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File: Z-8141
Planner: Barb Debbert

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

RECOMMENDATION

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 that is equal to or larger than the average size of porches on this block of Central Avenue 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;
 - 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,

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- 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, if site plan approval in accordance with Section 41 of the Planning Act is required for 609 William Street;
 - 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,
 - i) directing all vehicular access to the site via the existing driveway access from Central Avenue to 609 William Street.
 - iii) Ensure Canadian Pacific Railway requirements are met, it being noted that Canadian Pacific Railway has indicated it will not require a noise study but requested that its standard warning clause for development within 300 metres of the railway be included in the development agreement.
- (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;
 - iv) the requested retail store use is not supported by Official Plan policies; and
 - v) special provisions other than lot frontage and north interior side yard at 609 William Street should be considered when a new development proposal is available for review.
- (d) pursuant to Section 34(17) of the *Planning Act*, as determined by the Municipal Council, no further notice **BE GIVEN** in respect of the proposed by-law as the Notice of Public Meeting stated that “as a result of ongoing discussions regarding the final massing and design of the proposed building, different or additional special provisions may be required”, and all of the modifications arise from those further discussions.

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Appendix "A"

Bill No. (number to be inserted by Clerk's Office)
2014

By-law No. Z.-1-14_____

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 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:

)	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)

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- 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 33 percent
- ix) Lot Coverage (%) Maximum 52 percent
- x) Height (m) Maximum 10.0 metres (32.8 feet)
- xi) Parking Area Coverage (%) Maximum 15 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.
- xiv) Notwithstanding Section 4.19.4 c) a), rear yard parking may be located 0.0 metres from the rear lot line.
- xv) All parking areas located at 510 Central Avenue shall be restricted to the rear yard.

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

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

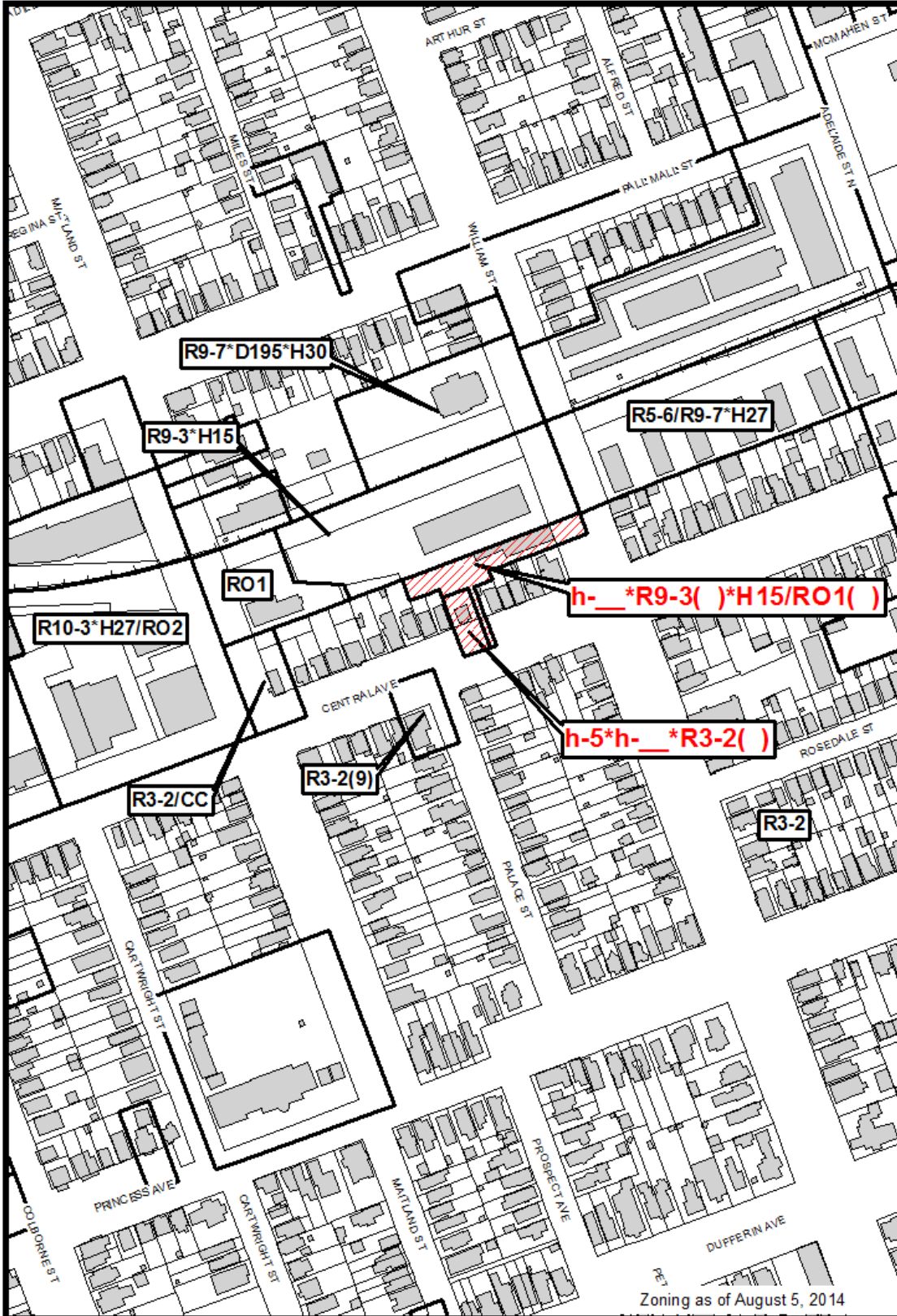
Catharine Saunders
City Clerk

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


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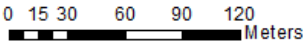
AMENDMENT TO SCHEDULE "A" (BY-LAW NO. Z.-1)



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

SUBJECT SITE 

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