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File: Z-8289  
Planner: B.Turcotte

<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: SAL and MIKE CIRCELLI 225 and 229 GREENWOOD AVENUE PUBLIC PARTICIPATION MEETING ON July 22, 2014</b>

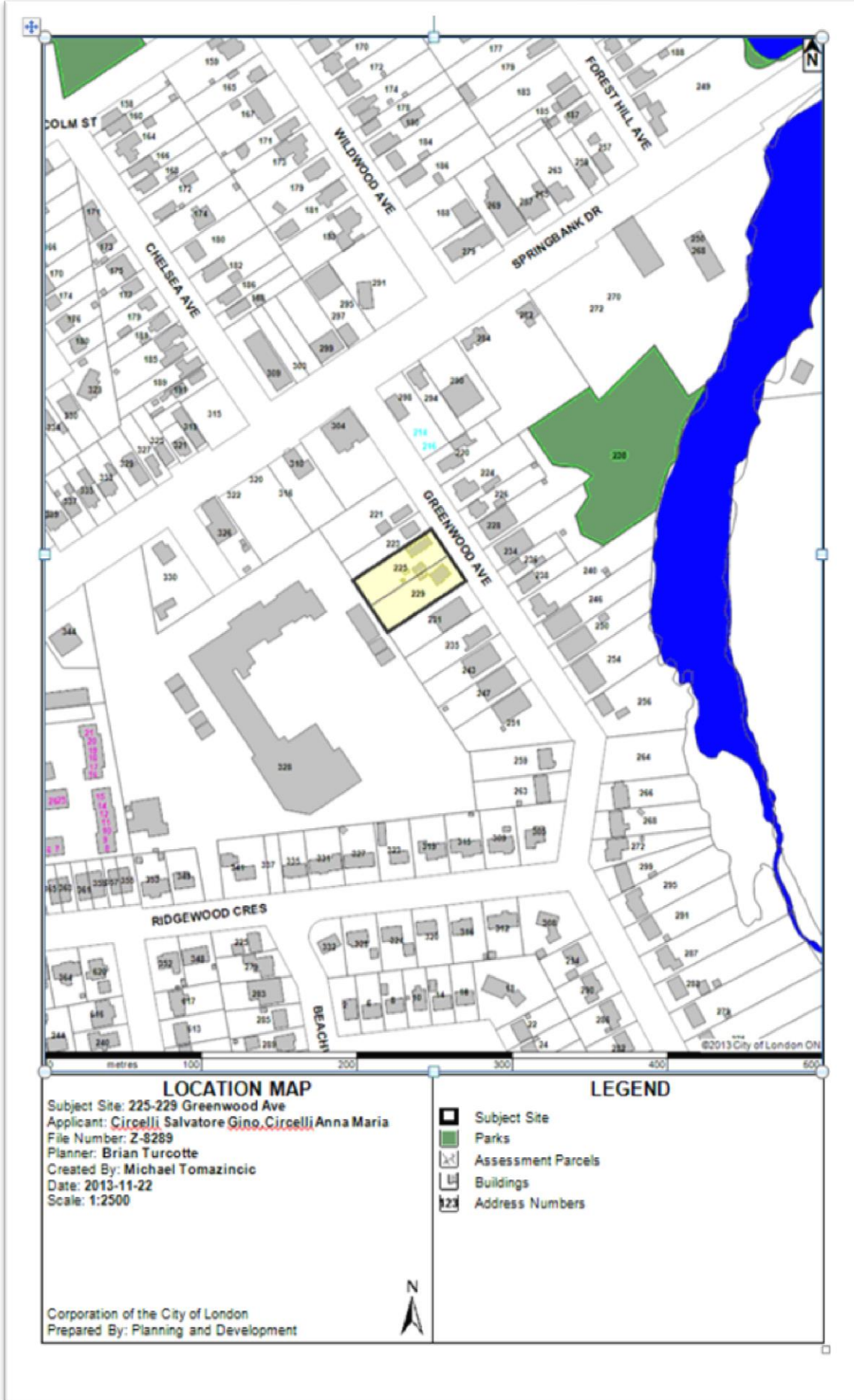
<b>RECOMMENDATION</b>
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That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the application of Sal and Mike Circelli relating to the property located at 225-229 Greenwood Avenue:

- (a) the proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting on July 29, 2014 to amend Zoning By-law No. Z.-1, in conformity with the Official Plan, to change the zoning of 225 and 229 Greenwood Avenue **FROM** a Residential R3 (R3-2) Zone **TO** a Residential R5 Special Provision (R5-7(\_)) Zone; and,
- (b) the Site Plan Approval Authority, **BE REQUESTED** to consider through the site plan approval process, the development of 225 and 229 Greenwood Avenue in a manner that is generally consistent with the conceptual site plan and elevations attached hereto as Appendix "B" to this report as well as the design features recommended below:
  - i) Provide more articulation of the street-facing facades of the buildings in order for them to appear as fronts;
  - ii) Where the internal program of buildings makes it necessary to have windows at varying heights, the external treatment of the buildings should use material, recesses and projections, and other architectural detail to resolve those variations in an aesthetically pleasing manner;
  - iii) Enhanced landscaping should be provided along the front of the property in order to screen the private amenity spaces (side yards), connect the buildings to the site and frame the primary entrances;
  - iv) Consider including internal walkways in the site design to provide safe and convenient access to the public sidewalk for residents; and,
  - v) Fencing is discouraged along any portion of the front yard. If fencing is to be included, it should be a wrought iron or other decorative fence, no higher than 1 metre, to retain a visual connection to the site.

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**PREVIOUS REPORTS PERTINENT TO THIS MATTER**

Demolition Request for 229 Greenwood Avenue – Report to the Planning and Environment Committee, February 26<sup>th</sup>, 2013.

**PURPOSE AND EFFECT OF RECOMMENDED ACTION**

The purpose and effect of the recommended action is to provide for a cluster townhouse development consisting of two, four-unit buildings (for a total of eight units) sharing a common driveway.

**RATIONALE**

1. The recommended amendment is consistent with Section 1.0 of the *Provincial Policy Statement, 2014* which requires that Planning Authorities shall identify and promote opportunities for intensification and redevelopment where this can be accommodated taking into account existing building stock and infrastructure;
2. The recommended amendment is consistent with, and will serve to implement, the Low Density Residential policies of the Official Plan;
3. The site is of a sufficient size and configuration to accommodate infill and intensification. The applicant has submitted a site plan and development concept depicting frontage, lot area, rear yard setbacks, coverage, landscaped open space, and built scale elements that meet or exceed the minimum requirements of the requested Residential 5 (R5-7) Zone. The recommended special provision will provide for side yard setbacks equal to, or greater than, interior side yard setbacks for existing developments (of a similar density) in the immediate neighbourhood; and,
4. The recommendations to the Site Plan Approval Authority will facilitate a form of development that is compatible with the character of the surrounding established residential area.

**BACKGROUND**

<b>Date Application Accepted:</b> November 14 <sup>th</sup> , 2013	<b>Agent:</b> Mathew Campbell and Harry Froussios (Zelinka Priamo Ltd.)
<b>REQUESTED ACTION:</b> Possible amendment to the Zoning By-law Z.-1 <b>FROM</b> a Residential R3 (R3-2) zone <b>TO</b> a Residential R5 Special Provision (R5-7(_)) Zone to permit Cluster townhouse dwellings and Cluster stacked townhouse dwellings with a special provision to permit a reduction in the northern and southern interior side yard setback regulations.	

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<b>SITE CHARACTERISTICS:</b>
<ul style="list-style-type: none"> <li>• <b>Current Land Use</b> – cleared vacant lot</li> <li>• <b>Frontage</b> – 40.2 metres (131.8 ft.)</li> <li>• <b>Depth</b> – 60.3 metres (197.8 ft.)</li> <li>• <b>Area</b> – 2,427 sq. metres (0.24 hectares)</li> <li>• <b>Shape</b> - Regular</li> </ul>

<b>SURROUNDING LAND USES:</b>
<ul style="list-style-type: none"> <li>• <b>North</b> - Commercial uses (fronting Springbank Drive) and single detached dwellings</li> <li>• <b>South</b> - Purpose-designed fourplex dwellings</li> <li>• <b>East</b> - Purpose-designed fourplex and single detached dwellings</li> <li>• <b>West</b> - Kensal Park Public School</li> </ul>

<b>OFFICIAL PLAN DESIGNATION:</b> (refer to Official Plan Map)
<ul style="list-style-type: none"> <li>• Low Density Residential</li> </ul>
<b>EXISTING ZONING:</b> (refer to Z.-1 Zoning By-law Map)
<ul style="list-style-type: none"> <li>• Residential R3 (R3-2)</li> </ul>

<b>PLANNING HISTORY</b>
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Lands known municipally as 225 and 229 Greenwood were originally two lots but have since merged on title for the purpose of the present development proposal. The single detached dwellings that once occupied these lots were demolished in 2013. The site is currently vacant (see Figure 1, pg. 9).

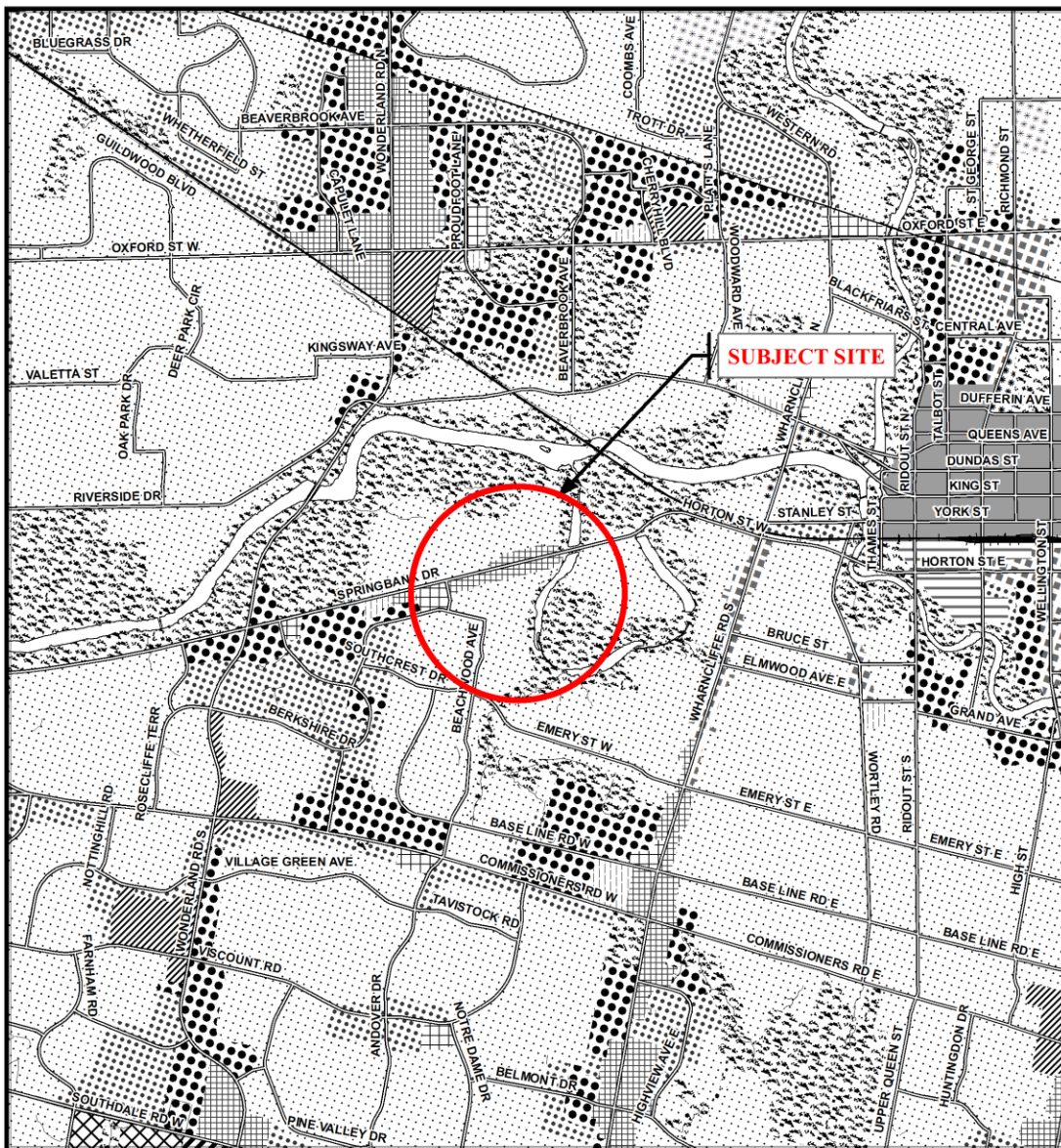
In 2006 the London Consent Authority approved a severance request for lands across the street from the subject site at 228, 234 and 236 Greenwood Avenue. The severance request was approved creating three separate lots. The retained parcel, 236 Greenwood Avenue, would continue to function as a single detached dwelling lot. The severed lots, 234 and 228 Greenwood Avenue, would each be developed for a one-storey fourplex. The redevelopment of these lands required minor variances for relief from the interior side yards setbacks of the Residential R3 (R3-2) Zone. In 2007 the Committee of Adjustment approved the requested variance (from 1.2 metres to 0.3 metres) noting that the variance: was in keeping with the general intent and purpose of the Official Plan and Zoning By-law; was minor in nature; and, was desirable for the appropriate development of the land for fourplexes. The special provision sought by way of the current application would provide for an interior side yard in excess of that granted by way of a minor variance for lands across the street of the subject site.

On March 27<sup>th</sup>, 2006 lands to the immediate north of the subject site (known municipally as 221 and 223 Greenwood Avenue) were rezoned from a Residential R3 (R3-2) Zone to a holding Residential R5 (h-68\*R5-7) Zone permitting cluster townhouse dwellings and stacked cluster



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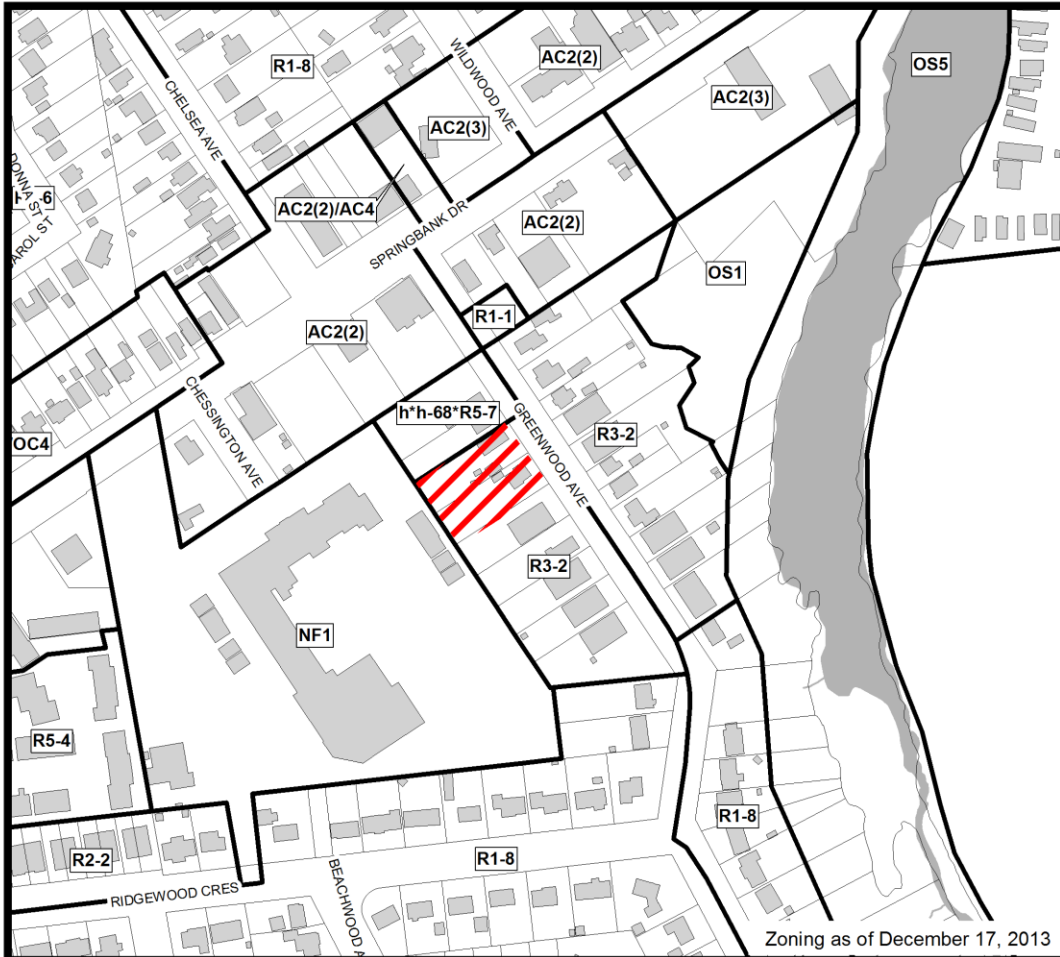
Legend			
	Downtown		Office Business Park
	Enclosed Regional Commercial Node		General Industrial
	New Format Regional Commercial Node		Light Industrial
	Community Commercial Node		Regional Facility
	Neighbourhood Commercial Node		Community Facility
	Main Street Commercial Corridor		Open Space
	Auto-Oriented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

<p><b>CITY OF LONDON</b> Department of Planning and Development</p> <p>OFFICIAL PLAN SCHEDULE A - LANDUSE -</p> <p><small>PREPARED BY: Graphics and Information Services</small></p>	<p>Scale 1:30,000</p> <p>0 100 200 300 400 500 600 700 800 900 1000</p> <p>Meters</p>	<p>FILE NUMBER: Z-8289</p> <p>PLANNER: BT</p> <p>TECHNICIAN: CK</p> <p>DATE: 2014/01/14</p>
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PROJECT LOCATION: e:\planning\projects\p\_officialplan\work\conso\00\excerpts\mxd\_templates\scheduleA\_NEW\_b&w\_8x14.mxd

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**COUNCIL APPROVED ZONING FOR THE SUBJECT SITE: R3-2**

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-8289 BT

MAP PREPARED:  
2014/01/14 CK

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0 15 30 60 90 120  
Meters

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townhouse dwellings at a maximum density of 60 units per hectare. To ensure a street-oriented development and an infill project designed to mitigate impacts on adjacent residential properties, Council included a holding provision in the amended zone requiring the developer to enter into a development agreement (that was substantially consistent with the design concept tabled as part of the rezoning application). A second holding provision requiring the submission of a sanitary sewer study confirming system capacity for the proposed development was also included in the amending zone.

On November 1<sup>st</sup>, 2013 a zoning by-law amendment application was received and accepted by the City to provide for the redevelopment of the 225-229 Greenwood Avenue for a cluster townhouse development consisting of two, four-unit buildings served by a common driveway. The Statutory Public Meeting of the Planning and Environment Committee to consider the rezoning application was tentatively scheduled for February 18<sup>th</sup>, 2014. On February 3<sup>rd</sup>, 2014 the applicant requested the City's file be put on hold pending the completion of an Archaeological Assessment of the site. On May 29<sup>th</sup>, 2014 the applicant submitted an Archaeological Assessment of the site to the City of London. The applicant further requested that the City's file on this matter be reactivated.

<b>SIGNIFICANT DEPARTMENT/AGENCY COMMENTS</b>
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**City of London**

**Storm Water Management:**

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

In addition to the application, the SWM Unit provides the following comments to be addressed at the site plan approval stage:

- The subject lands are located in the Central Thames Subwatershed. The Owner shall be required to apply the proper SWM practices to ensure that the storm discharges from the subject site under the post- development conditions will not exceed the peak discharge of storm run-off under pre-development conditions.
- The owner's Professional Engineer shall address minor, major flows, SWM measures (quantity, quality and erosion control), and identify outlet systems (major and minor) in accordance with City of London Design Permanent Private Stormwater Systems and MOE's requirements, all to the satisfaction of the City Engineer.
- According to drawings 21100 the design C value for the subject lands is 0.65. If this value is exceeded, the owner shall provide alternative on-site SWM which is designed and certified by a Professional Engineer for review and approval by the Environmental Services Department.
- The municipal storm sewer outlet for this development is the existing 450 mm diameter storm sewer on Greenwood Ave.
- Due to the nature of the land use the owner may be required to have a consulting Professional Engineer design and install an Oil/Grit Separator to the standards of the Ministry of the Environment and to the satisfaction of the City Engineer.
- The Owner agrees to promote the implementation of SWM Best Management Practices (BMP's) within this development application and all to the satisfaction of the City Engineer. The acceptance of these measures by the City will be subject to the presence of

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adequate geotechnical conditions within this plan and all to the satisfaction of the City Engineer.

- The Owner is required to provide a lot grading and drainage plan that includes, but it is not limited to, minor, major storm/drainage flows that are generally contained within the subject site boundaries and safely conveys all minor and major flows up to the 250 year storm event that is stamped by a Professional Engineer, all to the satisfaction of the City Engineer.
- The Owner and their Consulting Professional Engineer shall ensure the storm/drainage conveyance from the existing external drainage through the subject lands are preserved, all to the satisfaction of the City Engineer.
- The owner shall be required to comply with the City’s Drainage By-Laws (WM- 4) and acts, to ensure that the post-development storm/drainage discharges from the subject lands will not cause any adverse effects to adjacent lands, , all to the satisfaction of the City Engineer.

**Wastewater and Drainage:**

- Wastewater and Drainage Engineering Division has No Objection to this application.

**Environmental and Parks Planning:**

- Environmental and Parks Planning does not have a concern with this application; however it is of note that parkland dedication has not been provided for this property. Parkland dedication, in the form of cash-in-lieu, will be required by the owner at the time of site plan control/building permit consistent with the requirements/rates listed within By-law CP-9.

**Transportation Planning and Design:**

- Transportation has no concerns with the rezoning. Any traffic issues will be dealt with through site plan review.

**UTRCA:**

- The UTRCA has no objection to this application.

<b>PUBLIC LIAISON:</b>	On November 22 <sup>nd</sup> , 2013, Notice of Application was sent to 42 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 November 28 <sup>th</sup> , 2013. A “Possible Land Use Change” sign was also posted on the site.	2 replies were received
<p><b>Nature of Liaison:</b> The purpose and effect of this zoning change is to permit a cluster townhouse development consisting of two, 4 unit buildings (for a total of eight units) sharing a common driveway.</p> <p>Possible amendment to the Zoning By-law Z.-1 <b>FROM</b> a Residential R3 (R3-2) zone <b>TO</b> a Residential R5 Special Provision (R5-7(_)) Zone to permit Cluster townhouse dwellings and Cluster stacked townhouse dwellings with a special provision to permit a reduction in the northern and southern interior side yard setback regulations.</p>		



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**Responses:** A resident of Greenwood Avenue responded to the Notice of Application (see Attachment 1) stating that, while not opposed to “two more fourplexes”, they sought assurance that there be no parking permitted in the front yard of the development (fronting Greenwood Avenue) and that garbage be stored in large bins to the rear of the site. A second respondent expressed concerns pertaining to property values, noise, increased traffic and the storage of garbage (see Attachment 2).

**ANALYSIS**

**The Subject Lands:**

The subject lands, known municipally as 225 and 229 Greenwood Avenue, are located on the west side of Greenwood Avenue, south of Springbank Drive. The lands are rectangular in shape; have a combined frontage of approximately 40.2 metres (132 ft.), a depth of 60 metres (198 ft.) and a lot area of 0.24 hectares (see Figure 1). The lands are zoned a Residential R3 (R3-2) Zone permitting single detached, semi-detached, duplex, triplex, converted dwellings and fourplexes.

The subject lands were originally two properties. Each lot had a single detached dwelling located on the eastern half of the property. The single detached dwellings were demolished in 2013. In 2014, the lots merged on title to provide for the redevelopment of the site. Presently the site is vacant (see Figure 1).

**Figure 1 - The Subject Site (looking west from Greenwood Avenue towards the Public School)**



The site itself is embedded in an area of low rise, low density residential uses. Single detached residential dwellings currently abut the site to the north (these lands are zoned to permit cluster townhouses), purpose-designed fourplexes abut the site to the south and east, and Kensal Park Public School flanks the site to the west. Commercial uses are located along Springbank Drive north of the site.

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The westerly half of the subject site was initially identified as having archaeological potential in the City’s Archaeological Master Plan. A Stage 1 and 2 Archaeological Assessment of the site undertaken by Golder Associates in May of 2014 did not result in the identification of any archaeological resources.

Bus routes on both Greenwood Avenue and Springbank Drive service the site. Parks and public open space opportunities are located within walking distance of the property. Greenwood Avenue is classified as a local street. In 2008 the City of London initiated a local improvement project on Greenwood Avenue that included water main replacement, spot sanitary sewer repairs as well as replacement, new storm sewers, curbs and gutters and a new sidewalk on the west side of Greenwood Avenue. The cost of these improvements totaled approximately \$1 million. In 2012, a new storm sewer outlet project was initiated that crossed Greenwood Avenue from the Public School to lands formally known as 264 Greenwood Avenue.

**Nature of the Application:**

The subject lands are designated Low Density Residential on Schedule A – Land Use to the City of London Official Plan. Permitted uses in the Low Density Residential designation include single detached, semi-detached and duplex dwellings. Multiple attached dwellings, such as row houses or cluster houses, may also be permitted where determined appropriate by policy.

The lands are currently zoned Residential R3 (R3-2) permitting single detached, semi-detached, duplex, triplex, fourplex and converted dwellings.

The proposal (see Figure 2) envisions the construction of a cluster townhouse development consisting of two, four-unit buildings (totalling eight units). Access to the site would be provided by a common driveway centrally located on the property. Parking is facilitated by providing two tandem spaces per unit; one garage space and one uncovered space. The units closest to Greenwood Avenue are oriented to the street and are proposed to have a mass and built form that is similar to the surrounding neighbourhood.

The proposal requires an amendment to the Z.-1 Zoning By-law as the current Residential R3 (R3-2) Zone, while providing for fourplexes, does not permit cluster townhouses.

**Provincial Policy Statement:**

The *Provincial Policy Statement, 2014* (PPS) provides policy direction on matters of provincial interest relating to land use planning and development. The PPS is more than a set of individual policies. It is intended to be read in its entirety and the relevant policies are to be applied to each situation.

As it relates to the current application, the PPS promotes and directs efficient land use and development patterns. More specifically, Section 1.1. *“Building Strong Healthy Communities”* notes that *“Planning Authorities shall identify appropriate locations and promote opportunities for intensification and redevelopment”*.

Section 1.4 further notes that *“Planning Authorities shall provide for an appropriate range and mix of housing types and densities...[by] permitting and facilitating...residential intensification... and redevelopment...towards locations where appropriate levels of infrastructure and public service facilities are available...”*.

The PPS encourages infill and redevelopment of vacant or underutilized sites to make better use of the land and infrastructure within a built-up area. The proposed cluster townhouse development would be in keeping with the spirit and intent of the *“Building Strong Communities”* policies of the PPS as the project would provide for increased residential densities in an area where municipal infrastructure is not only available but recently upgraded.

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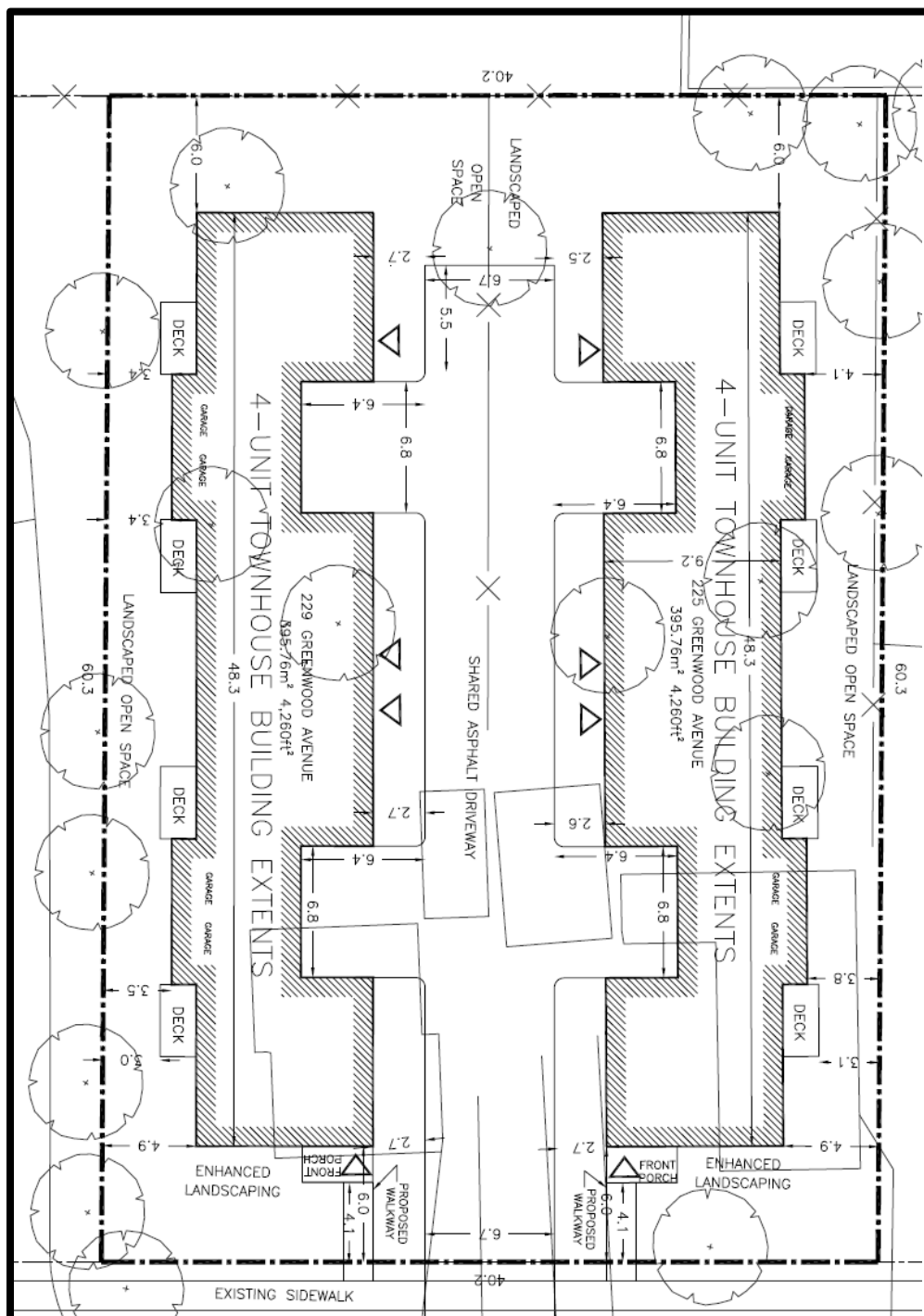
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**Municipal Council’s Strategic Plan 2011-2014:**

Council’s 2011-2014 Strategic Plan identifies five results that contribute to a high quality of life in London. These results, which are based on strong governance principles, include a strong economy and sustainable infrastructure. Strategies in support of this result include “achieving effectiveness, economy and efficiency in the operation of infrastructure”.

Council’s strategic direction calling for “economies” in the operation of infrastructure is consistent with the PPS’s requirement for efficient land use and development patterns. To the extent that the development concept represents an opportunity to provide for the efficient use of municipal works, the proposal would be consistent with, and serve to implement, the desired results of Council’s Strategic Plan which call for efficiencies in the operation of infrastructure.

**Figure 2 – January 27<sup>th</sup>, 2014 Revised Site Plan**



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**Official Plan Policies:**

Section 3.1.1 - General Objectives for all Residential Designations:

The Official Plan contains Council's objectives and policies to guide the short and long-term physical development of the municipality. Relevant to the present discussion, the following General Objectives of the Official Plan for all Residential Designations (Section 3.1.1) state:

- *Encourage infill residential development in residential areas where existing land uses are not adversely affected and where development can efficiently utilize existing municipal services and facilities;*
- *Promote residential development that makes efficient use of land and services; and,*
- *Support the provision of a choice of dwelling types by designating lands for a range of densities and structural types throughout the City.*

The proposed use of the subject site for intensification purposes is consistent with the policies of the Official Plan noted above. The proposal would provide for the efficient use of land and municipal services in an area characterized by a mixture of housing forms and densities.

Section 3.2 - Low Density Residential Policies:

The subject site is currently designated for Low Density Residential purposes in the Official Plan. Primary permitted uses in the Low Density Residential designation would include: single detached; semi-detached; and duplex dwellings. Multiple attached dwellings, such as row houses or cluster houses, may also be permitted in the Low Density Residential designation provided they do not exceed the maximum permitted density for the Low Density Residential designation.

Where determined appropriate by policy, cluster townhouse dwellings are recognized as a permitted use in the Low Density Residential designation.

3.2.2 – Scale of Development:

The Low Density Residential policies of the Official Plan indicate that development shall result in net residential densities that range to an approximate upper limit of 30 units per hectare (12 units per acre). The policies further state that densities in “established low density residential areas” may exceed 30 units per hectare where dwelling conversions, existing apartment buildings and infill development have occurred or may be permitted.

The development proposal anticipates a net residential density of approximately 33 units per hectare. Lands to the immediate north of the subject site have been zoned to provide for cluster townhouse dwellings and stacked cluster townhouse dwellings at a maximum density of 60 units per hectare. Lands to the east of the site were redeveloped for fourplex uses in 2007. The consideration of a development proposal in excess of 30 units per hectare for the subject site would be consistent with the policies of the Official Plan and in keeping with the intensity of development to be found in the neighbourhood.

3.2.3 – Residential Intensification Policies:

The Residential Intensification policies of the Official Plan permit residential intensification through an amendment to the Z.-1 Zoning By-law, subject to a series of policies and a Planning Impact Analysis. Residential intensification will be considered in a range up to 75 units per hectare and may be in the form of single detached, semi-detached and multiple attached dwellings (such as cluster housing and low-rise apartments).

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The policies of the Official Plan further require the applicant to prepare a Neighbourhood Character Statement and Statement of Compatibility demonstrating that the proposed project is sensitive to, compatible with, and a good fit within, the existing surrounding neighbourhood based on, but not limited to, a review of both the existing and proposed built form, massing and architectural treatment.

The Neighbourhood Character Statement, Statement of Compatibility, (and the Urban Design Brief) prepared by Zelinka Priamo, dated October 29/30<sup>th</sup> summarize and conclude:

- *The proposed development will maintain existing trees where possible and new foundation plantings will soften the front elevations of the proposed building (facing the street) as well as the front yards of the interior units.*
- *The two cluster townhouse buildings are to be placed facing one another. This arrangement limits the impact of the scale of the buildings on Greenwood Avenue and provides passive visual surveillance to both internal areas of the site and on Greenwood Avenue.*
- *The proposed buildings are positioned on the subject lands as close to the street-line as the front yard setback will allow. The position of the proposed buildings on the subject site maintains a consistent setback with the existing residential development in the neighbourhood and continues to visually delineate the boundary of the public streetscape.*
- *The proposed buildings will contain four dwelling units, each with its own separate entrances. The most easterly units will face Greenwood Avenue, while the remaining units have been arranged to face each other across the mutual driveway. Where practical, the proposed buildings will make use of sustainable technologies.*
- *Waste and recycling are to be stored within each unit and brought to the curb on pick-up day.*
- *Incorporated into the building design are covered porches on the east, north and south elevations that provide a physical reference to the human-scale to enhance the pedestrian environment along the public streetscape. The rear yard, interior side yards and attached decks will provide outdoor amenity space for tenants (it is noted that a reduction to the interior side yard requirements of the Residential R5 (R5-7) Zone has been requested. The appropriateness of this request will be addressed in subsequent sections to this report).*
- *The proposed building has a hip roof and end gables that are consistent with the existing roof styles in the neighbourhood.*
- *Incorporated into the building elevations are ample-sized windows that facilitate natural sunlight penetration into the dwelling units. No windows are proposed for the west elevation as the subject lands back onto Kensal Park Public School.*
- *The proposed cluster townhouse development is of an appropriate height (1 ½ storey) considering the height of other buildings on Greenwood Avenue (1 to 1 ½ storey). The shadow impact from the proposed development on adjacent properties would be minimal.*
- *The proposed development will not be a focal point on Greenwood Avenue, but rather will blend into the existing streetscape. The associated parking spaces are provided both internally and externally and all spaces are screened from view due to the building design and proposed landscaping.*
- *The proposed buildings have been designed to minimize the loss of privacy for existing residential development. The unit entrances are oriented internally to the site or towards the*



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*rear yard where the setbacks and landscaping will provide a buffer such that existing residential development will not be unduly impacted.*

- *The proposed buildings are of a mass and scale that is compatible with existing residential development. The development incorporates several design features that contribute to a visually stimulating design including brick veneer around the base of the buildings.*

Planning staff have evaluated these documents within the policy framework of the Official Plan and would agree that the mass, scale and architectural treatments embodied in the development proposal are sensitive to, compatible with, and a good fit within, the surrounding neighbourhood. Staff would note however that minor modifications to the development concept are recommended and are further detailed in the Urban Design discussion in this report which follows.

To ensure that “what actually gets built” reflects the vision of the studies submitted in support of the application, tools such as holding provisions are permitted by Official Plan policy. Lands to the immediate north of the subject site, for example, are zoned to include an h-68 holding provision requiring that, prior to the removal of the holding provision, a development agreement be entered into to ensure that new residential infill development is designed substantially consistent with the design concept tabled by the developer as part of the rezoning application. In the case of 225 and 229 Greenwood Avenue, the requested zone is based on a specific design concept and the recommendation includes a request to the Site Plan Approval Authority to implement the proposed design concept.

The policies of the Official Plan further note that residential intensification will only be permitted where adequate infrastructure, including off-street parking and buffering, community facilities, transportation infrastructure including transit service, and municipal services exist to support the proposed development. Consistent with the requirements of the Official Plan, the subject site is fully serviced with municipal works and transportation infrastructure. Community facilities, such as parks and open space, are readily accessible to residents of the neighbourhood.

### 11.1 Urban Design Policies:

The Urban Design policies of the Official Plan apply to all development proposals. These policies and principles relate to the visual character, aesthetics, compatibility of land use, and the qualitative aspects of a development proposal.

An Urban Design Brief (dated October 30<sup>th</sup>, 2013) was prepared and submitted by Zelinka Priamo Ltd on behalf of the applicant to inform the City’s review of the development proposal. While largely supportive of the City’s urban design policies of the Official Plan, Staff’s review of the site plan and elevations included in the Design Brief identified a number of site and building element refinements to the development concept. These suggested refinements were conveyed to the applicant and resulted in a revised concept plan being submitted to the City of January 27<sup>th</sup>, 2014 (see Figure 2).

The revised site plan addressed the City’s requested refinements pertaining to the location of porches fronting Greenwood Avenue, additional landscaping elements, and the inclusion of walkway connections to the public sidewalk. The applicant did not however submit revised elevations of the development proposal choosing instead to defer the preparation of these materials until the completion of their Site Plan preconsultation discussions with the City’s Development Services Service Area. In the interim, Planning Staff were requested by the applicant to rely on the elevations (Figure3, 4 and 5) that were originally included in their Urban Design Brief dated October 30<sup>th</sup>, 2013.

The applicant is to be commended for orienting the end units of the development to the Greenwood Avenue and treating their façades in a manner that mimics the existing single family homes in the neighbourhood. That said, Staff would recommend that the following building and site refinements (to Figures 2, 3, 4 and 5) be considered through the Site Plan Application

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**File: Z-8289**  
**Planner: B.Turcotte**

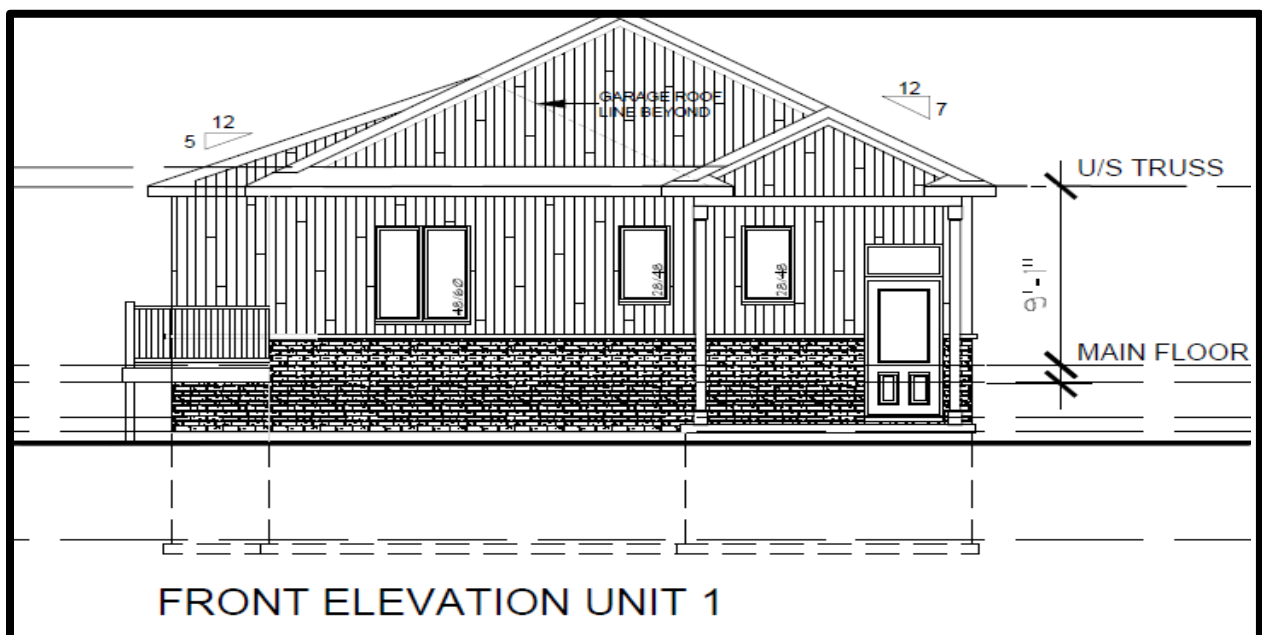
process:

- Provide more articulation of the street-facing facades of the buildings in order for them to appear as fronts;
- Where the internal program of the buildings makes it necessary to have windows at varying heights, the external treatment of the buildings should use material, recesses and projections, and other architectural detail to resolve those variations in an aesthetically pleasing manner;
- Enhanced landscaping should be provided along the front of the property in order to screen the private amenity spaces (side yards), connect the buildings to the site and frame the primary entrances;
- Consider including internal walkways in the site design to provide safe and convenient access to the public side walk for residents; and,
- Fencing is discouraged along any portion of the front yard. If fencing is to be included, it should be a wrought iron or other decorative (no higher than 1 metre) to retain a visual connection to the site.

The site and building elements of the development concept (detailed in the Residential Intensification Policies discussion above), combined with the suggested refinements noted above, are appropriate and support the City’s urban design principles and policies.

Residents of the neighbourhood expressed concerns pertaining to front yard parking and garbage storage – particularly in relation to existing fourplexes in the area. Fourplexes in the vicinity of the subject site do not have garages. Parking is provided in the rear and front of these developments. The General Provisions of the Z.-1 Zoning By-law “...prohibit the parking or storage of a vehicle in any front yard or exterior side yard”. The development proposal envisions parking internal to the site (one car in the garage and one in the driveway) not in the front yard. The Urban Design Brief further notes that waste and recycling are to be stored within each unit (the garage) and brought to the curb on pick-up day.

**Figure 3 – End Unit fronting Greenwood Avenue**



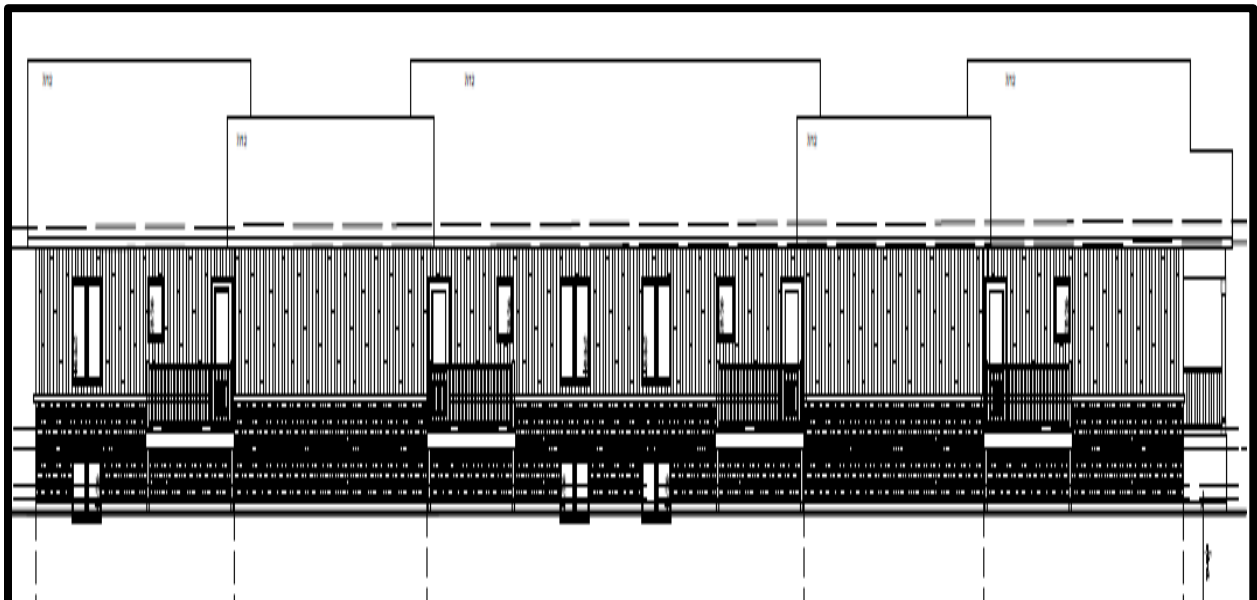
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File: Z-8289  
Planner: B.Turcotte

Figure 4 – Internal Façade fronting the common driveway



Figure 5 – Interior Side yard Façade or “What the neighbor sees”



**Requested Residential R5 (R5-7) Zone:**

The Zoning By-law is a comprehensive document used to implement the policies of the Official Plan. The Zoning By-law accomplishes this 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 the site to accommodate a development proposal.

It is important to note that all three criteria of use, intensity and form must be considered and

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**File: Z-8289**  
**Planner: B.Turcotte**

deemed to be appropriate prior to the approval of any development proposal.

The property is currently zoned Residential R3 (R3-2) permitting single detached, semi-detached, duplex, triplex, converted dwellings and fourplex dwellings. Interior side yard requirements for a fourplex dwelling would be 1.2 metres (3.9 ft.) plus 0.6 metres (2 ft.) for each storey or part thereof above one storey on one side and 3.0 metres (9.8 ft.) on the other side.

The subject lands require an amendment to Zoning By-law Z.-1 in order to permit the proposed cluster townhouse development. The purpose and effect of the proposed rezoning is to permit the same number of dwelling units (four) as would be permitted in the existing Residential R3 (R3-2) Zone (should the lots not have merged) but in the form of a cluster townhouse rather than a fourplex dwelling. Therefore, no additional intensity is being requested beyond what the current zoning permits.

A special provision is required to permit a minimum interior side yard setback of 3.4 metres (11.5 ft.) on the southerly lot line and 3.8 metres (12.4 ft.) on the northerly lot line in lieu of the 6 metres (19.6 ft.) setback that would be required for a townhouse in the Residential R5 (R5-7) Zone.

The applicant has noted that the reduction to the interior side yard requirement is necessary for the placement of an *“an appropriate dimensioned”* structure on the site and the realization of the development vision. As noted in the History Section to this report, reductions to interior side yard requirements for development in this area is not without precedent (see Figure 8). In addition, the developer has noted that the *“...separation [distance] between the proposed cluster development and the adjacent properties would be greater than the separation distance between the existing fourplexes to the south of the subject lands”* (see Figure 6 and 7). A reduction to the interior side yard requirements to provide for the anticipated footprint of the cluster townhouse development is appropriate as it would provide for an intensity of use that is consistent with existing development in the neighbourhood. Notwithstanding the request to reduce the interior side yard setback requirement, the lot is of a sufficient size and configuration to accommodate the intensity of the requested townhouse use. The site meets or exceeds the minimum lot area, frontage, coverage and landscaped open space requirements of the requested Residential R5 (R5-7) Zone.

The requested use, intensity and form of development is deemed appropriate. The request for a reduced interior side yard requirement is further deemed appropriate.

**Figure 6 – Existing fourplex south of subject site (west side of Greenwood Avenue)**





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File: Z-8289  
Planner: B.Turcotte

Figure 7 – Distance between existing fourplexes (west side of Greenwood Avenue south of the site)



Figure 8 – Distance between fourplexes and single detached dwelling (east side of Greenwood Avenue)





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**File: Z-8289**  
**Planner: B.Turcotte**

<b>CONCLUSION</b>
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The PPS encourages infill and redevelopment of vacant or underutilized sites to make better use of the land and infrastructure within a built up area. The proposed cluster townhouse development is consistent with the spirit and intent of the “*Building Strong Healthy Communities*” policies of the PPS as it would provide for increased residential densities in an area where municipal infrastructure is not only available but has recently been replaced and upgraded.

Council’s strategic direction calling for “economies” in the operation of infrastructure is consistent with the PPS’s call for efficient land use and development patterns. To the extent that the proposal represents an opportunity to realize efficiencies in the operation of municipal infrastructure, the requested rezoning is viewed to be consistent with, and would serve to realize, the desired results of Council’s Strategic Plan.

An Urban Design Brief and concept plan has been submitted in support of the application. Planning Staff have evaluated these documents within the policy framework of the Official Plan and would generally agree that the mass, scale and architectural treatments embodied in the development proposal are sensitive to, compatible with, and a good fit within, the surrounding neighbourhood. Staff recommends that the refinements to the site and building elements noted in the request to the Site Plan Approval Authority be addressed through the site plan approval process.

The policies of the Official Plan are supportive of residential infill and intensification where municipal services are available and where it can be demonstrated that the development is sensitive to, compatible with, and a good fit within, the surrounding neighbourhood. Planning staff have reviewed the Neighbourhood Character Statement and Urban Design Brief submitted in support of the development proposal and would agree that the requested Residential R5 Special Provision (R5-7( )) Zone would provide for a use, intensity and form of development consistent with, and characteristic of, the neighbourhood.

Local concerns pertaining to front yard parking and long-term garbage storage are addressed in the Parking Regulations of the Z.-1 Zoning By-law and the Site Plan Control Area By-law. The inclusion of a holding provision directing a Public Site Plan Approval process to address these concerns is not considered necessary as the development concept (and Urban Design Brief) provides for parking internal to the site and the storage of garbage in individual units.

<b>PREPARED BY:</b>	<b>SUBMITTED BY:</b>
<b>BRIAN TURCOTTE, SENIOR PLANNER PLANNING SERVICES, CURRENT PLANNING</b>	<b>M. TOMAZINCIC, MCIP, RPP MANAGER, PLANNING SERVICES, CURRENT PLANNING</b>
<b>RECOMMENDED BY:</b>	
<b>JOHN M. FLEMING, MCIP, RPP MANAGING DIRECTOR, PLANNING AND CITY PLANNER</b>	

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File: Z-8289  
Planner: B.Turcotte

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

<u>Telephone</u>	<u>Written</u>
	Gerrit and Trientje Klingenberg 263 Greenwood Avenue London ON N6J 3G5
	D. Spears 259 Greenwood Avenue London ON N6J 35G

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**File: Z-8289**  
**Planner: B.Turcotte**

**Attachment No. 1**

**E-mail Response to Public Circulation (received December 10<sup>th</sup>, 2013)**

December 10, 2013

The City of London Planning Division  
P.O. Box 5035  
London, On N6A 4L9

Attention: Amanda-Brea Watson

RE: Reference No. Z-8289  
225-229 Greenwood Ave.

Gentlemen:

Please be advised we are not opposed to having another 2 four-plexes.

As long as lawns, flower beds, shrubs are well manicured. Large bins  
are put in place behind the dwelling for residence to put there garbage. Not on the side of the  
curb.

No vehicles in front of buildings but parking at rear of four-plex.

Yours truly

Gerrit and Trientje Klingenberg

263 Greenwood Ave.  
London , ON N6J 3G5

Copy: Denise Brown, Ward 11 Councillor

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File: Z-8289  
Planner: B.Turcotte

**Attachment No. 2**

**E-mail Response to Public Circulation (received December 7<sup>th</sup>, 2013)**

The City of London Planning Division  
P.O. Box 5035  
London, ON N6A 4L9  
Attention: Amanda-Brea Watson  
Re: Reference No. Z-8289  
225-229 Greenwood Avenue

Gentlemen:

Please be advised I am opposed to having the city plan changed from current “low density residential” c Clustered stacked townhouse dwellings do not improve the area they detract and lower value of homes.

The population of the existing four-plexes on Greenwood has lead to some problems by way of noise, increased traffic, and huge piles of garbage put out on the curbs with no regard for scheduled collection and left there for days.

These are some of the reasons I oppose any change of the current zoning bylaw.

Yours truly

D. Speates

**RECEIVED**

259 Greenwood Avenue  
London, ON N6J 3G5 LANNINGOMI'ON  
DFC 132013  
copy: Denise Brown, Ward 11 Councillor

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**File: Z-8289**  
**Planner: B.Turcotte**

**Bibliography of Information and Materials**  
**Z-8289**

**Request for Approval:**

City of London Zoning By-law Amendment Application Form, completed by 900551 Ontario Limited on behalf of Champion Life Centre, February 28<sup>th</sup>, 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.

Planning Justification Report for 225-229 Greenwood Avenue, November 1, 2013, Prepared by Zelinka Priamo Ltd.

Urban Design Brief for 225-229 Greenwood Avenue, October 30, 2013, prepared by Zelinka Priamo Ltd.

Neighbourhood Character Statement for 225-229 Greenwood Avenue, October 29, 2013, prepared by Zelinka Priamo Ltd.

Stage 1-2 Archaeological Assessment for 225 and 229 Greenwood Avenue, London Ontario, prepared by Golder Associates, 20 May 2014

**Correspondence: (all located in City of London File No. Z-8289)**

All correspondence sent and received between November 1<sup>st</sup>, 2013 and June 27<sup>th</sup>, 2014.

**Other:**

Site visit December, 2013



Two empty rectangular boxes for agenda item and page numbers.

File: Z-8289  
Planner: B.Turcotte

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 225 and 229 Greenwood Avenue..

WHEREAS Sal and Mike Circelli have applied to rezone an area of land located at 225 and 229 Greenwood Avenue, 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 225 and 229 Greenwood Avenue, as shown on the attached map comprising part of Key Map No. A106, from a Residential R3 (R3-2) Zone to a Residential R5 Special Provision (R5-7(\_)) Zone.
- 2) Section Number 9.4 of the Residential R5 (R5-7) Zone is amended by adding the following Special Provision:
  - ) R5-7( ) 225 and 229 Greenwood Avenue
    - a) Regulation[s]
      - i) Interior side yard setback from the north property line (Minimum) 3.8 metres (12.5 feet)
      - ii) Interior side yard setback from the south property line (Minimum) 3.4 metres (11.2 feet)

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-8289**  
**Planner: B.Turcotte**

PASSED in Open Council on July 29, 2014

Joni Baechler  
Mayor

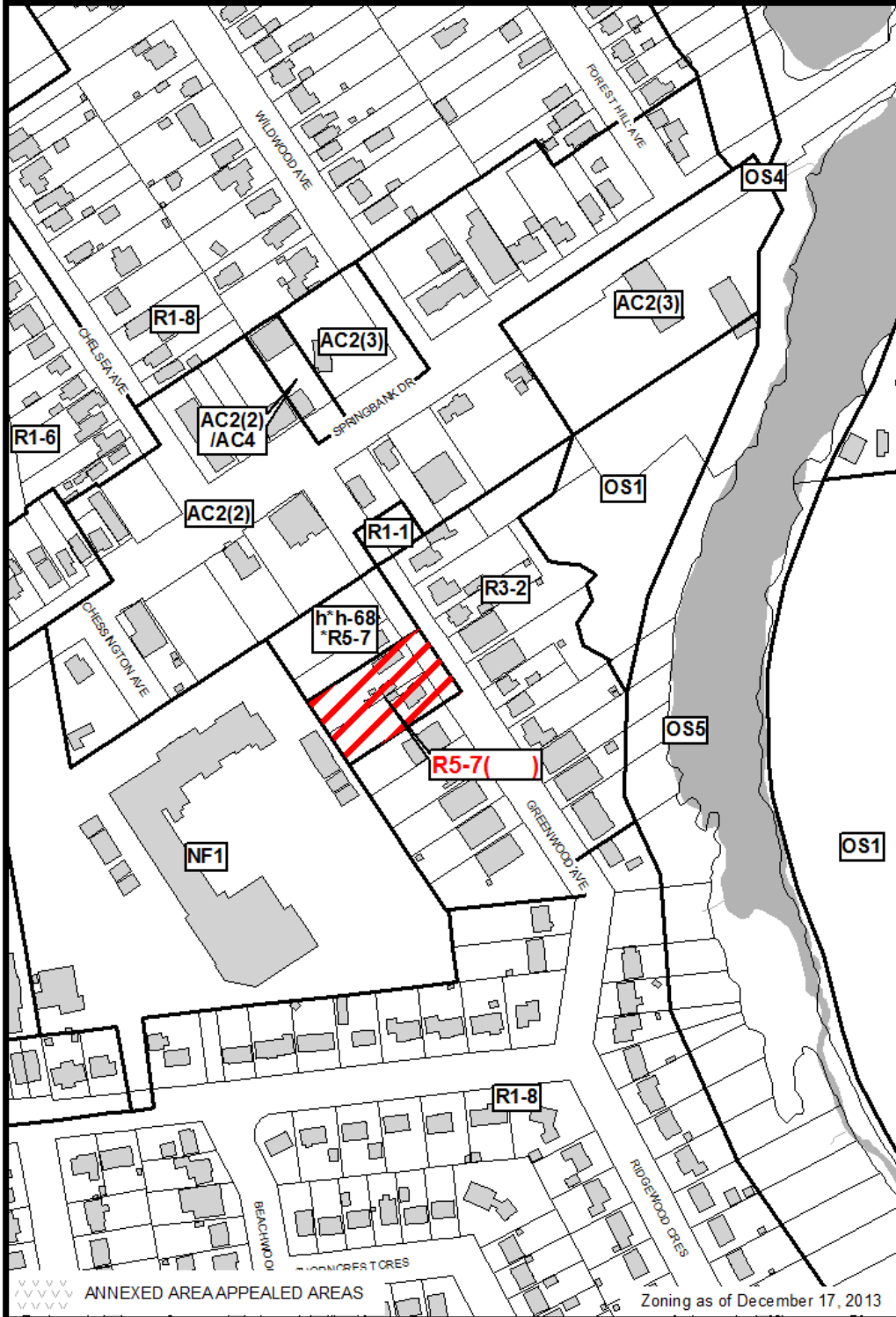
Catharine Saunders  
City Clerk

First Reading - July 29, 2014  
Second Reading – July 29, 2014  
Third Reading - July 29, 2014

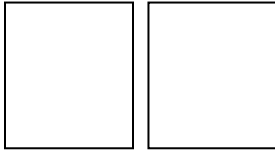
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File: Z-8289  
Planner: B.Turcotte

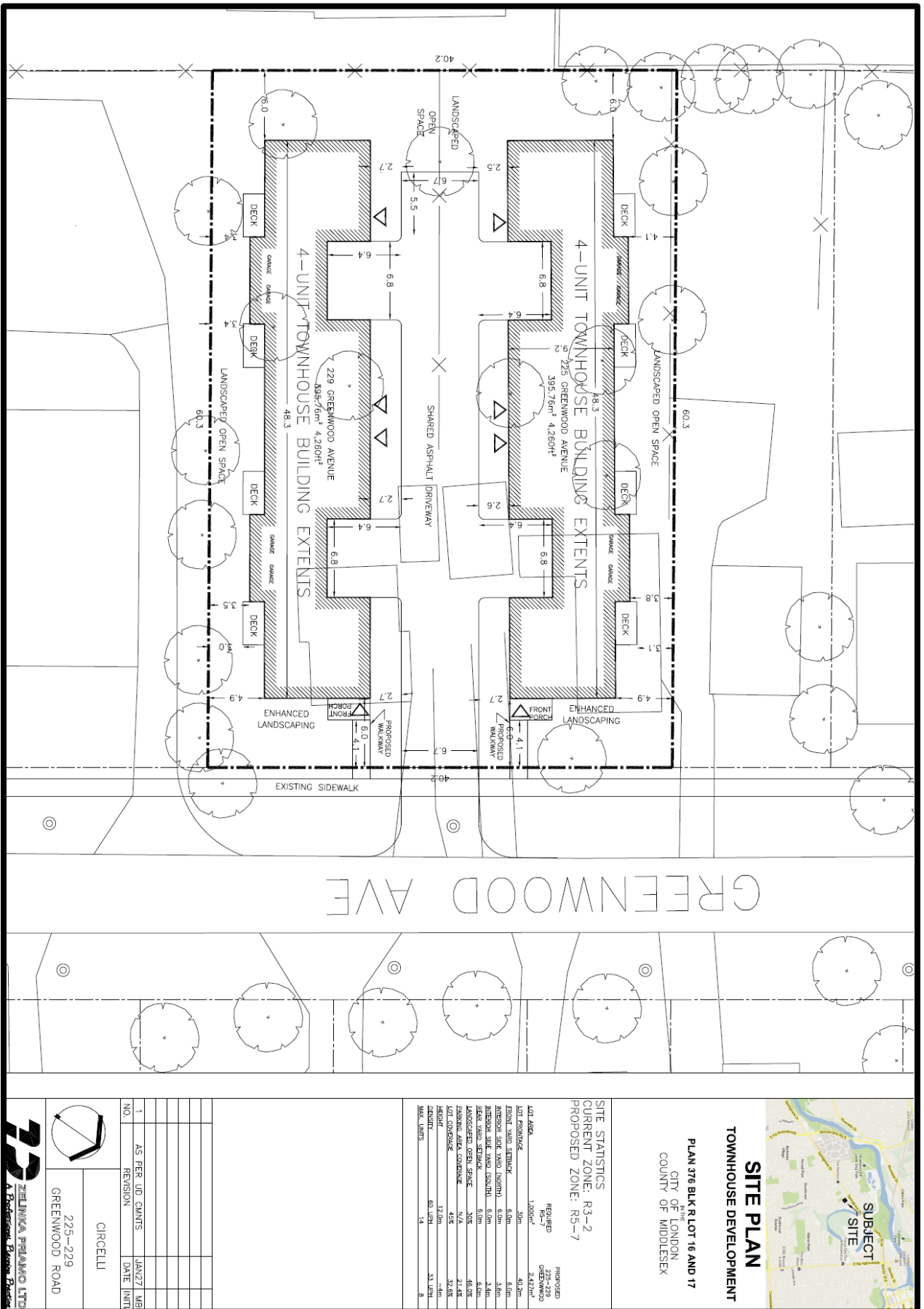
**AMENDMENT TO SCHEDULE "A" (BY-LAW NO. Z.-1)**



<p>File Number: Z-8289  Planner: BT  Date Prepared: 2014/06/16  Technician: CK  By-Law No: Z.-1-</p>	<p><b>SUBJECT SITE</b> </p> <p>1:2,500</p> <p>0 12.525 50 75 100 Meters</p> <div style="text-align: right;"> </div>
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Appendix "B"  
Conceptual Site Plan



**SITE PLAN**  
TOWNHOUSE DEVELOPMENT  
PLAN 376 BLK R LOT 16 AND 17  
IN THE  
CITY OF LONDON  
COUNTY OF MIDDLESEX

**SITE STATISTICS**  
CURRENT ZONE: R3-2  
PROPOSED ZONE: R5-7

LOT AREA	1,000m <sup>2</sup>	PROPOSED GREENWOOD	2,437m <sup>2</sup>
LOT FRONTAGE	30m	PROPOSED	40.2m
EXISTING FRONT SETBACK	6.0m	PROPOSED	6.0m
EXISTING SIDE YARD (REAR)	6.0m	PROPOSED	3.6m
EXISTING SIDE YARD (FRONT)	6.0m	PROPOSED	4.6m
EXISTING REAR SETBACK	6.0m	PROPOSED	6.0m
LANDSCAPED OPEN SPACE	30%	PROPOSED	46.0%
LANDSCAPED OPEN SPACE	N/A	PROPOSED	21.4%
LANDSCAPED OPEN SPACE	45%	PROPOSED	32.8%
HEIGHT	12.0m	PROPOSED	12.0m
REAR SETBACK	60.12m	PROPOSED	53.10m
MAX. HEIGHT	11	PROPOSED	8

**ZELJINKA PRILANO LTD.**  
A Professional Planning Practice

225-229  
GREENWOOD ROAD

CIRCELLI

JANZZI MBE  
DATE [ ]/ [ ]/ [ ]

AS PER UD COMMENTS


NO. 1

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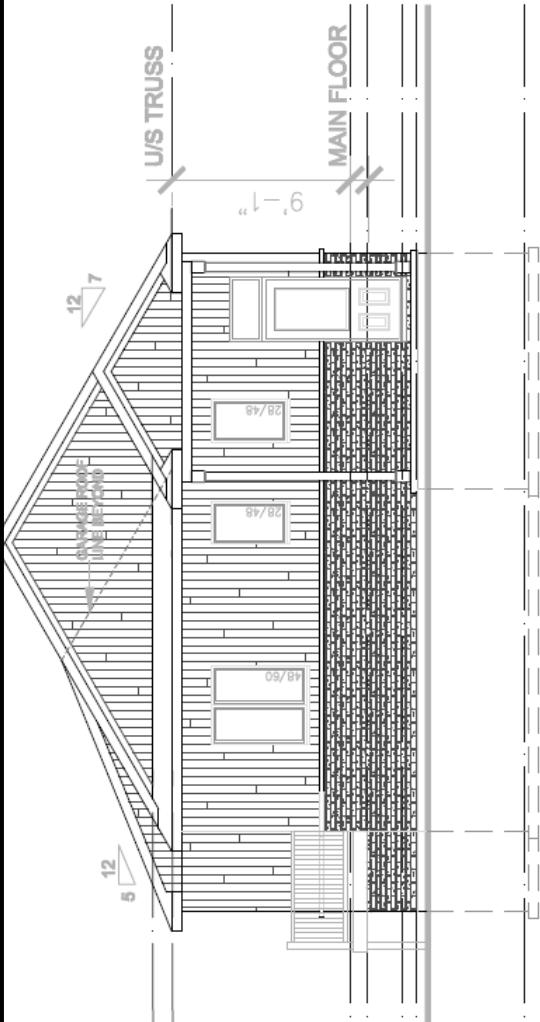
File: Z-8289  
 Planner: B.Turcotte

Appendix "B"

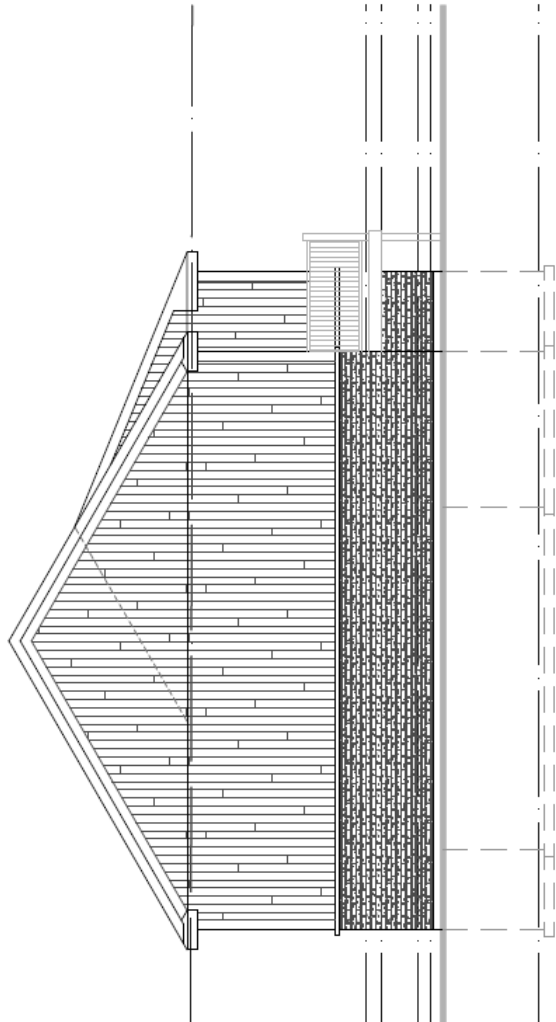
Elevations - East (fronting Greenwood Avenue) Façade and West (fronting the public school) Façade

ALL DIMENSIONS TO BE SHOWN ON THIS DRAWING SHALL BE TO FACE UNLESS OTHERWISE NOTED. ALL DIMENSIONS SHALL BE REPORTED IN FEET AND INCHES. ALL DIMENSIONS SHALL BE REPORTED TO THE NEAREST 1/8" OR 1/16" AS APPLICABLE. DO NOT SCALE DRAWING	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 5%;">DATE</th> <th style="width: 5%;">REVISION</th> </tr> </thead> <tbody> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </tbody> </table>	DATE	REVISION																						PROJECT: 225 229 GREENWOOD AVE LONDON, ONT.	DRAWING: PRELIM ELEVATION	DATE: AUG 18 2010 PROJECT No. 15-104 SCALE: DRAWING No.	A2
DATE	REVISION																											



FRONT ELEVATION UNIT 1



REAR ELEVATION UNIT 4

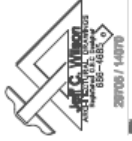
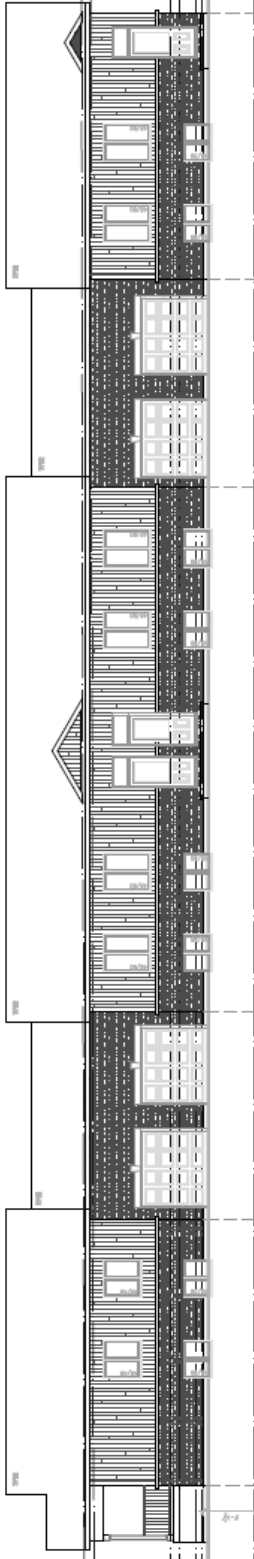
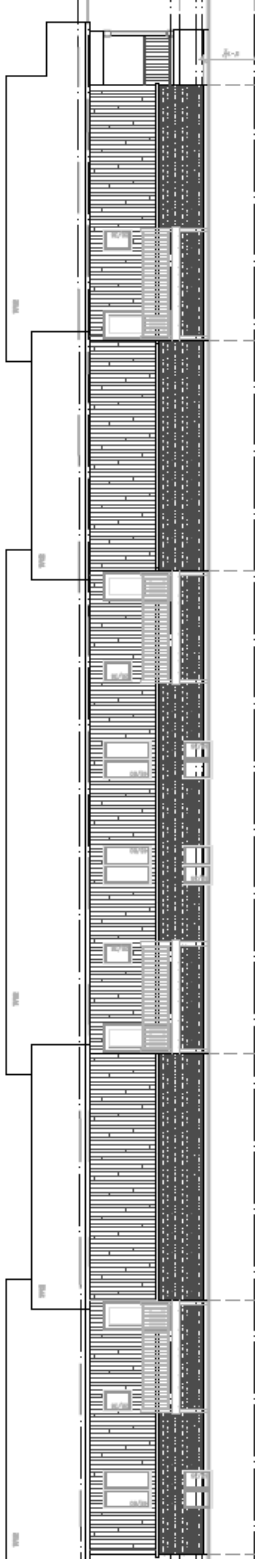


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File: Z-8289  
Planner: B.Turcotte

Appendix "B"

Elevations - Common Driveway Facades and Interior Side Yard Facades

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DATE	REVISION																								
 <p style="text-align: center;"><b>SIDE (FRONT ELEVATION) UNITS 1,2,3,4</b></p>		 <p style="text-align: center;"><b>SIDE (REAR ELEVATION)</b></p>																							
		<p>DATE: AUG 13 2013</p> <p>PROJECT No: 15-104</p> <p>DRAWING No: <b>A1</b></p>																							