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File: OZ-8320
Planner: Mike Corby

TO:	CHAIR AND MEMBERS PLANNING & ENVIRONMENT COMMITTEE
FROM:	JOHN M. FLEMING MANAGING DIRECTOR, PLANNING AND CITY PLANNER
SUBJECT:	APPLICATION BY: TRICAR DEVELOPMENTS INC. PART OF 305, 309, 315 SOUTHDALE ROAD WEST PUBLIC PARTICIPATION MEETING ON JANUARY 19, 2015

RECOMMENDATION

unnecessary

That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the application of Tricar Developments Inc. relating to the property located at 305, 309 & 315 Southdale Road West:

- (a) The proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting on January 27, 2015 to amend the Official Plan to change the designation of the subject lands **FROM** an Open Space designation, **TO** a Multi-Family, Medium Density Residential designation;
- (b) Consistent with Policy 19.1.1. of the Official Plan, the southern portion of the existing Multi-Family, Medium Density Residential designation shown on Schedule A – Land Use of the Official Plan **BE INTERPRETED** to follow the newly defined Zoning line;
- (c) Consistent with Policy 19.1.1. of the Official Plan, the southern portion of the existing Multi-Family, Medium Density Residential designation shown on Schedule 5 – Southwest Area Plan **BE INTERPRETED** to follow the newly defined Zoning line;
- (d) Consistent with Policy 19.1.1. of the Official Plan, the Maximum Hazard Line shown on Schedule B1 – Natural Heritage Features – and the Regulatory Floodline shown on Schedule B2 – Natural Resources and Natural Hazards – of the Official Plan **BE INTERPRETED** to follow the newly defined regulatory flood line (250 year flood limit);
- (e) The proposed by-law attached hereto as Appendix "B" **BE INTRODUCED** at the Municipal Council meeting on January 27, 2015 to amend Zoning By-law No. Z.-1, in conformity with the Official Plan as amended in part (a) above, to change the zoning of the subject property **FROM** an Urban Reserve (UR4) Zone, an Environmental Review (ER) Zone, an Open Space (OS4) Zone, a Holding Residential R5 (h*R5-4)) Zone, and a Residential R5/Residential R9 (R5-4/R9-7*H40) Zone **TO** a Residential R5 Special Provision (R5-4(*)) Zone and **FROM** a Residential R5/Residential R9 (R5-4/R9-7•H40) Zone **TO** Residential R5 Special Provision/Residential R9 (R5-4(**)/R9-7•H40) Zone;
- (f) 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 this is technical in nature and is internal to the site with no impact on abutting lands.
- (g) The Site Plan Approval Authority **BE REQUESTED** to consider the following design issues through the site plan process:
 - Ensure that all street-facing facades are oriented toward the street and incorporate aesthetic features and architectural detail; in particular any unit facades adjacent to Singleton Avenue frontage should be oriented towards the street and treated architecturally as the front of the unit to help address the public interface with the building.

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- Locate visitor parking away from street frontages in order to screen large surface parking areas from the street.
- Include a network of sidewalks both east-west and north-south in the interior of the site, including walkways at the end of the window street along Southdale Road extending to the City sidewalk, in order to improve walkability through the site.
- Avoid including a fence along the Southdale Road and Singleton Avenue frontage. If a fence is necessary ensure it is a low rise (1.2m) wrought iron fence with openings or gates for pedestrian connectivity.

PREVIOUS REPORTS PERTINENT TO THIS MATTER

OZ-6579 – Report to Planning Committee (June 7, 2004)

Z-7695 – Report to Planning Committee (Dec 7, 2009)

PURPOSE AND EFFECT OF RECOMMENDED ACTION

The proposed amendment is to permit a Multi-Family, Medium Density residential development consisting of 62 townhouse units, all being 3-storeys in height with attached single car garages. The special provision is to permit an interior side yard setback of 3 metres over the whole property and 3.5 metres for the rear yard of the townhome development.

RATIONALE

1. The recommended amendment is consistent with the policies of the Provincial Policy Statement (2014).
2. The subject site meets the Official Plan criteria to designate the lands Multi-Family, Medium Density Residential.
3. The recommended zone is consistent with the intent of the Southwest Area Plan and Bostwick East Area Plan.
4. The recommendation identifies the development limit on the site and addresses slope stability issues while a Floodline Delineation Brief was submitted to confirm the regulatory flood line which serves to define the limits of the Open Space designation.

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Aerial Photo Location Map

File No.: OZ-8320

AW

Date Prepared: 2014/02/24

CK

SCALE: 1:4,000

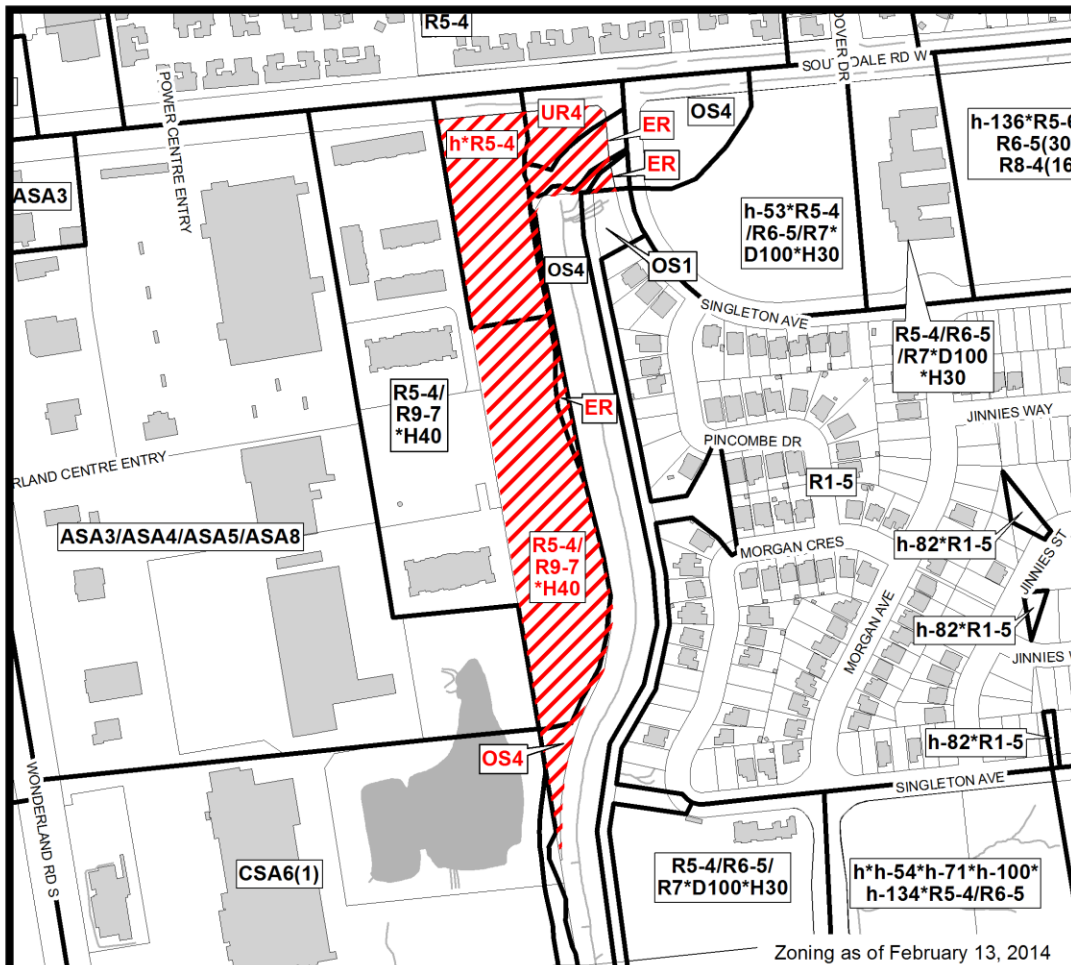


Prepared by: Graphics & Information Services, Planning Division, Corporation of the City of London
Photography based on April 2010 flight info.

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

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Zoning as of February 13, 2014

COUNCIL APPROVED ZONING FOR THE SUBJECT SITE: h*R5-4, R5-4/R9-7*H40. UR, ER & OS4

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

- R1 - SINGLE DETACHED DWELLINGS
- R2 - SINGLE AND TWO UNIT DWELLINGS
- R3 - SINGLE TO FOUR UNIT DWELLINGS
- R4 - STREET TOWNHOUSE
- R5 - CLUSTER TOWNHOUSE
- R6 - CLUSTER HOUSING ALL FORMS
- R7 - SENIOR'S HOUSING
- R8 - MEDIUM DENSITY/LOW RISE APTS.
- R9 - MEDIUM TO HIGH DENSITY APTS.
- R10 - HIGH DENSITY APARTMENTS
- R11 - LODGING HOUSE

- DA - DOWNTOWN AREA
- RSA - REGIONAL SHOPPING AREA
- CSA - COMMUNITY SHOPPING AREA
- NSA - NEIGHBOURHOOD SHOPPING AREA
- BDC - BUSINESS DISTRICT COMMERCIAL
- AC - ARTERIAL COMMERCIAL
- HS - HIGHWAY SERVICE COMMERCIAL
- RSC - RESTRICTED SERVICE COMMERCIAL
- CC - CONVENIENCE COMMERCIAL
- SS - AUTOMOBILE SERVICE STATION
- ASA - ASSOCIATED SHOPPING AREA COMMERCIAL

- OR - OFFICE/RESIDENTIAL
- OC - OFFICE CONVERSION
- RO - RESTRICTED OFFICE
- OF - OFFICE

- RF - REGIONAL FACILITY
- CF - COMMUNITY FACILITY
- NF - NEIGHBOURHOOD FACILITY
- HER - HERITAGE
- DC - DAY CARE

- OS - OPEN SPACE
- CR - COMMERCIAL RECREATION
- ER - ENVIRONMENTAL REVIEW

- OB - OFFICE BUSINESS PARK
- LI - LIGHT INDUSTRIAL
- GI - GENERAL INDUSTRIAL
- HI - HEAVY INDUSTRIAL
- EX - RESOURCE EXTRACTIVE
- UR - URBAN RESERVE

- AG - AGRICULTURAL
- AGC - AGRICULTURAL COMMERCIAL
- RRC - RURAL SETTLEMENT COMMERCIAL
- TGS - TEMPORARY GARDEN SUITE
- RT - RAIL TRANSPORTATION

- "h" - HOLDING SYMBOL
- "d" - DENSITY SYMBOL
- "H" - HEIGHT SYMBOL
- "B" - BONUS SYMBOL
- "T" - TEMPORARY USE SYMBOL

2) ANNEXED AREA APPEALED AREAS

CITY OF LONDON
PLANNING, ENVIRONMENTAL AND ENGINEERING SERVICES

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



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

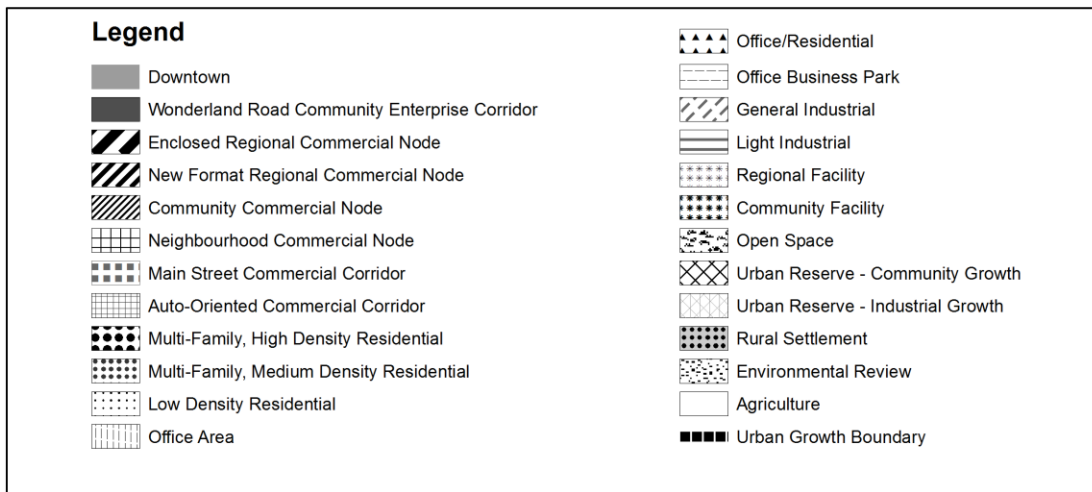
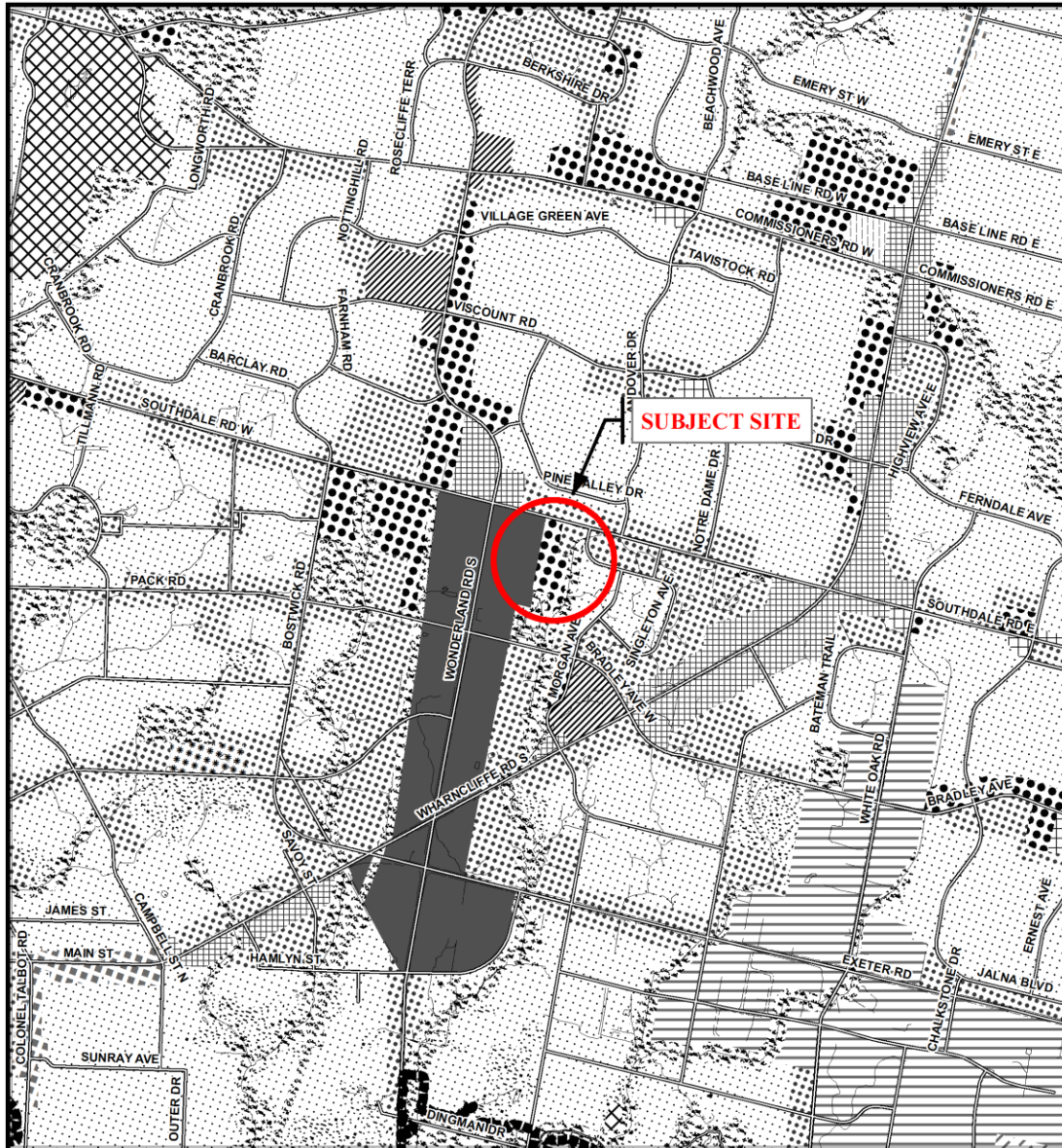
FILE NO:
OZ-8320 AW

MAP PREPARED:
2014/02/24 CK

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Meters

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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 Meters	<p>FILE NUMBER: OZ-8320</p> <p>PLANNER: MC</p> <p>TECHNICIAN: TT</p> <p>DATE: 2014/12/23</p>
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SITE CHARACTERISTICS:
<ul style="list-style-type: none"> • Current Land Use - vacant/undeveloped • Frontage - 129m Southdale & 63m Singleton • Depth - 178m at most, varies • Area - 1.6 ha (4 acres) • Shape – “Flag shaped”

SURROUNDING LAND USES:
<ul style="list-style-type: none"> • North - Residential condominiums (R5-4) Zone, • South - Residential subdivision comprised of single detached dwellings ((R1-5) Zone) • East - Residential subdivision comprised of single detached dwellings (R1-5) Zone, Glendale Crossing Retirement Home, and vacant/undeveloped lands (R5-4/R6-5) Zone • West - Residential condominiums and vacant/undeveloped lands (R5-4/R9-7) Zone, and Commercial/Retail (ASA3/ASA4/ASA5/ASA8) Zone

OFFICIAL PLAN DESIGNATION: (refer to Official Plan Map)
<ul style="list-style-type: none"> • Multi-Family, Medium Density Residential, • Multi-Family, High Density Residential, and • Open Space • Schedule B1: Max. Hazard Lines & Significant Corridors • Schedule B2: Regulatory Floodlines, Erosion Hazard Limits, Conservation Authority Regulation Limits, and Water Courses/Ponds.
EXISTING ZONING: (refer to Zoning Map)
<ul style="list-style-type: none"> • Holding Residential R5 (h•R5-4) • Residential R5/ Residential R9 (R5-4/R9-7•H40) • Open Space (OS4) • Environmental Review (ER) • Urban Reserve (UR4)

PLANNING HISTORY

The subject site was zoned and designated for high density residential development and medium density residential development in 2004. A small portion of the site was left as Open Space because the required studies were not yet undertaken to define the development limit for the northeast corner of the property.

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SIGNIFICANT DEPARTMENT/AGENCY COMMENTS

EEPAC

Tricar Developments Inc. – 305, 309 and 315 Southdale Road West

That the Environmental and Ecological Planning Advisory Committee (EEPAC) reviewed and received a Notice, dated February 27, 2014, from A-B. Watson, Planner II, with respect to an application submitted by Tricar Developments Inc., relating to the properties located at 305, 309 and 315 Southdale Road West. The EEPAC advised that there should be a minimum 10 metre buffer along the drain.

Urban Forestry

Urban Forestry has no objection to the rezoning, however along with the other studies, there should be a tree protection report done indicating all trees within 3m of neighbouring properties and how those trees will be protected. There should be no excavation within the critical root area of all of those trees and tree protection should be installed prior to grading especially along the western edge of the property. We would also seek permission to access the west side of the Pincombe drain through these lands for maintenance purposes, typically at points where parking areas are beside the open space land. This may be for forestry related operations which cannot be accessed from the east side.

Urban Design Peer Review Panel

The Panel offers the following observations and comments regarding the project proposed for 305 Southdale Road West, London, ON as part of the application for Official Plan Amendment and Zoning Bylaw Amendment:

- 1. Shift townhomes 1 – 4 and 5 – 8 east to establish a street wall along the westerly side of Singleton Avenue in line with existing detached residential homes to the south;*
- 2. Add a 1.8M concrete sidewalk along the westerly side of Southdale Road West linking the existing pedestrian sidewalk to the west and east of the proposed development;*
- 3. Add a 1.8M minimum boulevard between the private roadway bordering the westerly boundary of the site and the proposed 1.8M sidewalk;*
- 4. Align the west elevations of units 20, 31, 39, 47, 55 and 63 to create a unified street wall adjacent the existing private roadway. Reinforce this street wall by providing corner unit designs that capitalize on each unit’s exposure to two orientations;*
- 5. Relocate the community postal superbox, gazebo and visitor parking to the east-west roadway to create more equitable access;*
- 6. Extend the proposed 1.2M concrete sidewalk along the west side of the north-south connecting roadway north to intersect with the window street fronting Southdale Road West;*
- 7. Rework access to units 56 – 63 to provide a fire route with the same characteristics as the remaining roadways within the proposed development; and*
- 8. Provide a physical landscaped island south of the roadway serving units 56 - 63 to separate the roadway from the parking proposed as part of the high density residential building located south of the subject development.*

The Panel finds that the townhome development proposed for 305 Southdale Road West, London, ON has the potential to impose a built form on the site in keeping with the intent of the City of London’s Urban Design Principles.

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Urban Design

Urban design staff have reviewed the submitted concept plan and urban design brief for the application at the above mentioned property and provide the following comments:

The site plan authority should be requested to address the following design issues through the site plan process:

- Ensure that any unit facades facing street frontages are treated accordingly; in particular any unit facades adjacent to Singleton Avenue frontage should be oriented towards the street and treated architecturally as the front of the unit.
- Locate visitor parking away from street frontages in order to screen parking from the street.
- Include a network of sidewalks both east-west and north-south including walkways at the end of the window street along Southdale Road extending to the City sidewalk in order to improve walkability through the site.
- Avoid including a fence along the Southdale Road and Singleton Avenue frontage, if a fence is necessary ensure it is a low rise (1.2m) wrought iron fence with openings or gates for pedestrian connectivity.

Water Engineering:

1. The proposed parcel is to be serviced by the 250mm Municipal watermain on Singleton Avenue. Water modeling is to be completed to ensure adequate water supply for fire/domestic and water quality for the entire parcel (townhouse units and high-rise condos).
2. Properties fronting Southdale Road West are to be serviced by the internal site watermain and not by the watermain on Southdale Road West.
3. The proposed site is not to be service by any connections to the private watermain to the west.
4. A water servicing strategy is to be provided explaining how the townhouses will be serviced and how the high-rise condo building is to be serviced.

UTRCA - May 6, 2014

GEOTECHNICAL STUDY

The UTRCA has reviewed the **Geotechnical Engineering Report – Condominium Building Setback Requirements Southdale Road West at Singleton Ave London, Ontario** prepared by LVM dated October 2, 2013. We also reviewed **Drawing Sheet No. 1, titled “Pincombe Drain Cross Sections” Stantec, London, Ontario**, dated September 21, 2013 which shows the 250-year floodline and the cross sections for the analysis. We offer the following comments:

1. Please update Drawing Sheet 1 by adding the proposed 5 metre toe erosion component line. Please ensure that the resubmitted drawing is signed, sealed and dated by a professional engineer.
2. Cross sections 20.7, 20.8, 20.9 and 21 are not signed, sealed and dated by a professional engineer. Please resubmit all of the cross sections duly signed, sealed and dated by a professional engineer.
3. Drawing Sheet No. 1 shows grading within the 6 metre erosion access allowance. Also, in section 2.5, fill is being recommended at the top of the slope. The UTRCA does not allow development, grading and filling within the 6 metre erosion access allowance. Please revise the report and proposal accordingly.
4. The boreholes shown in Appendix 3 are for the development to the south. Please confirm that this borehole information is representative of the soil conditions for this site and there are no groundwater issues in the vicinity of the slope for this development. Otherwise, please submit new borehole information for the site.

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5. *Table 4.3 in the MNR Technical Guide for River and Stream Systems, Erosion Hazard Limit dated 2002 mentions a Factor of Safety (FOS) of 1.3 to 1.5. The proposed FOS for the long term stable is 1.32. The UTRCA recommends a factor of safety of 1.4. Please address.*
6. *Drawing Sheet No. 1 includes a note **250yr FLOOD LINE AS PER SEPT. 2013 STANTEC UPDATED MODEL**. The consultants have indicated that the updated modeling information comes from the March 2013 Pine Valley Drive Condominium Flood Mitigation Study prepared for the City of London (as per October 8, 2013 Stantec memo). UTRCA staff have met with City of London EESD staff to review the status of the referenced **“updated model”** for Pincombe Drain as we have not had any involvement or completed a peer review thereof. It is our understanding City of London staff have also not peer reviewed this study. Furthermore, given that the works along Southdale Road have been completed, there does not appear to be an opportunity to implement the options that were being proposed in the Stantec study. Based on our meeting, both the City and UTRCA will require a Stormwater Management Brief to address the existing conditions and the impacts of the proposed development. This information is required in order to determine the development limit/hazard lands on this property and thereby the zoning line. In our opinion, this issue needs to be addressed before the application can proceed and not through the application of a holding provision.*

*The UTRCA recommends that this application be **deferred** in order to provide the applicant with the opportunity to address our comments. In particular, the extent of the flooding hazard needs to be confirmed before the application can proceed. Both EESD and UTRCA require modelling to confirm the extent of the flooding hazard on these lands as the information which was provided does not appear to be relevant for this proposal or the adjacent lands. As indicated, we recommend that a Stormwater Management Brief be prepared to address the existing conditions and the impacts of the proposed development. This information is required in order to confirm the development lands and in our opinion should not be addressed by a holding provision.*

UTRCA - December 18, 2014

Further to our comments dated May 6, 2014, the Upper Thames River Conservation Authority (UTRCA) has received and reviewed supplemental information to confirm the extent of the flood plain on the subject lands. On November 28, 2014 the Conservation Authority advised the applicant and the City that we are satisfied with the 268.14 metre elevation to represent the 250 year flood elevation.

*The UTRCA has also reviewed **Condominium Building Setback Requirements Southdale Road West at Singleton Ave London, Ontario** prepared by LVM (in conjunction with Stantec) dated October 2, 2013, revised October 30, 2014. We offer the following comments:*

1. *The proposed Factor of Safety (FOS) is 1.32. While the MNR recommended FOS for active habitable or occupied structures near a slope is 1.3 to 1.5, the UTRCA recommends a FOS of 1.4 which is based on our experience across the watershed. Please consider a FOS of 1.4 or provide justification for the minimum FOS of 1.32.*
2. *The cross-sections which are utilized for the slope stability analysis and show various features of the stable slope and the proposed 6 metre erosion access allowance are signed by Stantec while the geotechnical report is prepared by LVM. The cross-sections used for the stable slope analysis and the FOS analyses shall be signed by geotechnical engineer. Please resubmit the cross-sections duly signed, sealed and dated by LVM.*

We appreciate that the applicant is anxious to advance this planning application. As such, the UTRCA is prepared to sign-off on the Official Plan and Zoning By-Law Amendments subject to the applicant addressing the outstanding geotechnical matters as part of the site plan application process so that the necessary Section 28 approvals can be secured for the proposed development.

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PUBLIC LIAISON:	<p>On February 27, 2014, Notice of Application was sent to 154 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 February 27, 2014. A "Possible Land Use Change" sign was also posted on the site.</p> <p>On December 8, 2014, Notice of Revised Application was sent to 154 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 December 11, 2014.</p>	<p>3 replies were received</p> <p>0 replies were received</p>
<p>Nature of Revised Liaison: The proposed amendment is to permit a Multi-Family, Medium Density resident development consisting of 62 townhouse units, all being 3-storeys in height with attached single car garages. The special provision is to permit an interior yard setback of 3 metres.</p> <p>Change the Official Plan land use designation FROM a Multi-Family, High Density Residential designation, and an Open Space designation TO a Multi-Family, Medium Density Residential designation.</p> <p>Change to Zoning By-law Z.-1 FROM a Holding Residential R5 (h•R5-4) Zone, a Residential R5/Residential R9 (R5-4/R9-7•H40) Zone, an Open Space (OS4) Zone, an Environmental Review (ER) Zone, and a Urban Reserve (UR4) Zone, TO a Residential Special Provision (R5-4(_)) Zone, and FROM a Residential R5/Residential R9 (R5-4/R9-7•H40) Zone TO Residential R5 Special Provision/Residential R9 (R5-4(_)/R9-7•H40) Zone.</p> <p>Council may also consider amendments to Official Plan Schedules B1 (Maximum Hazard Line and Significant Corridors) and B2 (Regulatory Floodline and Conservation Authority Limit) as part of this application.</p>		
<p>Responses: - Concerned about the loss of the Open Space designation.</p>		

ANALYSIS

Subject Site:

The subject property, known municipally as 305, 309 & 315 Southdale Road West, has an area of approximately 1.6 hectares (4 acres) and a frontage of 129 metres along Southdale Road. The site is located just east of a large commercial node which serves the area and can support medium to high density residential developments. The front portion of these lands are already zoned and designated for medium density residential uses with the exception of a small portion of land in the northeast corner of the site which is zoned Urban Reserve and Environmental Review requiring further review to define the development limits. The remaining lands to the south are designated and zoned for high density residential. Further studies are required to determine the developable limits of the site based on the potential flood limits of the abutting Pincombe drain directly east, which accommodates stormwater flows from the surrounding area.

Nature of Application:

The purpose of the application is for Tricar Development Inc. to build a Multi-Family, Medium Density residential development consisting of 62 townhouse units, all being 3-storeys in height with attached single car garages. In order to facilitate the development, the proponent is requesting both an Official Plan and Zoning By-law amendment. The request seeks to change

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the Official Plan Land Use Designation of a portion of the lands, from: Multi-Family, High Density Residential; and Open Space to Multi-Family, Medium Density Residential.

Correspondingly, the request seeks to change Zoning for a portion of the lands from: a Holding Residential R5 (h•R5-4) Zone, a Residential R5/Residential R9 (R5-4/R9-7•H40) Zone, an Open Space (OS4) Zone, an Environmental Review (ER) Zone, and a Urban Reserve (UR4) Zone, **TO** a Residential R5 Special Provision (R5-4(_)) Zone, and **FROM** a Residential R5/Residential R9 (R5-4/R9-7•H40) Zone **TO** Residential R5 Special Provision/Residential R9 (R5-4(_)/R9-7•H40) Zone.

The intent of these amendments is to allow the residential townhouse development to be located on the north portion of 305 Southdale Road West (abutting Southdale Road). A special provision for an interior yard setback of 3 metres (9.8 feet) over the west side yards of the entire parcel and a provision for a rear yard setback specific for the townhome development are also required. Revisions to Schedules B1 -Maximum Hazard Line and Significant Corridors, and B2 -Regulatory Floodline and Conservation Authority Limit of the Official Plan will be required to match the newly defined development limit.

Provincial Policy Statement (PPS)

The Provincial Policy Statement (PPS) 2014 provides policy direction on matters of provincial interest related to land use and development. The proposed application maintains the existing land use pattern which was defined in 2004 will implement an efficient form of development that is compatible with the surrounding land uses. The existing designation and zoning on the subject site contribute to the mix of residential types and densities for the area. The proposal will interpret the Multi-Family, Medium Density Residential designation to coincide with zoning and ensure that this desired mix of land uses is achieved. The identified medium and high densities are considered appropriate for the area as a large commercial node is located directly west of the subject site contributing to the financial well being of the municipality as the increased density will help attract and support business in the commercial node which in turn creates employment opportunities. With recent development and servicing provided to the surrounding area the subject site has access to adequate servicing and is a functional lot which will reduce inappropriate land consumption and servicing costs. The proposed application will be required to go through the site plan approval process which will address any public health and safety concerns and ensure that accessibility for persons with disabilities and older persons is available. The proposed use also supports active transportation as the subject site is located on and in proximity to several bus routes and is within walking distance to the New Format Regional Commercial Node identified as the Enterprise Corridor in the recently completed Southwest Area plan. The surrounding community provides the necessary public services and facilities to accommodate increases in residential density.

(PPS 2014 sec.1.1.1, 1.1.3.1, 1.1.3.2, 1.1.3.6, 1.6.6)

Official Plan:

The subject site was previously part of an Official Plan and Zoning By-law amendment (2004) which designated the majority of the subject site as Multi-Family, Medium Density Residential and Multi-Family, High Density Residential. These designations met the locational criteria of the Official Plan during the original amendment and continue to do so today, making them appropriate for the subject site. The townhome development is considered a permitted use within the existing designations and the proposed form of development is in keeping with relevant policies of scale and design and is ideally located on a major arterial road in close proximity to a major shopping area. The development takes into account the surrounding land uses with its proposed 3 storey height and density, consistent with the character of the surrounding area. The proposal is also in keeping with the function and purpose of the Bostwick Neighbourhood Plan as this specific area is identified to *“provide for residential development with the highest intensity of all of the Residential Neighbourhood Areas in the Southwest Planning Area, to support activities in the Wonderland Boulevard Neighbourhood”*. *(Official Plan 3.3.2.Location, 3.3.3.Scale of Development, Southwest Area Plan 20.5.9 Bostwick Residential Neighbourhood 20.5.9.1 Low and Medium Density Residential)*

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The proposed Official Plan changes are minor in nature and are effectively a confirmation through interpretation of the existing Multi-Family, Medium Density Residential Designation on the subject lands. The interpretation of the Multi-Family, Medium Density Residential Designation is located on the south portion of the existing Multi-Family, Medium Density Residential Designation (see fig 1). This small area is being recommended to be interpreted as Multi-Family, Medium Density Residential Designation to mirror the proposed zone line and the limit of the townhome development.

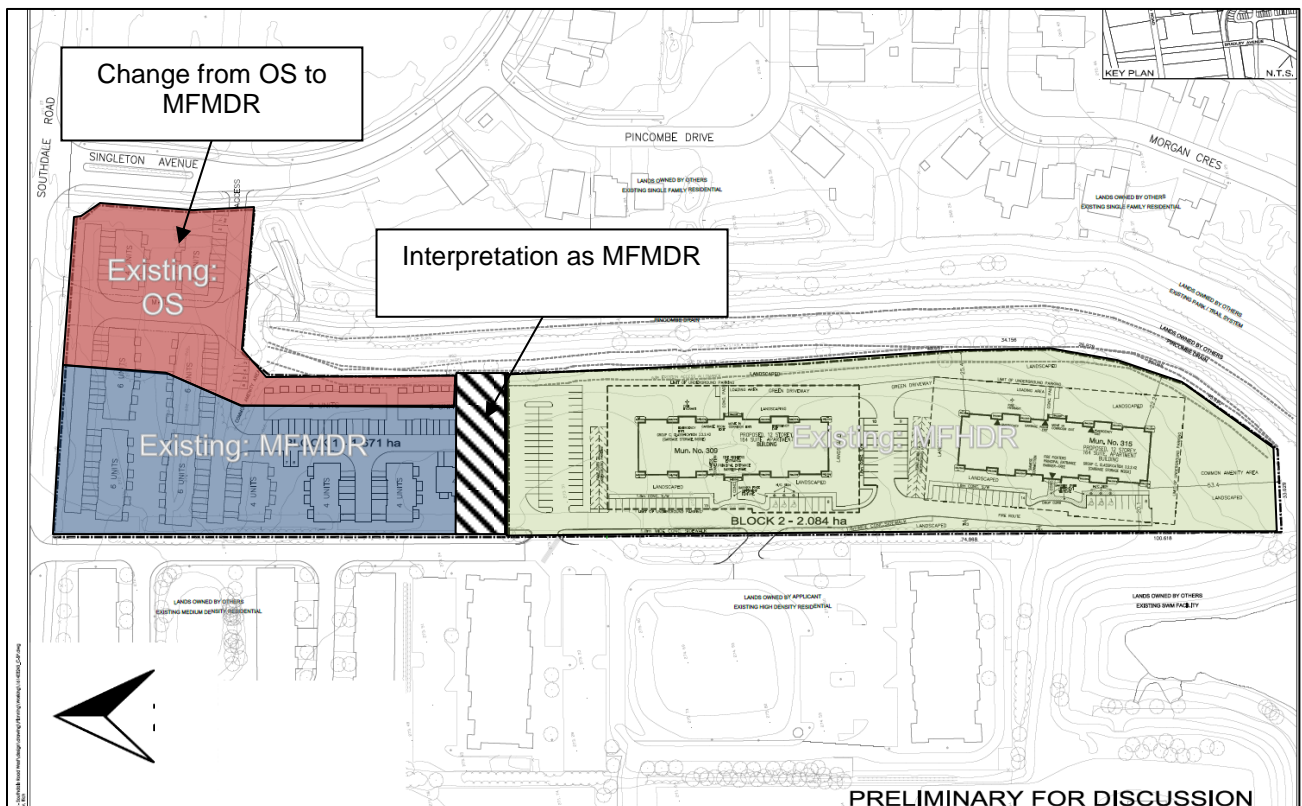


Fig 1.

The recommendation to change the designation to Multi-Family, Medium Density Residential from Open Space is also appropriate to coincide with newly defined developable limit of the site. The Open Space designation is currently applied to the lands potentially susceptible to flooding and are regulated by the UTRCA. As part of the complete application requirements, a Geotechnical Report was submitted to define the development limit on the site and address slope stability issues while a Floodline Delineation Brief was submitted to confirm the regulatory flood line (250 year floodline). These reports were submitted to the UTRCA and the City of London's Storm Water Management unit for review. Through several updates, and the applicant working with UTRCA staff, a new 250 year floodline limit has been established that is consistent with the Pincombe Drain EA and serves to define the limits of the Open Space designation. In their final review of the geotechnical report, UTRCA staff identified some outstanding concerns. In an effort to assist the applicant in finalizing this OPA/ZBA process, the UTRCA is willing to defer these outstanding geotechnical issues to the site plan approval stage and allow the current application to proceed. Planning staff is in agreement with the UTRCA that this process is appropriate as the identified geotechnical issues must be resolved by the applicant in order for them to receive a building permit for future development on the site.

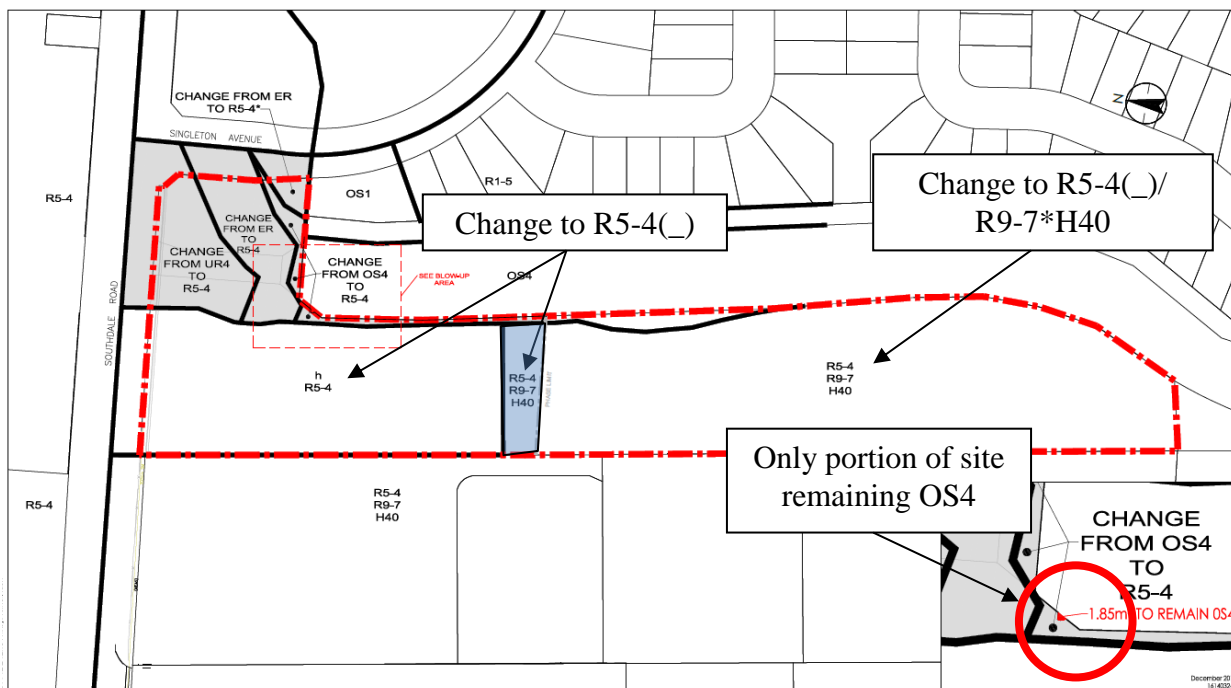
With the new 250 year flood limit established, the Open Space designation can now be adjusted to reflect the developable limit of the site (specific to the area of the proposed townhome development). Staff is recommending that the easterly property line be considered the new limit of the Open Space designation and Schedule B1 (Max Hazard Line) and B2 (Regulatory Flood Line) be interpreted to match the changes to the Open Space designation. (Official Plan sec. 19.1 Interpretation)

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Planner: Mike Corby

Zoning:

The majority of the zoning changes are specific to the northeast corner of the site which will see a change from Urban Reserve (UR4), Environmental Review (ER) and Open Space (OS4) to Residential R5 Special Provision (R5-4()) (see Fig 2). The proposed zone changes are an expansion of the existing zone which covers the majority of the north portion of the site. The UR4 Zone variation is applied to areas which are intended for residential, commercial or institutional development over the long term. The area has completed the community plan process with the Bostwick East Area Plan and the Southwest Area Plan in place making the rezoning of this portion of the site appropriate. The ER zoning on the site surrounds the OS4 zone because detailed floodplain mapping had not been prepared at the time of rezoning. With the UTRCA satisfied with the updated 250 year floodline delineation at an elevation of 268.14m, it is appropriate to remove the ER zone along with the OS4 zone as the revised 250 year floodline limit, is situated beyond the limits of the subject site except for a small portion (See Fig 2).



600-171 Queens Avenue
London ON N6A 5J7
Tel. 519-645-2007
www.stantec.com

R5-4* WITH SPECIAL PROVISIONS FOR A MINIMUM INTERIOR SIDE YARD SETBACK OF 3.0m WHERE THE END WALL OF A UNIT WILL CONTAIN WINDOWS TO HABITABLE ROOMS ON THE 2nd AND 3rd FLOORS.

HORIZ — 1 : 2000
0 20 40m

Client/Project
TRICAR DEVELOPMENTS INC.
305, 309 & 315 SOUTHDALE ROAD WEST

Figure No.
1.0
PROPOSED ZONING BY-LAW AMENDMENT

Fig 2.

The portion of the site which is being recommended for a change in designation to MFMDR from MFHDR is also being recommended for rezoning from Residential R5/R9 (R5-4/R9-7*H-40) to Residential R5 Special Provision (R5-4()) (Fig 2). The proposed townhome use is already permitted in the existing R5 zones and Official Plan designation however the amendment is being completed for technical purposes in order to keep the whole of the site in compliance with the proposed provisions for the R5-4 zone and will avoid confusion in the future. Two special provisions have also been requested (Fig 3), one over the whole of the site to permit an interior side yard setback of 3.0 metres along the west side of the property to allow the end units to locate closer to the side yards. The other is over 305 Southdale Road West (the new townhome development) for a rear yard depth of 3.5 metres where 6 metres are required. Staff, feels this is appropriate to recommend these provisions as they allow the site to function in an effective and efficient manner with minimal impacts.

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File: OZ-8320
Planner: Mike Corby

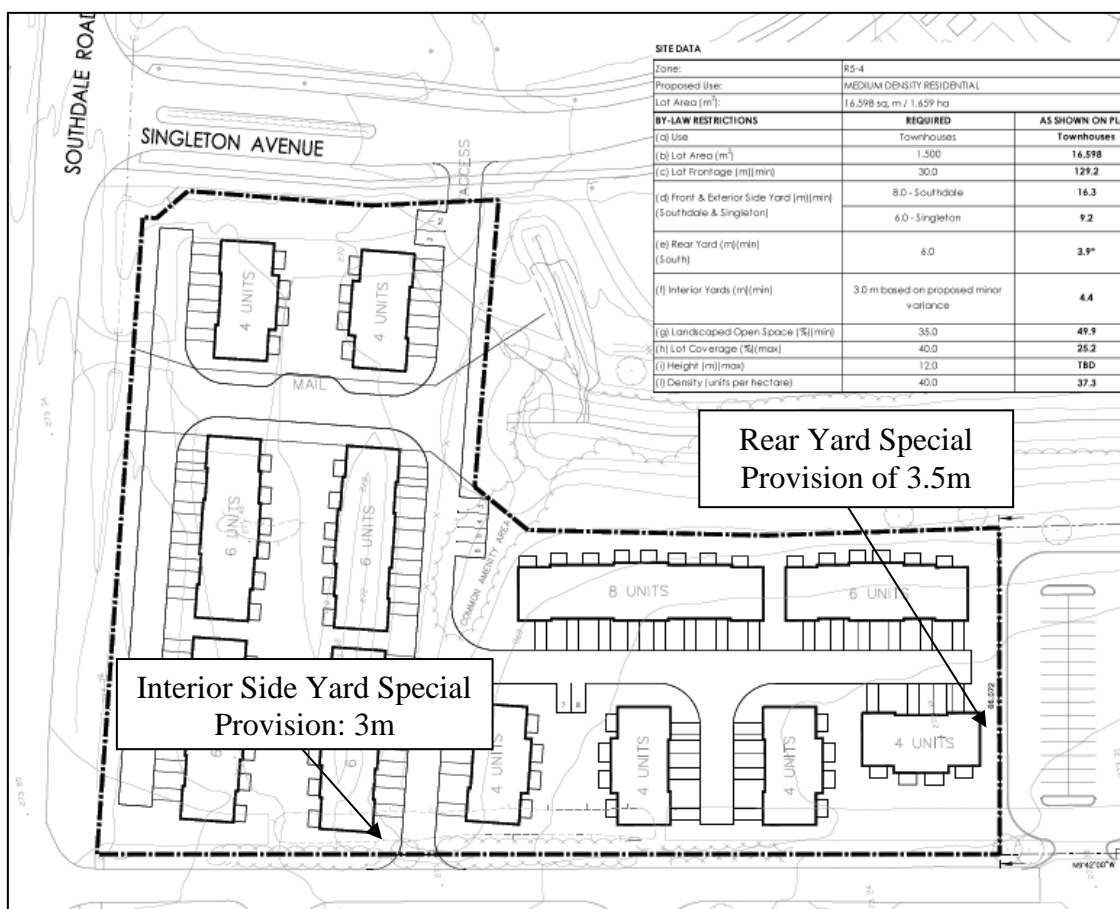


Fig 3

Other Issues:

During the circulation of the application to internal departments, additional issues were raised. Water Engineering requested water modeling too be completed to ensure adequate water supply for fire/domestic and water quality for the entire parcel (townhouse units and high-rise condos) as well as a water servicing strategy to show how two future apartments and the townhouse complex will be serviced if they were all on separate lots. Both the water modeling and water servicing strategy will be completed as part of the site plan review process.

Both the Urban Design Peer Review Panel and Urban Design staff reviewed the proposed application and overall felt the proposal was appropriate. Both provided similar comments and recommendations which can help improve the site layout, design and functionality. In order to implement their recommendations, the Site Plan Approval Authority has been requested to consider their comments during the implementation of the project through the site plan process.

CONCLUSION

Staff's recommendation is appropriate as it is consistent with the policies of the Provincial Policy Statement (2014) and meets the appropriate criteria of the Official Plan in order to designate the lands Multi-Family, Medium Density Residential. The recommendation is also in keeping with the relevant policies of the Southwest Area Plan and Bostwick East Area Plan. Through this OPA/ZBA process, the new regulatory flood line was defined which identifies that the northeast corner of the site is developable allowing for the recommended amendments.

Agenda Item # Page #

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**File: OZ-8320
Planner: Mike Corby**

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

December 15, 2014

MC/mc

Y:\Shared\implemen\DEVELOPMENT APPS\2014 Applications 8309 to\8320OZ - 305, 309 and 315 Southdale Rd W (MC)\REVISED APPLICATION (MC)\OZ8320 Staff Report to PEC.docx

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File: OZ-8320
Planner: Mike Corby

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

<u>Written</u>
R.K. & Indu Radhakeishnan 3065 Singleton Ave
Joan Binnendyk 3549 Morgan Crascent London, ON N6L 0B7

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File: OZ-8320
Planner: Mike Corby

**Bibliography of Information and Materials
OZ-8320**

Request for Approval:

City of London Official Plan and Zoning By-law Amendment Application Form, completed by Tricar Development Inc., January 29, 2014

Reference Documents:

Ontario. Ministry of Municipal Affairs and Housing. *Planning Act, R.S.O. 1990, CHAPTER P.13*, as amended.

Ontario. Ministry of Municipal Affairs and Housing. *Provincial Policy Statement*, March 1, 2005.

City of London. *Official Plan*, June 19, 1989, as amended.

City of London. *Zoning By-law No. Z.-1*, May 21, 1991, as amended.

Stantec. *Flood Delineation*, October 29, 2014

Stantec. *Planning Justification Report*, January 2014, Revised November 25, 2014

Stantec. *Conceptual Site Plan*, January 2014

L|V|M. *Geotechnical Engineering Report*, October 2, 2013

Carvest Properties Ltd. *Urban Design Brief*, December, 2013

J.E. Coulter Associates Limited. *Noise Impact Feasibility Study*, August 12, 2009.

Correspondence: (all located in City of London File No. OZ-8320 unless otherwise stated)

City of London -

Clavet Y., City of London Stormwater Management Unit. E-mail to A. Watson July 29, 2013.

Postma R., City of London Urban Forestry. E-mail with A. Watson. March 31, 2014.

Negas G., City of London Water Engineering. Amanda to A. Watson. March 14, 2014.

Departments and Agencies -

Creighton C., UTRCA. Letters to A. Watson & M. Corby. May 6, December 18, 2014.

Lysynski H., EEPAC. Letter to A. Watson. April 16, 2014.

Urban Design Peer Review Panel. Memo to A. Watson (UDPRP) on April 2

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File: OZ-8320
Planner: Mike Corby

Appendix "A"

Bill No. (number to be inserted by Clerk's Office)
2015

By-law No. C.P.-1284-_____

A by-law to amend the Official Plan for the City of London, 1989 relating to 305, 309 and 315 Southdale Road West.

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

1. Amendment No. (to be inserted by Clerk's Office) to the Official Plan for the City of London Planning Area – 1989, as contained in the text attached hereto and forming part of this by-law, is adopted.
2. This by-law shall come into effect in accordance with subsection 17(38) of the *Planning Act, R.S.O. 1990, c.P.13*.

PASSED in Open Council on January 27, 2015.

Matt Brown
Mayor

Catharine Saunders
City Clerk

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File: OZ-8320
Planner: Mike Corby

AMENDMENT NO.

to the

OFFICIAL PLAN FOR THE CITY OF LONDON

A. PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is: To change the designation of certain lands described herein from Open Space to Multi-Family, Medium Density Residential on Schedule "A", Land Use, to the Official Plan for the City of London.

B. LOCATION OF THIS AMENDMENT

This Amendment applies to portions of lands located at 305, 309 and 315 Southdale Road West in the City of London.

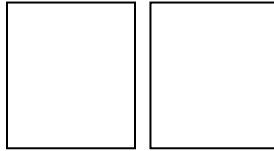
C. BASIS OF THE AMENDMENT

The recommended amendment is appropriate as it is consistent with the policies of the Provincial Policy Statement (2014), meets the appropriate criteria of the Official Plan, Southwest Area Plan and Bostwick East Area Plan and delineates the 250 year flood line from the abutting Pincomb Drain defining the developable portions of the site.

D. THE AMENDMENT

The Official Plan for the City of London is hereby amended as follows:

Schedule "A", Land Use, to the Official Plan for the City of London Planning Area is amended by designating portions those lands located at 305, 309 and 315 Southdale Road West in the City of London, as indicated on "Schedule 1" attached hereto from Open Space to Multi-Family, Medium Density Residential.



File: OZ-8320
Planner: Mike Corby

AMENDMENT NO:

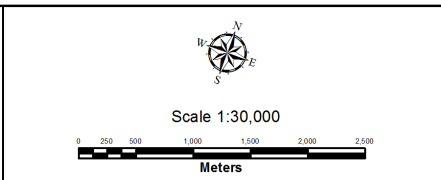


Legend

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

This is an excerpt from the Planning Division's working consolidation of Schedule A to the City of London Official Plan, with added notations.

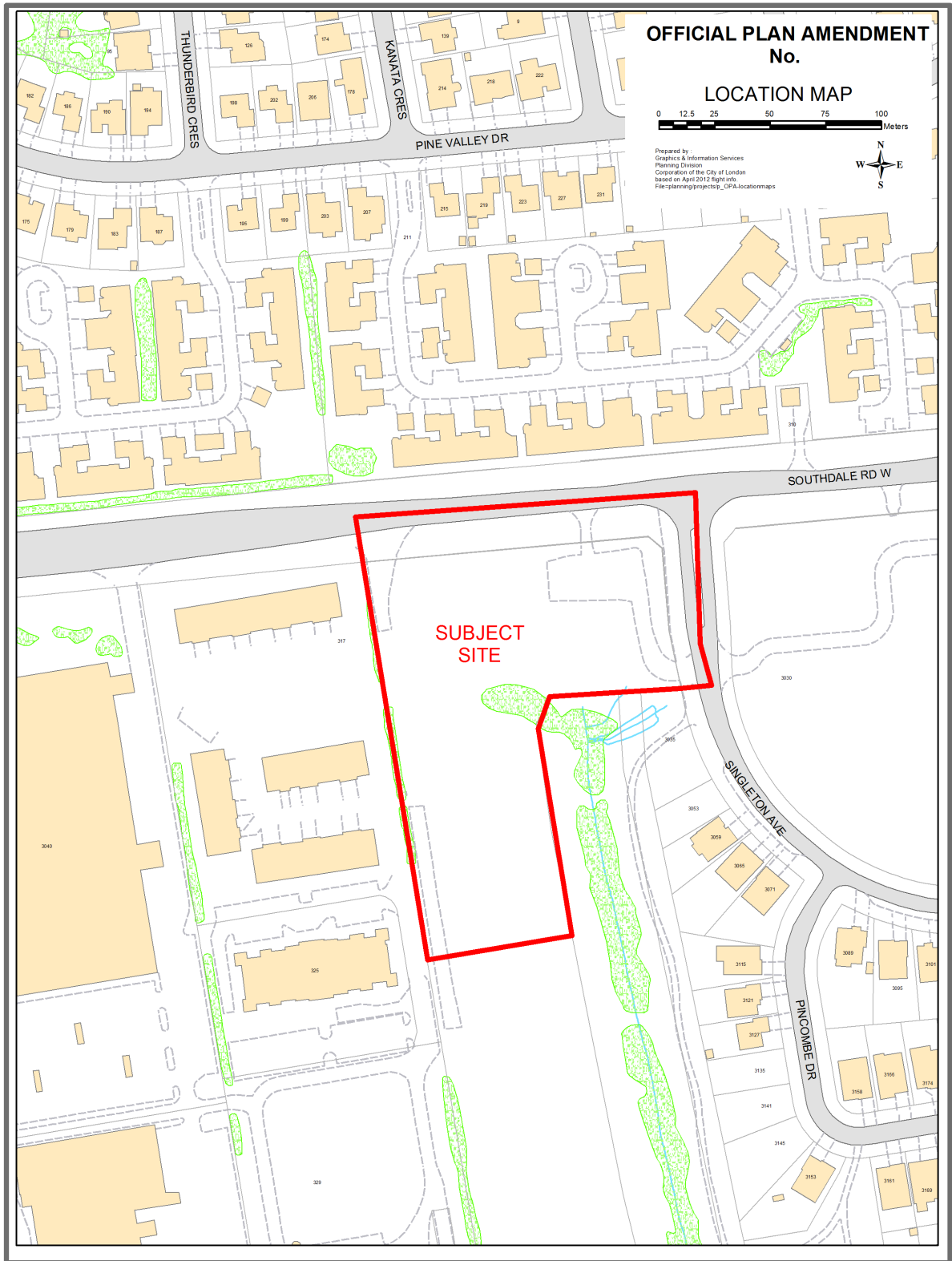
**SCHEDULE 1
TO
OFFICIAL PLAN**
AMENDMENT NO. _____
PREPARED BY: Graphics and Information Services



FILE NUMBER: OZ-8320
PLANNER: MC
TECHNICIAN: TT
DATE: 2015/01/05

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File: OZ-8320
Planner: Mike Corby



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**File: OZ-8320
Planner: Mike Corby**

Appendix "B"

Bill No. (number to be inserted by Clerk's Office)
2015

By-law No. Z.-1-15_____

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 305, 309 and 315 Southdale Road West.

WHEREAS Tricar Developments Inc. has applied to rezone an area of land located at 305, 309 and 315 Southdale Road West as shown on the map attached to this by-law, as set out below;

AND WHEREAS upon approval of Official Plan Amendment Number (number to be inserted by Clerk's Office) this rezoning will conform to the Official Plan;

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

- 1) Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to lands located at 305, 309 and 315 Southdale Road West, as shown on the attached map comprising part of Key Map No. A.111, from an Urban Reserve (UR4) Zone, an Environmental Review (ER) Zone, an Open Space (OS4) Zone, a Holding Residential R5 (h*R5-4) Zone, and a Residential R5/Residential R9 (R5-4/R9-7*H40) Zone to a Residential R5 Special Provision (R5-4(*)) Zone and from a Residential R5/Residential R9 (R5-4/R9-7*H40) Zone to a Residential R5 Special Provision/Residential R9 (R5-4(**)/R9-7*H40) Zone;

- 2) Section Number 9.4 of the Residential (R5-4) Zone is amended by adding the following Special Provision:

)	R5-4(*)	305 Southdale Road West	
	a)	Regulation[s]	
		i) West Interior Side Yard (minimum)	3 metre (9.8ft)
		ii) Rear Yard Set Back	3.5 metre (11.5ft)
	R5-4(**)	309, 315 Southdale Road West	
	b)	Regulation[s]	
		iii) West Interior Side Yard (minimum)	3 metre (9.8ft)

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 January 27, 2015.

Agenda Item # Page #

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File: OZ-8320
Planner: Mike Corby

Matt Brown
Mayor

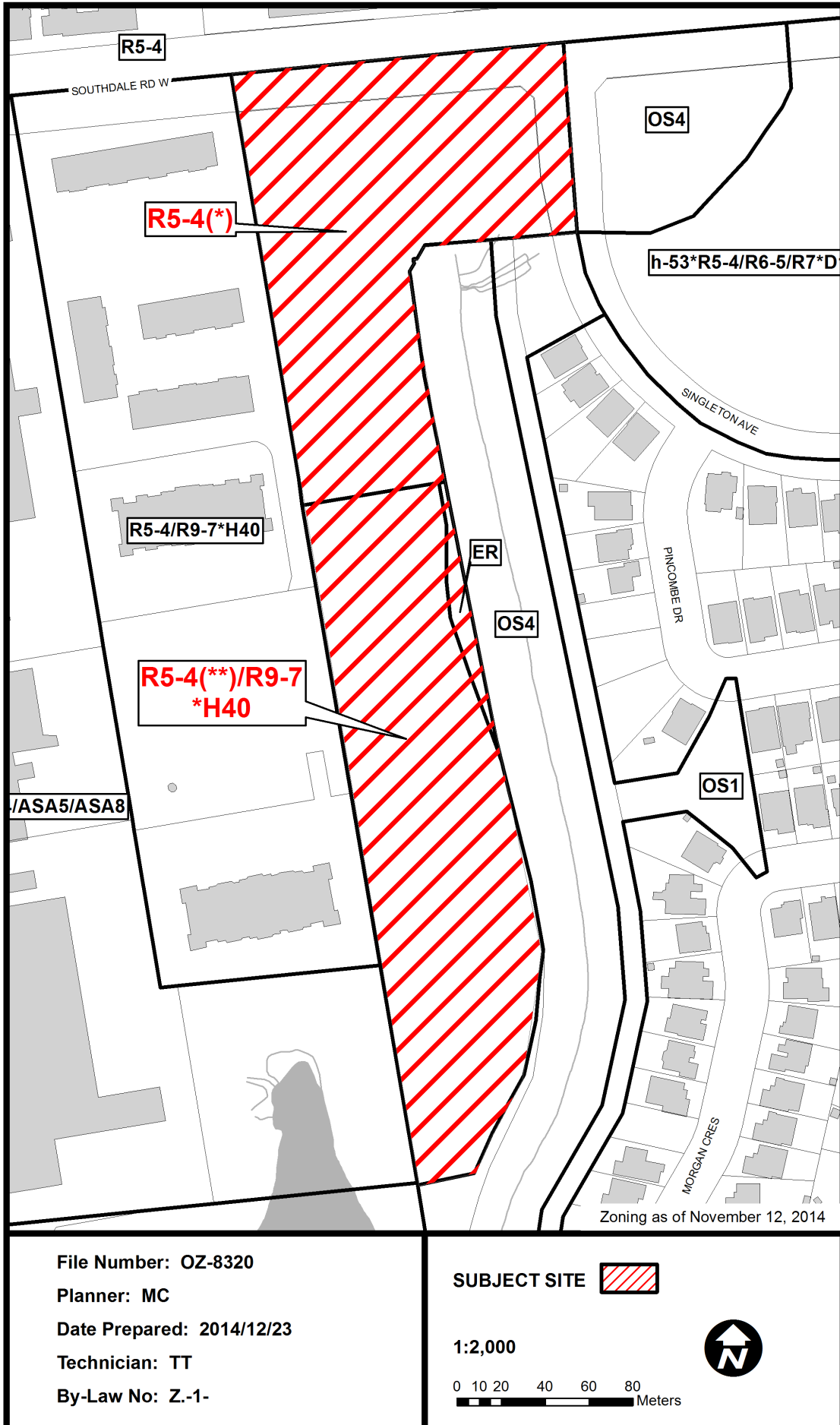
Catharine Saunders
City Clerk

First Reading - January 27, 2015
Second Reading - January 27, 2015
Third Reading - January 27, 2015

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File: OZ-8320
Planner: Mike Corby

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



File Number: OZ-8320
 Planner: MC
 Date Prepared: 2014/12/23
 Technician: TT
 By-Law No: Z.-1-

SUBJECT SITE 

1:2,000

0 10 20 40 60 80 Meters

