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File: Z-8299
Planner: B.Turcotte

TO:	CHAIR AND MEMBERS PLANNING & ENVIRONMENT COMMITTEE July 22, 2014
FROM:	JOHN M. FLEMING MANAGING DIRECTOR, PLANNING AND CITY PLANNER
SUBJECT:	APPLICATION BY: INSITES CONSULTING ON BEHALF OF ETHAN GAGIE and JOHN SHEARDON 218 BURNSIDE DRIVE AND 220-222 BURNSIDE DRIVE

RECOMMENDATION

That on the direction of Municipal Council, the following by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting on July 29th, 2014, to amend Zoning By-law No. Z.-1, to change the zoning for the subject properties **FROM** a Residential R2 (R2-2) Zone a Residential R2 Special Provision (R2-2(_)) Zone.

PREVIOUS REPORTS PERTINENT TO THIS MATTER
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June 3rd, 2014, Report to the Planning and Environment Committee – 218 Burnside Drive and 220-222 Burnside Drive.

This report recommended that the requested Zoning By-law amendment, to permit converted dwellings (with a maximum of 3 units per dwelling) and a Special Provision to permit front yard parking in a parking configuration where each spot may not be independently accessible, be refused.

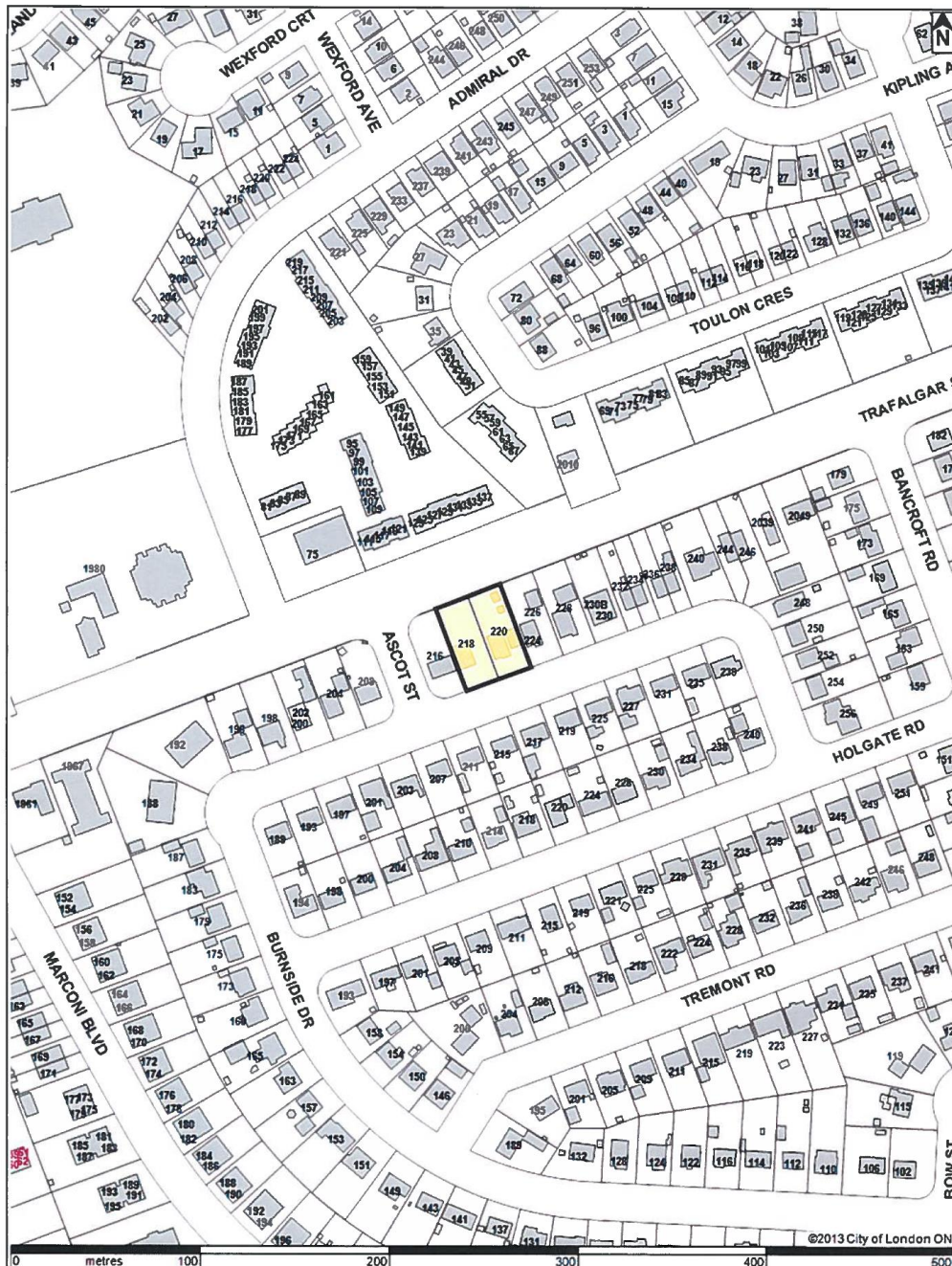
On June 10th, 2014 Municipal Council resolved that, notwithstanding the recommendation of the Managing Director, Planning and City Planner, the application by Insites Consulting (on behalf of Ethan Gagie and John Sheardon) relating to lands known municipally as 218 Burnside Drive and 220-222 Burnside Drive be referred to Civic Administration to bring forward to a future meeting of the Planning and Environment Committee a proposed Zoning By-law Amendment in accordance with the application.

PURPOSE AND EFFECT OF RECOMMENDED ACTION

The purpose and effect of the proposed Zoning By-law Amendment is to allow for three units within a converted dwelling for lands known municipally as 218 Burnside Drive and 220-222 Burnside Drive.

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LOCATION MAP

Subject Site: 218, 220-222 Burnside Dr
 Applicant: SHEARDOWN JOHN
 File Number: Z-8299
 Planner: Brian Turcotte
 Created By: Michael Tomazincic
 Date: 2013-12-17
 Scale: 1:2500

LEGEND

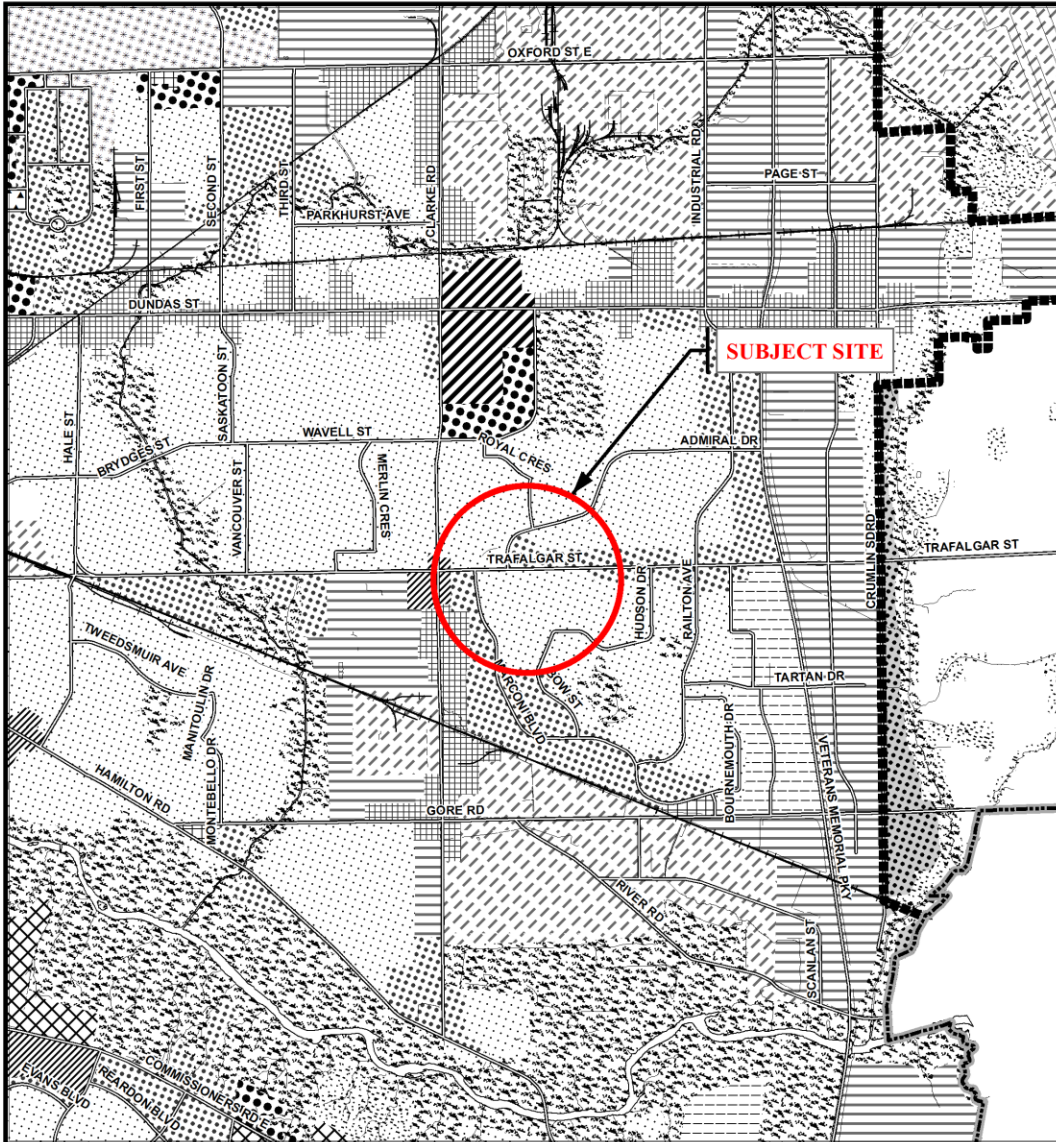
- Subject Site
- Parks
- Assessment Parcels
- Buildings
- Address Numbers



Corporation of the City of London
 Prepared By: Planning and Development

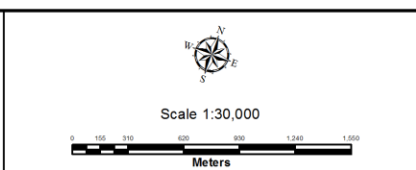
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Legend	
Downtown	Office Business Park
Enclosed Regional Commercial Node	General Industrial
New Format Regional Commercial Node	Light Industrial
Community Commercial Node	Regional Facility
Neighbourhood Commercial Node	Community Facility
Main Street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

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

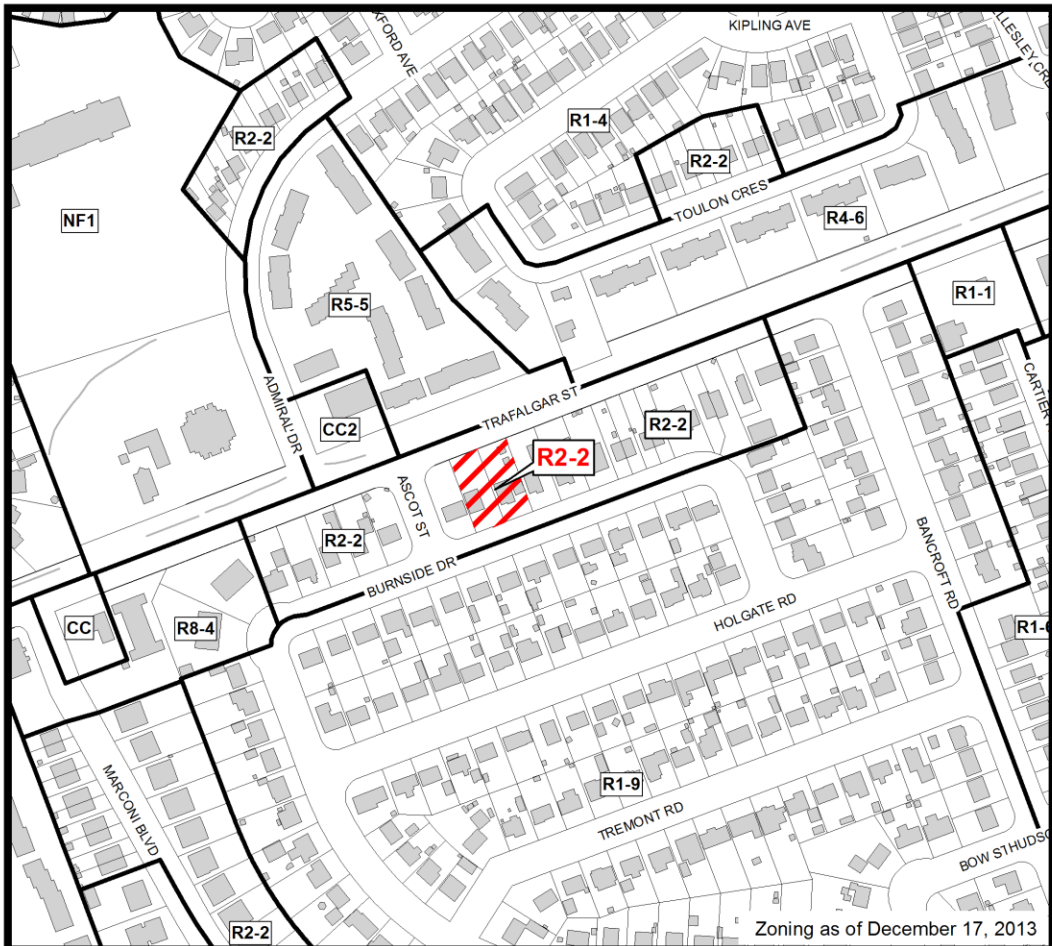


FILE NUMBER: Z-8299
PLANNER: BT
TECHNICIAN: CK
DATE: 2014/01/20

PROJECT LOCATION: e:\planning\projects\p_officialplan\work\consol\00\excerpts\mxd_templates\scheduleA_NEW_b&w_8x14.mxd

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COUNCIL APPROVED ZONING FOR THE SUBJECT SITE: R2-2

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**



FILE NO:

Z-8299

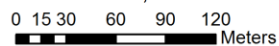
BT

MAP PREPARED:

2014/01/21

CK

1:3,300



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

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BACKGROUND

Date Application Accepted: December 9 th ,2013	Agent: Ben Billings, Insites Consulting
REQUESTED ACTION: Possible amendment to the Zoning By-law Z.-1 FROM a Residential R2 (R2-2) zone TO a Residential R2 Special Provision (R2-2(_)) Zone to permit converted dwellings with a maximum of 3 dwelling units within the existing buildings.	

SITE CHARACTERISTICS:
<ul style="list-style-type: none"> • Current Land Use – purpose-designed duplex dwellings • Frontage – each lot – 18.2 metres (60 ft.) • Depth – each lot - 46.9 metres (154 ft.) • Area – each lot – 853 sq. metres (0.2 acres or 0.08 hectares) • Shape - Rectangular

SURROUNDING LAND USES:
<ul style="list-style-type: none"> • North - Townhouses • South - Single Detached dwellings • East - mixture of single, semi-detached, duplex and converted dwellings • West - mixture of single, semi-detached, duplex and converted dwellings

OFFICIAL PLAN DESIGNATION: (refer to Official Plan Map)
<ul style="list-style-type: none"> • Low Density Residential
EXISTING ZONING: (refer to Z.-1 Zoning By-law Map)
<ul style="list-style-type: none"> • Residential 2 (R2-2)

PLANNING HISTORY

On June 3rd, 2014, at a meeting of the Planning and Environment Committee, Planning Staff recommended that the proposed amendment to the Zoning By-law, as requested by the applicant, be refused.

Planning Staff’s recommendation was based on the opinion that the current zoning for the subject lands is appropriate, promotes neighbourhood stability, and allows for the redevelopment of residential properties in a manner which is compatible with the surrounding neighbourhood. Planning Staff were of the opinion that the requested amendment was not

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consistent with the intent of the Official Plan and that the requested special provision was inappropriate given the ability of the site to provide for a parking configuration in accordance with the requirements of the Z.-1 Zoning By-law.

On June 10th, 2014 Municipal Council resolved that the following actions be taken with respect to the application by INSITES consulting, on behalf of Ethan Gagie and John Sheardon, for the properties known as 218 Burnside Drive and 220-222 Burnside Drive:

- a) The above noted application to rezone the subject properties from a Residential R2 (R2-2) Zone TO a Residential R2 Special Provision (R2-2(_)) Zone, to permit single detached, semi-detached, duplex and converted dwellings (maximum of three dwelling units), and to permit front yard parking in a parking configuration where each spot may not be independently accessible BE APPROVED;
- b) The Civic Administration BE DIRECTED to bring forward to a future meeting of the Planning and Environment Committee meeting, a proposed by-law to implement a) above; and,
- c) Pursuant to Section 34(17) of the Planning Act, as determined by Municipal Council, no further notice BE GIVEN in respect of the proposed by-law as the proposed by-law will reflect the provisions as set out in the Notice of Application and Notice of Public Meeting.

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

June 27th, 2014

BT

Y:\Shared\implemen\DEVELOPMENT APPS\2013 Applications 8135 to\8299Z - 218-220 Burnside Dr (BT)\Z-8299 By-law amendment Report to PEC July 22 2014.docx

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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 218 Burnside Drive and 220-222 Burnside Drive.

WHEREAS Ethan Gagie and John Sheardon have applied to rezone an area of land located at 218 Burnside Drive and 220-222 Burnside Drive, 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 218 Burnside Drive and 220-222 Burnside Drive, as shown on the attached map comprising part of Key Map No. A109, from a Residential R2 (R2-2) Zone to a Residential R2 Special Provision (R2-2(_)) Zone.
- 2) Section Number 6.4 of the Residential R2 (R2-2) Zone is amended by adding the following Special Provision:

)	R2-2()	218 Burnside Drive and 220-222 Burnside Drive				
	a)	218 Burnside Drive Regulation[s] <table style="margin-left: 20px; border-collapse: collapse;"> <tr> <td>i)</td> <td>A converted dwelling may have up to a maximum of three (3) dwelling units.</td> </tr> <tr> <td>ii)</td> <td>Off-Street Parking Spaces (Minimum) 3 spaces in the front yard; 2 of which may be in tandem</td> </tr> </table>	i)	A converted dwelling may have up to a maximum of three (3) dwelling units.	ii)	Off-Street Parking Spaces (Minimum) 3 spaces in the front yard; 2 of which may be in tandem
i)	A converted dwelling may have up to a maximum of three (3) dwelling units.					
ii)	Off-Street Parking Spaces (Minimum) 3 spaces in the front yard; 2 of which may be in tandem					
	b)	220-222 Burnside Drive Regulation[s] <table style="margin-left: 20px; border-collapse: collapse;"> <tr> <td>i)</td> <td>A converted dwelling may have up to a maximum of three (3) dwelling units.</td> </tr> <tr> <td>ii)</td> <td>Off-Street Parking Spaces (Minimum) 3 spaces; 2 of which may be in tandem</td> </tr> </table>	i)	A converted dwelling may have up to a maximum of three (3) dwelling units.	ii)	Off-Street Parking Spaces (Minimum) 3 spaces; 2 of which may be in tandem
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ii)	Off-Street Parking Spaces (Minimum) 3 spaces; 2 of which may be in tandem					

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.

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PASSED in Open Council on July 29, 2014

J. Baechler
Mayor

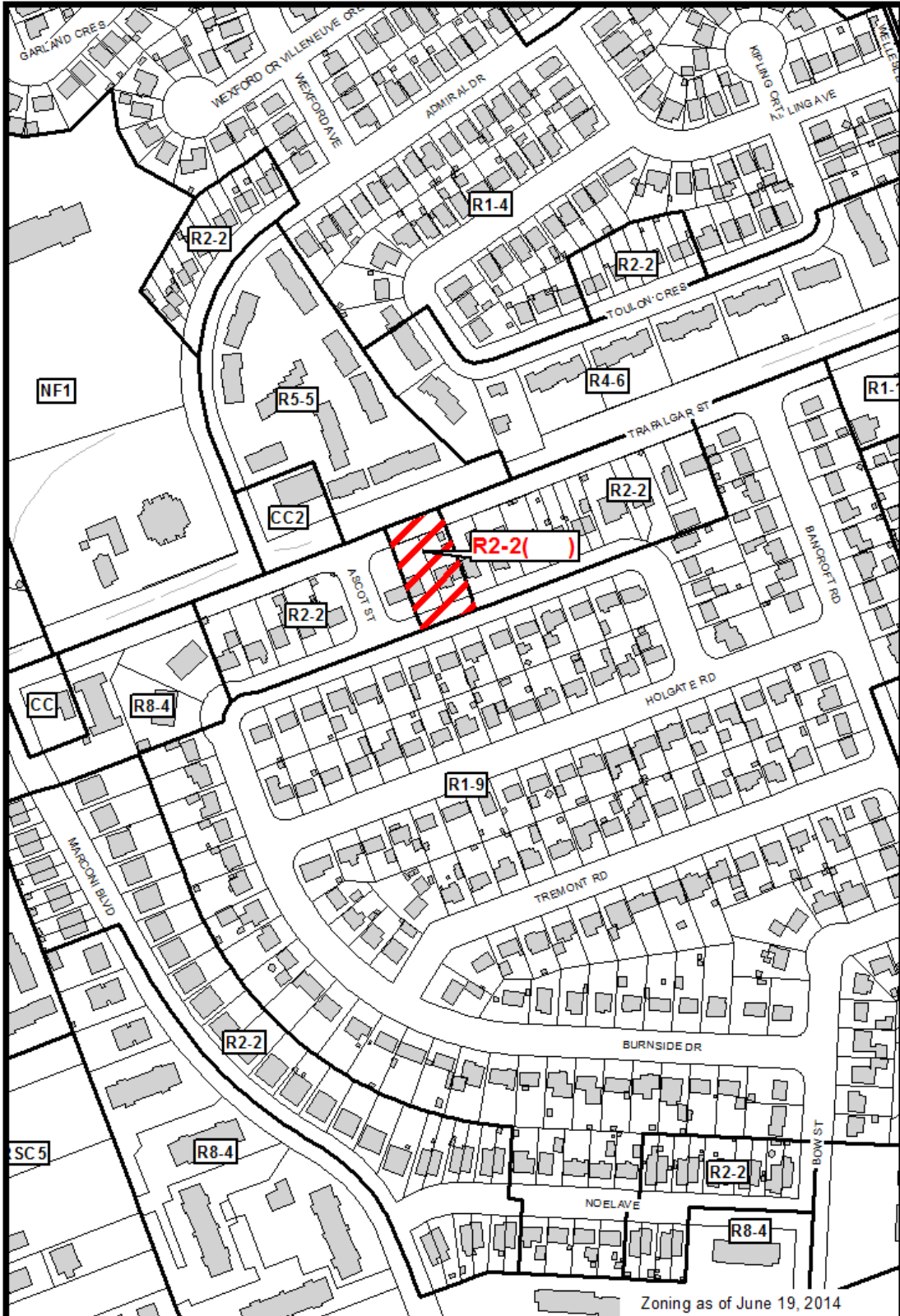
Catharine Saunders
City Clerk

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




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



Zoning as of June 19, 2014

<p>File Number: Z-8299 Planner: BT Date Prepared: 2014/07/10 Technician: CK By-Law No: Z.-1-</p>	<p>SUBJECT SITE </p> <p>1:3,000</p> <p>0 15 30 60 90 120 Meters </p> <p></p>
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Geocodes