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File: Z-8141
 Planner: Barb Debbert

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| TO: | CHAIR AND MEMBERS PLANNING & ENVIRONMENT COMMITTEE |
| FROM: | JOHN M. FLEMING MANAGING DIRECTOR, PLANNING AND CITY PLANNER |
| SUBJECT: | APPLICATION BY: 2353034 ONTARIO LIMITED (FORMERLY TREADSTONE GROUP) 510 CENTRAL AVENUE AND 609 WILLIAM STREET PUBLIC PARTICIPATION MEETING ON OCTOBER 7, 2014 |

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| RECOMMENDATION |
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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 2353034 Ontario Limited relating to the property located at 510 Central Avenue and 609 William Street:

- (a) the proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting on October 14, 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 (R3-2) Zone and a Residential R9 (R9-3•H15) Zone **TO** a Holding Residential R3 Special Provision (h-5•h-___•R3-2(_)) Zone and a Holding Residential R9 Special Provision/Restricted Office Special Provision (h-___•R9-3(_))•H15/RO1(_)) Zone.
- (b) The Site Plan Approval Authority **BE REQUESTED** to consider the following issues through the site plan process:
 - i) Configuration of the proposed building in manner that is in keeping with the existing buildings in the neighbourhood by incorporating the following design principles:
 - a) if the proposed building's Central Avenue façade is wider than the average width of the buildings on this block of Central Avenue then ensure any portion beyond the average is set back to break up the massing of the building in order for the building to be in keeping with existing massing rhythm found along the street;
 - b) incorporate articulation in the proposed roof (such as but not limited to: gables, step backs, varied heights, etc...) in order break up the massing of the roof;
 - c) lower the height of the roof on the portion of the building that does not include a habitable unit in the attic space in order to decrease the overall mass of the building;
 - d) incorporate a sizable and usable covered front porch in the proposed building design to promote an active street edge and be in keeping with the majority of the buildings on the street;
 - e) provide window style(s) and sizes are in keeping with the architectural style proposed for the building as well as being consistent with the existing buildings in the neighbourhood in order to ensure architectural continuity;
 - f) permit a maximum total height of two and half storeys for the proposed building from ground level to the tip of the roof in order to respect the scale of the neighbouring buildings and to be in keeping with the majority of buildings within the neighbourhood;
 - g) locate the portion of the building with a lower roof height toward the east side of the property to respect the one-storey cottage to the immediate east;

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- h) include a high level of architectural detail in the Central Avenue façade (including but not limited to: gables, wood trim detailing, triangular knee brackets, barge boards, window sills, keystones, stone and brick detailing, etc...) in order to be in keeping with the majority of the existing buildings in the neighbourhood; and,
 - i) incorporate brick cladding on the majority of the proposed building in order to ensure a high quality finish in keeping with the existing buildings in the neighbourhood.
- ii) Ensure appropriate consideration is given to detailed site design issues identified by the surrounding property owners by:
- a) providing for one-way on-site traffic circulation with the entrance on Central Avenue and the exit on William Street;
 - b) maximizing safety where possible, between the driveways at 510 and 518 Central Avenue;
 - c) locating any outdoor garbage storage facilities away from existing dwellings and outdoor amenity areas on adjacent properties;
 - d) maintaining the tree on the Central Avenue boulevard;
 - e) maintaining the maple tree to the rear of 518 Central Avenue;
 - f) accurately locating new privacy fencing on the property line behind existing dwellings on Central Avenue;
 - g) providing safe lighting of the parking area while respecting possible lighting impacts on neighbouring properties;
 - h) reserving off-site parking at 609 William Street for residential use by the occupants of 510 Central Avenue; and,
- iii) Ensure Canadian Pacific Railway requirements are met through a noise assessment prepared by a professional noise consultant regarding the impact of railway noise on the future residents.
- (c) the request to amend Zoning By-law No. Z.-1 to change the zoning of the subject property **FROM** a Residential R3 (R3-2) Zone and a Residential R9 (R9-3•H15) Zone **TO** a Residential R8 Special Provision (R8-1(_)) Zone and Residential R9 Special Provision/Restricted Office Special Provision (R9-3()•H15/RO1()) Zone, **BE REFUSED** for the following reasons:
- i) a Residential R3 Special Provision (R3-2()) Zone is recommended instead of the Residential R8 Special Provision (R8-1()) Zone, to achieve the same development proposal;
 - ii) holding provisions are recommended in addition to the requested zoning to ensure that the Public Site Plan process is followed and to ensure that appropriate arrangements are made for off-site parking for the residential uses at 510 Central Avenue, on the adjacent property at 609 William Street;
 - iii) the full range of office uses requested by way of special provisions are being recommended within the standard Restricted Office (RO1) Zone and a special provision to permit these uses is not required; and,,
 - iv) the requested retail store use is not supported by Official Plan policies.

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LOCATION MAP
 Subject Site: 609 William St/510 Central Ave
 Applicant: 2353034 Ontario Limited
 File Number: Z-8141
 Planner: Barb Debbert
 Created By: Barb Debbert
 Date: 2014-06-24
 Scale: 1:1000

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

| LEGEND | |
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| | Subject Site |
| | Parks |
| | Assessment Parcels |
| | Buildings |
| | Address Numbers |

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PREVIOUS REPORTS PERTINENT TO THIS MATTER

None.

PURPOSE AND EFFECT OF RECOMMENDED ACTION

The recommended Zoning By-law amendment will allow for the following at:

510 Central Avenue:

The construction of a new, 5 unit multiple dwelling in place of the single detached dwelling currently located on the site. The anticipated height of the building is expected to be 1.5 to 2 storeys plus the roof. Prior to the issuance of a building permit, the applicant will be required to complete a site plan which will be approved by the City and enter into a development agreement which will be registered on the title to the property. The site plan approval process will include a public site plan meeting to be held at the Planning and Environment Committee. The recommendations made to Council include a number of critical design matters raised by members of the public during the review of this application, which are to be considered at the site plan approval stage. The Zoning By-law requires a minimum of 5 parking spaces to be provided to service the site. Some of these spaces may be provided at 609 William Street and are to be dedicated for the use of the occupants of 510 Central Avenue. Legal mechanisms are required to be used to ensure that these spaces will remain available regardless of the future ownership of the two properties.

609 William Street:

The continued ability to use the existing office building or construct a new building for a residential apartment building provided all zoning regulations are met and the required City approvals are obtained. The recommended by-law also adds offices (which includes professional or service offices and all other forms of offices), and medical/dental offices as permitted uses, which could also be located within the existing office building or in a new building provided all zoning regulations are met and the required City approvals are obtained.

The By-law recognizes the existing lot frontage on William Street and recognizes the siting of the existing building on the northern property line and would allow for this condition to continue if a new building is constructed. The By-law also recognizes the existing deficiency in the landscaped open space requirement for the existing building but would require the standard minimum landscaped open space requirements to be met for any new development. The By-law also recognizes that the site as currently designed can accommodate 22 parking spaces, but if the site is redeveloped, would be expected to meet standard parking requirements.

RATIONALE

1. The recommended amendment is consistent with the policies of the Provincial Policy Statement, 2014;
2. The recommended amendment is in keeping with the intent of the Multi-family, High Density Residential, Great Near-Campus Neighbourhood, Urban Design and Heritage Resources policies of the Official Plan;
3. The recommended holding provisions will ensure that members of the community will be involved at the site plan approval stage, and that off-site parking for 510 Central Avenue will be legally established at 609 William Street; and,
4. Site Plan criteria to be considered at the site plan approval stage will ensure that the final design is in keeping with the unique architectural attributes of the surrounding neighbourhood.

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| BACKGROUND |
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| Date Application Accepted: January 7, 2013 | Agent: Paul Hinde |
| <p>REQUESTED ACTION (original – see the Planning Analysis for further information on subsequent proposals/requests):</p> <p>Change Zoning By-law Z.-1 from a Residential R9 (R9-3•H15) Zone which permits apartment buildings, lodging house class 2, senior citizens apartment buildings, handicapped persons apartment buildings and continuum-of-care facilities at a maximum density of 100 units per hectare and maximum height of 15 metres, and a Residential R3 (R3-2) Zone which permits a single detached, semi-detached, duplex, triplex or fourplex dwelling on one lot, to a Residential R9 Special Provision (R9-4()•H15) Zone which permits apartment buildings, lodging house class 2, senior citizens apartment buildings, handicapped persons apartment buildings and continuum-of-care facilities at a maximum density of 115 units per hectare and maximum height of 15 metres. The special provision would: recognize the existing lot frontage along William Street of 14.6 metres and the existing north interior side yard setback adjacent to the existing commercial building of zero (0) metres; establish a minimum interior east interior side yard setback of 4.5 metres and a minimum west interior side yard setback of 2.5 metres; reduce the required minimum landscaped open space from 30.0 square metres to 20.7 square metres; and increase the permitted lot coverage from 30.0 percent to 30.2 percent.</p> | |

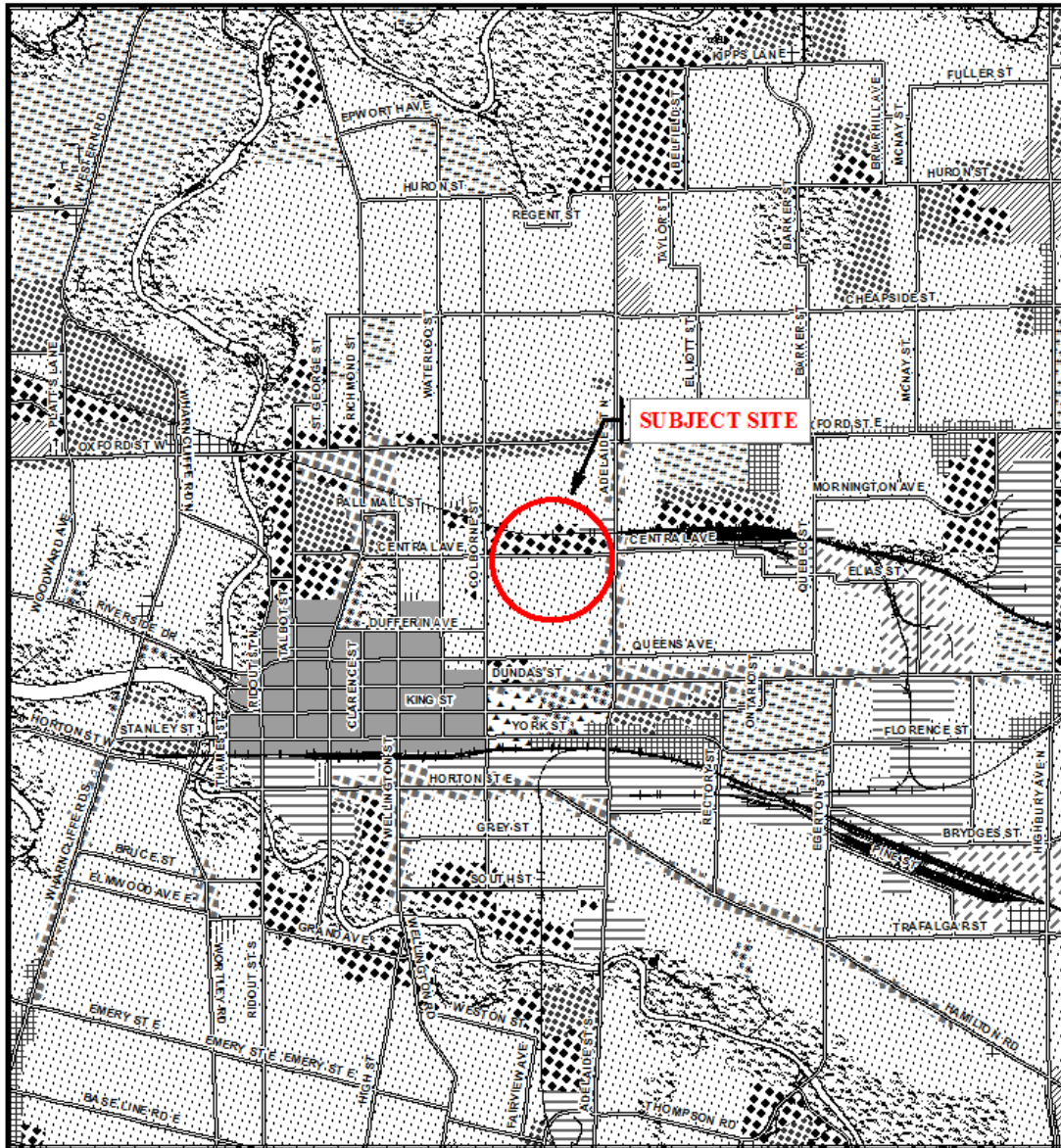
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| SITE CHARACTERISTICS: |
| <ul style="list-style-type: none"> • Current Land Use – Existing single detached dwelling and commercial structure • Frontage – 14.685m (48.2 feet) on William Street • Depth - irregular • Area – 2112.5 square metres • Shape – irregular “T” shape |

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| SURROUNDING LAND USES: |
| <ul style="list-style-type: none"> • North - 6-storey apartment building, newer townhouse development, CP railway • South - mix of single detached and converted dwellings, 5 unit multiple dwelling • East - mix of single detached and converted dwellings • West -single detached and converted dwellings |

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| OFFICIAL PLAN DESIGNATION: (refer to Official Plan Map) |
| <ul style="list-style-type: none"> • Multi-family, High Density Residential |
| EXISTING ZONING: (refer to Zoning Map) |
| <ul style="list-style-type: none"> • 510 Central Avenue – Residential R3 (R3-2) • 609 William Street – Residential R3 (R3-2) and Residential R9 (R9-3•H15) |

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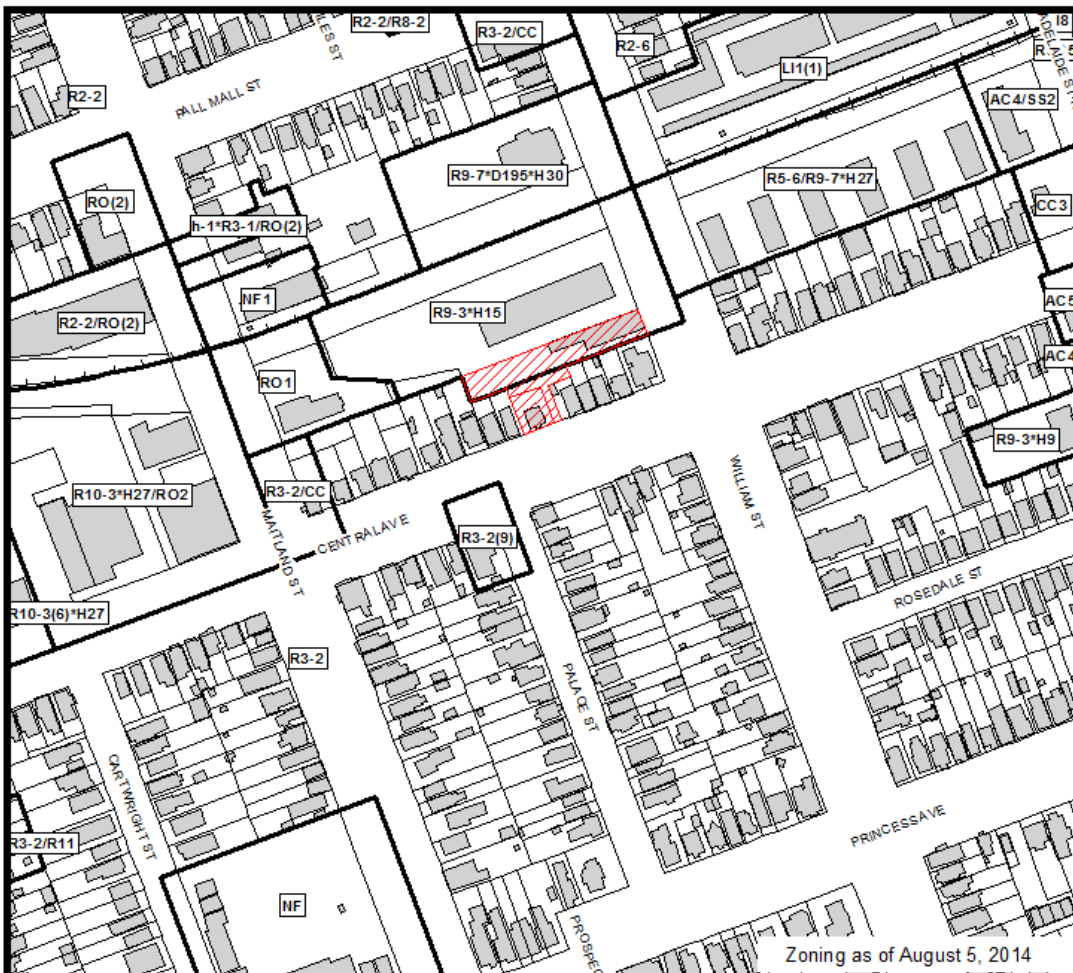
| Legend | |
|--------|---|
| | Downtown |
| | Wonderland Road Community Enterprise Corridor |
| | Enclosed Regional Commercial Node |
| | New Format Regional Commercial Node |
| | Community Commercial Node |
| | Neighbourhood Commercial Node |
| | Main Street Commercial Corridor |
| | Auto-Oriented 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 |

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| <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 0 150 300 450 600 750 900 1050 Meters | <p>FILE NUMBER: Z-8141 PLANNER: BD TECHNICIAN: MB DATE: 2014/08/20</p> |
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PROJECT LOCATION: e:\planning\proj\proj\p_officialplan\work\coo\so100\excerpts\mxd_templates\scheduleA_b&w_6x14_with_SWAP.mxd

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Zoning as of August 5, 2014

COUNCIL APPROVED ZONING FOR THE SUBJECT SITE: R9-3*H15 and R3-2

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

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| <ul style="list-style-type: none"> 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 | <ul style="list-style-type: none"> 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 |
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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

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| FILE NO: Z-8141 | BD |
| MAP PREPARED: 2014/08/20 | MB |
| 1:3,000 0 15 30 60 90 120 Meters | |

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PLANNING HISTORY

In 2007, the City of London Consent Authority approved the severance of 609 William Street from 510 Central Avenue (B.031/07). The stated purpose of the severance was to reinstate former property lines. The severance was completed in 2010. The severance application was accompanied by an application for minor variance (A.075/07) to recognize various existing non-conformities with the Zoning By-law.

The structure at 609 William Street has historically been used for a variety of office and retail uses.

SIGNIFICANT DEPARTMENT/AGENCY COMMENTS

Engineering

February 15, 2013 (in response to 23 residential unit development)

This response generally indicated:

- that transportation issues including access and the need to restore the asphalt boulevard areas on William Street and Central Avenue will be addressed through the site plan approval process;
- the location of the water mains and identified the possible need for premise isolation if the water quality poses a hazard to the municipal water system;
- the locations of the sanitary outlets and requested a holding provision requiring a sanitary servicing report addressing a variety of matters at the site plan approval stage; and,
- stormwater management requirements to be met at the site plan stage.

August 7, 2014 (in response to 5 residential units and commercial development)

The City of London’s Environmental and Engineering Services Department offers the following comments with respect to the aforementioned Zoning By-Law Amendment application:

- *The applicant is advised that the Transportation Division has no concern with the proposed amendment provided sufficient parking is being provided for the intended uses.*
- *The applicant is advised that as part of the demolition application any existing water services are to be cut and capped at the main.*
- *The applicant is advised that the sanitary sewer outlet for 510 Central Avenue is the 550 mm x 825 mm brick sewer on Central Avenue. As well, City Plan #20,389 shows the location of the 150 mm sanitary PDC for 510 Central Avenue and the applicants Engineer must field verify its location. The sanitary sewer outlet for 609 William Street is the 300 mm diameter sanitary sewer on William Street.*
- *The SWM Unit provides the following comments to be addressed at the site plan approval stage:*
 - o *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.*
 - o *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*

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Stormwater Systems and MOE's requirements, all to the satisfaction of the City Engineer.

- *Due to the amount of paved surface area (parking spots) the owner is 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 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.*

The above comments, among other engineering and transportation issues, will be addressed in greater detail when/if these lands come in for site plan approval.

Urban Design Peer Review Panel

February 20, 2013 (in response to 23 residential unit development)

Note: the UDPRP was not consulted on subsequent proposals or design solutions

The following comments from the Panel are based on the submitted Urban Design Brief and questions asked by the Panellists to the Applicant on February 20, 2013. The comments are quite general given the incomplete drawings submitted. Clearer, more complete drawings should be included in the Applicants' next submission to the City.

1. *The Panel appreciates that the subject application is presented early in the approval process and it is understood that the project will come before the Panel again for review. That is supported and we look forward to seeing the project again; further, retaining design professionals will bring clarity to the design and be imperative to the success of the project.*
2. *The Central Avenue streetscape has a high degree of character and continuity. It will be essential to approach the infill on this street contextually and to express character and materiality that is complementary to the existing streetscape.*
3. *The streetscape on William Street is less coherent so the unique, commercial facade of 609 William Street need not be altered significantly. For example, the simple, rectangular façade with large windows could be appealing for a residence.*
4. *The access from William Street may function adequately as a two-way drive considering the amount of traffic that needs to be accommodated.*

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5. *The buildings appear to be situated in a parking lot given its extent and the lack of green space. In relation to that, the Panel questions the stated need to further reduce the amount of landscaped open space.*
6. *Careful consideration should be given to the quality of open space and the associated pedestrian circulation through the site to access parking and buildings.*

Upper Thames River Conservation Authority

The UTRCA indicated it had no objection to the application.

They also noted for the City's and applicants information, the property is located in an area with Highly Vulnerable Aquifers and Significant Groundwater Recharge Areas, and that at this time, certain activities on the property may be considered moderate or low threats to drinking water.

London Hydro

No Objection.

Bell Canada

January 13, 2013

The following paragraphs are to be included as Conditions of Zoning Amendment Approval:

We have no conditions/objections to the above application as submitted.

If there are any conflicts with existing Bell Canada facilities or easements, the Owner/Developer shall be responsible for re-arrangements or relocations.

Canadian Pacific Railway

Canadian Pacific Railway is not in favour of residential uses adjacent to our right-of-way as this land use is not compatible with railway operations. The health, safety and welfare of future residents could be adversely affected by railway activities. The subject property is located in close proximity to our Galt which is classified as a principle main line.

We have reviewed the application for the proposed residential development at 609 William Street and 510 Central Avenue and we wish to deliver a reminder that the proposed use would not be appropriate without a noise assessment being carried out by a professional noise consultant to determine what impact, if any, railway noise would have on residents of the proposed residential building and to recommend mitigation measures if required. We trust that the City of London would require such as this application progresses.

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| PUBLIC LIAISON: | <p>On January 18, 2013, Notice of Application was sent to 150 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 January 24, 2013. A "Possible Land Use Change" sign was also posted on the site.</p> <p>On March 18, 2013, a further Revised Notice of Application was published in <i>The Londoner</i>. A parallel Revised Notice of Application was not mailed to the community as the revisions proposed were withdrawn by the applicant on March 28, 2013.</p> <p>On July 2, 2014, Notice of Revised Application was sent to 147 property owners in the surrounding area. Notice of Revised Application was also published in <i>The Londoner</i> on July 3, 2014.</p> | <p>Written or telephone replies were received from 12 households or organizations. Many of these respondents became involved early in the process and remained heavily involved as the application evolved.</p> <p>A petition was received with respect to the March 18, 2013 proposal signed by 10 individuals representing 6 households.</p> <p>Another petition was received with respect to the July 2, 2014 revision, signed by 50 individuals representing 30 households.</p> |
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Nature of Liaison:

January 18, 2013 (23 residential units in existing and new building)

Change Zoning By-law Z.-1 from a Residential R9 (R9-3•H15) Zone which permits apartment buildings, lodging house class 2, senior citizens apartment buildings, handicapped persons apartment buildings and continuum-of-care facilities at a maximum density of 100 units per hectare and maximum height of 15 metres, and a Residential R3 (R3-2) Zone which permits a single detached, semi-detached, duplex, triplex or fourplex dwelling on one lot, to a Residential R9 Special Provision (R9-4()•H15) Zone which permits apartment buildings, lodging house class 2, senior citizens apartment buildings, handicapped persons apartment buildings and continuum-of-care facilities at a maximum density of 115 units per hectare and maximum height of 15 metres. The special provision would: recognize the existing lot frontage along William Street of 14.6 metres and the existing north interior side yard setback adjacent to the existing commercial building of zero (0) metres; establish a minimum interior east interior side yard setback of 4.5 metres and a minimum west interior side yard setback of 2.5 metres; reduce the required minimum landscaped open space from 30.0 square metres to 20.7 square metres; and increase the permitted lot coverage from 30.0 percent to 30.2 percent.

March 18, 2013 (28 residential units – 4 units on Central and 24 on William in new buildings)

(newspaper only) The purpose and effect of this zoning change as requested by the applicant was to permit the development of 23 apartment units on the site, including the conversion of an existing commercial structure fronting on William Street to 11 residential apartment units; and the removal of the existing single detached dwelling and the construction of a new 12 unit apartment building on lands fronting Central Avenue. As a result of neighbourhood concerns, the applicant has provided a revised proposal which would entail the demolition of the two existing buildings on the site, and the development of 28 apartment units including a three storey, 24 unit apartment building fronting on William Street, and a two storey fourplex fronting on Central Avenue. Further to possible changes to Zoning By-law Z.-1 published on January 24, 2013, the City may

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also consider the following: Possible change **FROM** a Residential R9 (R9-3•H15) Zone which permits apartment buildings, lodging house class 2, senior citizens apartment buildings, handicapped persons apartment buildings and continuum-of-care facilities at a maximum density of 100 units per hectare (uph) and maximum height of 15m., and a Residential R3 (R3-2) Zone which permits a single detached, semi-detached, duplex, triplex or fourplex dwelling on one lot, **TO** a Residential R9 Special Provision (R9-4()•H12) Zone which permits apartment buildings, lodging house class 2, senior citizens apartment buildings, handicapped persons apartment buildings and continuum-of-care facilities with a maximum height of 12m, and a Residential R3 Special Provision (R3-2()) Zone, with special provisions to achieve the following: For the entire site, to require a minimum lot area of 2,100 square metres, permit a maximum density of 134 units per hectare with a maximum of 4 units in the form of a fourplex within the R3-2 Zone, require a minimum landscaped open space area of 19%, permit a maximum lot coverage of 35%, require a minimum of 23 parking spaces, and eliminate building setback requirements from the zone lines on the property. For the R3-2 Zone fronting Central Avenue, to require a front yard depth between 0.0m and 2.0m with the building defined to include the porch, a minimum west interior side yard depth of 1.8m, and a minimum east interior side yard depth of 3.5m. For the R9-4 Zone fronting William Street, to require a front yard depth between 0.0 m and 1.0m, a minimum north interior side yard of 0.0m, a minimum south interior side yard of 4.5m, permit a curb setback at the southwest corner of the zone of 0.5m, and eliminate building setback requirements from the zone lines on the property.

July 2, 2014 (5 residential units in new building on Central and office/retail uses in existing building on William)

The purpose and effect of the requested Zoning By-law amendment is to allow for the construction of a new, five unit, 2.5 storey apartment building in place of the existing single detached dwelling at 510 Central Avenue, and to permit medical/dental offices, offices, professional offices and retail uses within the existing structure at 609 William Street.

This proposal replaces a previous proposal for which Notice of Application was given on January 18, 2013, to allow for the development of 23 apartment units on the site within the existing building, and a new building.

Change Zoning By-law Z.-1 at 510 Central Avenue **FROM** a Residential R3 (R3-2) Zone which permits a single detached, semi-detached, duplex, triplex or fourplex dwelling on one lot with up to a minimum lot frontage of 12 metres and a minimum lot area of 550 square metres, **TO** a Residential R8 Special Provision (R8-1(_)) Zone to permit an apartment building with a maximum of 5 units, each with a maximum of two bedrooms. Special provisions would also recognize the existing lot frontage of 17.6 metres in place of 20 metres, a minimum lot area of 364.5 square metres in place of 800 square metres, and permit east and west interior side yard depths of 0.8 metres and 2.4 metres in place of 3.6 metres, a maximum lot coverage of 52 percent in place of 30 percent, a maximum density of 137 units per hectare in place of 40 units per hectare, and two parking spaces in place of five.

Change Zoning By-law Z.-1 at 609 William Street **FROM** a Residential R3 (R3-2) Zone which permits a single detached, semi-detached, duplex, triplex or fourplex dwelling, and a Residential R9 (R9-3•H15) Zone which permits apartment buildings, lodging house class 2, senior citizens apartment buildings, handicapped persons apartment buildings and continuum-of-care facilities at a maximum density of 100 units per hectare and maximum height of 15 metres, **TO** a Residential R9 Special Provision/Restricted Office Special Provision (R9-3()•H15/RO1()) Zone to permit the residential uses noted above, and medical/dental offices, offices, professional offices and retail uses. Special provisions would also recognize the existing situation at 609 William Street including such matters as lot frontage, yard depths, and landscaped open space, and permit a minimum of 22 parking spaces.

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Responses:

To January 18, 2013 Notice (23 units – 12 units in new building on Central and 11 units in existing building on William)

- Use
 - Do not want students
 - The number of units is inconsistent with the area
- The Community supports appropriate infill – willing to work with the applicant
- Intensity
 - Inappropriate height and relative scale to surrounding development
 - Reduction in open space and increase in lot coverage
 - Basement apartments represent substandard living conditions
- Design
 - The design should not detract from the historical and heritage value of Woodfield – is not consistent with style of the area
 - Building footprint extends in front of existing dwellings inconsistent with the streetscape and results in loss of green space
- Privacy impacts on immediately adjacent property
 - Height
 - Number of windows with views to back yard and into the home
 - What is the expected tenancy?
 - Provided it's not too tall with privacy impacts, good with it.
- Shadowing and loss of light
- Traffic and parking impacts
 - Increased traffic flow combined with other recent impacts from the medical office at 450 Central Avenue and the recent stop sign installation at Maitland and Central will affect ability to get out of driveways on Central
 - Direction of ingress and egress to and from the property
 - Location and amount of parking – street parking will affect sight lines for getting out of neighbouring driveways and adjoining local streets
 - Proposed parking is on another property – what kind of guarantees are there that this arrangement will remain, and that residential parking spaces will always be available?
- Site details
 - request for fencing to remain along property line and become a privacy fence
 - Location of outdoor garbage storage
- Drainage
 - Significant Drainage issues during storm events– lot coverage will increase runoff and add to the existing problem

To March 18, 2013 Proposal (28 units – 4 on Central and 24 on William in new buildings)

- A petition (attached to this report, dated March 23, 2013), setting out the following terms under which the development of the property would be supported:

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Zoning will be an R3-2 Zone

The building at 510 Central will be a fourplex with 2, 2 bedroom units and 2, 3 bedroom units

The design will be sensitive to the architecture of the area and have a front porch

The building will be 2 storeys to a maximum of 12 metres

The basement will be used for bicycle storage and/or lockers

Traffic on both Central and William will be “one way” only on each street, with the entrance being on Central and the exit onto William

Consideration will be given to a screening barrier at the rear of homes on Central Avenue

Building on Central Avenue will be positioned as indicated in the plan received on March 13, 2013

All of the above in consideration of support for a new 24 units apartment building at 609 Central Avenue to a maximum of three storeys

To July 2, 2014 (5 residential units in new building on Central and commercial/office uses in existing building on William)

- What happened to the agreement arrived at in March, 2013?
- Intensity
 - A 2.5 storey (41 foot) tall building is too tall; insist on a 2 storey maximum height
 - Massing will block smaller buildings
 - Lot coverage is too high
 - Generally, the extent of special provisions required demonstrates that this property is too small for the proposed development
- Design
 - The proposed design does not fit with the neighbourhood – Historic Woodfield requested a Heritage Impact Assessment
- Privacy impacts on immediately adjacent property
- Traffic and parking impacts –
 - Despite the downtown location, most tenants will have cars that need to be accommodated
 - 2 parking spaces is insufficient to service the site and will contribute to existing parking issues in the neighbourhood (witness Palace and Central development and overflow parking from the medical building at 450 Central) – want a minimum of 10 parking spaces
 - Strong preference for the parking to occur at the rear of the building at 609 William Street rather than boulevard parking on Central Avenue. (strong opposition to boulevard parking)
 - Parking in front of the building will exacerbate existing hazardous traffic conditions
 - Concern that the parking at 609 William Street will not be adequate if the “sharing” of parking spaces at different times of day does not work in practice
 - Safety concerns with the potential conflict between the ingress driveway and

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the parking spaces at the rear of 510 Central

The 4-way stop at Central and Maitland creates a slow, constant flow of traffic that makes it difficult to pull out of driveways.

- Site details

Could the building be centred on the lot?

Landscape to prevent parking in the front yard

Garbage location

safety and separation of the twinned driveways at 510 and 518 Central Avenue

Maintain boulevard tree on Central Avenue

Maintain maple tree to the rear of 518 Central Avenue

Accurate location of new privacy fencing on the common property boundary between 609 William Street and 518 Central Avenue

- Drainage/flooding issues

- The draft Official Plan (Rethink) would not support this development

- Can this be an R3 Zone rather than an R8 Zone?

- Possibly precedent setting

- 1 respondent indicated that 5 units was not enough development for the site.

- Commercial Proposal

Insufficient information on the commercial proposal to comment

Methodone clinics would not be supported

Following a community information meeting (September 4) and further detailed design discussions between Woodfield, adjacent neighbours, the City and the applicant (September 16, 2014):

- A 5 unit building with a smaller footprint than the previously agreed to 4 unit building with a larger footprint seems like a good thing

- Prefer 2 bedroom units to 3 bedroom units

- An R3 Zone variation is more palatable than a Residential R8 zone even though the development may be the same on the ground

- The approximate height of 8.5 metres (28 feet) from ground to roof tip seems appropriate as explained by the applicant

- Design and site plan elements are critical to community support – height (approx. 28 feet), massing of roof, windows (number on the east side, style, placement), porch, pillars, gables, finishes and detailing (materials, colour), articulation of the walls, more consistent with neighbourhood features – noting 416 Central is a good example of design compatibility with the neighbourhood

- Commercial proposal – would residential use be considered in the existing building or in a new building in the future?

- Solution to parking issues is a critical component

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| ANALYSIS |
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Subject Site

The subject site consists of two properties which are in the same ownership but with separate titles by virtue of a consent to sever granted in 2007 and completed in 2010. The properties at 510 Central Avenue and 609 William Street together form a “T” shaped parcel with vehicular access from both Central Avenue and William Street to the parking lot at the rear of 609 William Street. The property abuts the side yards of 508 and 518 Central Avenue, and the rear yards of several single detached and converted dwellings that front onto Central Avenue. 510 Central Avenue is the site of an existing single detached dwelling which has fallen into disrepair. 609 William Street is the site of an existing office building which has most notably been a former location for Bob Martin’s Golf and Medway Stationary, along with other office uses. The site is currently partially occupied by the offices of the proposed developer.

Existing encroachment agreements among various property owners address the proximity of the building at 609 William Street to the adjacent apartment building at 645 William Street, the porch and window well encroachment at 609 William Street onto the William Street Road allowance, and vehicular access to the benefit of 510 Central on 609 William Street, extending from Central Avenue to the rear property line of 510 Central Avenue. Three boulevard parking spaces exist at the front of 609 William Street, through an agreement with the City.

Central Avenue is classified as a Primary Collector road carrying 4500 vehicles per day. William Street is classified as a Local road. Both roads have the 40 metre wide road allowances typical of many near-Downtown neighbourhoods. As a result, the front walls or porches of most buildings, including the existing house and neighbouring properties, are located at or near the front property line. Some have minor encroachments into the City’s road allowance.

Both properties were identified as potential brownfield sites due to the potential for ground contamination from previous uses. Both properties were confirmed as being suitable for residential development through the submission of Records of Site Condition in 2011 and 2012.

Nature of the Proposal

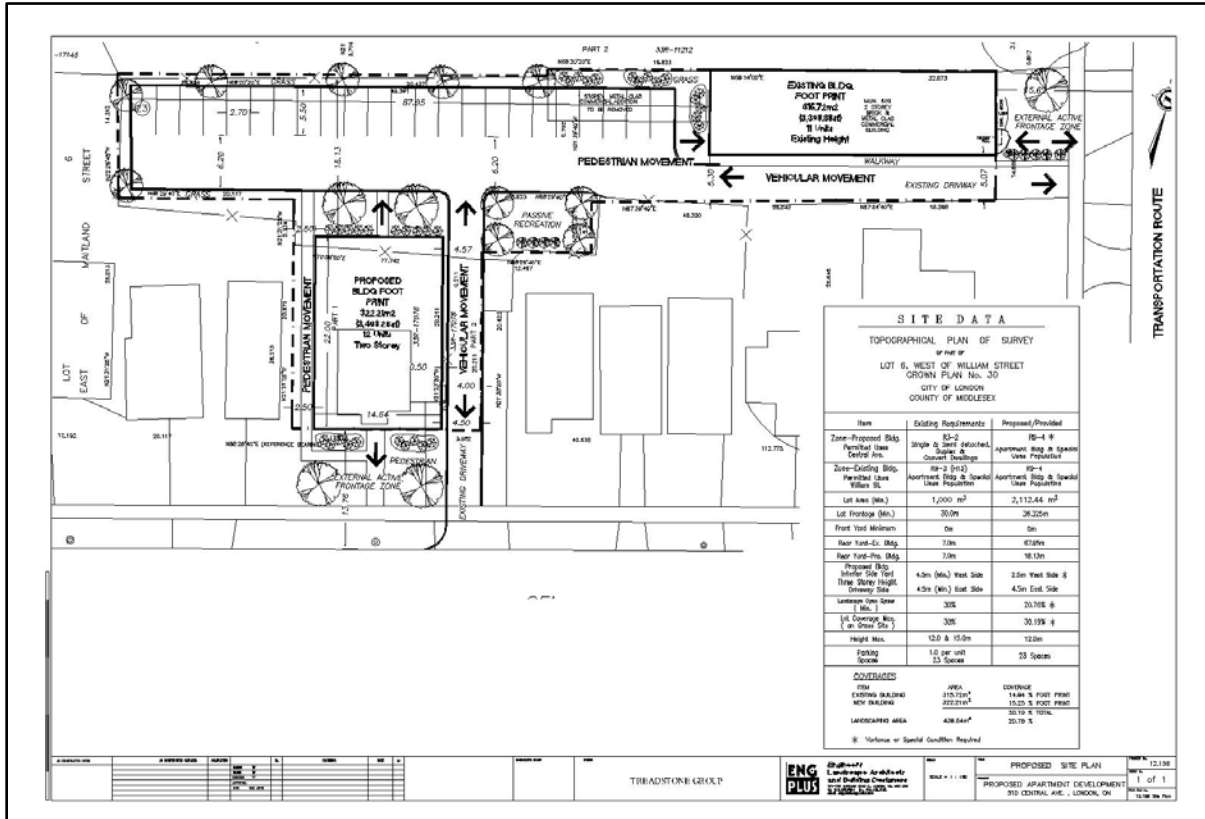
During the course of this application and as a result of input received from City staff and through significant consultation with members of the community, the proposed land uses, intensity and form of development have evolved significantly since the application was first received in late 2012. The following is a summary of the progression of submissions to provide context to the proposal currently under consideration.

Original application – January 7, 2013 (23 units – 12 units in new building on Central and 11 units in existing building on William)

The original proposal, received in December of 2012, was for a new 12-unit apartment building on Central Avenue and the conversion of the existing office building at 609 William Street to an 11-unit apartment building.

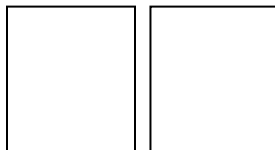


Proposed Site Concept – January 2013



Proposed Elevation for 510 Central Avenue – January 2013



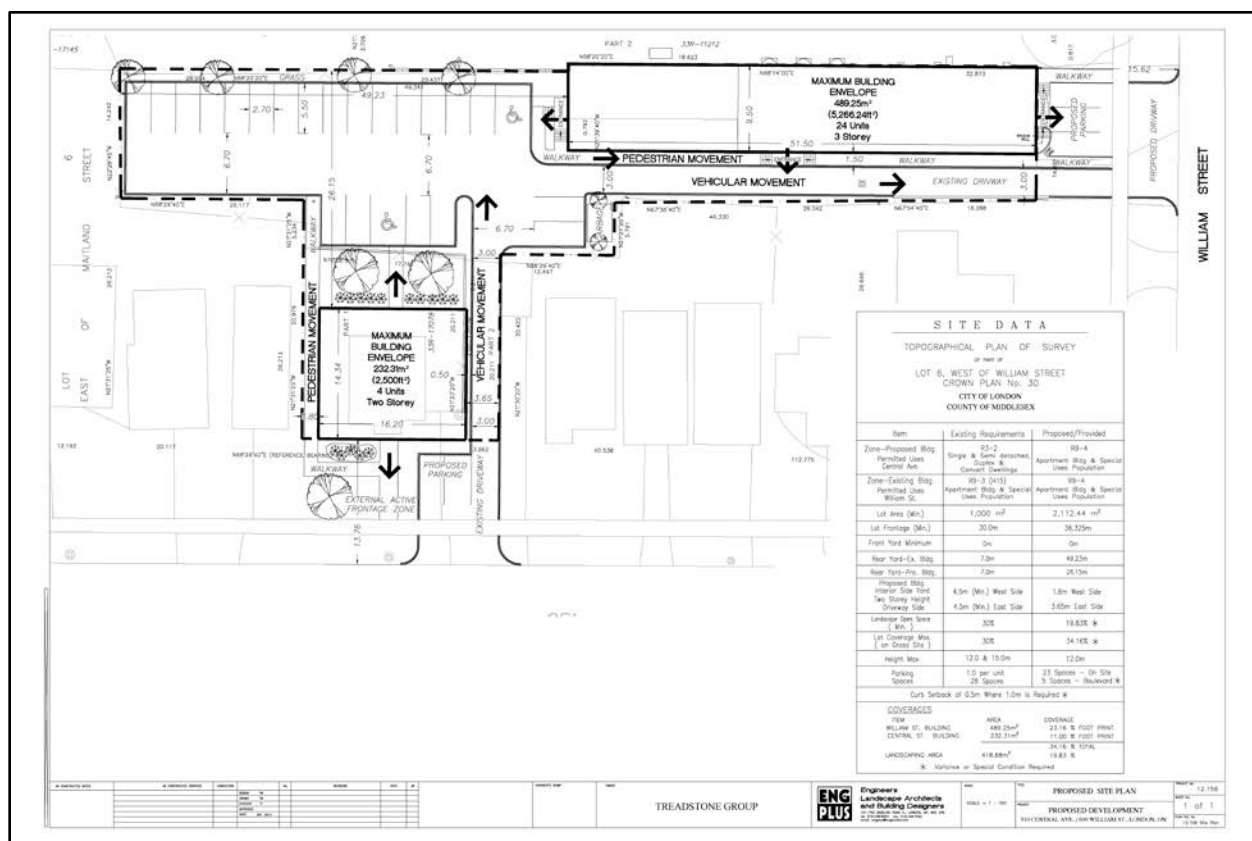


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Significant public opposition to this proposal led the applicant to consider various other options, one of which he presented to the Woodfield Community Association in late February and early March, 2013.

Revised proposal (not a formal amendment to the application) – March 13, 2013 (28 units – 4 on Central and 24 on William in new buildings)

Proposed Site Concept – March 2013

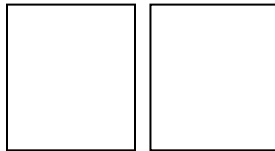


The revised proposal consisted of a proposed new 4-unit residential building on Central Avenue and a new 24-unit, three-storey apartment building at 609 William Street. The Woodfield Community Association met with the neighbours, resulting in a petition of support for the proposed building provided a number of conditions were met. These conditions are detailed in the Public Response section of this report, under the March 18, 2013 summary. Key elements included limitations on the number of bedrooms per unit, building and site design, and direction of on-site traffic flow. The results of those conversations were presented jointly by the applicant and the Woodfield Community Association to the City. As a result of these discussions the applicant submitted a revised site plan to the City as shown below.

On March 28, 2013, the applicant withdrew this proposal indicating it was financially unfeasible and subsequently requested the application be put on hold to permit time to explore alternatives.

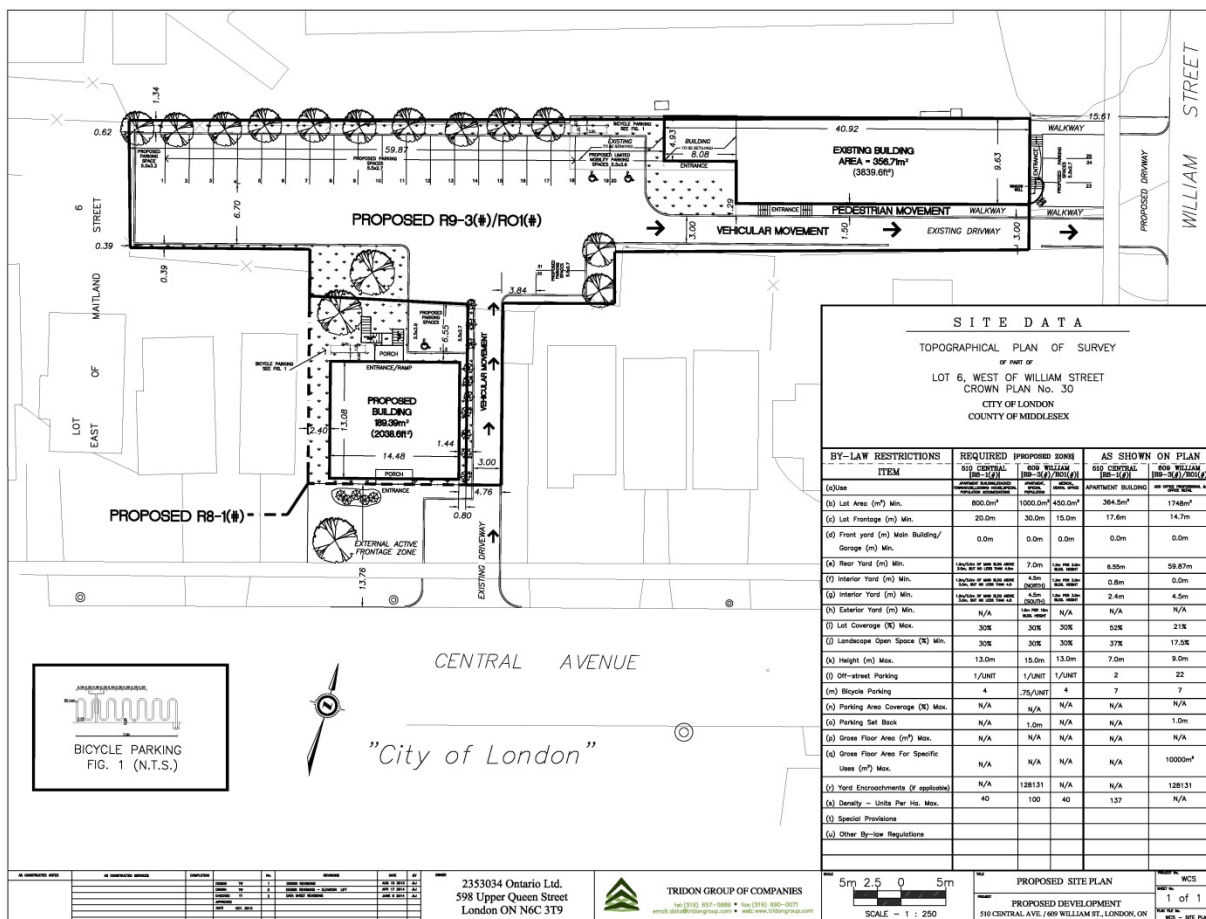
Proposal under review - June 23, 2014 - (5 residential units in new building on Central and commercial/office uses in existing building on William)

The application currently under consideration was received in June, 2014, which proposes a new five unit residential building at 510 Central Avenue and the continued use of the existing building at 609 William Street for office and retail uses. The applicant has stated that the overall reduction in the scale of the building (smaller floorplate, raised ranch design to reduce height, and reduced number of bedrooms per unit) were intended to address specific concerns raised by nearby landowners in relation to the original proposal.

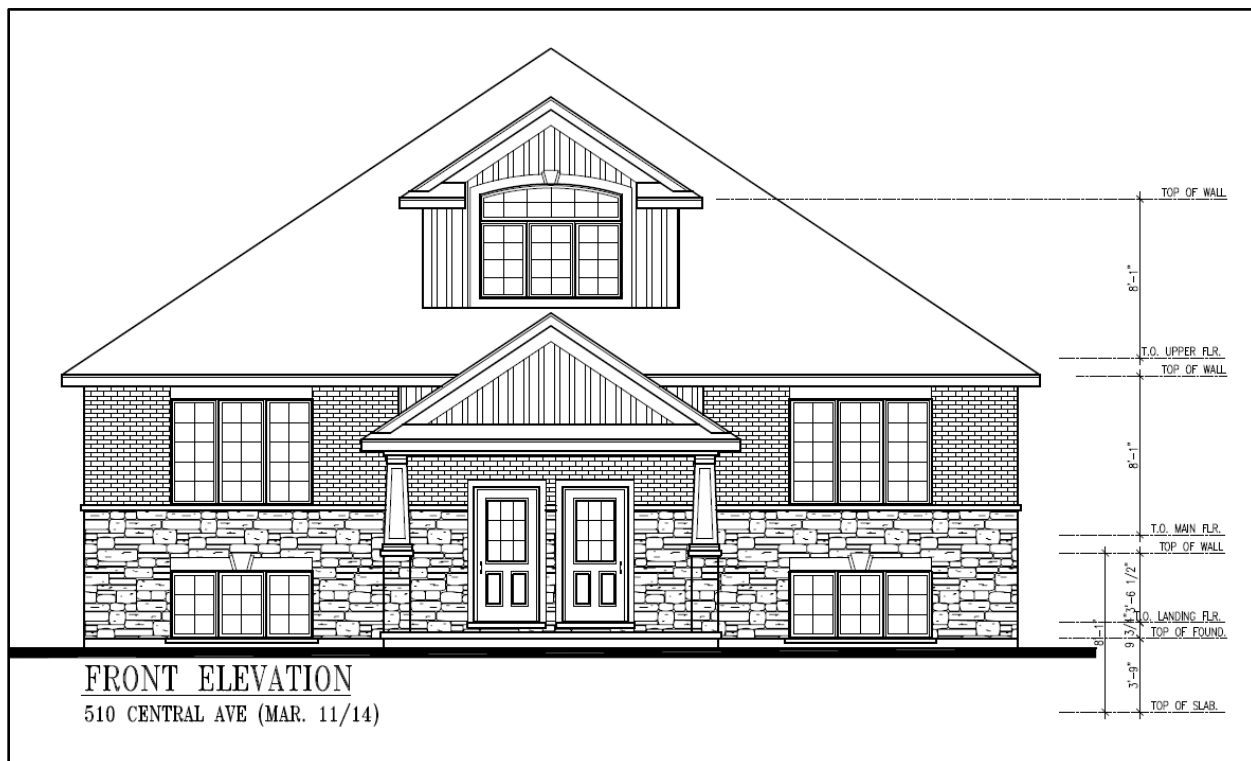


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Planner: Barb Debbert

Proposed Site Concept – June 2014



Proposed Elevation with Height Measurements – June 2014



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Planner: Barb Debbert

Proposed Rendering in Community Context – June 2014



Summary/Comparison of the Three Proposals

| Date | January 7, 2013 | March 13, 2013 | June 23, 2014 |
|------------------------------------|--|---|---|
| <u>510 Central</u> | | | |
| Use | Residential apt. | Fourplex | Residential apt. |
| Built form | New building | New building | New building raised ranch with units in basement, main floor and roof |
| Height | 2 storey (12 m.) | 2 storey (12 m) | 1.5 storey (estimated 8.53 m. (28 feet) |
| Building footprint | 322.21m ² | 232.21m ² | 189.39 m ² |
| Number of units | 12 | 4 | 5 |
| Number of bedrooms per unit | Not stated | 2, 2 bedroom 2, 3 bedroom Total 10 bedrooms | 4, 2 bedroom 1, 1 bedroom Total 9 bedrooms) |
| Number parking spaces | Share 23 on-site spaces with 609 William | Share 23 on-site spaces with 609 William plus 2 boulevard parking | 2 on-site spaces with 2 boulevard parking spaces |
| Requested zone | R9-4() | R9-4() | R8-1() |
| <u>609 William</u> | | | |
| Use | Residential apt. | Residential apt. | Office/retail |
| Built form | Existing building | New building | Existing building, part of rear addition removed |
| Height | 2 storey | 3 storeys | 2 storeys |
| Number of units | 11 | 24 | n/a |
| Number of parking spaces | 23 on-site plus 3 boulevard parking | 23 on-site plus 3 boulevard parking | 22 on-site plus 3 existing boulevard parking spaces |
| Requested Zone | R9-4() | R9-4() | R9-3()•H15/RO1() |

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Provincial Policy Statement

The *Provincial Policy Statement, 2014* (PPS) provides policy direction on matters of provincial interest related 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 this application, the PPS provides some direction on this matter.

The PPS promotes and directs efficient land use and development patterns. The proposed development is consistent with Section 1.0 Building Strong and Healthy Communities, 2.0 Wise Use and Management of Resources, and Section 3.0 Protecting Public Health and Safety as it:

- Provides for intensification and redevelopment, promoting efficient use of land and resources;
- Efficiently utilizes existing infrastructure;
- Provides for an appropriate range a mix of residential uses and housing forms,
- Is transit-supportive;
- Conserves the heritage attributes of the existing built heritage resource; and,
- Promotes a healthy community.

Official Plan Policies

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 primarily relate to physical development of the municipality, they also have regard for relevant social, economic and environmental matters.

Proposed Residential Use – 510 Central Avenue

The subject site and surrounding lands on the north side of Central Avenue are currently designated Multi-family, High Density Residential in the Official Plan. The primary permitted uses are low-rise and high-rise apartment buildings, apartment hotels, multiple-attached dwellings, emergency care facilities, nursing homes, homes for aged and rooming and boarding houses. The proposed development is located in an area of mixed residential uses ranging from owner-occupied single detached dwellings to low-rise apartment buildings. The greatest perceived area of impact is on existing homes along the north and south sides of Central Avenue and the north end of Palace Street. The proposed multiple dwelling is an appropriate use within this diverse community, provided issues related to the intensity and design of the development are appropriately addressed. The proposed use at 510 Central Avenue for a new purpose-designed multiple dwelling with 5 units is consistent with the intent of the Official Plan.

Proposed Residential Intensity – 510 Central Avenue

The Multi-family, High Density Residential designation allows up to a density of 250 units per hectare in the Central London area, within which this property is located. On the subject parcel, this rate of development could technically result in 9 residential units. In reality, however, the parcel is quite small and constrained by the ability to provide a functional building footprint, landscaped open space and parking. A more useful approach to evaluating the intensity of proposed development on the site is to examine what form of development the site can reasonably and appropriately accommodate.

The applicant proposes five units, comprised of four, two bedroom units and one, one bedroom unit for a total of nine bedrooms and has suggested that these limitations be entrenched in the implementing zoning. In contrast, the current Residential R3 (R3-2) Zone on the property contemplates up to four units with three bedrooms each for a total of 12 bedrooms, subject to minor variances for lot area and frontage at a minimum. The reduced number of bedrooms is intended to attract longer-term tenancies and an appropriate level of residential activity around the site.

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Section 3.4.3 iii) of the Official Plan deals with circumstances under which Council may require lower height and/or density limits than would normally be permitted in the Multi-family, High Density Residential designation. These circumstances relate primarily to servicing constraints, traffic and parking related constraints, and adverse effects on adjacent residential development in terms of traffic, access to sunlight and privacy. Furthermore, the Planning Impact Analysis in Section 3.7 of the Official Plan directs staff to review such matters as: the ability of the site to accommodate the intensity of the proposed use; the height, location and spacing of any buildings in the proposed development and any potential impacts on surrounding land uses; the location of vehicular access points; and, measures planned by the applicant to mitigate any adverse impacts identified.

City staff are recommending a lower height and density than would normally be permitted by the Official Plan and are of the opinion that the recommended intensity of development is appropriate for the site and the surrounding neighbourhood.

A major neighbourhood concern, particularly by the property owner to the immediate east of 510 Central Avenue, was a potential loss of sunlight and privacy due to the height of the building and the potential number of windows in the east side wall. Draft building designs presented to date illustrate an approximate height, as defined by the Zoning By-law, from ground level to the average level between the eaves and the ridge, of less than 7 metres (23 feet). The actual height from ground level to the tip of the roof is in the range of 8.5 metres to 9.7 metres. The Zoning By-law should control the height but be flexible enough to allow for finalization and implementation of a design that is in keeping with the neighbourhood, and respects neighbourhood concerns about appropriate scale. The proposed range of height is in keeping with the heights of other single detached housing forms in the immediate area.

The applicant has requested reduced side yard setbacks which are similar to existing setbacks on adjacent and nearby properties. On the east side, the yard setback of 0.8 metres does not include the ingress driveway that provides access to the rear of 510 Central Avenue, (because it is actually located on 609 William Street), which effectively increases the setback from the abutting property creating a suitable separation between the proposed building and the neighbouring single-storey dwelling.

Concerns were also expressed about the possible impact of the proposed development on traffic volume and an exacerbation of the parking issues that already exist in the area. There does not appear to be the potential for a significant increase in traffic on Central Avenue given the high volumes of traffic it already sustains in its function as a Primary Collector road. Traffic functionality will also be maintained because traffic will enter the combined site from Central Avenue, and exit the site onto William Street.

Existing site concepts demonstrate that two parking spaces can be accommodated on-site in the rear yard of 510 Central Avenue. The applicant originally proposed that the parking requirement for the site be reduced to two spaces, rather than the five spaces that would normally be required to service a five-unit building. While acknowledging the proximity of this proposed development to the Downtown and the possibility that tenants in the proposed building might not own cars and might walk to most destinations, staff were not convinced that it was appropriate to reduce the required parking rate by more than 50 percent. The trend for continued ownership and use of vehicles by occupants of housing in this neighbourhood is highlighted by the frequent parking of seven to nine cars during the evening hours, at the new five-unit building recently constructed at 497/499 Central Avenue.

The applicant also proposed to provide additional off-site parking in front of the proposed building in the City road allowance (between the travelled portion of the road and the front property line of 510 Central Avenue). The approval of boulevard parking is subject to a separate approval process from the Zoning By-law amendment, staff advised the applicant that while boulevard parking is common in the neighbourhood to mitigate historic deficiencies for affected dwellings, the proposal is contrary to the Boulevard Parking policies and new development proposals which introduce parking deficiencies where none currently exist would not be

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supported by staff. The neighbourhood expressed serious opposition to boulevard parking to the extent that it became, along with the design and “fit” of the building in the neighbourhood, one of the most significant impediments to moving forward with the application. The applicant has recently indicated that a boulevard parking arrangement will not be pursued.

510 Central Avenue is somewhat unique in the neighbourhood in that it immediately abuts 609 William Street, a commercial site in the same ownership that has a fairly extensive parking area. The City’s preferred solution to the parking issue is to require that five parking spaces be provided in accordance with the requirement of one space per dwelling unit. Because only two of these parking spaces can be accommodated at 510 Central Avenue, the rest would be provided on the adjacent 609 William Street property. This can be implemented through four mechanisms that will work together to provide the required regulatory framework and encumber the land to ensure the two properties function seamlessly together:

1. a special zoning provision be implemented which allows the residential parking spaces to be provided off-site – Section 4.19(3) of the Zoning By-law currently prohibits off-site parking arrangements except in the case of Commercial Zones;
2. require one development agreement to be entered into over the two properties – this is a standard currently exercised for off-site commercial parking and the same principle would be applied to this case;
3. a holding provision be applied to both properties ensuring that the easement described below is created; and,
4. require an easement to be registered on title to both properties, over 609 William Street to the benefit of 510 Central Avenue for parking and access (a reciprocal easement to the benefit of 609 William Street to formalize the one-way ingress and egress to and from the site should also be considered) at the site plan approval stage. Two options are available: a blanket easement would not require consent under the *Planning Act*, however an easement over particular parts of the properties would need to follow the consent process.

This solution has been discussed at length with community members and with the applicant and appears to be a solution that is acceptable to all parties.

Form/Urban Design – 510 Central Avenue

A number of policies in the Official Plan, must be considered in the review of this proposal with respect to the form and urban design of the development. The matters addressed by these policies have aptly been described as the “fit with the neighbourhood” by the community participants.

The Residential Intensification policies related to the Multi-family, High Density Residential designation, found in Section 3.4.1, require that intensification projects be subject to Public Site Plan Review and that where there is a specific development proposal, site plan matters may be addressed as part of the review of a Zoning By-law amendment, if the public is invited to comment on those site plan matters as part of their response to the application. Residential site plan proposals shall address matters including: sensitivity to existing private amenity spaces; the use of fencing, landscaping and planting buffers to mitigate development impacts, and a series of urban design principles related to such things as: the use of innovative and creative standards of design for buildings to be constructed or redeveloped; providing for a diversity of styles, continuity and harmony in architectural style with adjacent uses; including active frontages; and locating and designing parking and driveways to facilitate maneuverability on site and between adjacent sites.

The Woodfield Neighbourhood is identified as a special policy area in Section 3.5.4., approximately bounded by Richmond Street on the west, Dufferin Avenue and Queens Avenue on the south, Adelaide Street on the east and the C.P.R. tracks on the north. While the subject lands are located within this identified neighbourhood, there is no specific policy direction to provide additional guidance for development proposals in the Multi-family, High Density Residential designation on Central Avenue.

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**File: Z-8141
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Chapter 11 of the Official Plan contains Urban Design policies which are applicable to the preparation and review of all development proposals. Among many matters, these policies emphasize that the massing and conceptual design of new development should provide for continuity and harmony in architectural style with adjacent uses which have a distinctive and attractive visual identity; and encourage the redevelopment of derelict properties. To the extent feasible, the design and positioning of new buildings should minimize the loss of privacy for adjacent residential properties.

Chapter 13 of the Official Plan addresses properties of cultural heritage value or interest. Within those policies, Section 13.2.3.1 states that *“where a heritage building is protected under Parts IV, V or VI of the Ontario Heritage Act, development, site alteration or demolition may be permitted on adjacent lands where it has been evaluated through a Heritage Impact Statement, and demonstrated to the satisfaction of Council that the heritage values, attributes and integrity of the protected heritage property are retained. For the purposes of this section, adjacent land shall include lands that are contiguous, and lands that are directly opposite a protected heritage property, separated only by a laneway or municipal road”*.

It was previously noted that the subject lands are within the “Woodfield Neighbourhood” which is a planning district of the City of London. The East Woodfield Heritage Conservation District, designated as such in accordance with the *Ontario Heritage Act*, lies within but does not have the same boundaries as the Woodfield Neighbourhood. While recognizing the value of potentially pursuing additional conservation districts within the Woodfield Neighbourhood in the future, the delineation of the East Woodfield Heritage Conservation District Boundaries was an attempt to *“capture those buildings, streetscapes and spaces that generally form visually cohesive units”* and were defined by “edges” and “blocks”. Properties that fronted solely on Central Avenue were excluded from the boundary, not for lack of historic value but, for the purposes of capturing these cohesive areas. One property within the East Woodfield Heritage Conservation District, municipally known as 66 Palace Street, is situated directly across the street from the subject site. The property is a corner lot with flankage onto Central Avenue and presents a parking area, dense landscaping and a side view of the building to Central Avenue. Given this rather tenuous connection between the subject site and the East Woodfield Heritage Conservation District, a separate Heritage Impact Assessment was not required as part of a complete application.

Notwithstanding that the lands are outside and not subject to the Heritage Conservation District Plan, staff recognize that this portion of Central Avenue has certain unique attributes, and have strongly encouraged the applicant to provide a building design which is reflective of, and fits with the neighbourhood in accordance with the Intensification and Urban Design policies noted above, in response to neighbourhood and staff concerns, and in keeping with the spirit of the comments provided by the Urban Design Peer Review Panel on the original proposal.

Staff met with the applicant, the Woodfield Community Association and interested neighbours on September 16, 2014, to specifically talk about design. As a result of that meeting, the applicant agreed to continue to work on the design to articulate the style, setback and height of the building, consider architectural features common to the neighbourhood, and consider the use of appropriate, quality building materials such as brick to satisfy the community and improve conformity with the neighbourhood. The below drawing is a preliminary concept prepared by the applicant which moves toward a design that breaks up the massing of the building face and roof line, and includes a porch, windows and other architectural details and finishes that are more in keeping with other buildings in the area. There has been a sufficient adjustment in the design to satisfy concerns that a five-unit multiple dwelling with an architectural style that is harmonious with the neighbourhood and which addresses the massing and privacy concerns raised by area residents, can be appropriately accommodated on the site.

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Working Concept for Proposed Design Refinement – September 28, 2014



The applicant shared this design with the president of the Woodfield Community Association and the interested immediate neighbours on September 26th and at the time of preparation of this report intended to meet with local stakeholders on September 30th, prior to the formal public meeting. The above design should not be regarded as the final building design. It is intended to form the basis of further design discussions with the applicant and staff expect that the applicant will continue to work with the neighbourhood and with City design staff as the design is further refined, side and rear elevations are developed, and an application for site plan approval is prepared. In order to ensure that the design intent for this property is maintained, staff have recommended, as part of the proposed recommendations to Council, a series of design elements to be considered by the Site Plan Approval Authority.

The applicant has noted that in order to achieve the desired building face articulation, to maintain landscaped open space, and accommodate some of the required parking in the rear yard, the porch may encroach onto the City's road allowance by approximately 1.5 metres. Permission for such an encroachment is subject to application to and approval by the City's Geomatics Division. One of the key criteria for such an approval is to ensure there will be no interference with any underground services. Most of the existing homes on Central Avenue are constructed at the road allowance and some have similar porch and/or building encroachments onto the City boulevard. The proposed porch encroachment would not interfere with existing streetscape continuity.

Members of the public raised a number of site design details during the process, which can be addressed at the site plan stage. These pertained to on-site traffic circulation and guaranteed off-site parking arrangements, garbage storage, privacy fencing, and tree retention, and are included as specific items that the Site Plan Approval Authority will be requested to address at the site plan approval stage. In addition to issues raised by the neighbours, appropriate lighting will also be a concern. In order to meet Crime Prevention Through Environmental Design (CPTED) principles the rear parking area will need to be lit to ensure safety for tenants, and must also be directed so that it does not negatively impact on the adjacent properties.

Given the level of involvement of the community, and the key importance of the effectiveness of the final design to the success of the project, public site plan approval is recommended. This

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will entail a further public meeting before the Planning and Environment Committee prior to approval of the site plan. To achieve a positive outcome from this process, the applicant is encouraged to continue to work with City staff, the neighbours and the community association leading up to and during the site plan approval process.

This application has been the subject of extensive community involvement and co-ordination with the Woodfield Community Association and the applicant. The recommended zoning and future considerations to be addressed at the site plan stage, is a solution that is consistent with the Provincial Policy Statement and the Official Plan, and a development with a use, intensity and form that will be compatible with the existing neighbourhood.

Other matters related to New Residential Development on this site

Drainage

Members of the public raised concerns about the potential impact of new development on drainage issue which result in flooding on Central Avenue and adjacent properties during high rainfall events and spring melt. As part of the site plan approval process, the applicant will be required to design the site to ensure that pre-development flows from the site are maintained. In addition, the Wasterwater and Drainage Division has also confirmed that the City plans to improve the Carling Creek Trunk Storm Sewer which serves this area, from Maitland Street to Waterloo Street in five to ten years.

Parkland Dedication

Parkland dedication in the form of cash-in-lieu will be required at the site plan approval stage.

Great Near-Campus Neighbourhoods policies

The subject lands are located within the “Near-Campus Neighbourhood” as identified in the Official Plan policies. In general, the land use planning goals for Near-Campus Neighbourhoods outlined in Section 3.5.19.4 of the Official Plan serve to *“direct residential intensification to higher density forms of housing, including mid-rise and high-rise apartment buildings and discourage a concentration of Residential Intensification and Residential Intensity in low density forms of housing.”*

The Planning Justification Report submitted by the applicant included an evaluation of the Great Near-Campus policies related to the vision (Section 3.5.19.3), criteria for appropriate intensification (Section 3.5.19.5) and directing preferred forms of intensification to appropriate locations (Section 3.5.19.6). This report generally indicates that the proposed development is within a mixed-use/mixed housing form neighbourhood that currently provides for and will continue to provide for a balanced mix of both long- and short-term residents, which has not been unduly affected by near-campus neighbourhood issues. The report also indicates that the proposed multi-unit dwelling will provide and achieve the type of residential housing sought by the Great Near-Campus Neighbourhood policies.

The policies generally encourage mid to high-rise apartment forms, in order to encourage a regular on-site management presence to address the issues commonly associated with near-campus housing. While there is no guarantee that this arrangement will continue in the future, the applicant intends to maintain business offices in the adjacent building at 609 William Street.

Section 3.5.19.10 of the Official Plan provides policies for considering residential intensification proposals within the Multi-family, High Density Residential designation in Near-Campus Neighbourhoods and generally directs such proposals to areas located along arterial roads. The policies also allow for intensification in the Multi-family, High Density Residential designation within the interior of residential neighbourhoods provided a series of criteria are met. These criteria include such matters as conformity with the Residential Intensification policies of the Official Plan; the protection of the residential amenity and integration of the development within the neighbourhood context; the conservation of heritage attributes and

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**File: Z-8141
Planner: Barb Debbert**

resources; and the provision of adequate amenity area for the occupants. Staff have completed a review of these elements and are satisfied based on the proposed scale, massing and design of the building, the unique ability to provide off-site parking at 609 William Street, and the limitation of the number of bedrooms within each unit to a maximum of two, the intent of the Great Near Campus Neighbourhoods policies is satisfied.

Proposed Office/Retail – 609 William Street

The Official Plan policies for the Multi-family, High Density Residential designation also allow for secondary permitted uses that are considered integral to, and compatible with, high density residential development, including group homes, home occupations, community facilities, funeral homes, commercial recreation facilities, small-scale office developments, and office conversions. New office development is intended to be located on arterial or primary collector roads, provide for landscaping, privacy screening and other measures to protect the amenity of adjacent residential properties, and be sensitive to the scale and appearance of adjacent residential uses. The application under consideration is for the proposed recognition of the existing function of the building for office uses at 609 William Street. In this particular case, the existing building fronts on a local road which, due to its situation within a traditional grid road pattern in proximity to the Downtown, experiences a greater amount of vehicular activity and a broader range of uses than might be found on a local road in a suburban neighbourhood. The office uses have achieved a measure of compatibility and expectation within the neighbourhood because the building has existed and been used for various office purposes for over 40 years.

The applicant has also requested the recognition of retail uses at 609 William Street on the basis of the past use of parts of the building by Medway Stationers and Bob Martin’s Golf. No retail uses are currently in operation at the site. Unlike the proposed office uses, the permitted secondary uses for the Multi-family, High Density Residential designation do not provide for retail uses. The recognition of retail uses at 609 William Street is not recommended as it is not in keeping with the intent of the Official Plan.

Zoning By-law

510 Central Avenue

510 Central Avenue is currently zoned Residential R3 (R3-2) in Zoning By-law Z.-1. This zoning would permit four residential units with up to three bedrooms each, subject to minor variances for lot frontage and area, and likely yard setbacks and parking as well.

Any rezoning of this property must conform to the Official Plan. Based on the above Official Plan analysis, staff is of the opinion that the proposed development is appropriate for this property provided the design of the building is compatible with the neighbourhood context, and off-site parking arrangements are formalized at 609 William Street. This is a unique site with the need for unique zoning. The applicant has requested a Residential R8 Special Provision (R8-1) Zone. However, the community has been clear that the application of a Residential R3 Zone variation conveys a message of respect for the existing character of the street, with the full understanding that whatever zone category is applied, the development will appear and operate the same way on the ground. The lands at 497 and 499 Central Avenue were rezoned in 2012 to permit a five unit building which was a replacement/replica of what previously existed on the site. The residential units are defined as “multiple dwellings” instead of apartments. These lands were zoned within a Residential R3 (R3-2) zone variation with special provisions to permit multiple dwellings, and to specify the number of units, the number of bedrooms per unit, lot area, lot frontage, yard depths, landscaped open space, lot coverage, height, parking area coverage, and parking rate. Staff are recommending a similar approach to the subject site with zone regulations tailored specifically to the proposed site concept. Departures from the zoning requested by the applicant include: a reduced building height of 10 metres; a maximum parking area coverage of 14% (parking coverage is regulated in the R1, R2, R3 Zones as a result of the Great Near Campus Neighbourhood Policies); and, the addition of a clause pertaining to the provision and guarantee of off-site parking to be located at 609 William Street.

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**File: Z-8141
Planner: Barb Debbert**

It is noted that the applicants propose to position the front building face at the front property line. In accordance with Section 4.28 of the Zoning By-law, no front yard setback is required because Central Avenue has a road allowance of 40 metres.

609 William Street

609 William Street is currently zoned Residential R9 (R9-3•H15), permitting apartment buildings, lodging house class 2, senior citizens apartment buildings, handicapped persons apartment buildings and continuum-of-care facilities at a maximum height of 15 metres and a maximum density of 100 units per hectare. The applicant has requested the addition of a Restricted Office Special Provision (RO1(____)) Zone to the property. The Restricted Office (RO1) Zone includes offices and medical/dental offices and the applicant has also requested the addition of professional offices and retail stores to the list of permitted uses. The definition of “office” in the Zoning By-law “means a building, or part thereof, containing one or more offices including professional or service offices and all other forms of offices except medical/dental offices”. Given that *Professional Offices* are imbedded with the definition of *Office*, the additional request for professional offices through the requested special provision is redundant. Based on the policy discussion regarding the requested retail use, the addition of retail stores as an additional permitted use is not recommended. Therefore from a “permitted uses” perspective, the basic Restricted Office (RO1) Zone is sufficient.

It is also the purpose and intent of this application to consolidate the minor variances granted by the Committee of Adjustment in 2007, that related to the existing location of the building at 609 William Street, into the new zoning for the property.

Existing lot frontage, north side yard and landscaped open space zoning deficiencies are recognized for both residential and office uses within the existing building on the site. Similarly, 22 parking spaces can be accommodated on the property and would be expected to provide sufficient parking for activities occurring within the existing building.

The existing lot frontage and north side yard zoning deficiencies are also recognized in the event that new or additional development is proposed on the site. The recognition of the reduced north side yard is to ensure that sufficient space to the south of any future new building can be accommodated to maintain access from the combined site via William Street. The site would, however, be expected to comply with minimum landscaped open space, parking and other zoning regulations if the existing building is enlarged or if redevelopment occurs.

CONCLUSION

The recommended amendment is intended to facilitate the demolition of the existing single detached dwelling at 510 Central Avenue, which is currently in poor repair, and the construction of a new, five-unit multiple dwelling with a total of nine bedrooms. The recommended amendment is also intended to recognize the suitability of the 609 William Street site for the continuation of office uses as a secondary use within the Multi-family, High Density Residential designation of the Official Plan.

The current version of the application has evolved from a much more intense housing proposal involving 23 residential units and no commercial or office component, through continued and consistent efforts on the part of the Woodfield Community Association and surrounding neighbourhood and the participation of the applicant in meaningful dialogue with the community to achieve a product that is appropriate within this unique neighbourhood. The main concerns expressed by the City staff and by the community with regard to the current proposal for five residential units and office uses, relate to the expectations around building design and parking arrangements. The applicant, the neighbourhood and City staff have begun to address and resolve these issues through the development of a design that addresses massing and architectural detailing, and agreement that the parking that cannot be accommodated on-site will be located at 609 William Street rather than within the City boulevard. These matters will

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File: Z-8141
Planner: Barb Debbert

continue toward their final resolution through the site plan approval process and the clearing of the recommended holding provisions.

The recommended Zoning By-law amendment and the matters to be considered at the site plan approval stage, are consistent with the *Provincial Policy Statement*, are in keeping with the intent of the Official Plan, and represent good planning.

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

September 26, 2014
 BD/
 Attach.

Y:\Shared\implemen\DEVELOPMENT APPS\2013 Applications 8135 to\8141Z - 609 William St and 510 Central Ave (BD)\609 William Street report to PEC.docx

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File: Z-8141
Planner: Barb Debbert

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

| <u>Telephone</u> | <u>Written</u> |
|---|---|
| Brian Byrne 499 Dufferin Avenue London ON N6B 2A1 | Jane Graydon 518 Central Avenue London ON N6B 2G1 |
| Marguerite Elliott 485 Central Avenue London ON N6B 2G2 | Gord Hale 66 Palace Street London ON N6B 3A7 |
| | Barry and Audrey Francis 503 Central Avenue London ON N6B 2G3 |
| <u>Signed March 2013 petition (listed only if the household did not otherwise participate in the process)</u> | Judith Elliott 46 Palace Street London ON N6B 3A7 |
| Ken, Benita and Jessica VanDyk 508 Central London ON N6B 2G1 | Marcus Coles 38 Palace Street London ON N6B 3A7 |
| Alexander Koch 508 Central London ON N6B 2G1 | Woodfield Community Association Attention: Kate Rapson |
| Linda Bussiere 505 Central London ON N6B 2G3 | Hazel Elmslie 42 Palace Street London ON N6B 3A7 |
| | Lynne Zaratany 41 Palace Street London ON N6B 3A6 |
| | Kirk Elliott 488 Central Avenue London ON N6G 0E2 |
| | Ben Lansink 505 Colborne St London ON N6B 2T6 |
| <u>Signed June 22, 2014 petition (listed only if the household did not otherwise participate in the process)</u> | |
| Tatum Owen-Ollson 49 Palace Street London ON N6B 3A6 | Tara Miners 562 Central Avenue London ON N6B 2G4 |
| Bob Trainor 51 Palace Street London ON N6B 3A6 | Cara Bennett 12 – 563 Central Avenue London ON N6B 2G5 |
| Michelle Navackas 493 Central Avenue London ON N6B 2G2 | Andrew Kong 5 – 1247 Huron Street London ON N5Y 4X7 |
| Rossalyn Robinson 584 Central Avenue – Upper London ON N6B 2G4 | Angela Erb 501 Central Avenue London ON N6B 2G3 |

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File: Z-8141
Planner: Barb Debbert

Replies to January 18, 2012 Circulation (23 units – 12 units in new building on Central and 11 units in existing building on William)

From: Jane Graydon [REDACTED]
Sent: Tuesday, January 22, 2013 2:31 PM
To: Debbert, Barbara
Cc: [REDACTED]
Subject: File Z-8141

Follow Up Flag: Follow up
Flag Status: Flagged

Hello Barb.

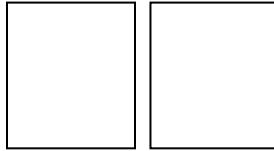
As the owners (my son James and I) of the house next door, we are hoping you will send proposed plans showing the proposed locations of the buildings for 510 Central. What height are they proposing for the building fronting on Central and where will it sit in relation to the property limits? Where will the parking be? Are they eliminating the laneway fronting on Central?

Will the 11 units be housed within the current structure fronting on William Street?

Please email additional information and material supporting their application for the requested amendment.

Thank you.

Jane Graydon
518 Central Ave.
London, ON
N6B 2G1



File: Z-8141
Planner: Barb Debbert

From: Jane Graydon [REDACTED]
Sent: Wednesday, January 23, 2013 1:29 AM
To: Debbert, Barbara
Cc: [REDACTED]
Subject: Z-8141

Follow Up Flag: Follow up
Flag Status: Flagged

Hello.

It actually seems insane that a 12 unit apartment building is even being considered fronting on Central Ave., a property with a 21.14 metre frontage. This apartment building will completely overshadow my old Heritage historic Ontario cottage which is typical of the homes in Woodfield Village. This is a historic area of the city! There is a committee for Woodfield Village and I am certain they will have similar objections. I am assuming they have been sent notices as well? Please can you let me know what area or addresses received the notice?

I have a tiny private yard at the back and side of my home and it will now be dwarfed by a huge apartment building more than 45 feet tall, with 12 different families! If they are transient lodgers, the quality of tenants is not likely to be desirable. These occupants will be able to walk to the edge of my fence and peer over it. I put the fence up so my small dogs could have a private space to run and play. My property borders the lands in question on the west side and at the rear of my property, where my "private" yard is. 23 parking spots will create a lot of traffic at the rear of my property. My private yard will have vanished. Furthermore, the chain link fence at the rear of my property is the property line, NOT my wooden fence, so I do not want the chain link fence removed!

I presently enjoy watching the sunset on the west side of my home. When that apartment building goes up, I will no longer see the sunset and in fact, there will never be any sun in my west windows again and my house will be dark because it will be shadowed by a huge apartment building with windows facing into my home!

One entire side of my home and the two side windows into my kitchen and dining room of my home will be completely visible to at least 6 apartments or possibly 12 different lodgers! Already there is an undesirable element in the neighbourhood and my home has already been broken into once with the back door kicked in and valuable items stolen.

I would like to suggest that you recommend Treadstone Group make a decent offer for the purchase of my land and then they are more likely to have less objections to their proposed structures. It seems there is no focus on keeping the integrity of the historic Woodfield Village and this is distressing to me and many others in the area.

Thank you.

Jane Graydon
518 Central Ave.
London, ON
N6B 2G1

From: GORD HALE [REDACTED]
Sent: Thursday, January 24, 2013 9:40 PM
To: Debbert, Barbara; Bryant, Judy; [REDACTED]
Subject: Re:Z-8141

Follow Up Flag: Follow up
Flag Status: Flagged

To whom it may concern;

We live at 66 Palace Street and are very interested in the proposal of Z-8141.

Can you send me architectural renderings, in three dimensional views if possible, of the two proposed structures? We are currently away and would only be able to see them through email.

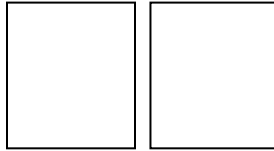
Would you also be able to share plans for the on site parking and any study/reports related to the traffic flow on and off the site as well as the traffic impact on Central Avenue and William street?

We have a concern regarding the reduction in open space and the increase in lot coverage. We need to make sure we do not detract from the historical and heritage value to the Woodfield legacy. The success of the new construction at 497-499 Central is a very good case that supports the Woodfield legacy.

Please keep me included in your list of people to be notified of up dates related to Z-8141. As previously stated we are away and will be until April 2013 so emails will be welcomed.

Thank you for your consideration of our concerns.

Judy and Gord Hale



File: Z-8141
Planner: Barb Debbert

From: Jane Graydon [REDACTED]
Sent: Thursday, January 24, 2013 1:24 PM
To: Debbert, Barbara
Cc: [REDACTED]
Subject: RE: Z-8141

Follow Up Flag: Follow up
Flag Status: Flagged

Barb -thank you for sending more information.

From what I can see, it looks like I will have 18 windows facing the west side of my house, into my dining room and kitchen! My privacy will have completely vanished. I will never be able to have my curtains open on the west side of my house and enjoy natural daylight or sunsets again.

I have a small Ontario cottage that you can see from the pictures is going to be dwarfed by the 12-plex. 12 families living on that lot and traffic in and out that lane, day in and day out. What price range will the apartments on Central be - what calibre of tenant will they attract - is it to be a lodging house - the floorplan on the design attachment appears to be for the building fronting on William???

Plus, a recreation area at the back of my tiny yard - that would be okay if my fence was a privacy fence - are they willing to incur the cost of a wooden privacy fence to replace the one I had built 3 years ago, which was adequate at that time for the neighbourhood. Are they willing to replace the chain link fence which is the property line at the back of my house so that the fence at the north end of my property is actually on the lot line? Is the developer willing to replace this and build a higher privacy fence on the west limit of my property to ensure that I can continue to have privacy. I have small dogs and so this is going to be a stress-filled nightmare for me here. I am a very private, quiet person, who enjoys peace and quiet at home. This is going to be severely compromised in many ways.

Yes, you may send my correspondence to the developer/builder. Possibly they would be interested in acquiring this land and possibly helping me relocate the house to another lot?

If I am outside the Woodfield Village area, why was I invited to their meetings and to join? According to their website Woodfield extends to the railway tracks.

Thank you for your consideration.

Jane Graydon
518 Central Ave.
London, ON
N6B 2G1

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File: Z-8141
Planner: Barb Debbert

From: Jane Graydon [REDACTED]
Sent: Friday, January 25, 2013 10:12 AM
To: Debbert, Barbara
Cc: [REDACTED]
Subject: RE: Z-8141 - 510 Central Ave., London

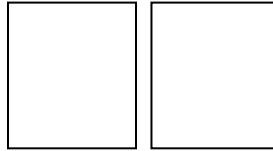
Follow Up Flag: Follow up
Flag Status: Flagged

Barb, please can you let me know if there are going to be balconies on the east side of the proposed building on Central, and also how many windows are on the east side of the building and the height of the building.

The building to be built on Central looks ridiculously gigantic in comparison to the adjacent buildings - surely you must agree if you look at the picture in the third attachment. This proposed building will completely overshadow my old Ontario cottage with all east side tenants having a perfect view into my private yard, dining room and kitchen, so this is a very big deal for me and I apologize for several messages in this regard.

According to the City of London website, unless I misunderstand, the properties fronting on Central, south of the CPR tracks ARE included in Woodfield Village and therefore the integrity of the neighbourhood must surely be considered, aside from my personal aversion to this.

Thank you.
Jane Graydon
518 Central Ave.
London, ON
N6B 2G1



File: Z-8141
 Planner: Barb Debbert

From: Barry & Audrey Francis
Sent: Sunday, February 03, 2013 7:55 PM
To: Debbert, Barb
Cc: G HALE; Bryant, Judy;
Subject: Proposed Rezoning Application, 510 Central Ave., and 609 William Street - FILE Z-8141

Importance: High

Follow Up Flag: Follow up
Flag Status: Flagged

Good evening Barb:

We have received the notice of application to amend the zoning by-law for the above captioned location, and wish to register our objection.

Our neighbourhood was established in the late 1800's, at which time, the mode of transportation was horse and buggy, and was not built to accommodate the modern day automobile. The dwellings carried such character of that time period, which is the basis of Woodfield's pride, and it is our wish to retain it. Case in point. The proposed building for 510 Central Ave is replacing a single floor bungalow, on a very small separately registered lot. The home to the East is also a single floor bungalow. The home to the West is a 1 1/2 storey home. The proposed construction as we understand it consists of 4 basement apartments (which to conform legally will have to be somewhat above grade), plus 2 storeys. This building will tower over existing properties and will not match the current landscape which we are trying to protect. In addition, that particular "lot" will not allow for any parking,. We understand the parking will be provided by the property at 609 William Street.

This neighbourhood was not built to accommodate larger type buildings, none the less, we already have two major apartment buildings on William Street, adjacent to this proposed building site, and a very busy medical centre only a block away.

Even at this time, and, for some time in the past, in the 20 years we have lived here, we have continually dealt with parking and traffic issues. The placement of a Stop sign at Maitland and Central recently has only exacerbated our traffic problem, and our ability to exit our drive. The other problem is that the Medical Centre has become very busy and parking along both sides of Central Ave has extended all the way East to William Street. This new proposed complex at 510 Central, and 609 William, with a side drive onto Central, and an exit onto William will only serve to create more traffic flow and parking issues.

A few years back, the 609 Complex housed Bob Martin Golf Pro Shop, and at that time, we encountered major traffic flow issues, with customers exiting onto Central Ave. Since they have moved, the situation improved, however with the most recent addition of the stop sign at Maitland, and the proposed housing project of a total of 23 Apartment units, Central Ave will become a bottle neck for traffic.

There are many other factors which we have based our Opposition on, and we wish to list our additional reasons for the objection as follows:

- 1) Footprint of proposed building at 510 Central will project out in front of existing dwellings, and not keep in line with the streetscape.
- 2) Building will take up most of the lot at 510 Central, not allowing for enough greenspace
- 3) Building as proposed will tower over the neighbouring homes
- 4) This new proposal would allow for Student Housing, and we experience enough vandalism to our property now when Students are in town, we do not want a student housing complex in the neighbourhood
- 5) Street parking will cause liability issues for site vision on vehicles exiting onto Central Ave,
- 6) Traffic flow issues will not allow easy exit and entry into our properties

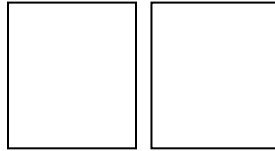
We trust that this list of facts, along with the other points raised above will illustrate to the Planning Board that this amendment to the By-Laws should be rejected.

We note that our neighbour Gord Hale, has requested various documents, and we would appreciate receiving copies of same.

We wish to be made aware of any future meetings concerning this amendment, and will attend to vigorously present our objections.

Respectfully submitted;

Barry and Audrey Francis
 503 Central Ave.
 LONDON, Ontario.
 N6B 2G3



File: Z-8141
Planner: Barb Debbert

From: Judy Elliott [redacted]
Sent: Wednesday, February 06, 2013 1:49 PM
To: Debbert, Barb
Cc: Bryant, Judy
Subject: Z-8141

Follow Up Flag: Follow up
Flag Status: Flagged

To the City of London Planning Division.

I have concerns regarding the request for rezoning of 510 Central Avenue and 609 William Street.

I believe that this represents an inappropriate infill for 510 Central Avenue.

A large, 12 unit building, with no attached parking, no grass or trees would severely over-shadow the neighbouring houses. Surely the smaller house and gardens on Central Avenue should be able to receive adequate light.

Parking for 510 Central would be at 609 William, a different address, and not attached parking.

The traffic problems will be exacerbated, particularly for those living on Palace street. Palace street is used for through traffic and the parking on Central Avenue already makes for poor visibility, when exiting Palace street.

Judith Elliott
46, Palace street,
London N6B 3A7

From: Marcus [redacted]
Sent: Thursday, February 07, 2013 9:01 PM
To: Debbert, Barb
Subject: Rezoning 609 William Street & 510 Central Ave, Z8141

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Barb Debbert,

Please accept my apology for the late filing of this comment. I do not have a problem with the rework of the building within the existing footprint at 609 William Street.

I do have a problem with the proposed building at 510 Central Ave. Therefore I oppose the change and I think the existing Zoning on that portion should be retained. I think the proposed structure is out of scale and will be in conflict aesthetically and functionally with the rest of the properties in the immediate area.

Yours sincerely,

Marcus Coles

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File: Z-8141
Planner: Barb Debbert

From: Hazel Elmslie [REDACTED]
Sent: Friday, February 08, 2013 1:13 PM
To: Debbert, Barb
Cc: Historic Woodfield; [REDACTED] Bryant, Judy
Subject: Re Zoning Application 510 Central Ave.

Follow Up Flag: Follow up
Flag Status: Flagged

I feel this represents an inappropriate infill application for 510 Central Ave. since

1. parking is attached to a different address;
2. the proposed building is in effect zero lot line, and there will be significant loss of green space on Central Ave.;
3. the building will not fit in with the current uses and style (single family, duplex, triplex) on this block of Central;
4. there will be significant loss a light to buildings on either side;
5. the Central Ave. driveway will exacerbate traffic problems now,;
6. Palace Street is already used for through traffic and street parking will have to be reduced to provide for better visibility on exiting Palace Street and the Central Ave. driveway;
7. I feel the use of basement apartments is a retrograde development and no one should live in them.

Yours truly,
Hazel Elmslie, 42 Palace Street, London, ON, N6B 3A7
[REDACTED]

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File: Z-8141
Planner: Barb Debbert



WOODFIELD COMMUNITY ASSOCIATION
"Residential to the Core"
P.O. Box 542, Station B, London, Ontario, Canada, N6A 4W8
www.historicwoodfield.com

Feb 8/13

Dear Barb,

As I noted in my earlier phone conversation, the Woodfield Community Association is opposed to the requested rezoning:

Proposed Rezoning Application, 510 Central Ave., and 609 William Street - FILE Z-8141.

We have already received petitions signed by over 8 households immediately surrounding the site on Central, and more from the surrounding area (such as along Palace) have already indicated to me that they object to the current proposal.

A group of neighbours are just beginning to canvas, but early indications are that this will be heavily opposed locally, and Woodfield is supportive of these opposing neighbours.

Therefore, the Woodfield Community Association is opposed to the requested rezoning and asks that it be denied. We will be actively involved on this file from this point forward.

The change from R3 to R9 on the Central side is dramatic, and completely out of step with the scale and density of the existing homes surrounding it.

The proposed architecture is very uninteresting, and similar buildings can be found all over the City, and indeed further afield. This building does not appear to have been designed in a way that is sensitive to the architectural heritage of the area, or the scale of local surrounding housing.

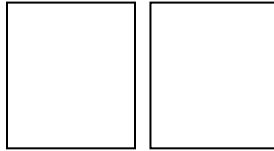
There is a ray of hope here though. These neighbours are reasonable, as is the Association, and it appears that there may be a number of possible compromises here that could satisfy all sides. We do believe in intensification of the core, where appropriate and handled in cooperation with neighbours (our recent support of development at the corner of Palace and Central, and on the site next to the Jarvis building attest to this).

I would be willing (and pleased) to meet with the developers/owners of the site, and planning to see what we could accomplish here!

Sincerely,

Wes Kinghorn

Wes Kinghorn
Chair
The Woodfield Community Association



File: Z-8141
 Planner: Barb Debbert

From: GORD HALE
Sent: Saturday, February 16, 2013 5:59 PM
To: Jane Graydon; Wes Kinghorn; Debbert, Barb; Bryant, Judy
Subject: Re: Concerns about 510 Central Avenue

Hi Barry;
 Now that we are back in Cocoa I have a strong internet signal and will once again put my thoughts about the above property in an email.

1. London's twenty year plan sees the North side of Central Avenue becoming a R 9 zoned area. That does not make it right and it does not mean that we start the process of such a change with 510 Central Avenue. I would very much want the city to invite those residents along Central for dialogue and input as to the appropriateness of such a dramatic change from what is currently there. Yes, twenty year plans are not carved in stone and as such why start with this R 9 now at 510 Central Avenue. I am opposed to this change and want to have a meaningful dialogue with the city so that all other possibilities are full explored. To date I feel ignored about such a dramatic change. I do not feel R 9 zoning is in the best interest of the city's future for the North side of Central Avenue.

2. The lose of green space and the increased foot print is another concern I have. By doing so we are saying indirectly that Central Avenue as a single family residential area is not viable and therefore is disposable. The single family homes have ample green space and each helps to add to the wholeness of a vibrant viable community rather than simple a place to rest your head each night. Diagrams suggest that 510 Central Avenue will be a transient location and the grounds will reflect that making it a wart in the midst of an otherwise vibrant community. 510 Central Avenue can once again become an intrical part of the current landscape by constructing a new building but on a smaller scale. I would welcome the opportunity to have meaningful dialogues with other interested people who would like to see a change at 510 Central Avenue but of a less intrusive nature.

3. Another big concern I have is with the inevitable increase in the number of vehicles. We have just witnessed the approval of a new development at 497-499 Central Avenue. Here a new five unit building is being constructed and we have no idea just what impact the added vehicles will have to traffic flow as well more congestion. We currently see increased traffic from the medical building as well as the medical clinic. This increase is even more dramatic when the medical clinic has doctors who attend to walk in patients. The walk in clinic is not always open in past years but when it is the change in traffic flow and congestion is noticeable. Therefore before going ahead with any new initiative let us see just what impact the new additions will have to an already busy area. A traffic study seems advisable and certainly at Treadstone Group's expense. By eliminating the access to 510 Central from Central Avenue there could be added green space and the traffic flow and congestion on Central Avenue will be reduced.

4. Barry this concern I have is one that you will be able to relate to very well. My fourth concern deals with the frequency of flood at the corner of Palace Street and Central Avenue. During the last few years when London has had a heavy rain storm that intersection floods. Each Spring and Summer seasons I along with other well meaning neighbours make sure that the many catch basins in the immediate area are free of debris. Why bother? If we do not then all the leaves and small sticks as well as an abundant amount of garbage from the foot traffic will go into the sewer system and plug it. Even when we are diligent and try to keep the debris from going into the drains we still have back ups to the point that the street floods. It floods to the point that when vehicles go through the flooded portion of the street we get waves of water going into our yard. I have approached the city about this and an effect resolve has been reached if all people, residents and city officials do their part. That does not always happen to no fault of any one or group of individuals just Mother Nature. By reducing the green space at 497 499 Central and also doing the same at 510 Central along with increasing the foot print at both locations we only exacerbate the situation and increasing the potential for even greater flooding. I contend that the current system for run off water is at capacity and can not cope with the additional burden of more run off water from the 510 Central Avenue building. Let us wait and see what impact the reduced green space and larger foot print from 497 499 Central has on the flooding of the intersection Palace and Central before doing any more reduction in green space and erecting building with increased foot prints. I am just getting too old to be going out in the middle of the night to remove debris from the street drains and making sure that the pump in the middle of the backyard is working efficiently. Why does it always seem to rain the hardest in the middle of the night. I have shared my concerns about the flooding with B. Debbert and I also informed her that I have keep notes of the challenges this flooding has

caused along with the names of those from city hall who have help to resolve the situation.

Barry it is difficult to be so far away and deal effectively with this situation. Hopefully my input will assist you and others to find a meaningful compromise that will beautify the neighbourhood and not bring undue hardship to the existing residents. Thanks to you and everyone else who have been so helpful to keep me in the loop.

Respectfully submitted
 Gordon Hale,
 66 Palace Street,
 London ON.
 N6B 3A7

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File: Z-8141
 Planner: Barb Debbert

Replies to March 18, 2013 Proposal (28 units - 4 on Central and 24 on William in new buildings)

From: Historic Woodfield [REDACTED]
Sent: Saturday, March 23, 2013 9:55 AM
To: Debbert, Barb
Cc: Bryant, Judy; Fleming, John M.
Subject: REVISED!: Proposed Rezoning Application, 510 Central Ave., and 609 William Street - FILE Z-8141

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Slight revision regarding bedroom numbers – this was acceptable to the neighbours.



WOODFIELD COMMUNITY ASSOCIATION
"Residential to the Core"
 P.O. Box 542, Station B, London, Ontario, Canada, N6A 4W8
www.historicwoodfield.com

Dear Barb,

As I noted in our earlier conversation, the Woodfield Community Association is supportive of the negotiated agreement between local neighbours and Treadstone Group regarding:

Proposed Rezoning Application, 510 Central Ave., and 609 William Street - FILE Z-8141.

We note that neighbours who signed on to a local petition agreed to the following site conditions for the site mentioned above. These conditions were in part as proposed by Treadstone Group in their letter to the Woodfield Community Association on February 28, 2013.

- the zoning in place at 510 Central Ave will remain as is (R3-2);
- the proposed building fronting at 510 Central Ave. will be a fourplex, consisting of two 2 bedroom (max) units and two 3 bedroom (max) units;
- the design will be sensitive to the architecture of the area, and have a front porch;
- the building will be two storeys to a max. of 12 m;
- the basement will be used for bicycle storage and/or lockers;
- Traffic on both Central and William will be 'one way' only on each street, with Entrance being on Central, and Exit onto William;
- Consideration will be given to a screening barrier at the rear of homes on Central Ave.

The building positioning will be as indicated in the plan received on Wednesday March 13, 2013.

In return for these conditions, offered by Treadstone to address the concerns among near neighbours, we support Treadstone Group (and the neighbours) in their proposal for:

- a new 24 unit apartment building to be constructed in the location of the existing building at 609 William Street

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File: Z-8141
 Planner: Barb Debbert

this building to be 3 stories in height (6 units per floor, with a further 6 units at the basement level)

The Woodfield Community Association appreciates and supports the level of interaction, communication and spirit of negotiation from all sides that has led to this agreement.

We also commend Barb Debbert and other members of City Staff who worked hard to assist in finding a compromise here.

Sincerely,

Wes Kinghorn


Wes Kinghorn
 Chair
 The Woodfield Community Association


Regarding the proposed development at 510 Central Ave. and 609 William Street

We, the undersigned agree to the following site conditions for the site mentioned above, in part as proposed by Treadstone Group in their recent letter.

- the zoning in place at 510 Central Ave will remain as is (R3-2);
- the proposed building fronting at 510 Central Ave. will be a fourplex, consisting of two 2 bedroom (max) units and two 3 bedroom (max) units;
- the design will be sensitive to the architecture of the area, and have a front porch;
- the building will be two storeys to a max. of 12 m;
- the basement will be used for bicycle storage and/or lockers;
- Traffic on both Central and William will be 'one way' only on each street, with Entrance being on Central, and Exit onto William;
- Consideration of a screening barrier at the rear of homes on Central Ave.

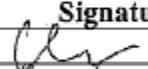

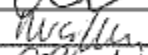
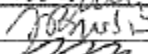
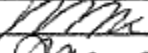
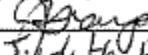


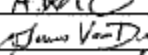
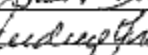
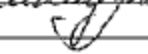
In return for these conditions, offered by Treadstone to address our concerns among near neighbours, we agree to support the application of Treadstone Group in their proposal for:

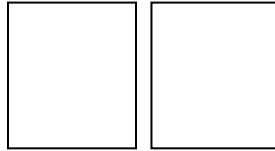
- a new 24 unit apartment building to be constructed in the location of the existing building at 609 William Street, this building to be 3 stories in height (6 units per floor, with a further 6 units at the basement level).

We appreciate the sincere efforts on all sides toward finding an agreement that can work for all here.

Sincerely,

The undersigned.

| Name (Printed) | Signature | Address | Phone |
|-----------------|---|-----------------|---|
| Keri VanDyk |  | 508 CENTRAL |  |
| Denita VanDyk |  | 508 Central | |
| Linda Bussien |  | 505 Central | |
| Hazel Elmolie |  | 42 Palace St. | |
| Jane Graydon |  | 518 Central Ave | |
| Janet Elliott |  | 46 Palace St | |
| ALEXANDER FOCH |  | 503 CENTRAL AVE | |
| Alexander Foch |  | 508 Central Ave | |
| Jessica Van Dyk |  | 508 Central Ave | |
| Audrey Francis |  | 503 Central Ave | |
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File: Z-8141
 Planner: Barb Debbert

Replies to July 2, 2014 Circulation (5 residential units in new building on Central and commercial/office uses in existing building on William)

From: Audrey & Barry Francis [REDACTED]
Sent: Monday, July 07, 2014 10:22 PM
To: Debbert, Barb
Cc: Bryant, Judy
Subject: YOUR FILE #Z-8141 609 William Street and 510 Central Ave.

Follow Up Flag: Follow up
Flag Status: Flagged

Good evening Barb:

Thank you for taking the time to meet with us concerning this Revised application to amend the Zoning By-Law concerning the above captioned property.

This is to advise that we are not in agreement with changing the Zoning, or the variances and allowances applied for, for the following reasons.

- #1) We object to the height of the proposed building. It is not in keeping with the streetscape
- #2) We object to the design of proposed building. It is not in keeping with the Architecture of the homes in the neighbourhood and community.
- #3) We object to the size of the building, and the fact it will cover a little bit more than 52% of the lot size.
- #4) We are not in favour of allowing any parking on the boulevard. We would want the landscaping done in such a way to eliminate any possibility of it being used for parking.

We would like to expand on the parking issue.

We have many problems with the number of vehicles in the neighbourhood parking on lawns, sideways in the drive, or on the boulevard between sidewalk and street. It is a myth if people think that Tenants and Homeowners living in the downtown area will not own a vehicle.

An example of this is the new development at the corner of Palace, and Central Ave. The Developer was asking to be allowed to only supply 3 parking spaces in his application, even though the building was for 5 Apartment units. Myself, and another neighbour provided them with a solution to allow 5 parking spaces and it was approved for 5 parking spaces.

Since the tenants have moved into this 5-plex, there are, on average, 9 vehicles parked there. We have already had to call the Parking Enforcement Dept. to attend. Unfortunately, we have not had much success with that service.

A second example is the Duplex, that sits directly to the West of 510 Central Ave. There are 2 parking spaces behind the building, and they were parking 2 vehicles in front of the building on the driveway. Even that was not enough for the tenants, and one or two more vehicles from that dwelling have been parking in the driveway of the address in question, 510 Central Ave.

With all of the vehicles parking on the boulevards, and now parking on the street overnight, it makes it very difficult and dangerous to get out of our driveway due to site impediments. The Medical Centre at 450 has grown with more doctors offices, and this too has increased the traffic.

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**File: Z-8141
Planner: Barb Debbert**

It also distracts from the neighbourhood when the front lawns have been turned to parking pads of cement and asphalt.

The implementation of a "4-way" stop at Maitland and Central has also compounded our access and egress from our driveway.

We have had some issues with Central Ave flooding out at the corner of Central and Palace, and the more softscape that we cover with cement and asphalt, the worse the problem will become as there will be less absorption.

#5) We object to the application requesting they be allowed to only provide 2 parking spaces at the rear for the proposed 5-plex for the same reasons as per above. The developer seems to think the tenants at 510 can park on what is 609 property. That to us does not seem right or legal.

We would require that the Owners of 510 have a legal, written agreement with the owners of 609 William Street to allow for designated parking spaces for the 510 property to a minimum of 5, said agreement to stay in force no matter of Ownership of either property in the future.

In summary, we would like to see something different on the lot at 510 Central Ave as it is attracting undesired animals, and activity. We do not however want to get rid of a problem, only to end up with another one.

We feel that developers should be made aware that they should build to suit the land not make the land suit the building. This is a older area of the city. It cannot continue to support the continued development of high density zoning.

Thank you for your considerations.

Barry & Audrey Francis
503 Central Ave.
LONDON, Ontario.
N6B 2G3

From: Lynne Zarbatany [REDACTED]
Sent: Wednesday, July 09, 2014 9:03 AM
To: Debbert, Barb; Bryant, Judy
Subject: objection to proposed development at 510 Central Ave.

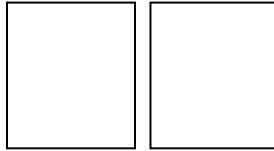
Dear Ms. Debbert and Ms. Bryant,

I would like to go on record as an objector to the proposed building plan at 510 Central Ave. that was recently circulated to neighbors by the planning department. The developer's proposed 2.5 story building (5-plex) in that location would, to put it bluntly, stick out like a sore thumb in view of the more modest buildings that surround it. As you know, Woodfielders are fiercely protective of their historic streetscapes, and aim to preserve one of London's first heritage districts for all Londoners to enjoy. It's really important that whatever new buildings are erected (and neighbors are certainly supportive of a replacement building in that location) are designed in keeping with the surrounding buildings. Please do NOT allow the developer to proceed with the current proposal.

Many thanks for your attention to this matter,

LZ

Lynne Zarbatany
41 Palace St.
London, ON N6B 3A6



File: Z-8141
Planner: Barb Debbert

From: Jane Graydon [REDACTED]
Sent: Monday, July 07, 2014 9:00 AM
To: Debbert, Barb
Subject: RE: File Z-8141 - 510 Central Ave., London

Thanks so much Barb.

Forgot to mention about permanent parking agreements if they must be off the 510 Central property.

Thanks again.

Jane Graydon
518 Central

From: Jane Graydon [REDACTED]
Sent: Sunday, July 06, 2014 10:54 PM
To: Debbert, Barb
Cc: Bryant, Judy; [REDACTED]
Subject: File Z-8141 - 510 Central Ave., London

Hello Barb,

I am a joint property owner with my son James Houlachan at 518 Central Ave - the property immediately east of 510 Central.

Please email me a copy of the detailed building plans in your file. I met with my neighbours Audrey and Barry Francis today. They showed me building plans that they received from a meeting with you on Friday. It is necessary to have a copy of those in order to properly address the concerns to the proposed amendments on the property at 510 Central.

This is a tiny lot - frontage of 17.6 metres, depth of 20.4216 metres, so an area of 361.0212 square metres (lot is 58 feet wide and 67 feet deep, so a square footage of 3,886 square feet). From my calculations, 52% would be 187.73 square meters and the proposed plan shows 189.4 square metres, so that is 52.46 %. This proposed building is far too large, covering too much ground space for this lot. Also, is it possible that the building could be centred on the lot?

The proposed building is also too tall for this lot. I live next door, in a tiny, historic old Ontario cottage in Woodfield Village, on a lot with a lot size of 41 feet and same depth as 510 Central. 2 1/2 storeys is completely out of character for the streetscape on the north side of Central in this block. It is monstrous for the lot size and considering the structures in immediate proximity to it. Even two storeys would be gigantic and we agreed to a four plex in allowing more units in the rear building.

I have serious concerns about parking not being made available onsite for the tenants, as most tenants have vehicles and require parking spaces. If these are two bedroom units it is entirely possible that tenants may own more than one vehicle per unit and it is unacceptable and irresponsible not requiring adequate parking provisions for a new building such as this (for example, the new building at the southwest corner of Palace Street and Central provided for one parking spot per unit, but there are almost always twice that number of vehicles parked there).

When parking is permitted on city property, on the boulevard, it also creates serious traffic hazards both for pedestrians and drivers if tenants are permitted to park at the front of the building. On many occasions, I already have almost hit pedestrians or cyclists in my driveway in trying to get out on to Central Ave.. There have been many near misses already and there will be more congestion and danger with the new laneway access. There should be provisions made for adequate parking for 4 or 5 units on the actual property known as 510 Central. A minimum of 1 parking spot per unit should be required for approval, and not boulevard parking on city property. City property starts at the front steps of the front porch.

I believe that a building of this size on this tiny lot will seriously compromise the integrity of historic Woodfield Village and create serious new traffic hazards. It is already nearly impossible to safely get out of the drive on to Central Ave. because of the constant parking along the street and impaired vision of traffic, the medical centre down the street, and the four way stops on the street - traffic is sufficiently spaced to prevent one from getting out of their drive.

Please email me the building specifications and note my objections.

Thank you for your consideration.

Jane Graydon
518 Central Ave.

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File: Z-8141
Planner: Barb Debbert

From: Hazel Elmslie [REDACTED]
Sent: Saturday, July 12, 2014 3:12 PM
To: Debbert, Barb
Cc: Barry & Audrey Francis; Kate Rapson; Bryant, Judy
Subject: Z-8141 510 Central Ave

Follow Up Flag: Follow up
Flag Status: Flagged

I object to the rezoning of this property.
R8 is certainly much too intense for this particular parcel of land with the following special provisions: lot frontage less than required
 minimum lot area 300 square meters less than required
 side yards less than required, especially on the east side , where the proposal
will TOWER over the existing one story home
 lot coverage of 52% vs 30%
 density of 137 units/hectare vs allowed 40 units
 parking of 2 spaces instead of 5

I do not understand why people purchase properties without researching what is allowed and then propose a development that OBVIOUSLY DOES NOT FIT ANY GUIDELINES. Why do we have zoning in place, only to waste everybody's time and energy with something that is not even close to fitting in?

I sincerely hope this does not go ahead as there is one obvious headache for City Administration to look forward to: NOT ENOUGH PARKING SPACES. From my personal experience I know that city parking bylaws are not enforced adequately, if at all. There are many examples in our Woodfield neighborhood, in particular across the street from this proposal: at 497/499 Central Ave. At this property 5 spaces are authorized but most of the time there are 7 or more cars parked here.

Regards,
Hazel Elmslie
42 Palace Street
London, ON, N6B 3A7

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File: Z-8141
Planner: Barb Debbert

From: Jason Kipfer [REDACTED]
Sent: Monday, July 21, 2014 8:48 PM
To: Debbert, Barb
Cc: Bryant, Judy; Kate Rapson; Wes Kinghorn
Subject: Re: Z-8141 Revised Application to Amend the Zoning By-law

HISTORIC WOODFIELD

"The Greatest Neighbourhood in Canada" (2012 People's Choice - Canadian Institute of Planners)

Dear Ms. Debbert,

In response to the Notice of Application to rezone the properties located at 609 William St and 510 Central Ave the Woodfield Community Association (WCA) would like to submit the following feedback for your consideration.

Last year, neighbours, along with the WCA, the developer and the planning department all worked together to consider the best options at 510 Central and came to an agreement that a four unit building (with no required change to zoning) would be an acceptable proposal. We note that previous proposals by the developer were too intense for this site.

This new application ignores all of that hard work and agreement, and at the proposed density (5 units or 137 units per hectare) we feel that this is once again too intense for this site. While Woodfield is in principle supportive of finding ways to reduce car use, we feel that there is not sufficient parking for a 5 unit development and that the knock on effect of insufficient parking (and what appears to be boulevard parking) will be detrimental to the immediate area. Moreover, the scale and design of this proposal are not in keeping with the streetscape or the site's proximity to the East Woodfield Heritage Conservation District.

We would request that a Heritage Impact Assessment be completed for 510 Central Avenue.

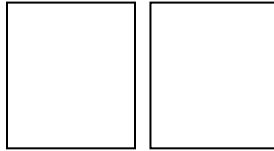
We also have concerns about the conversion of 609 William Street to a Residential R9 Special Provision/Restricted Office Special Provision zone, as we do not know what uses are intended for this site, and they may be uses that are too intense for this residential setting.

We would like to be involved in future discussions about this site but ask that this application be denied until sufficient neighbourhood consultation has been provided and an appropriate proposal for this neighbourhood put forward.

Many thanks for your time and consideration of this matter. I, along with Kate Rapson the WCA Chair, would be happy to meet with you to discuss our comments or address any questions you may have.

Regards,
 Jason Kipfer
 Planning Chair
 The Woodfield Community Association
 [REDACTED]

on behalf of,
 Kate Rapson
 Chair
 The Woodfield Community Association
 [REDACTED]



File: Z-8141
 Planner: Barb Debbert

From: Jane Graydon [redacted]
Sent: Monday, July 21, 2014 11:41 PM
To: Debbert, Barb
Cc: Bryant, Judy
Subject: RE: Z-8141

Hi Barb,

Further to my previous message of concerns which are shared by all the other neighbours, I wish to record my further serious concerns of the proposed garbage location for the sites at 510 Central and 609 William (those properties cover the north side and the west side of my property). It was clearly marked on the prior plans and is non-existent on the proposed new plan. My back door is approximately 10-12 feet from the back limit of my property, immediately beside the garbage location previously indicated by the developer. This is completely unacceptable on such a large piece of property, that it should not need to be so close to a small private dwelling. The apartment buildings fronting on William Street both have garbage bins at the back of their properties and it seems logical that the garbage bins from the commercial buildings should be placed as far away as possible from small private cottages (toward the west end of the 609 property). The other homes along Central, with the exception of 510, all have much deeper lots. Please take this into consideration in reviewing the plans. This is a serious concern for me.

The parking issue is also a real concern as only two spots are allowed for the proposed new building at 510.

What specific medical uses are intended? We are hoping there will not be methadone clinics. The medical/dental will bring increased need for parking at the rear of the buildings. The plans do not honestly show what is intended for the front yard of 510 and we suspect it is their intention to put additional parking on the boulevard. Already there are too many vehicles with the increased number of multi-family units within single dwellings. The house at 508 has been filled with students who park not only on the front lawn of 508 but also several cars deep in the driveway at 510 when overnight visitors come to stay at the party house.

Thank you for considering the concerns of the neighbourhood and I am hopeful you will also consider my personal concerns regarding garbage for many commercial and residential units placed essentially in my back yard. Please do not allow this.

Jane Graydon
 518 Central Ave

From: Judith Elliott [redacted]
Sent: Tuesday, July 22, 2014 9:30 AM
To: Debbert, Barb
Subject: Fwd: Re zoning ogf519Central and 609 William

----- Original Message -----

Subject: Re zoning ogf519Central and 609 William
Date: Tue, 22 Jul 2014 09:26:21 -0400
From: Judith Elliott [redacted]
To: Barbara(City) Debbert <bdebbert@lonond.ca>
CC: Judy(City) Bryant <jbryant@london.ca>

Good Morning,

I wish to express concern over the request for zoning change for 510 Central Avenue and 609 William street.

I believe that more information is necessary, as there appears to be a significant change in plans from those presented to a group of neighbours, by the Developer, over a year ago.

Palace Street)

Judith Elliott (46,

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File: Z-8141
Planner: Barb Debbert

From: Kirk Elliott [REDACTED]
Sent: Tuesday, July 22, 2014 5:42 PM
To: Debbert, Barb; Bryant, Judy
Cc: [REDACTED]
Subject: Concerns for revised application at 609 William Street

Good day all,

I am not familiar with zoning by-laws however I did want to voice my concern re the 2.5 storey 5-plex being considered at 510 Central Avenue. I currently live at 488 Central Avenue and have seen the problems in parking at 497 and 499 Central, which has been recently built. I am quite concerned that the City of London considers proposals that do not include sufficient parking for tenants. It is apparent that a similar problem has occurred at 497/499 and tenants are parking nightly on the street. While this is legal overnight, it increases congestion and represents a concerning trend in building on Central Avenue. I ask that you seriously consider the ramifications of inadequate parking for proposals such as that at 510 Central before approving them. Otherwise I fear Central Avenue will become a virtual parking lot.

Thank you for your consideration,

Kirk.

Kirk Kenneth Elliott, M. A. Counselling Psychology
Child and Family Therapist
Community Services Team
Vanier Children's Services

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File: Z-8141
Planner: Barb Debbert

**RECEIVED
CITY OF LONDON
PLANNING DIVISION**

JUL 22 2014

DATE; Tuesday, July 22, 2014

TO; Barb Debbert, Planning Department

FILE NO. _____

REFERRED TO _____

SUBSEQUENT ACTIONS

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|--|--------------------------------|
| <input type="checkbox"/> FOR ACTION | <input type="checkbox"/> FILE |
| <input type="checkbox"/> FOR INFORMATION | <input type="checkbox"/> R.F. |
| <input type="checkbox"/> FOR COMMENT | <input type="checkbox"/> OTHER |

| | | |
|-----|-----------|---------------------------|
| RE; | APPLICANT | 2353034 Ontario Limited |
| | FILE # | Z-8141 |
| | ADDRESS | 510 Central & 609 William |

This is further to our e-mail objecting to the Application for zoning change regarding the above captioned file.

I am at this time, attaching a Petition, signed by 49 people in our neighbourhood who are objecting to the proposal as submitted.

As you are aware, the neighbours in the Community, The Woodfield Association, and the Planning Department spent months last year meeting, and working with the Developer towards what was acceptable to all parties. We believed the project would proceed on those agreed upon terms.

It is with great disappointment and frustration to ourselves and our neighbours, that the Developer changed their plans and are putting us through this again.

It would also appear that the Developer may pursue Boulevard parking. Please ensure it is recorded that we are opposed to any boulevard parking.

Please add these names to the list of people whom you have already received notice of objection from.

It is our understanding you will now prepare a report which goes to your Manager. Please advise us of what the next steps will be, and if a public meeting will take place.

Thank you.



Barry & Audrey Francis
503 Central Ave.
LONDON, Ontario.

cc - Judy Bryant
- The Woodfield Association

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File: Z-8141
 Planner: Barb Debbert

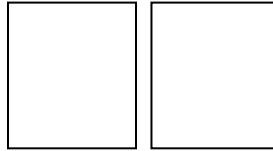
TO: Barb Debbert, Planning Department

We, the undersigned, object to the Revised Application to Amend the Zoning By-law as attached, which relates to 510 Central Avenue, and 609 William Street, as presented by the Applicant, 2353034 Ontario Limited.

The basis of our objection is the proposed building for 510 Central Ave. We object to the proposed size and height to accommodate a 5-plex 2 1/2 storey building as well as the lack of parking, the design of the building being inconsistent with the neighbourhood and the community. We also object to the proposed usage of 609 William Street.

| Print Name | Address | e-mail (Optional) | Signature |
|----------------------|------------------|-------------------|----------------------|
| Jane Graydon | 518 Central Ave. | | Jane Graydon |
| James Howlston | 518 Central Ave. | | James Howlston |
| PAMELA FLORENCE | 60 PALACE ST | | Pamela Florence |
| Hazel E Jmslie | 42 PALACE ST. | | Hazel E Jmslie |
| MARCUS & KATHY COLES | 38 PALACE ST | | Marcus & Kathy Coles |
| Tatum Owen-Olson | 49 Palace St. | | Tatum Owen-Olson |
| Bob TAAIWAPE | 51 PALACE | | Bob Taiwape |
| MARCO NAVACKAS | 493 Central | | Marco Navackas |
| Susan Elgie | 482 Central Ave | | Susan Elgie |
| Audrey Francis | 503 Central Ave | | Audrey Francis |
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(signed by 50 individuals, representing 30 households)



File: Z-8141
Planner: Barb Debbert

From: Jane Graydon [REDACTED]
Sent: Tuesday, July 29, 2014 10:25 PM
To: Debbert, Barb
Cc: ddejong@tricamp.net
Subject: 510 Central

Barb,

Thank you for the attachments.

I must clarify that I did not misunderstand the sketch. On a prior sketch the GARBAGE location was clearly marked at the back of my property (518) and is curiously missing from the recent sketches. Where is the garbage going now? This is a huge concern for me as I have indicated.

The current sketch does also not reflect the existing maple tree at the rear of my property limit which Don indicated he is wanting to maintain.

The paved parking area out front is a real concern with this photograph as it merges onto my driveway. That lane is supposed to be access to the parking lot with departure from the lot on William Street. This is clearly not marked and as is it looks very confusing.

Are they proposing a concrete curb on the road allowance? This will potentially interfere with access to my drive at the street. It will also cause additional wear and tear on my driveway with the plan as is as it is likely there will be considerable traffic in the lane.

I also have serious concerns about the parking spot shown at the back of my yard as that laneway goes one way in off of Central and a parked car at the rear of my property has no visibility to see an oncoming vehicle. Those parking spots had previously been positioned the other way in the prior sketch.

With further review of the photograph, the building design, although nice and new looking, is not in line with historical Woodfield. To me and other neighbours, it could be in any neighbourhood. A previous design incorporated a large old fashioned front porch which we were all in agreement with on the last design for the four plex.

The sketch shows landscaping at the east limit of the building at 510 Central but nothing against the east limit of the property adjoining my fence. Additionally when my shed is replaced and the new fence put up it will be on the property line. Currently the reference plan for 510 Central shows that the my westerly fence is almost a foot to the east within my property limit. When the shed is replaced it will be within the property limit on the current location. As it sits currently, from review of the reference plan 33R-17078, from the Land Registry Office, my fence can be moved over between 10-13 inches edging on the laneway which means that chain link fence and gate are currently on my property.

These concerns are in addition to those raised by my neighbours, including the Woodfield Historical association. I realize the developer wants to get moving with this project, but these are surely valid considerations that need to be sufficiently addressed. We had spent much time in negotiation with the developer previously and had agreed on a 4 plex with a large old fashioned front porch, consistent with the neighbourhood, not unlike the new building porch built at the southwest corner of Central and Palace.

Thank you for your consideration.

Jane Graydon

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File: Z-8141
Planner: Barb Debbert

From: Audrey & Barry Francis [REDACTED]
Sent: Sunday, August 03, 2014 1:06 AM
To: Debbert, Barb
Cc: [REDACTED]
Subject: Re: William Central site plan and rendering

Hi Barb:

We have been away on vacation, and only returned late this evening, at which point we received the various e-mail messages concerning Central & William.

We, since we were on vacation, did not meet with Mr. de Jong from Tridon. We do not wish to have our e-mail address released to Tridon, or their Representatives.

We have reviewed Jane's communication to you in response to her meeting with Mr. de Jong. We have also reviewed the attachments you provided showing the artist sketch of the proposed building.

We totally concur with Jane's comments and we share her concerns and also note that there has been no accommodation for parking, other than what appears to be illegal boulevard parking, as suggested by the drawing.

We are not in favour of this project as it has been presented, and Tridon need to realize that this is not just a Jane Graydon, and Barry & Audrey Francis objection. You have on file a petition with 49 signatures, and other e-mails, including the Woodfield Community Association, objecting to this development.

We would be interested in hearing from you as to what position the Planning Department will be recommending.

Thank you.

Barry & Audrey Francis
503 Central Ave.
LONDON, Ontario.
N6B 2G3

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File: Z-8141
Planner: Barb Debbert

From: Kirk Elliott [REDACTED]
Sent: Friday, September 05, 2014 8:45 AM
To: [REDACTED] info@tridongroup.com; Debbert, Barb; Bryant, Judy
Subject: Development proposal at William and Central

Hi all,

I wanted to thank everyone for taking the time to listen and discuss the Tridon development proposal at William and Central. I was impressed with the effort that Paul and Mr. De Jong (I am sorry I forget Mr. De Jong's first name) put into the presentation. Further, I am impressed with the efforts of Jane Graydon and Barry and Audrey Francis and the community to ensure that the development proposal meets the needs of the community.

After hearing/seeing the presentation by Tridon I am pleased with the concessions that they have made and the efforts they have put into accommodating the needs/desires of the community on Central. As it is not technically Woodfield, I do believe that they are actually in some ways going above and beyond for Central Avenue development. I am supporting a 5 unit "apartment" as three bedrooms will undoubtedly attract more prospective students to the rental unit. Further, 28 feet ground to the tip of the roof is in my opinion acceptable.

My concern continues to be parking. I did not feel I got a reasonable explanation of "boulevard" parking and then someone in the audience unfortunately changed the direction of conversation. However, my concern is street parking first and foremost! I would rather tenants park in the rear of 510 Central and during the evening in the office spaces of 609 William, as suggesting by Paul and Mr. De Jong. HOWEVER, NOT all people work 9-5 and thus there will undoubtedly be increased street parking/traffic on Central which is restricted during daytime hours. The congestion from the medical buildings at 450 Central is already very undesirable and I fear with more developments that do not offer adequate parking Central will become a virtual parking lot.

Food for thought.

Again I would like to thank all for their efforts with this matter,

Kirk Elliott.
488 Central.

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File: Z-8141
Planner: Barb Debbert

**Bibliography of Information and Materials
Z-8141**

Request for Approval:

City of London Zoning By-law Amendment Application Form, completed by Paul Hinde, December 10, 2012.

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.

City of London. *East Woodfield Heritage Conservation District Study*, July 1992.

2353034 Ontario Ltd. *Planning Justification Report*. June 9, 2014.

2353034 Ontario Ltd. *Urban Design Brief*. June, 2014.

All correspondence in City File Z-8141

Other:

Site visit July 22, 2014 and photographs of the same date.

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File: Z-8141
Planner: Barb Debbert

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 510 Central Avenue and 609 William Street.

WHEREAS 2353034 Ontario Ltd. has applied to rezone an area of land located at 510 Central Avenue and 609 William Street, as shown on the map attached to this by-law, as set out below;

AND WHEREAS this rezoning conforms to the Official Plan;

THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows:

Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to lands located at 510 Central Avenue and 609 William Street, as shown on the attached map comprising part of Key Map No. A107, from a Residential R3 (R3-2) Zone and a Residential R9 (R9-3•H15) Zone to a Holding Residential R3 Special Provision (h-5•h-__•R3-2(__)) Zone and a Holding Residential R9 Special Provision/Restricted Office Special Provision (h-__•R9-3(__)•H15/RO1(__)) Zone.

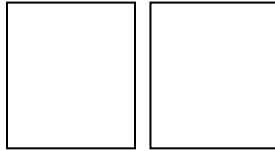
- 1) Section Number 3.8 of the Holding "h" Zone is amended by adding the following Holding Provision:

h-__ Purpose: To ensure that adequate parking is provided for 510 Central Avenue, the "h-" symbol shall not be deleted until an easement for parking and vehicular ingress/egress is provided over 609 William Street to the satisfaction of the Managing Director, Planning and City Planner.

Permitted Interim Uses: Only within existing buildings

- 2) Section Number 7.4 of the Residential R3 (R3-2) Zone is amended by adding the following Special Provision:

| | | | |
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|) | R3-2() | 510 Central Avenue | |
| | a) | Additional Permitted Use | |
| | | i) Multiple dwelling | |
| | b) | Regulations | |
| | | i) Number of Dwelling Units (Maximum) | 5 |
| | | ii) Number of bedrooms Per dwelling unit (Maximum) | 2 |
| | | iii) Number of 2-bedroom Dwelling units (Maximum) | 4 |
| | | iv) Lot Area (m ²) Minimum | 364.5m ² (3,923.57 sq.ft.) |
| | | v) Lot Frontage (m) Minimum | 17.6m (57.74 feet) |



- vi) Interior Side Yard Depth West (m) Minimum 2.4 m (7.87 feet) Minimum
- vii) Interior Side Yard Depth East (m) Minimum 0.8 m (2.62 feet) Minimum
- viii) Landscaped Open Space (%) Minimum 35 percent
- ix) Lot Coverage (%) Maximum 52 percent
- x) Height (m) Maximum 10.0 metres (32.8 feet)
- xi) Parking Area Coverage (%) Maximum 14 percent
- xii) Off-Street Parking (Minimum) 1 space per dwelling unit
- xiii) Further to Section 4.19 3), up to a maximum of four of the required parking spaces may be supplied on 609 William Street, provided a Development Agreement is registered on title of the lands at 609 William Street committing said parking spaces to the residential units at 510 Central Avenue.

Section Number 13.4 of the Residential R9 (R9-3) Zone is amended by adding the following Special Provision:

-) R9-3() 609 William Street
 - a) Regulations
 - i) Lot Frontage (William Street) (m) Minimum 14.7 metres (48.23 feet)
 - ii) Interior Side Yard Depth North (m) Minimum 0.0 metres (0.0 feet)
 - iii) Landscaped Open Space Associated with Existing Building (%) Minimum 17.5 percent
 - iv) Off-street Parking Associated with Existing Building (Minimum) 22 spaces which may be reduced by up to four parking spaces if they are legally dedicated for use by 510 Central Avenue for residential purposes.

3) Section Number 18.4 of the Restricted Office (RO1) Zone is amended by adding the following Special Provision:

-) RO1() 609 William Street
 - a) Regulations
 - i) Lot Frontage (William Street) (m) Minimum 14.7 metres (48.23 feet)
 - ii) Interior Side Yard Depth North (m) Minimum 0.0 metres (0.0.feet)

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**File: Z-8141
Planner: Barb Debbert**

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|------|---|--|
| ii) | Landscaped Open Space Associated with Existing Building (%) Minimum | 17.5 percent |
| iii) | Off-street Parking Associated with Existing Building (Minimum) | 22 spaces which may be reduced by up to four parking spaces if they are legally dedicated to use by 510 Central Avenue for residential purposes. |

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.

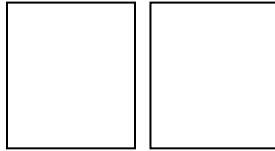
This By-law shall come into force and be deemed to come into force in accordance with Section 34 of the *Planning Act, R.S.O. 1990, c. P13*, either upon the date of the passage of this by-law or as otherwise provided by the said section.

PASSED in Open Council on October 14, 2014.

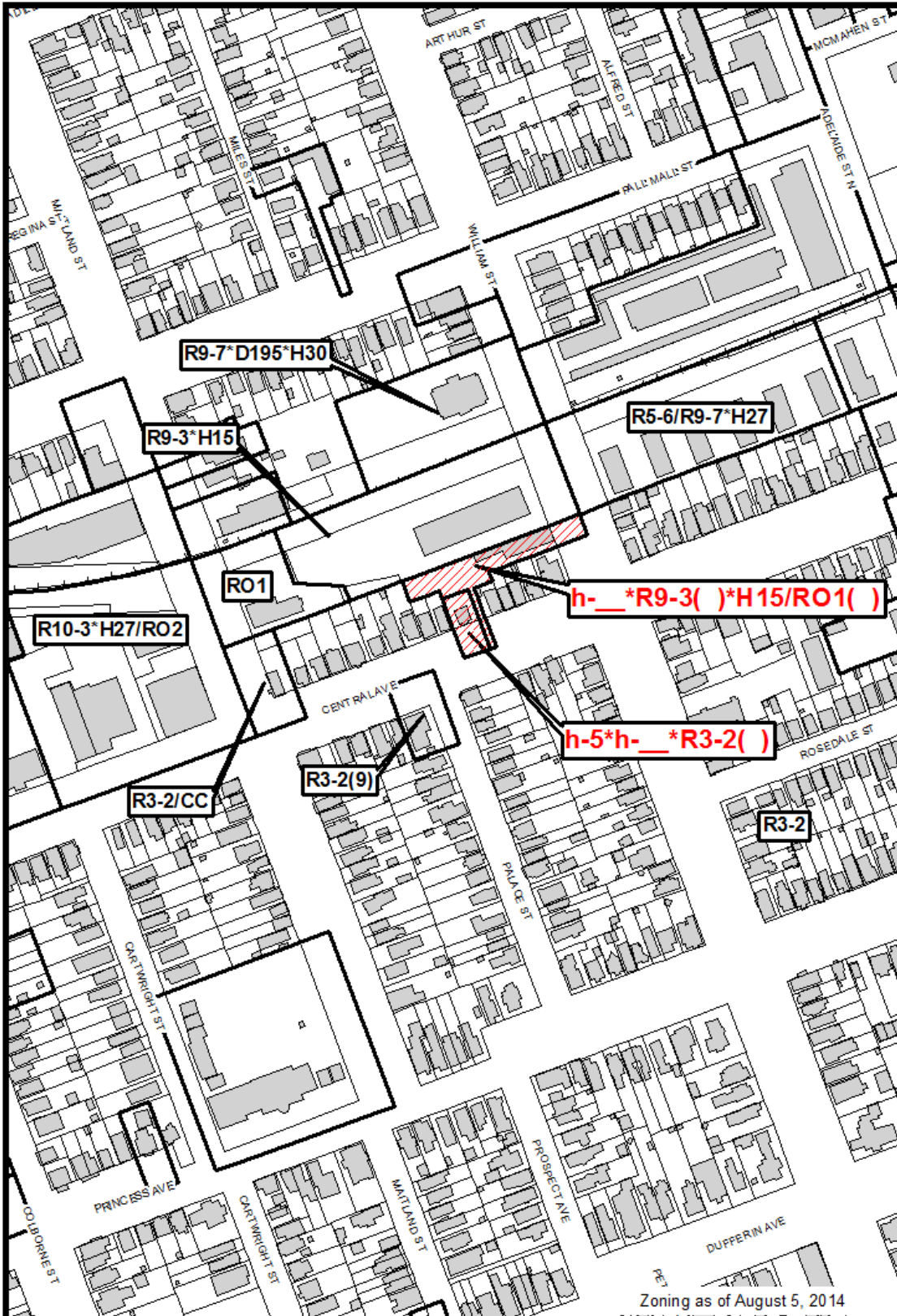
J. Baechler
Mayor

Catharine Saunders
City Clerk

First Reading - October 14, 2014
Second Reading – October 14, 2014
Third Reading - October 14, 2014




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

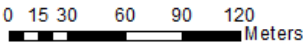


Zoning as of August 5, 2014

File Number: Z-8141
 Planner: BD
 Date Prepared: 2014/08/20
 Technician: MB
 By-Law No: Z.-1-

SUBJECT SITE 

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 Meters

