South Heritage Conservation District had not been designated by Municipal Council under Part V (Section 41.(1) of the Ontario Heritage Act.

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The Panel's review of the project's Urban Design Brief did not include the referenced buildings as the applicant has indicated that their demolition was critical to the project as presented and the Panel is obligated to follow all legal planning instruments such as the official plan, zoning bylaws and area secondary plans, as adopted by Municipal Council at the time of the Panel's meeting.

In light of the above, the Panel has the following observations and comments regarding the multi-family residential project proposed for 83, 85 and 89 Ridout Street, London, ON as part of the application for Zoning Bylaw Amendment and Site Plan approval:

- 1. Consider reducing the number of vehicular stalls provided (35 required, 46 provided) or shift a percentage of the provided vehicular stalls under the building;*
- 2. Shift barrier free parking to abut parking lot concrete sidewalk as per the city's FADS guidelines;*
- 3. Re-design the east and west elevations to vertically acknowledge the vehicular passage;*
- 4. Re-orient ground floor and second floor unit fenestration by eliminating 45° chamfered corner to west elevation;*
- 5. Re-align the openings in the vehicular passage screen to acknowledge the fenestration above;*
- 6. Simplify the building cornice;*
- 7. Eliminate the planting of new trees under existing tree canopies;*
- 8. Do not revise design of at-grade unit entry doors;*
- 9. Consider increasing horizontal separation between west facing ground floor units and vehicular at grade parking. Alternatively, revisit transparency of terrace screens at grade on the west elevation;*
- 10. Provide much needed outdoor children's play area at grade;*
- 11. Shift outdoor bike storage indoors; and*
- 12. Provide enclosed garbage storage facility.*

The Panel finds that the Multi-family Residential Building proposed for 83, 85 and 89 Ridout Street, London, ON presents a built form on the site in keeping with the intent of the City of London's Urban Design Principles.

Urban Design – City of London

Urban Design staff have reviewed the proposal summary for the above noted address and provide the following urban design principles consistent with the Official Plan, applicable by-laws, and guidelines:

- The location of the building adjacent to the street is consistent with Official Plan Urban Design policies. Ensure that the street-facing facade provides a high level of architectural design, including articulation, material changes, masonry detail and fenestration.*
- The proposed building should be compatible with the surrounding Old South neighbourhood and contribute positively to the Heritage Conservation District character. Architectural style and materials should complement the existing buildings in*

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the community, while being appropriate for a mid-rise building form.

- *The ground floor balconies extending outward from the building mass and designed as private courtyard areas help strengthen the base of the building, activate the streetscape and provide an additional amenity for residents.*
- *The unit doors on the ground floor should be differentiated so that they appear as front doors instead of patio doors. A single door with large windows is preferable.*
- *The architectural treatment of the vehicle entrance underpass should be resolved so that the cut through does not appear as an afterthought. This may be achieved in one or more of the following ways, amongst others:*
 - *extending the balconies across the entire floating portion of the building to make this mass appear as a separate element,*
 - *introducing a material change or building articulation where the floating portion meets the main building mass, and/or*
 - *lowering the height of the underpass by extending the masonry downwards and incorporating additional finishing details.*

This application was reviewed by the Urban Design Peer Review Panel (UDPRP) on April 2nd, 2014. A memo with UDPRP comment has been provided. Urban Design staff are very supportive of this development proposal and look forward to working with the applicant to resolve the design issues with the vehicle entrance.

Old South Community Association

- *The group was generally in favour of this proposal as presented. We support the developer's decision to reduce the proposed height of this building to four floors. We consider this appropriate and something that takes the existing street profile more closely into account. As this property abuts several single family residences to the west, we consider that this lower density is better suited than a larger building would be and less likely to result in negative impacts to surrounding residents. The basic design, which incorporates private entrances directly into ground floor units is appropriate, and supports the 'life at street level' planning goal. The requirement for a variance on the front-yard setback to facilitate this is therefore supportable and favoured.*
- *The request to exceed maximum lot coverage from 30 to 31% was not deemed noteworthy.*
- *The design, colour, texture and 'front wall' design seem well-thought out and appropriate.*
- *The decision by the developer to reduce the proposed building height on the west and request bonusing in order to add the 'missing floors' onto the east side development is not one that we support. The original idea (as explained to OSCO representatives at a earlier meeting) suggested a taller building of eight or more floors on the west side of Ridout. This would have been, in our judgement too much for the three lots in question and therefore, any decision to reduce this to a more appropriate height is not one that ought to trigger any consideration of bonusing elsewhere.*
- *The trees and shrubs shown on the concept plan at the public meeting on May 7, will, if planted and maintained, help support the goal of ensuring privacy to neighbours, green cover, shade and visual relief to both neighbours and residents. We request that the particulars of the planting and maintenance scheme be included as a condition to any variances, bonusing or re-zoning associated with this development.*

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- *We question the extent of paved parking behind the building, which (we're told by City of London staff) exceeds the minimum requirement. We suggest reducing that number in favour of additional non-paved common area i.e. green space would be preferable for all concerned.*
- *We note that this development requires that two adjacent buildings (83 and 85 Ridout) be demolished, something that might not have been possible had the much-delayed and long-awaited Heritage Conservation District been in place.*

Public Responses:

- *Permitting such intensification projects destroys a desire to maintain and enhance existing, sought after neighbourhoods for the future.*
- *The residential homes and properties at 83 and 85 Ridout should remain part of the existing housing stock of this historical area.*
- *Ridout Street is already quite congested, particularly at the beginning and end of day and the main entrance to the development is off of Ridout Street.*
- *This proposal is close to a traffic light and 3 way intersection at Ridout and Grand which often becomes congested with difficult access to Elmwood and Grand from Ridout.*
- *There is a concern that addition of this property will add to this congestion.*
- *Mitigating strategies to deal with the traffic increase should be included in the development plan.*
- *While the intensification with the apartment buildings is welcome and will provide additional traffic and business for Wortley Village there is always the question of adequate parking in the surrounding neighborhoods.*
- *Thus a mitigation strategy to ameliorate some of the parking concerns in the village should be incorporated as residential intensification in the neighborhood increases.*
- *The development would seem to be a positive addition to the village and we hope the city and the developer can work together to address these concerns.*
- *The proposed property would seem to be of a scale that would be much more consistent with the neighborhood and associated with fewer impacts on traffic and parking compared to the apartment building proposed for 96 Ridout.*
- *Concerns with design that is consistent with the Wortley neighborhood, energy efficiency and the price of the apartments.*
- *Ridout is already very busy especially in the morning and late afternoon periods (to and from work) and adding even more vehicles entering and leaving the street is going to cause problems. This area is already complicated by the Grand Ave/Elmwood "intersection", the light at the end of Grand Ave, a bus stop almost directly across from the driveway into the big project and the turn lane onto Elmwood from Ridout.*
- *Consensus was the development is unfortunate, but all understood the inevitability and everyone wants Tricar to focus on making the exterior aesthetically appropriate to the neighbourhood.*
- *Opposed to the demolition of the two houses for aesthetic reasons.*

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Response to Public Concerns:

The Official Plan within section 18.2.2 c) identifies a primary collector as “*serves light to moderate volumes of inter-neighbourhood traffic at moderate speeds and has limited property access*”. The subject site has access to the primary collector and is serviced by public transit. The Transportation Planning and Design Division within the City of London did not have any concerns related to increasing traffic. The application is required to go through the Site Plan Approval process which will ensure appropriate access arrangements.

The applicant submitted an Urban Design Brief and Heritage Impact Statement as part of the application. The applicant has worked with City Urban Design Staff to ensure that the final product is in keeping with the Wortley Village Heritage Conservation District (although not yet adopted) and the Old South character. The application was also presented to the Urban Design Peer Review where the Panel offered minor design considerations, yet overall commented that the site is in keeping with the intent of the City of London’s Urban Design Principles.

The proposed building will be enhanced to be as compatible as possible with the existing/adjacent land uses and other similar buildings within the neighbourhood. Green space located around site will provide areas for planting and create a screen for the adjacent residential land uses. The siting of the proposed building is shown directly adjacent to Ridout Street with the parking for the development contained behind the proposed building.

ANALYSIS

Subject Site

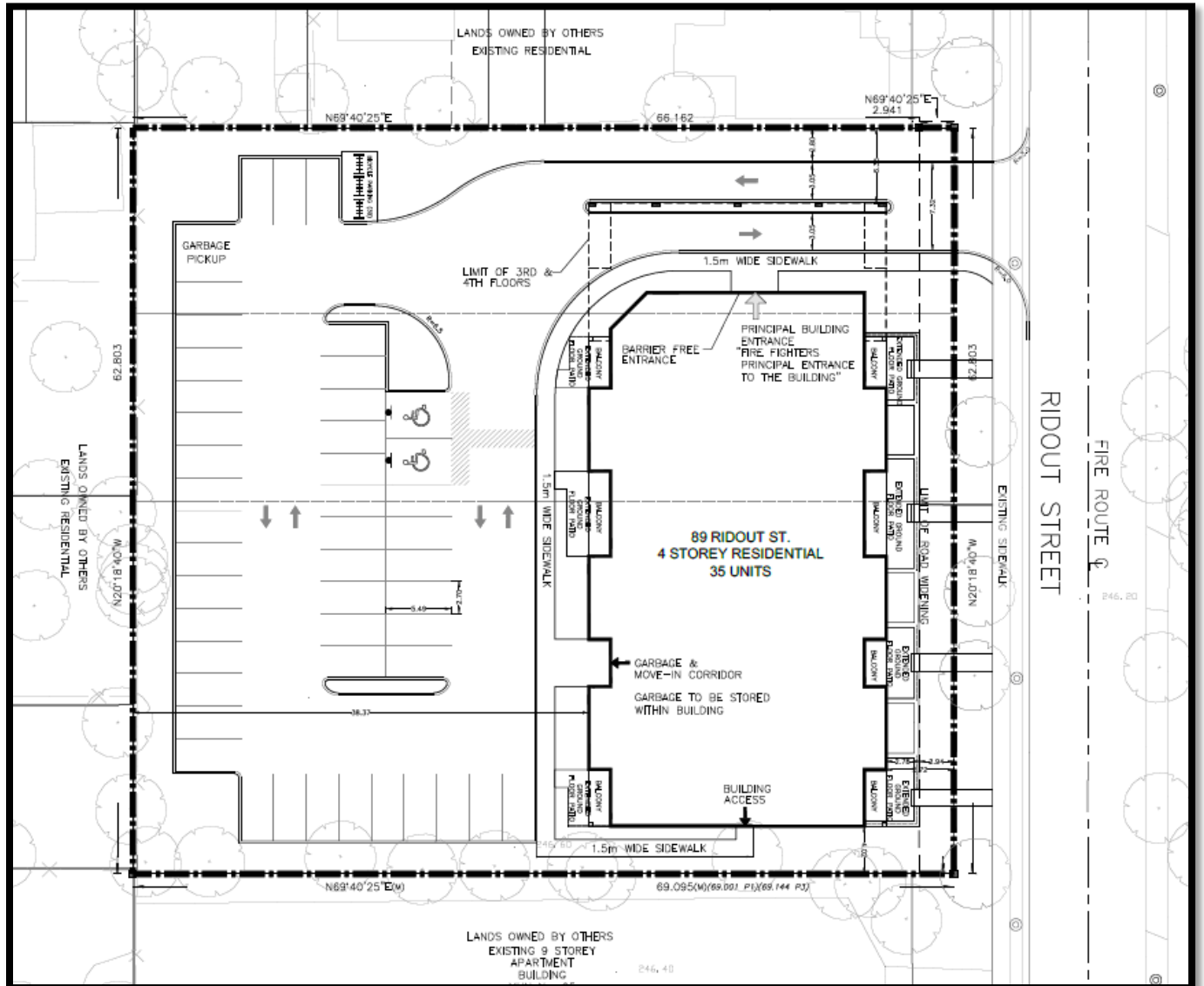
The subject lands include three parcels of land and are located on the west side of Ridout Street South, between Bruce Street and Elmwood Avenue. The site includes a total area of just over one acre, 66 metres in depth with 63 metres street frontage. There was previously a place of worship located at 89 Ridout Street, which has been demolished. The two single detached dwellings have been proposed to be demolished as part of this application. The subject property is located within a well-established residential area. The neighbourhood includes a mix of uses, architectural styles, and building form. Residential uses include: purpose-built single detached dwellings; converted dwellings ranging from one to two-and-a-half-storeys; and 3-storey apartment buildings.

Nature of Proposal

The requested amendment will allow for the development of a 4-storey, 35-unit apartment building for a total density of 81 units per hectare. The development includes 46 parking spaces whereas 35 are required by-law. Shade trees are proposed along the perimeter of the property boundary and within parking lot islands and green space will also be preserved along the setbacks. There are full municipal services are available to the site.

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Site Plan



Urban Design

As part of the complete application, the Applicant submitted an Urban Design Brief which included the following design details:

a) Natural Features

There are no significant natural features associated with the subject site. No mass grading is proposed, as the site is designed to match existing grading and respect the existing surrounding developments.

b) Trees

Existing trees within the property limit that are not impacted by the proposed development and associated earthworks will be preserved and protected, with additional consideration given to neighbouring trees on adjacent properties with crown canopies and root zones that encroach on the subject site. Yard requirements within the requested zoning by-law amendment are expected to provide sufficient area to accomplish this design policy.

c) Open Views

There are open views into the site from the public realm along Ridout Street. However, privacy of residents will be maintained by strategic landscape plantings that will act as visual barriers into ground level units.

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d) High Design Standards

Given that two lots within the proposed development are located within the proposed Wortley Village Heritage Conservation District and its associated architectural and streetscape aesthetic, it is anticipated that a high standard of design will be implemented. Such design standards include, but are not limited to: best practices for built form design; pedestrian linkages and a shared public streetscape; and a landscape plan designed to complement the character of the built form both within the site and the larger heritage district.

e) Architectural Continuity

The proposed building will employ high design standards, and aesthetic character will compliment the architectural style of adjacent structures.

f) Streetscape

Vehicular access is provided via a laneway off of Ridout Street South, on the south side of the building. The east facing building façade, facing Ridout Street, has been aesthetically enhanced in consideration of its visibility in the public realm. Concrete walkways from ground level units will provide access to the public sidewalk on Ridout Street, and shrub and perennial beds will promote shared streetscape aesthetic. No noise attenuation measures are proposed along the primary collector road.

g) Pedestrian Traffic Areas

Public and resident pedestrian traffic to, from, and within the proposed development will be facilitated by a 1.5m concrete sidewalk to Ridout Street. The main entrance to the building will be sheltered with by a protective canopy / overhang.

h) Landscaping

Landscape components will be provided in accordance with site plan requirements. Shade trees are proposed along the perimeter of the property boundary and in parking lot islands, band green space will be preserved in setback areas. Coniferous trees, shrubs, ornamental grasses, and perennials will contribute to the plant palette, and elements such as hardscape, raised patios, glass panels, and wood privacy fencing will provide additional design elements to enhance both public and private realms.

i) Building Positioning

The proposed building has been positioned to maximize efficient vehicular and pedestrian circulation both within the development and in transition to Ridout Street, and in consideration of enhancing pedestrian scale views from the streetscape by situating parking and access to waste storage areas behind the building. It has been positioned to best accommodate existing topography of the development site and the existing drainage patterns of the area. The position of the building on the side is congruent with Official Plan policies and guidelines.

j) Enhances Accessibility Standards

Firefighter access to both the site and the building is facilitated on Ridout Street. Additionally, two of the 46 parking spaces have been designed to accessible parking size and proximity to building standards. The main entrance to the building will be barrier free, and protected by a canopy overhang.

k) Parking and Loading

Surface parking will be provided on site as required by the zoning by-law.

l) Privacy

Privacy of both the proposed building's residents and the residents of adjacent properties will be facilitated by wood privacy fencing along the north, south, and west site boundaries

Agenda Item # Page #

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Elevations – East and West



Figure 4: East Elevation



Figure 5: West Elevation

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Elevations – North and South



Figure 6: North Elevation



Figure 7: South Elevation

Provincial Policy Statement – 2014

The Provincial Policy Statement, 2014 (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The PPS promotes healthy, liveable and safe communities by: encouraging efficient development and land use patterns which sustain the financial well-being of the municipality; accommodate an appropriate range and mix of residential, employment and other land uses; and, promoting cost effective standards to minimize land consumption and servicing costs.

- The proposed rezoning will allow for the intensification of 3 existing fully serviced

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residential lots within an established neighbourhood. A 4-storey, 35-unit apartment building will allow for intensification of existing residential parcels within an existing community which helps sustain the financial well-being of the municipality as it facilitates more efficient utilization of existing municipal services.

1.1.1 Healthy, liveable and safe communities are sustained by:

b) accommodating an appropriate range and mix of residential (including second units, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;

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

1.1.3 Settlement Areas

Settlement areas are urban areas and rural settlement areas, and include cities, towns, villages and hamlets. The vitality of settlement areas is critical to the long-term economic prosperity of our communities. It is in the interest of all communities to use land and resources wisely, to promote efficient development patterns, protect resources, promote green spaces, ensure effective use of infrastructure and public service facilities and minimize unnecessary public expenditures.

- The proposal is also consistent 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.

1.4 Housing

To provide for an appropriate range and mix of housing types and densities required to meet projected requirements of current and future residents of the regional market area, planning authorities shall:

- a) maintain at all times the ability to accommodate residential growth for a minimum of 10 years through residential intensification and redevelopment and, if necessary, lands which are designated and available for residential development; and*
- b) maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned to facilitate residential intensification and redevelopment, and land in draft approved and registered plans*

- The proposal also conforms to Section 1.4 of the PPS which specifically addresses housing. The subject lands are accessible to infrastructure and public service facilities to provide densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of alternative modes and public transit in areas where it exists or is to be developed.
- The proposed rezoning is consistent with the PPS in that it promotes healthy communities through the redevelopment of underutilized residential lots within a developed area for residential intensification.

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**File: Z-8330
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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.

3.4. - MULTI-FAMILY, HIGH DENSITY RESIDENTIAL

The Multi-Family, High Density Residential designation is intended to accommodate large-scale, multiple-unit forms of residential development. The preferred locations for this designation are lands adjacent to major employment centres, shopping areas, major public open space, transportation routes, and where high density development will not adversely affect surrounding land uses. This type of development provides for an efficient use of land, energy and community services and facilities, and contributes to a broad range of choice in housing location, tenure and cost throughout the municipality.

3.4.1. - Permitted Uses

The primary permitted uses in the Multi-Family, High Density Residential designation shall include low-rise and high-rise apartment buildings; apartment hotels; multiple-attached dwellings; emergency care facilities; nursing home; rest homes; homes for the aged; and rooming and boarding houses. Zoning on individual sites would not normally allow for the full range of permitted uses.

3.4.2. - Locations

In addition to areas predominantly composed of existing or planned high density residential development, the preferred locations for the Multi-Family, High Density Residential designation shall include areas near the periphery of the Downtown that are appropriate for redevelopment; lands in close proximity to Enclosed Regional Commercial Nodes or New Format Regional Commercial Nodes or Community Commercial Nodes, Regional Facilities or designated Open Space areas; and, lands abutting or having easy access to an arterial or primary collector road. Other locations which have highly desirable site features and where surrounding land uses are not adversely affected may also be considered for high density residential development. Consideration will be given to the following criteria in designating lands for Multi-Family, High Density Residential use:

Compatibility

i) Development of the site or area for high density residential uses shall take into account surrounding land uses in terms of height, scale and setback and shall not adversely impact the amenities and character of the surrounding area.

Municipal Services

ii) Adequate municipal services can be provided to meet the needs of potential development.

Traffic

iii) Traffic to and from the location should not have a significant impact on stable low density residential areas.

Buffering

iv) The site or area is of suitable shape and size to accommodate high density housing and provide for adequate buffering measures to protect any adjacent low density residential uses.

Proximity to Transit and Service Facilities

v) Public transit service, convenience shopping facilities and public open space should be available within a convenient walking distance

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File: Z-8330
Planner: Nicole Musicco

- The proposal includes a low-rise apartment building and meets the location criteria requirements of the High Density Residential policies. The Site is has been planned for high density residential development in the Official Plan, has access to adequate servicing, and is of a sufficient physical size to accommodate permitted housing forms. The subject lands abut a primary collector road and are serviced by an existing bus route. Shopping and public open space are available within walking distance and the development proposal provides a scale of development which should not impact upon the character of the surrounding neighbourhood.

3.4.3 Scale of Development

Net residential densities in the Multi-Family, High Density Residential designation will vary by location and will be directed by the policies in this Plan. Excluding provisions for bonusing, net residential densities will normally be less than 350 units per hectare (140 units per acre) in the Downtown Area, 250 units per hectare (100 units per acre) in Central London (the area bounded by Oxford Street on the north, the Thames River on the south and west and Adelaide Street on the east), and 150 units per hectare (60 units per acre) outside of Central London.

- The subject site is located outside the Central London area and is subject to a net residential density of 150 units per hectare (60 units per acre). The density of the proposed 4-storey, 35 unit apartment building is 81 units per hectare and is compatible with surrounding residential neighbourhood.

3.2.3.1 – Residential Intensification - Definition

Residential Intensification refers to the development of a property, site or area at a higher density than currently exists on the site through:

- i) redevelopment, including the redevelopment of brownfield sites;*
- ii) the development of vacant and/or underutilized lots within previously developed areas;*
- iii) infill development, including lot creation;*
- iv) the conversion or expansion of existing industrial, commercial and institutional buildings for residential use; and,*
- v) the conversion or expansion of existing residential buildings to create new residential units or accommodation.*

- The project supports intensification of lands designated as Multi-Family High Density Residential. The proposal is also in keeping with Section 3.2.3., which recommends residential intensification as a means to provide opportunities for the efficient use of land and to encourage compact urban form. Based upon servicing assessments completed as part of this application, available municipal services are adequate to accommodate the intended use. The proposal is considered Residential Intensification since it is a development of underutilized lots within a previously developed area.
- *Underutilized sites are defined as those sites that can reasonably accommodate more residential development than what currently exists on the site within the context of the surrounding established residential neighbourhood.*

3.2.3.2 Density & Form

Within the High Density Residential designation, Residential Intensification...will be considered in a range up to 150 units per hectare. Infill housing may be in the form of... low rise apartments. Zoning By-law provisions will ensure that infill housing projects recognize the scale of adjacent land uses and reflect the character of the area.

- This Zoning By-law Amendment application is recognized as infill housing and therefore a low-rise apartment form at a net density of 81 units per hectare may be considered as a means of creating higher intensity residential uses to a location where adjacent land uses are not adversely affected.

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

- compatibility of proposed uses with surrounding land uses;
 - the size and shape of the parcel of land on which a proposal is to be located, and the ability of the site to accommodate the intensity of the proposed use;
 - the supply of vacant land in the area which is already designated and/or zoned for the proposed use;
 - proximity of the proposal to public open space and recreational facilities, community facilities, and transit services, and the adequacy of these facilities and services;
 - the height, location and spacing of any buildings in the proposed development, and any potential impacts on surrounding land uses;
 - the extent to which the proposed development provides for the retention of any desirable vegetation or natural features that contribute to the visual character of the surrounding area
 - the exterior design in terms of the bulk, scale, and layout of buildings, and the integration of these uses with present and future land uses in the area; and
- The applicant provided a Planning Justification Report which included a compatibility section in support of the proposed development in accordance with Section 3.2.3.4 of the Official Plan. Staff considered the report as part of the impact analysis and find the proposal to be sensitive to, compatible with, and a good fit within, the existing surrounding neighbourhood based on both the existing and proposed built form, massing and architectural treatments. The criteria have been evaluated throughout this report.

13. Properties of Cultural Heritage Value or Interest

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

- The subject properties were not identified as a being of cultural heritage or interest and have not been included in the City of London Inventory of Heritage Resources. Therefore this application is not subject to Section 13 of the Official Plan. However, two of three properties are included in the Draft Wortley Village Heritage Conservation District Plan area, which, if adopted by City Council, will establish policies and regulate development in the Heritage Conservation District. The applicant also submitted a Heritage Impact Statement outlining how the proposed development is consistent with the HCD guidelines

Draft Wortley Village Heritage Conservation District

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

****4.1.1 Residential Area**

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

- This application seeks to maintain the residential amenity and human scale by ensuring that the low rise, low density residential character remains dominant. While the 4-storey building is a slight departure from the current single detached dwellings, the site layout, including parking, building location and massing are in keeping with the character of the area and are not seen to have a negative impact on existing residential uses.

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- It should also be noted that the lands are designated for High Density Residential development and one of the three sites is currently not zoned to permit any form of residential development, as contemplated in the Heritage Conservation District Plan. Therefore, the proposed development seeks to implement the Official Plan designation and introducing a residential land use while being sensitive to the existing context.

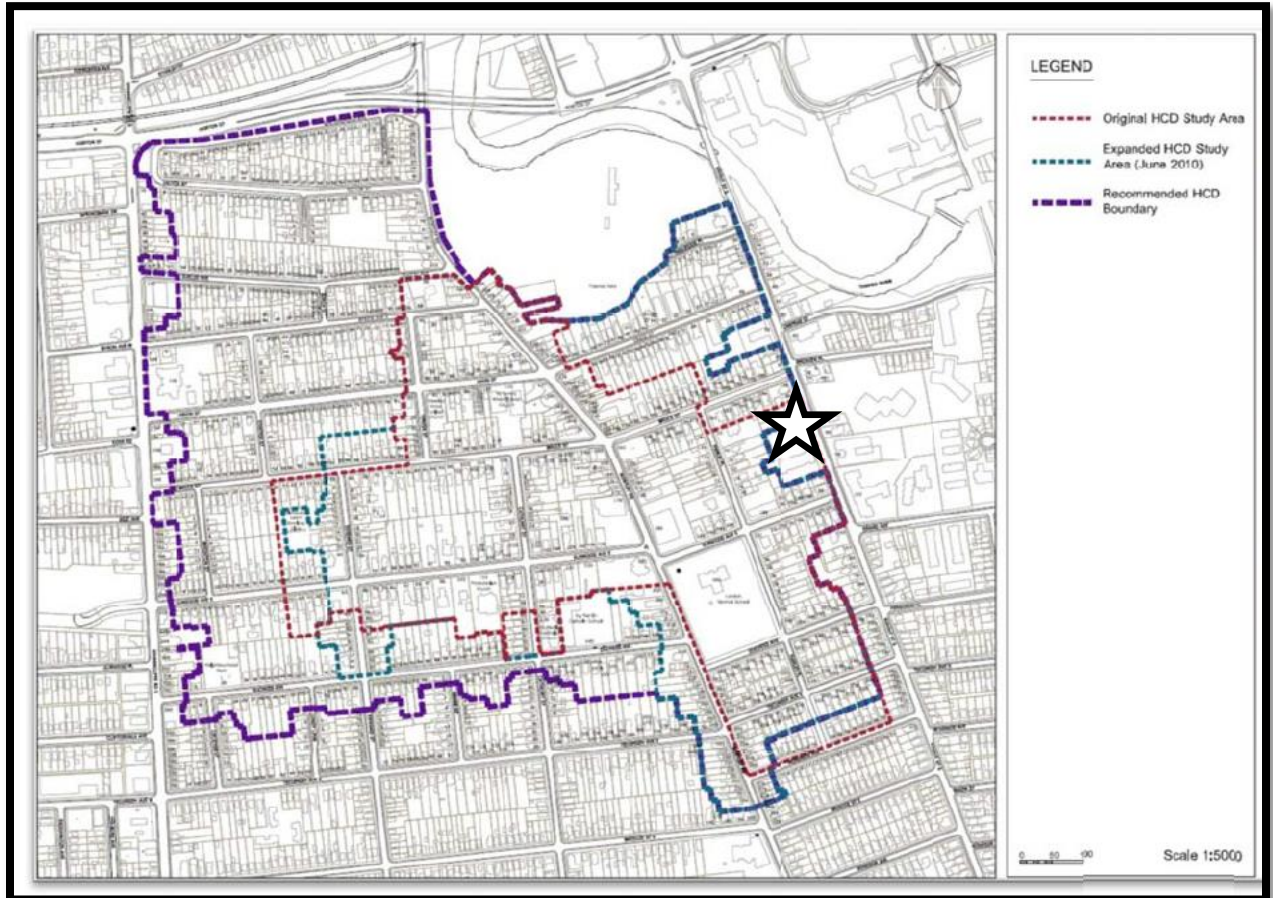
****8.3.3.1 Recommended Practices and Design Guidelines**

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

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Draft Wortley Village Heritage Conservation District



Zoning By-law

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. The permitted uses and regulations assess the ability of a site to accommodate a development proposal. It is important to note that all three criteria of use, intensity, and form must be considered and deemed to be appropriate prior to the approval of any development proposal.

The current zoning is a Residential R3/Office Conversion (R3-1/OC4) Zone and a Neighbourhood Facility (NF) Zone which permits: Single detached dwellings; Semi-detached dwellings; Duplex dwellings; Triplex dwellings; Converted dwellings; Fourplex dwellings, Dwelling Units, Offices, Churches, Elementary School and Day care centres

The requested zoning is a Residential R9 Special Provision (R9-3(*))*H14 Zone which permits: Apartment buildings; Lodging house class 2; Senior citizens apartment buildings; Handicapped persons apartment buildings and Continuum-of-care facilities. The applicant is seeking three special provisions including an interior sideyard (south) setback of 4.0 meters a minimum front yard setback of 2.7 m, and a maximum lot coverage of 31%. Two additional special provisions are being recommended by Planning Staff which permit a maximum height of 14 meters and a maximum density of 85 units per hectare.

By-law Restriction	Required	Shown on Plan
Front Yard (east)	6.0 meters	2.7 meters
Interior Yard (south)	6.0 meters	4.0 meters
Coverage	30%	31%

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File: Z-8330
Planner: Nicole Musicco

- The request to change the zoning of the subject lands from a Residential R3/Office Conversion (R3-1/OC4) Zone and a Neighbourhood Facility (NF) Zone to a Residential R9 Special Provision (R9-3(*)) Zone is appropriate in that it allows for infill residential development of existing residential lots, which due to the proposed low-rise apartment building form, and conceptual design, is at an appropriate intensity for the site.
- The proposal is not expected to cause any negative impacts on neighbouring land uses, in particular other existing residential lands.
- The total allowable density within the Residential R9 (R9-3) Zone is 100 units per hectare. The applicant is proposing a maximum density of 81 units per hectare. Planning Staff have recommended a maximum density of 85 units per hectare to ensure that the development is not built out to 100 units per hectare.
- The Special Provisions are minor in nature and will not adversely impact the neighbouring properties.

CONCLUSION

The development of a four-storey residential apartment buildings on these lands represents an efficient development and land use pattern and maximizes the use of a site that is located within the Multi-Family, High Density Residential designation. The subject lands are of a size and shape to accommodate the proposal. The recommended amendment provides appropriate regulations to control the use, intensity and form of the building.

The proposal is consistent with the policies of the Provincial Policy Statement, 2014, which promote healthy, liveable and safe communities by accommodating an appropriate range and mix of residential uses and is in keeping with the policies of the City of London Official Plan relating to the scale, location and form of uses and objectives of the High Density Residential designation. The reduced setbacks will have no negative effects on the surrounding area and creates the opportunity for infill residential development on existing underutilized residential parcels.

PREPARED BY:	SUBMITTED BY:
NICOLE MUSICCO CURRENT PLANNING	MICHAEL TOMAZINCIC, MCIP, RPP MANAGER, CURRENT PLANNING
RECOMMENDED BY:	
JOHN M. FLEMING, MCIP, RPP MANAGING DIRECTOR, PLANNING AND CITY PLANNER	

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File: Z-8330
Planner: Nicole Musicco

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

<u>Telephone</u>	<u>Written</u>
Kevin Van Lierop/ 114-55 Carfrae Street	Marlene Body / 100 Ridout Street South
Mary Baarbe / 176 Bruce Street	Dave Vermue / 28 Marley Place
George Sinclair / President OSCO	Gordon Smiley / 201 Elmwood Avenue East
Richard Middleton / 97 Ridout Street South	George Sinclair / President OSCO
Marlene Body / 100 Ridout Street South	Glen and Marcella Bauman / 195 Elmwood E.

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File: Z-8330
Planner: Nicole Musicco

Bibliography of Information and Materials
Z-8330

Request for Approval:

City of London Zoning By-law Amendment Application Form, completed by Chris Hendrickson, February 21, 2014

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.

Reports submitted by Applicant:

- a) Planning Justification Report – Stantec Consulting – February 2014.
- b) Existing Servicing Inventory and Proposed Servicing Statement – Stantec Consulting – February 20, 2014
- c) Urban Design Brief – Tricar Developments – February 2014
- d) Heritage Impact Statement – Stantec Consulting – March 28, 2014

Correspondence: (all located in City of London File No. Z-8330 unless otherwise stated)

City of London -

O'Hagan, Britt – Memo to E. Conway and N. Musicco – April 22, 2014

O'Hagan, Britt – Memo N. Musicco – May 7, 2014

Moore, Robert. City of London Environmental & Engineering Services - WADE. E-mail to N. Musicco – April 1, 2014.

Postma R., City of London Urban Forestry. Email to N. Musicco – April 1, 2014

Tomazincic, M. Email to J. Nethercott – May 8, 2014

Conway, E. email to C. Hendriksen – April 29, 2014

Email from Menard, D. to Tomazincic M. cc: to Davis M and Musicco N. – April 2, 2014.

Email from Yanchula, J to MT/JMF/NM and MD – April 29, 2014.

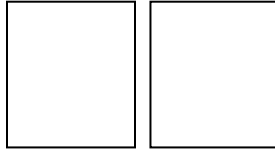
Emails from N. Musicco to C. Hendriksen – various emails.

Various emails between Yanchula, J / Tomazincic M / Fleming J. Davis M and Musicco N and Stantec Consulting (Hendriksen, C).

Departments and Agencies -

Ries, S. UDPRP. Memo to Stantec / Tricar cc: N. Musicco – April 2, 2014

Raffoul L., Bell Canada. Letter to N. Musicco – April 10, 2014



**File: Z-8330
Planner: Nicole Musicco**

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 83, 85 and 89 Ridout Street South.

WHEREAS Tricar Developments Inc. have applied to rezone an area of land located at 83, 85 and 89 Ridout Street South, 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 83, 85 and 89 Ridout Street South, as shown on the attached map comprising part of Key Map No. A107, from a Residential R3/Office Conversion (R3-1/OC4) Zone and a Neighbourhood Facility (NF) Zone to a Residential R9 Special Provision (R9-3(*))*H14 Zone.
- 2) Section Number 13 of the Residential R9 (R9-3)) Zone is amended by adding the following Special Provision:

R9-3()	83, 85 and 89 Ridout Street South	
a)	Regulations	
i)	Interior Side Yard (South) (Minimum)	4.0 meters (13 feet)
ii)	Interior Side Yard (North) (Minimum)	5.5 meters (18 feet)
iii)	Front yard setback (Minimum)	2.7meters (8.1feet)
iv)	Lot coverage (Maximum)	31%
v)	Density (Maximum)	85 units per hectare

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-8330
Planner: Nicole Musicco

PASSED in Open Council on June 24, 2014.

Joe Fontana
Mayor

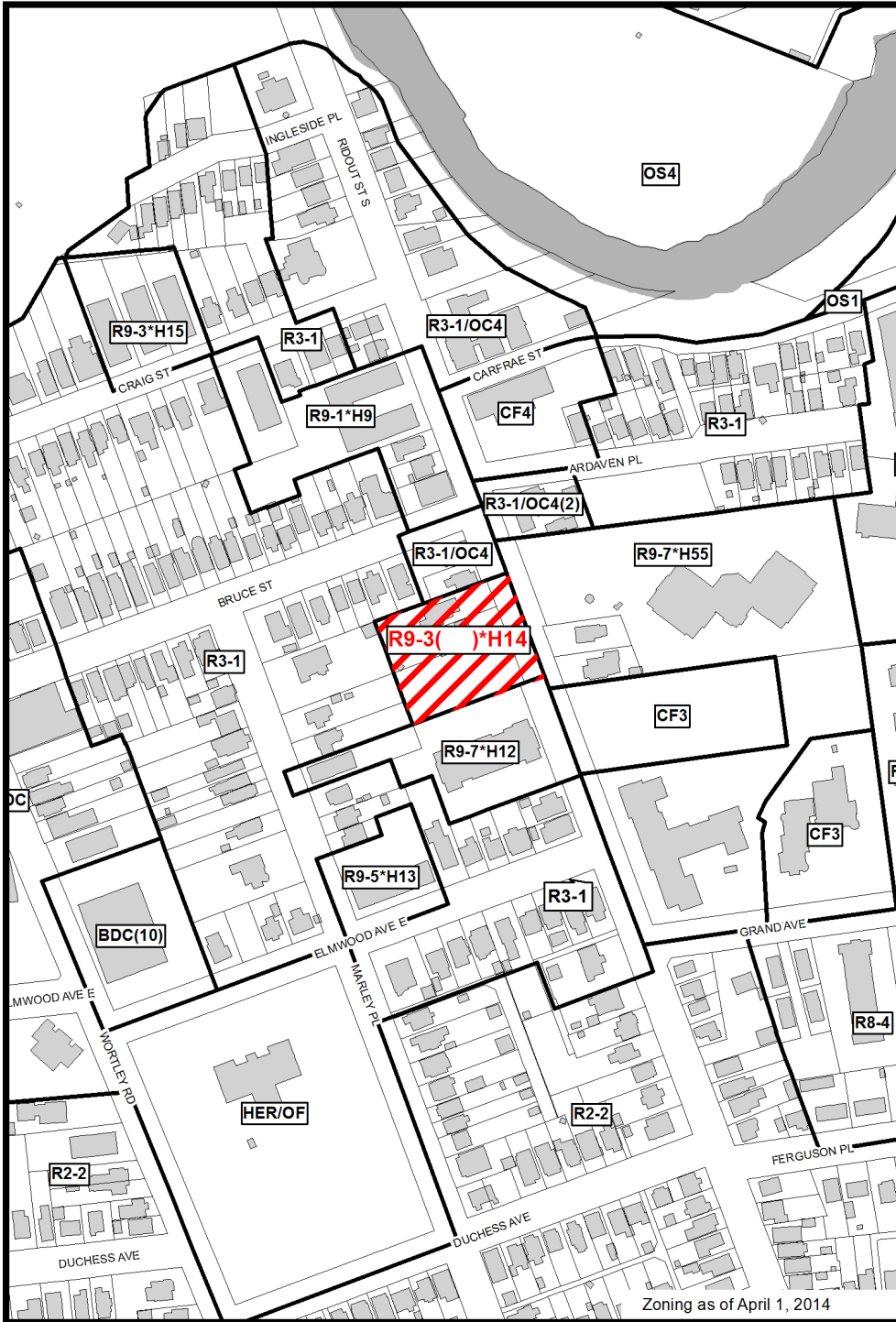
Catharine Saunders
City Clerk



First Reading - June 24, 2014
Second Reading - June 24, 2014
Third Reading - June 24, 2014

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File: Z-8330
Planner: Nicole Musicco

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

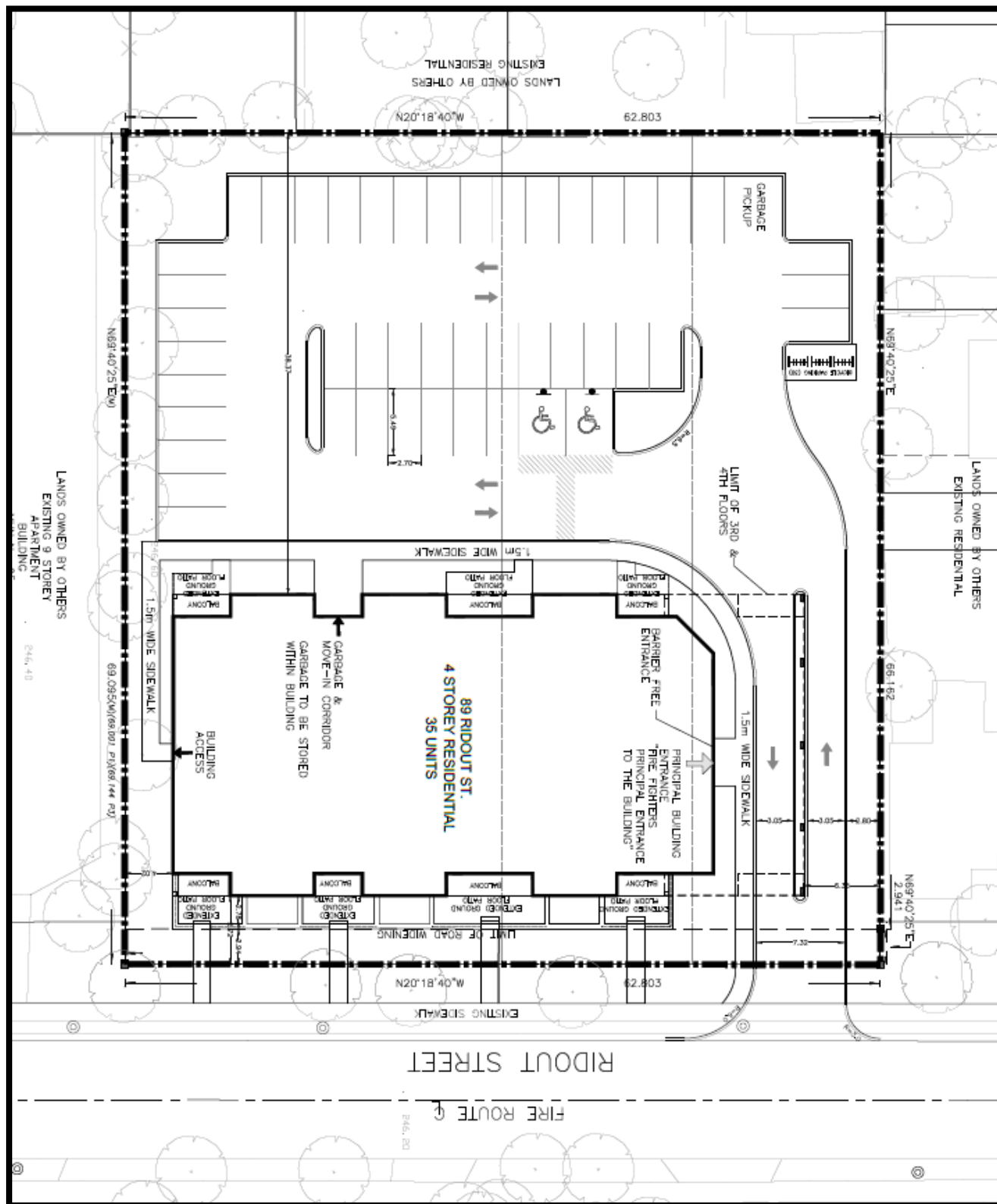


<p>File Number: Z-8330 Planner: NM Date Prepared: 2014/05/15 Technician: CK By-Law No: Z.-1-</p>	<p>SUBJECT SITE </p> <p>1:2,700</p> <p>0 12.525 50 75 100 Meters</p> 
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Geodatabase

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Schedule "1"



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Figure 4: East Elevation



Figure 5: West Elevation

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Figure 6: North Elevation



Figure 7: South Elevation