

--	--

T. Karidas
File No: SP11-035376

TO:	CHAIR AND MEMBERS – PLANNING AND ENVIROMENT COMMITTEE MEETING
FROM:	D. N. STANLAKE DIRECTOR OF DEVELOPMENT PLANNING
SUBJECT:	APPLICATION BY: MERVYN AND LORNA BELL 50 ESSEX STREET PUBLIC SITE PLAN MEETING FEBRUARY 6, 2012

RECOMMENDATION

That on the recommendation of the Director of Development Planning, the following actions be taken with respect to the site plan approval application by Mervyn and Lorna Bell relating to the property located at 50 Essex Street:

- a) On behalf of the Approval Authority, the Planning and Environment Committee **BE REQUESTED** to conduct a public meeting on the subject site plan application and **REPORT TO** the Approval Authority the issues, if any, raised at the public meeting with respect to the application for Site Plan approval;
- b) Council **ADVISE** the Approval Authority of any issues they may have with respect to the Site Plan application and **ADVISE** the Approval Authority whether they support the Site Plan application for a fourplex with 5 bedrooms in each unit and,
- c) the applicant **BE ADVISED** that the Director, Development Finance has projected the claims and revenues information as shown on attached Schedule A.

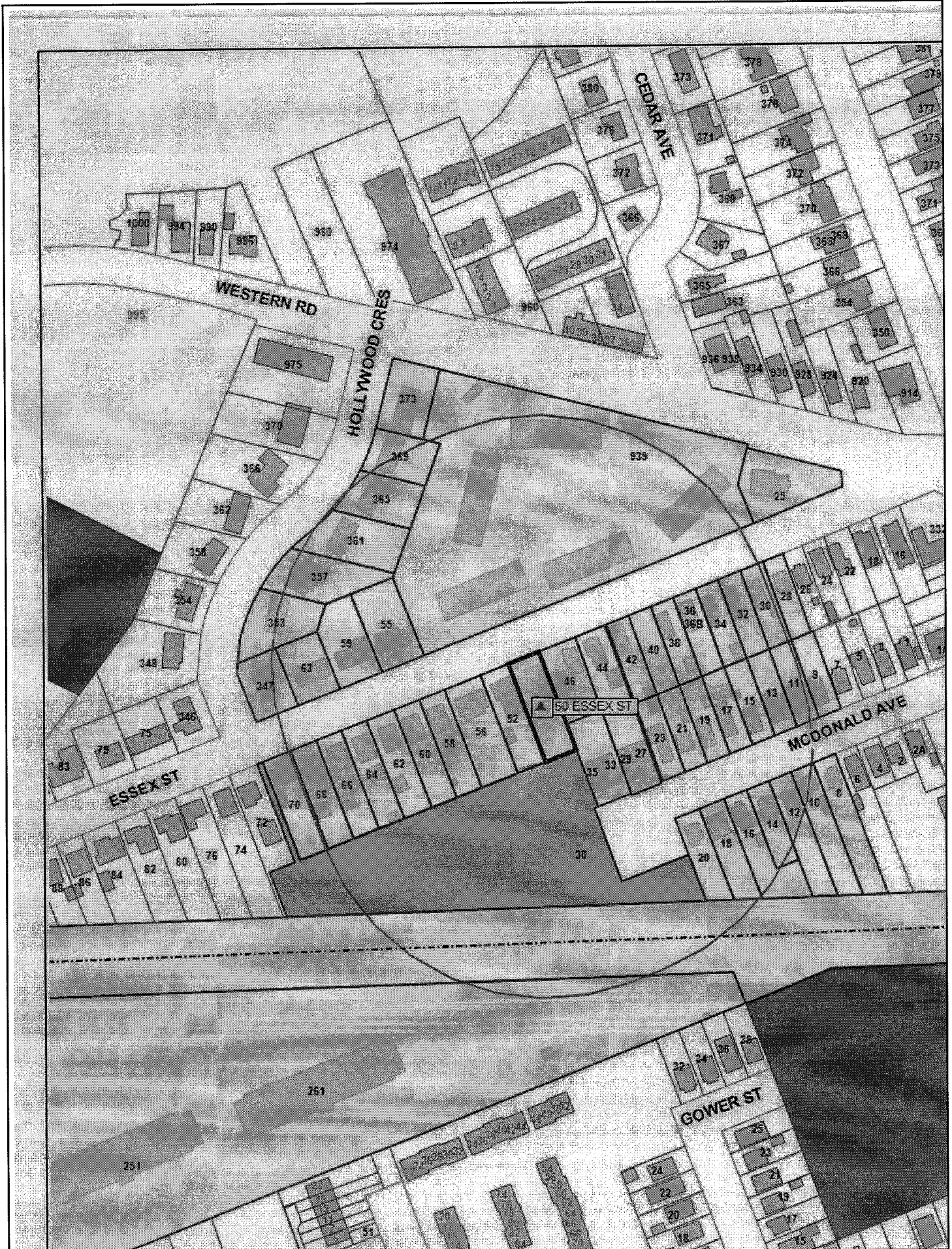
PURPOSE AND EFFECT OF RECOMMENDED ACTION

The purpose of this application is to obtain site plan approval for a new fourplex dwelling on an existing lot at 50 Essex St. The application for site plan approval has been made to ensure the development takes a form compatible with adjacent land uses. The submitted site plan conforms with the Residential R3-2(1) Zone.

--	--

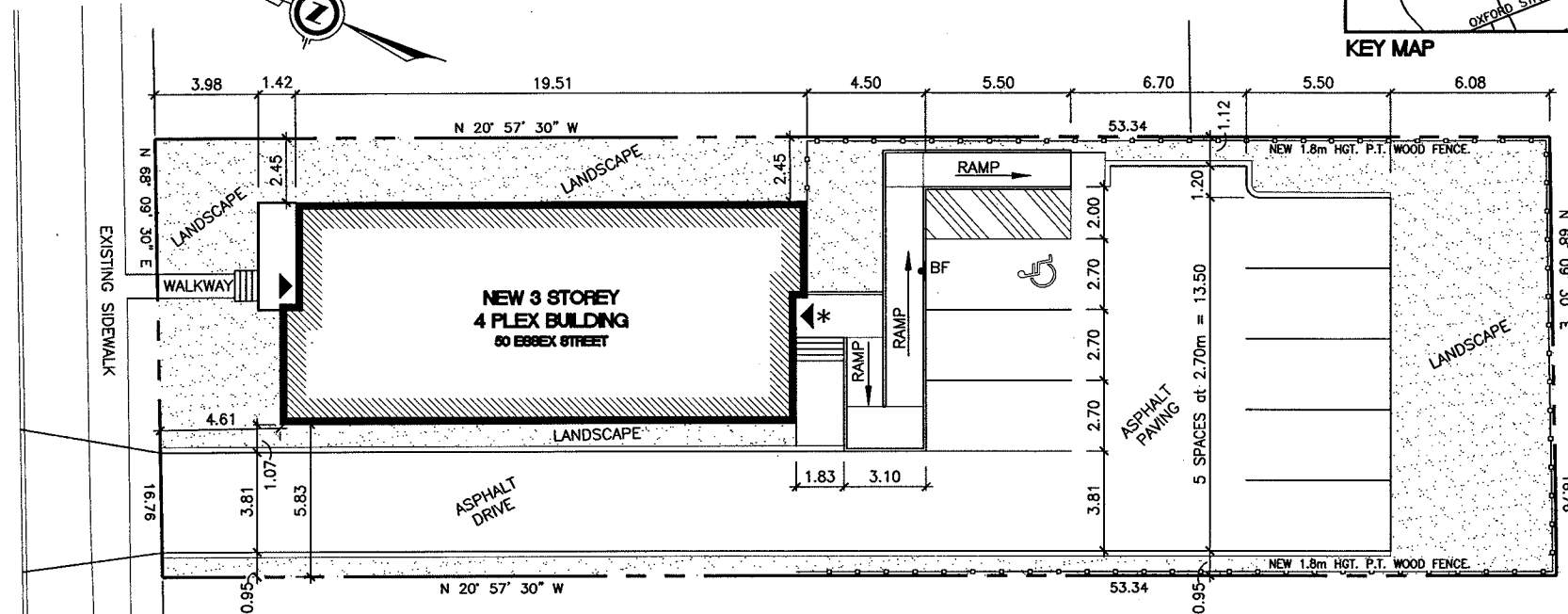
T. Karidas
File No: SP11-035376

Location Map



FILE: 2012-01-24_50 Essex - FRUBER@CROWN

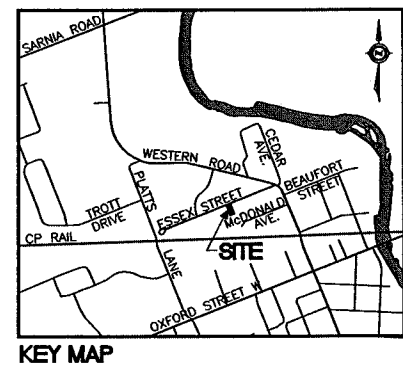
ESSEX STREET



- LEGEND**
- ▲ BF BARRIER FREE PARKING SIGNAGE
 - ◀ MAN DOOR ENTRANCE / EXIT
 - ◀* DENOTES BARRIER FREE ENTRANCE / EXIT
 - ♿ BARRIER-FREE PARKING

SITE DATA
 SITE DATA TAKEN FROM BUILDING LOCATION SURVEY OF ALL OF LOT 1 AND PART OF LOT 2 REGISTERED PLAN No. 447 (w) IN THE CITY OF LONDON COUNTY OF MIDDLESEX AS PREPARED BY FARNCOMB KIRKPATRICK & STIRLING SURVEYING LTD. ONTARIO LAND SURVEYORS DATED MARCH 12, 1987

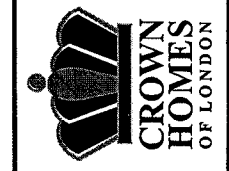
ZONING - R3-2 - RESIDENTIAL		
REGULATION	REQUIRED	PROPOSED
LOT AREA (MIN.)	600 sq.m.	891.83 sq.m.
LOT FRONTAGE (MIN.)	15.0 m	16.76 m
FRONT YARD (MIN.)	4.50 m	4.60 m
SIDE YARD (MIN.)	2.4m & 3.0m	2.45m & 5.83m
REAR YARD (MIN.)	7.0 m	128.61 m
LANDSCAPED OPEN SPACE (MIN.)	30% (268.23 sq.m.)	41.6% (371.70 sq.m.)
LOT COVERAGE (MAX.)	35% (312.93 sq.m.)	19.2% (171.94 sq.m.)
FLOOR AREA RATIO (MAX.)	75% (666.90 sq.m.)	74.7% (668.28 sq.m.)
HEIGHT (MAX.)	12.0 m	11.30 m
PARKING AREA COVERAGE (MAX.)	25.0% (222.97 sq.m.)	23.7% (211.29 sq.m.)
NUMBER OF UNITS PER LOT (MAX.)	4	4
PARKING	8	8



ORCHARD DESIGN INCORPORATED
 (519) 620-0414

I, Boris Cabozul, review and take responsibility for the design work on behalf of our firm. I am a qualified architect under the Building Code, I am qualified in the appropriate categories in the appropriate categories.
 Firm B.C.N. 28815
 Individual B.C.N.G. 22844

Signed: _____

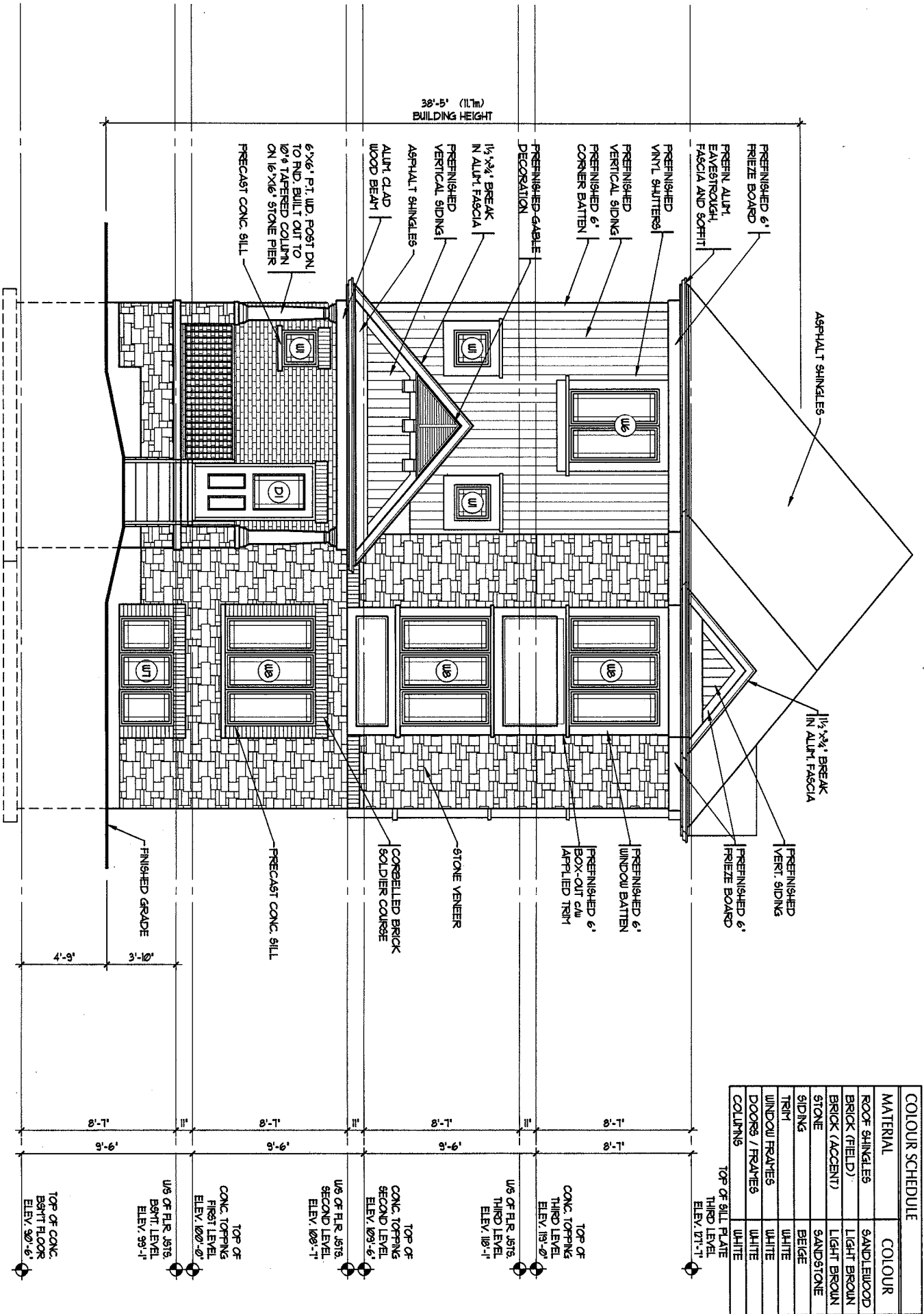


STATUS: SITE PLAN APPROVAL
 PLOTTED: 1/25/2012 1:27 PM
 SCALE: 1:200
 DWN BY: RC
 DATE: JANUARY 2012
 REV: _____

PROJECT: **3 STOREY - 4 PLEX BUILDING**
 50 ESSEX STREET LONDON ONTARIO

TITLE: **SITE PLAN**

SHEET No. **A1.1**



COLOUR SCHEDULE	
MATERIAL	COLOUR
ROOF SHINGLES	SANDLEWOOD
BRICK (FIELD)	LIGHT BROWN
BRICK (ACCENT)	LIGHT BROWN
STONE	SANDSTONE
SIDING	BEIGE
TRIM	WHITE
WINDOW FRAMES	WHITE
DOORS / FRAMES	WHITE
COLUMNS	WHITE
TOP OF SILL PLATE THIRD LEVEL. ELEV. 101'-11"	

A2.1

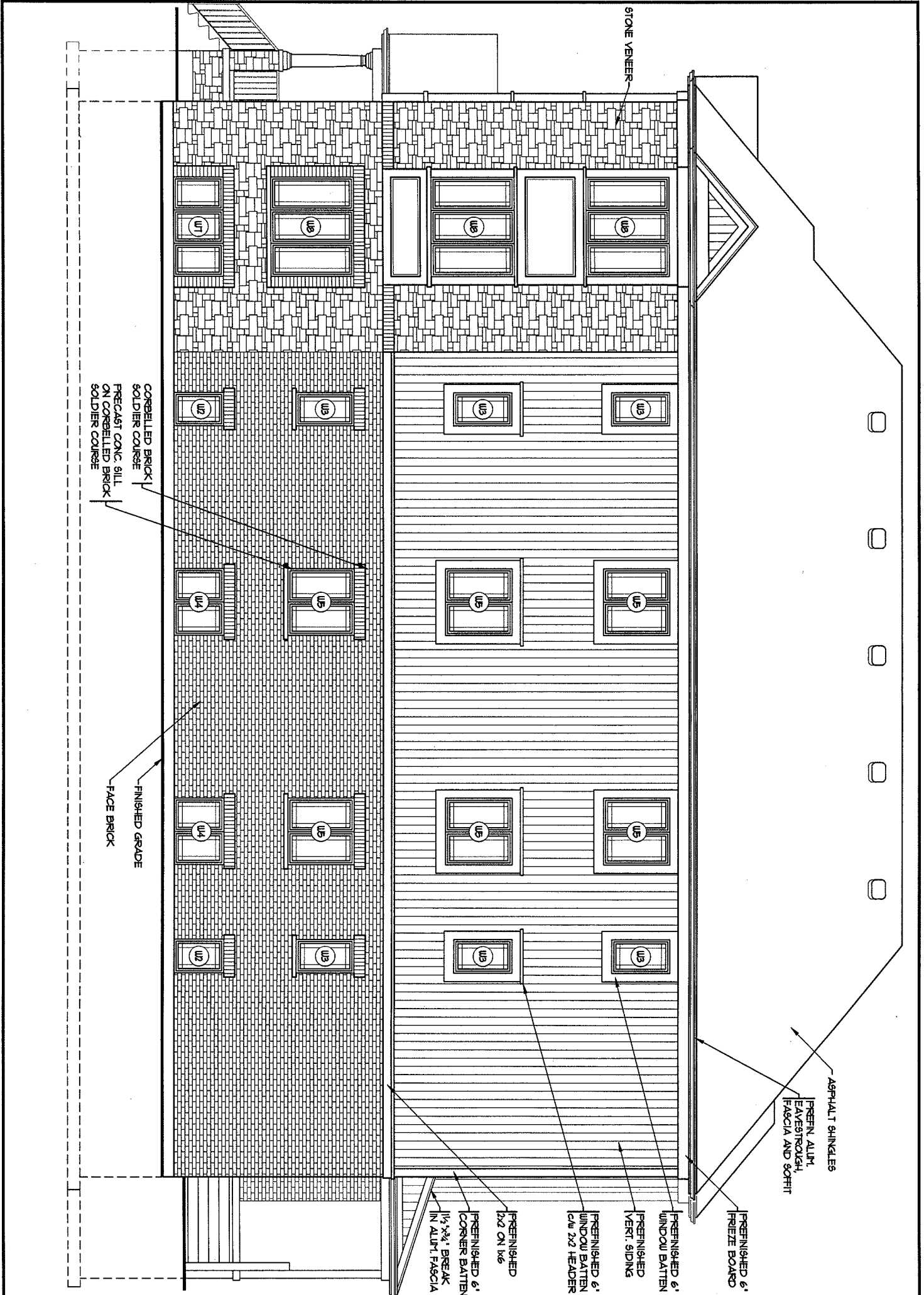
PROJECT
3 STOREY - 4 PLEX BUILDING
 50 ESSEX STREET LONDON ONTARIO
 TITLE
NORTH ELEVATION (FRONT)

STATUS: SITE PLAN APPROVAL
 PLOTTED: 1/25/2012 1:25 PM
 SCALE: 3/16"=1'-0"
 DWN BY: RC
 DATE: JANUARY 2012
 REV.



I Roda Cobanu, review and take responsibility for the design work on behalf of our firm Orchard Design Studio Incorporated registered under Division C, Part 3.9 (3.2.4) of the Building Code, I am qualified, and the firm is registered, in the appropriate classes/categories. Firm BCIN: 28615 Individual BCIN: 22844
 Signed: _____





A2.2

PROJECT
3 STOREY - 4 PLEX BUILDING
 50 ESSEX STREET LONDON ONTARIO
 TITLE
WEST ELEVATION (RIGHT SIDE)

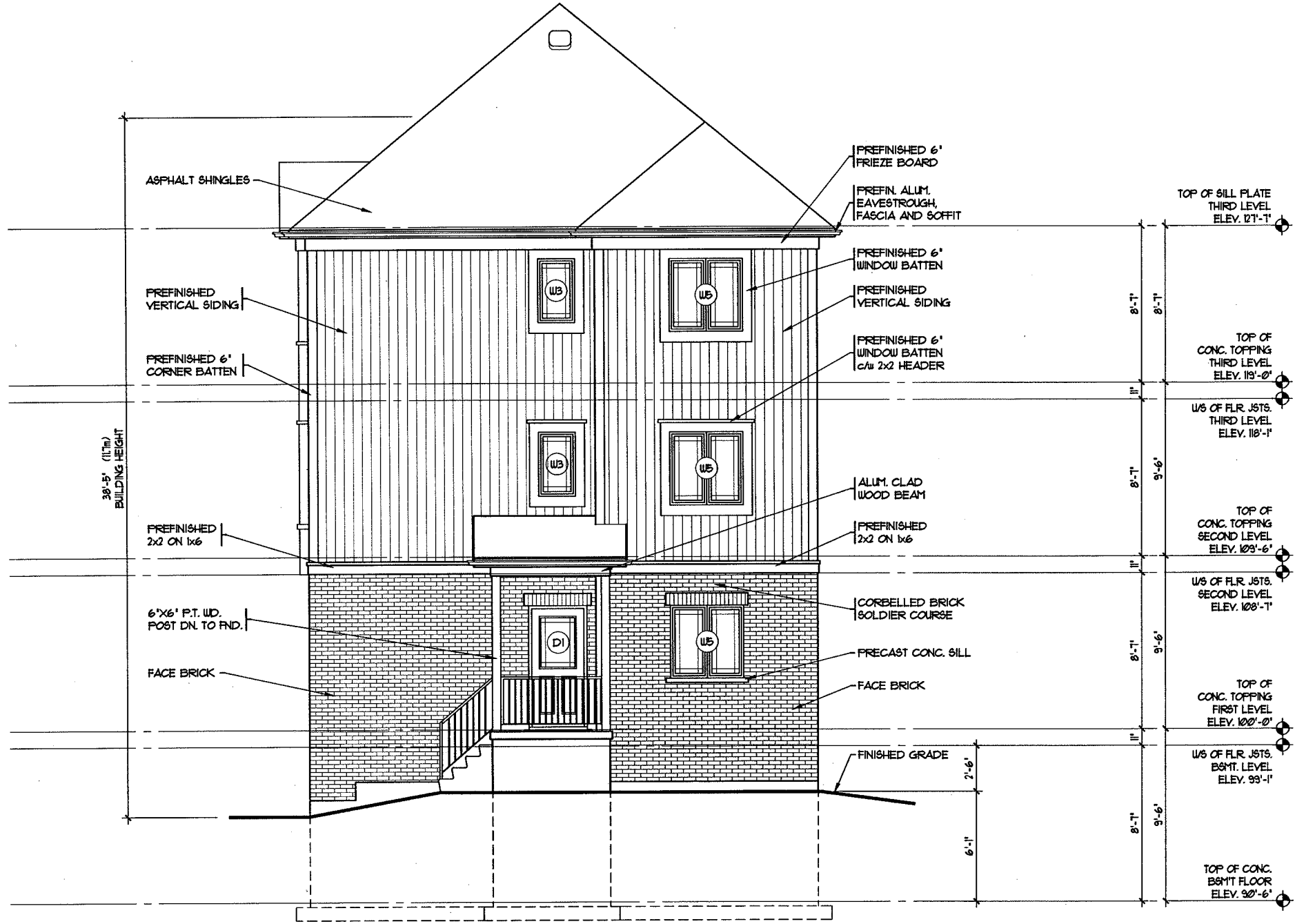
STATUS: SITE PLAN APPROVAL
 PLOTTED: 1/25/2012 1:25 PM
 SCALE: 3/16"=1'-0"
 DWN BY: RC
 DATE: JANUARY 2012
 REV.



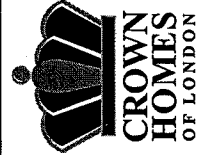
I Rodu Gibson, review and take responsibility for the design work on behalf of our firm Orchard Design Studio incorporated registered under Division C, Part 3.9 (3.2.4) of the Building Code, I am qualified, and the firm is registered, in the appropriate classes/categories.
 Firm BCIN: 28615
 Individual BCIN: 22844
 Signed: _____



FILE: 2012-01-24_50 Essex - FEELERDOWN



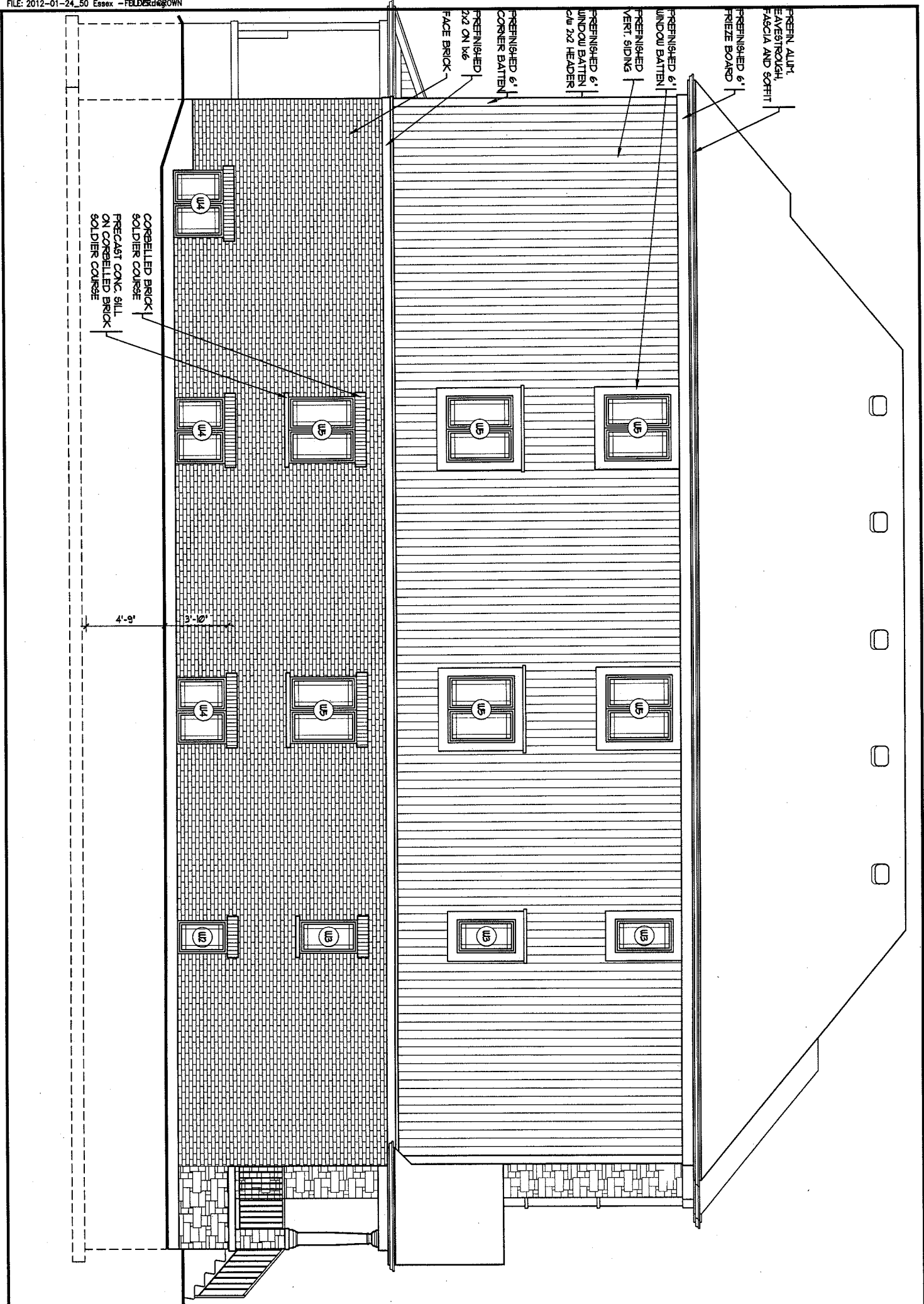
I, Scott Gibson, review and take responsibility for the design shown on this drawing. Orchard Design Studio is incorporated registered under Division C, Part 3.9 (S.2.4) of the Building Code Act and the Building Code and I am qualified to provide professional services in the appropriate classes/categories. Firm B.O.N. 28815 Individual B.O.N. 22844
Signed: _____



STATUS: SITE PLAN APPROVAL
PLOTTED: 1/25/2012 1:25 PM
SCALE: 3/16"=1'-0"
DWN BY: RC
DATE: JANUARY 2012
REV: _____

3 STOREY - 4 PLEX BUILDING
50 ESSEX STREET LONDON ONTARIO
SOUTH ELEVATION (REAR)

PROJECT SHEET No. **A2.3**



A2.4

PROJECT
3 STOREY - 4 PLEX BUILDING
 50 ESSEX STREET LONDON ONTARIO

TITLE
EAST ELEVATION (LEFT SIDE)

STATUS: SITE PLAN APPROVAL
 PLOTTED: 1/25/2012 1:25 PM
 SCALE: 3/16"=1'-0"
 DWN BY: RC
 DATE: JANUARY 2012
 REV. _____



I, **Bodu Ciobanu**, review and take responsibility for the design work on behalf of our firm Orchard Design Studio Incorporated registered under Division C, Part 3.9 (3.2.4) of the Building Code. I am qualified, and the firm is registered, in the appropriate classes/categories.
 Firm BCIN: 28615
 Individual BCIN: 22844
 Signed: _____



--	--

T. Karidas
File No: SP11-035376

APPLICATION DETAILS

Date Application Accepted: October 28, 2011	Agent: Radu Ciobanu c/o Orchard Design Studio
---	---

SITE CHARACTERISTICS:
<ul style="list-style-type: none"> • Current Land Use – Single Detached Dwelling • Frontage – 16.76m • Depth – 55.34m • Area – 891.83m² • Shape – rectangular

SURROUNDING LAND USES:
<ul style="list-style-type: none"> • North – Apartment Buildings (5) • South – Parkland – Essex Park. • East – Single Detached Dwelling • West – Semi-detached Dwelling

OFFICIAL PLAN DESIGNATION: Multi-Family, Medium Density Residential
EXISTING ZONING: - Residential R3 (R3-2(1))

SIGNIFICANT DEPARTMENT/AGENCY COMMENTS

Environmental and Engineering Services Department

The Drawings are under review by Engineering Review.

Urban Design

The drawings were approved by the Community Planning and Urban Design Section on November 24, 2011.

PUBLIC LIAISON:	On January 10, 2011, 61 Notice of Site Plan Application and Notice of Public Site Plan Meeting letters were sent out to surrounding property owners and the nature of the application was advertised in the Living in the City section of the London Free Press on January 21, 2011.	1 response received to date.
Nature of Liaison: Same as Requested Action		
Responses: One neighbour is concerned that the drainage will not be contained on site and flow onto neighbouring properties.		

--	--

T. Karidas
File No: SP11-035376

ANALYSIS

Description of the Site Plan

The Owner is proposing to replace the single-detached dwelling with a fourplex dwelling. The building maintains the existing building line along Essex Street. There are mature trees surrounding the site and will be protected during construction by tree preservation fencing. There are 2 ornamental trees proposed on the front lawn. Parking for 8 vehicles, including 1 handicapped space, is provided in the rear yard. A 1.8m high wood privacy fence is proposed around the rear of the property.

Is the Proposed Site Plan in conformity with the Official Plan and is it consistent with the Provincial Policy Statement?

Conformity with the Official Plan and consistency with the Provincial Policy Statement was considered during the site specific Zoning By-law Amendment application and the Site Plan application is consistent with the Zoning By-law Amendment application. The conclusion of that application was that the construction of the fourplex represented good planning and there is nothing with this site plan application to alter that opinion.

Does the Plan Conform to the Residential R3-2(1) Zoning?

The proposed site plan has been reviewed against and conforms to the site specific Residential R3-2(1) Zone. In all other respects the proposed building and site plan conforms to the standard zoning regulations as follows:

- Lot Area – 600m² required – 891m² existing
- Lot Frontage – 15m required – 16.76m existing
- Floor Area Ratio (max.) 75% - Proposed 74.5%
- Front Yard – 4.5m required – 4.6m proposed
- Rear Yard – 7m required – 28m proposed
- Interior Side Yard Depth – 2.4m and 3.0m required – 2.45m and 5.83m proposed
- Parking Standard – 8 spaces required – 8 spaces proposed
- Landscaped Open Space – 30% required – 41.6% proposed
- Building Height – 12.0(max.) – required – 11.3m proposed

Is the Site Plan Compatible with Adjacent Properties?

The subject lands are surrounded by a mix of single detached, semi-detached and multi-family dwellings. Generally the dwellings are two or three storeys in height. Parking for area residential dwellings is commonly found in the interior side yard, rear and front yards. The site plan as submitted is compatible with the surrounding uses and is considered appropriate for the development of these lands. The proposed elevations are in keeping with the existing building and consistent with other buildings in the area. Urban Design approved the proposed elevations after confirmation was received that material used for the asphalt shingles and brick in the proposed addition will match the existing structure.

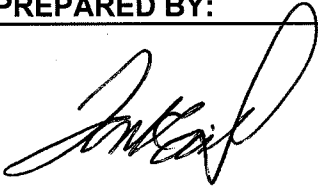
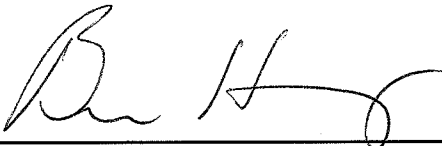
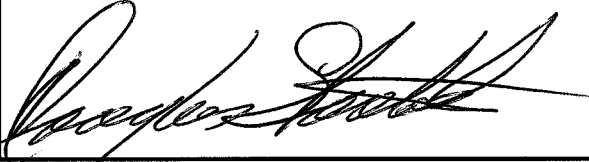
Currently surface drainage flows from north to south. Surface drainage will generally be contained on the site. Some surface runoff will go to Essex St. and the remainder of the runoff is directed to an area of rip-rap at the southwest corner of the site.

--	--

T. Karidas
File No: SP11-035376

CONCLUSION

Based on a review of the applicable Official Plan policies, the Provincial Policy Statement, and Council resolution, approval of the submitted site plan, grading plan, and elevations are considered appropriate for the development of these lands. The proposal represents good land use planning and subject to the results of the public meeting, could be recommended to the approval authority for approval along with a standard Development Agreement.

PREPARED BY:	SUBMITTED BY:
	
TOM KARIDAS SITE PLAN APPROVAL OFFICER DEVELOPMENT PLANNING	BRUCE HENRY, MANAGER OF DEVELOPMENT PLANNING (TEAM WEST)
RECOMMENDED BY:	
	
D. N. STANLAKE DIRECTOR OF DEVELOPMENT PLANNING	

January 25, 2012

DA/DNS/JL

c: David Ailles, Managing Director, DABU
John Braam, City Engineer

Agenda Item # Page #

--	--

T. Karidas
File No: SP11-035376

Bibliography of Information and Materials

Reference Documents:

City of London, Living in the City, Notice of Application and Public Meeting– Saturday, January 21, 2012.

City of London, Site Plan By-law C.P.-1455-451.

Provincial Policy Statement, March 1, 2005.

--	--

T. Karidas
File No: SP11-035376

Schedule A

The Director, Development Finance has summarized the claims and revenues information for a fourplex dwelling on the lands (50 Essex St.) as shown below:

	<u>Estimated Revenue</u>	<u>Estimated Claims</u>
Urban Works Reserve Fund (less demolition credit)	\$15,796.00 <u>(\$6,627.00)</u> \$9,169.00	\$NIL
Other Reserve Funds (City Services & Hydro) (less demolition credit)	\$39,252.00 <u>(\$16,450.00)</u> \$22,802.00	\$NIL
TOTAL	\$31,971.00	