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J. LEUNISSEN
File No: SP11-040456

TO:	CHAIR AND MEMBERS – PLANNING AND ENVIROMENT COMMITTEE MEETING
FROM:	D. N. STANLAKE DIRECTOR OF DEVELOPMENT PLANNING
SUBJECT:	APPLICATION BY: ANNA-MARIA AND DOMENIC ANNELLO 28 WATMAR AVENUE PUBLIC SITE PLAN MEETING FEBRUARY 27, 2011 after 4:30 PM

RECOMMENDATION

That on the recommendation of the Director of Development Planning, the following actions be taken with respect to the site plan approval application of Anna-Maria and Domenic Annello relating to the property located at 28 Watmar Avenue:

- a) On behalf of the Approval Authority, the Planning and Environment Committee **BE REQUESTED** to conduct a public meeting and **REPORT TO** the Approval Authority the issues, if any, raised at the public meeting with respect to the application for Site Plan approval to permit one single detached dwelling;
- b) Council **SUPPORTS** the Approval Authority granting approval of the attached site plan, elevations and development agreement clauses; and,
- c) the applicant **BE ADVISED** that the Director, Development Finance has projected claims and revenues information shown below.

CLAIMS AND REVENUE INFORMATION

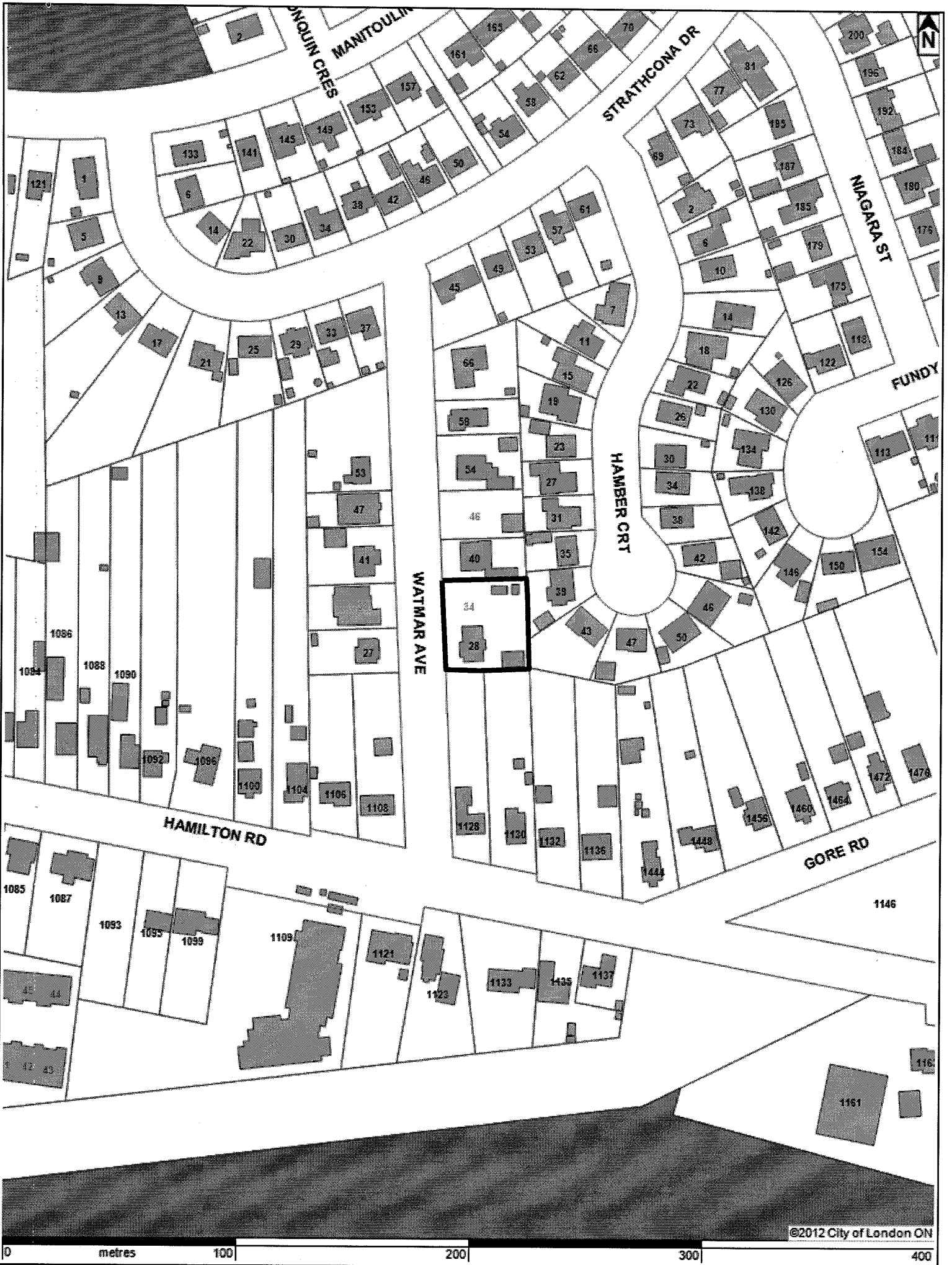
The Director of Development Finance has projected the following claims and revenue information:

	<u>Estimated Revenue</u>	<u>Estimated Claims</u>
Urban Works Charges	\$6,627.00	\$NIL
City Services Charges	\$16,450.00	\$NIL
TOTAL	\$23,077.00	NIL

PURPOSE AND EFFECT OF RECOMMENDED ACTION

The purpose of this application is to obtain site plan approval for a single detached dwelling on a lot to be created on lands known municipally as 28 Watmar Avenue. The application for site plan approval has been made in order to satisfy a condition of the London Consent Authority






The submitted site plan conforms with the Residential R1 (R1-6) Zone. The proposed elevations has been reviewed by the City's Community Planning and Urban Design Section and been accepted. Development of the lands in conformity with the zoning by-law and as shown on the accepted elevation will result in the construction of a single detached dwelling that is compatible with the neighbourhood.



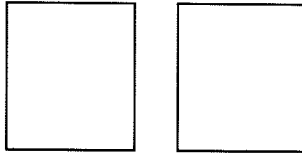
LOCATION MAP

Subject Site: 28 Watmar Avenue
 File Number: SP-11-040456
 Applicant: Anna Maria and Domenico Anello
 Created By: Jeffery Leunissen
 Date: 2012-01-30
 Scale: 1:2000

LEGEND

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





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APPLICATION DETAILS

Date Application Accepted: December 20, 2011	Agent: Anna-Maria and Domenic Annello
REQUESTED ACTION: Conduct a public meeting and report to the Approval Authority the public responses on the proposed site plan, elevations and conditions for site plan approval in order to fulfil a condition of the London Consent Authority.	

SITE CHARACTERISTICS:		
	Existing Parcel	Lands to be Severed
Land Use	Single detached dwelling, detached garage	Landscaped, two accessory buildings
Frontage	38 m	18.3
Depth	36.2	36.2
Area	1380 m ²	660 m ²
Shape	Rectangular	Rectangular
Location of Parking	South side of dwelling	Attached garage

SURROUNDING LAND USES:
<ul style="list-style-type: none"> • North – Single Detached Dwelling • South – Single Detached Dwelling • East – Single Detached Dwelling • West – Single Detached Dwellings

OFFICIAL PLAN DESIGNATION: Low Density Residential
EXISTING ZONING: - Residential R1 (R1-6)

BACKGROUND

Application for Consent to Sever:

On July 11, 2011, an Application for Consent to Sever was received by the City of London for 28 Watmar Avenue (our file B.042/11). The request was to sever a lot with 18.2 m frontage and retain a lot with 19.8 m frontage. Notice of the application was circulated to area residents on July 15, 2011 and published in the Living in the City section of the London Free Press on July 14, 2011. On August 15, 2011, the City of London Consent Authority issued a Provisional Consent Decision and condition no. 8 was as follows:

8. *The applicant shall apply for site plan approval in accordance with section 3.2.3.5. of the Official Plan, including a public site plan meeting. The site plan shall be submitted to the Development Planning Division and Site Plan approval must be granted and be in effect prior to the issuance of a consent certificate.*

There were no appeals to the decision of the Consent Authority.

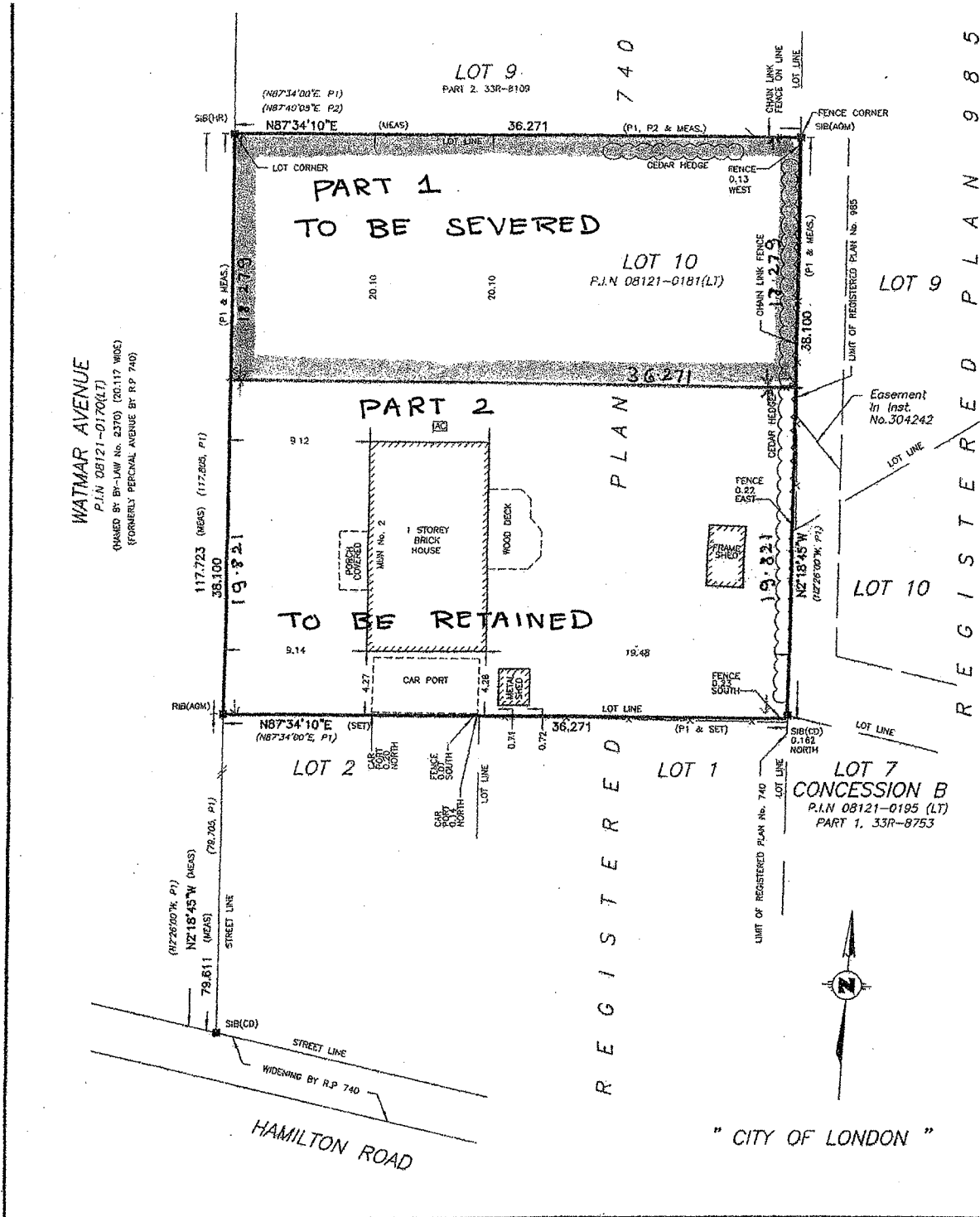
An application for Site Plan was accepted on October 13, 2010. The application was circulated and no concerns were received from the public or from circulated agencies/departments.

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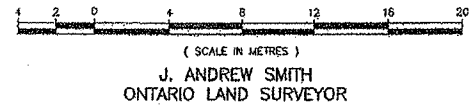
Consent Application B.042/11

Agenda Item # Page #

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OF ALL OF
LOT 10
REGISTERED PLAN 740
IN THE
CITY OF LONDON
COUNTY OF MIDDLESEX
SCALE 1 : 250 (METRIC)



LEGEND:

BEARINGS ARE U.T.M. GRID (NAD'83 REFERENCE), DERIVED FROM STATION NO. 28942106 AND STATION NO. 28942113 AND ARE REFERRED TO THE CENTRAL MERIDIAN 81°00' WEST LONGITUDE, ZONE 17.

- DENOTES SURVEY MONUMENT SET
- DENOTES SURVEY MONUMENT FOUND
- SIB DENOTES STANDARD IRON BAR
- IB DENOTES IRON BAR
- RIB DENOTES 16mm DIAMETER ROUND IRON BAR
- CC DENOTES CUT CROSS
- TP DENOTES CONTROL POINT
- WIT DENOTES WITNESS
- MEAS DENOTES MEASURED
- CD DENOTES CALLON, DIETZ, O.L.S.'s
- AGM DENOTES ARCHIBALD, GRAY & McKAY, O.L.S.'s
- HR DENOTES HOLSTEAD & REDMOND, O.L.S.'s
- P1 DENOTES REGISTERED PLAN 740
- P2 DENOTES PLAN 33R-B109

ASSOCIATION OF
LAND SURVEYORS
PLAN SUBMISSION
15700s

THIS PLAN IS NOT
VALID UNLESS IT IS AN
ORIGINAL COPY
ISSUED BY THE S
IN ACCORDANCE
REGULATION 1026, SEC

SURVEYOR'S CERTIFICATE:

I CERTIFY THAT:
(1) THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.

(2) THE SURVEY WAS COMPLETED ON THE 22nd DAY OF JULY, 2005.

JULY 29, 2005
LONDON, ONTARIO

J.A. Smith
J. ANDREW SMITH
ONTARIO LAND SURVEYOR

THIS PLAN MUST BE READ IN CONJUNCTION WITH SURVEY REPORT DATED JULY 29,

THIS REPORT WAS PREPARED FOR HAZEM KAWACH AND THE ABOVE SIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

METRIC: DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

Callon & Dietz
INCORPORATED
ONTARIO LAND SURVEYORS
LONDON, ONTARIO
T: (519) 673-0220 F: (519) 673-5052 www.callond
SURVEY BY: B.S. DRAWN BY: A.M.W. FILE No: 05-15000 PLAN No: 1

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SIGNIFICANT DEPARTMENT/AGENCY COMMENTS

None

PUBLIC LIAISON:	On January 5, 2012, Notice of the Application for Site Plan Approval were sent out to area property owners within 120 metre of the subject lands and Notice of the Application was published in the Living in the City section of the London Free Press on February 4, 2012. Notice of Public Meeting was sent to area residents on January 31, 2012 and advertised in the Living in the City on February 11, 2011.	
Nature of Liaison: Same as Requested Action		
Responses: None		

ANALYSIS

Description of the Site Plan

The Owner is proposing to sever the lands known municipally as 28 Watmar Avenue. The existing parcel has approximately 38 m of frontage. The proposed severance will result in a retained lot, measuring 19.8 m by 36.2 m and a severed lot measuring 18.2 m by 36.2 m. The retained lot, which is located on the southern portion of the existing parcel, will contain the existing single detached dwelling and an detached accessory building and severed lot is intended to be developed containing a new one storey single detached dwelling with an attached two car garage. Two accessory buildings currently located on the severed lot will have to be demolished to accommodate the new single detached dwelling. The 6 m wide driveway to the double car attached garage is proposed for the north side of the building. The exterior is proposed to be brick. Existing hedges along the northern and eastern lots lines are to remain.

The proposed one storey dwelling unit will differ from existing dwellings on the street in that it will contain an attached garage but the size and scale of building is in keeping with area single detached dwellings.

Municipal services, water, sanitary and storm, are available on Watmar Avenue. There are no sidewalks on Watmar Avenue and no sidewalk is proposed with this application.

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

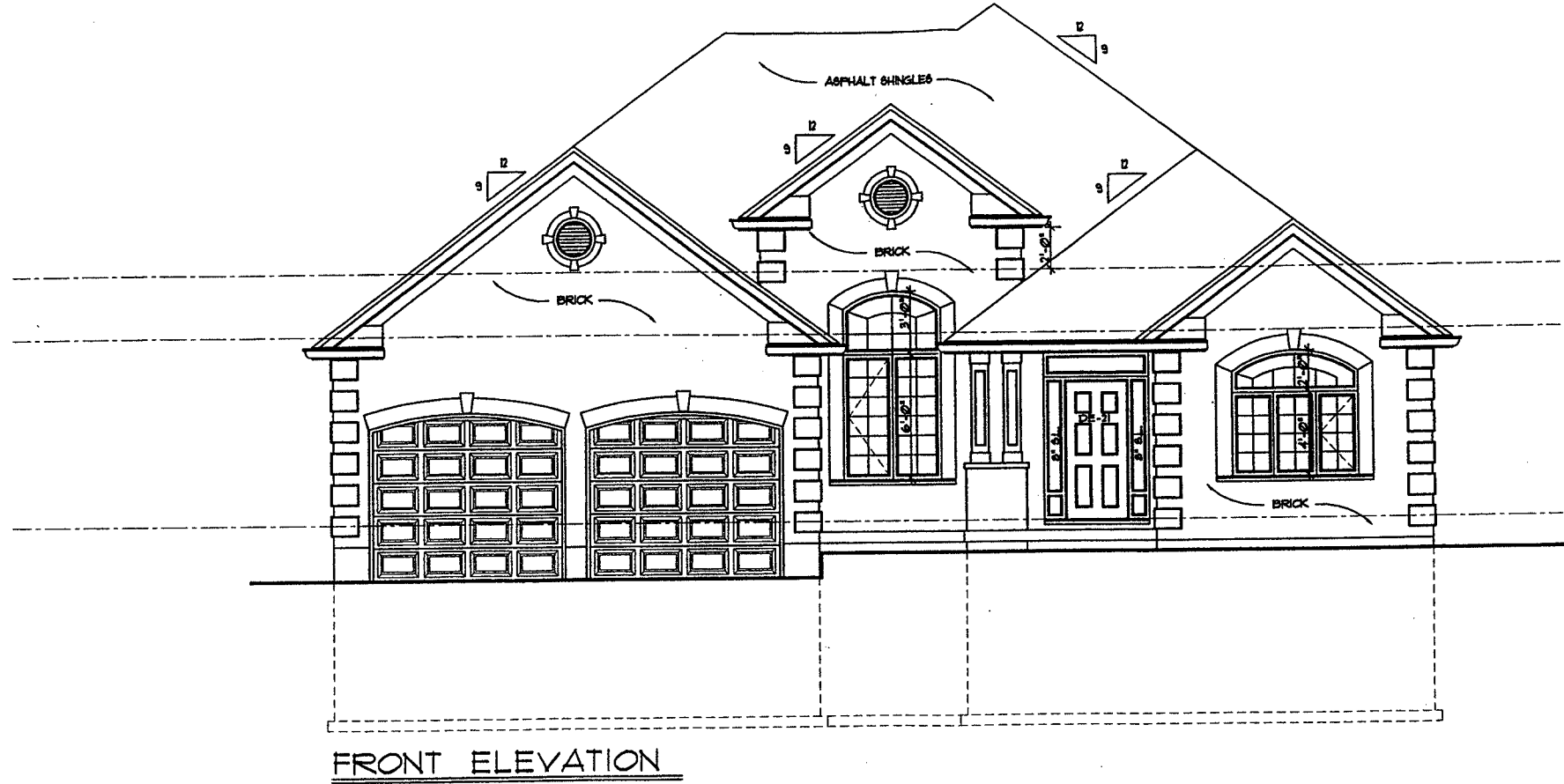
The subject lands are within the Urban Growth Boundary and designated Low Density Residential. The Provincial Policy Statement (PPS) contains policies promoting intensification, encouraging the efficient use of resources, and optimizing the infrastructure and public services. The proposed site plan to allow for the erection of a single detached dwelling on full municipal services is consistent with the Building Strong Communities policies of the PPS. The PPS also contains policies regarding the Wise Use and Management of Resources and Protection of Public Health and Safety. The Wise Use and Management of Resources and Protection of Public Health and Safety policies are not applicable to this application. The proposed site plan application is considered to be consistent with the Provincial Policy Statement.

Areas designated Low Density Residential in the Official Plan are primarily intended for low rise, low density forms of housing. Residential intensification, which by definition includes infill development including lot creation, is allowed within the Low Density Residential designation subject to a public meeting on the site plan (policy 3.2.3.5.) It is this policy the London Consent Authority considered when making a public meeting of site plan approval a condition of the consent.

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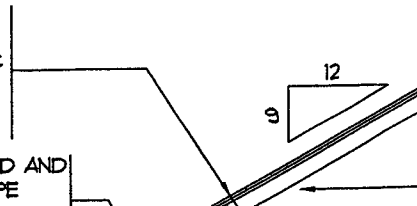
PROPOSED FRONT ELEVATION



FRONT ELEVATION

235# ASPHALT SHINGLES
 3/8" ROOF PLYWOOD C/W CLIPS
 APPROVED ROOF TRUSSES @ 24" O.C
 R40 (MIN.) BLOWN INSULATION
 6 MIL POLY VAPOUR BARRIER
 5/8" DRYWALL

TYPE 'S' OR 'M' ROLLED ROOFING LAPPED AND
 CEMENTED 4" MIN. 36" MIN. UP ROOF SLOPE

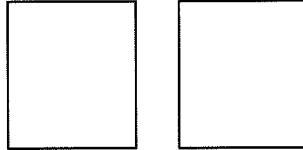


PROVIDE 1 SQ. FT. OF
 VENTILATED AIR FOR EVERY
 300 SQ. FT. OF INSULATED

RECEIVED BY

DEC 20 2011

CITY OF LONDON
DEVELOPMENT APPROVALS BUSINESS UNIT



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The Official Plan also contains policies for new development to be on full municipal services and the dedication of parkland or cash-in-lieu of parkland. Full municipal services are available for the proposed lot and payment of cash-in-lieu of parkland is a condition of the consent.

With the tools available through the Application for Consent, the Application for Site Plan Approval and the Application for Building Permit, future development of these lands will maintain the character of the area, will be on full municipal services and will be in conformity with the Low Density Residential policies of the Official Plan.

Does the Plan Conform to the Residential R6-1 Zoning?

Lands zoned Residential R1 (R1-6) require a minimum lot frontage of 15 m and a minimum lot area of 450 m². Both the severed and retained lots exceed the minimum lot frontage and minimum lot area regulations of the R1-6 Zone. The R1-6 Zone also contains regulations regarding minimum setbacks; front, rear and interior; maximum lot coverage, maximum height, and maximum parking area coverage. General provisions within By-law Z.-1 limit driveway widths to a maximum of 40% the width of the lot to a maximum of 6 m. The existing single detached dwelling on the proposed retained lot and the proposed site plan have been reviewed against the regulations of the R1-6 Zone and the General Provisions and conform to the requirements. Development of the lands as proposed will result maintain the character of the area and is considered good planning.

What were the conditions of the Provisional Consent?

The London Consent Authority imposed a total of 10 conditions when it issued its Provisional Decision on August 15, 2011. The majority of the conditions were administrative such as the length of time permitted to fulfil the conditions, providing the 2 paper copies of the reference plan, the requirement that the Consent Certificate fee (\$200) be paid at the time of issuance of the Certificate and that the transaction be completed 6 months after issuance of the Certificate. Other conditions imposed by the Consent Authority deal with financial matters. These conditions require the payment of cash-in-lieu of parkland dedication for the proposed lots, the applicant to pay cash-in-lieu for street planting purposes and the applicant to pay in full all financial obligations/encumbrances owing to the City. Both the administrative and financial conditions are standard conditions. Lastly, the Consent Authority imposed a condition requiring the applicant apply for site plan approval, including a public meeting. The Condition require Site Plan Approval to be granted and in effect prior to the issuance of a Certificate. This condition is in accordance with policy 3.2.3.5 of the Official Plan.

The proposed lot will be number 34 Watmar Avenue.

The applicant has until August 15, 2012 to fulfil all the conditions of the Provisional Decision and upon receipt of a resolution from the March 20th Council meeting, it is expected a Development Agreement will be forwarded to the applicant in April.

Is the Site Plan Compatible with Adjacent Properties and Appropriate for the Development of the Lands?

The subject lands currently contain a single detached dwelling and numerous accessory building on a large property. Properties in the area contain single detached dwelling on lots that range from 15 m frontage to 52 m frontage. Lots to the immediate east, fronting on Hamber Court, are more uniform than those found on Watmar Avenue. Hamber Court lots have frontages of 15 m. Severing the lands to allow for the creation of an 18 m frontage lot and a 19 m frontage lot is in keeping with the character of the area. The proposed single detached dwelling conforms to the regulations of the Residential R1 (R1-6) Zone and will be compatible with surrounding land uses. Development of the lands as proposed is considered appropriate for the lands.

The site plan as submitted is in conformity with the Site Plan Control By-law.

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Proposed Site Plan Agreement

To ensure the proposed Site Plan and elevations are constructed, a Site Plan Development Agreement is required. Schedules to the Agreement will be the site plan and elevations.

It is standard practice to require a separate security with Development Agreements. If a site is not constructed as shown on the approved drawing, having a security provides the City a mechanism to complete any deficiencies. In only a few instances has the City had to cash the security to complete works. For past site plans associated with single detached dwellings, staff has advised the Committee it does not believe a separate security is required and the Committee has concurred with this recommendation. As this application is for a single detached dwelling, it is not recommended a security be required with the Development Agreement.

CONCLUSION

The proposed site plan has been reviewed against the Provincial Policy Statement, the applicable Official Plan policies, Zoning By-law Z.-1 and the Site Plan Control Manual and been determined in conformity with the applicable policies and regulations. The proposed site plan and elevations will result in development that will maintain the character of the area. Development of the lands in accordance with the submitted site plan and elevations is considered good land use planning and recommended for approval.

PREPARED AND SUBMITTED BY:	RECOMMENDED BY:
	
JEFF LEUNISSEN, MCIP RPP MANAGER OF DEVELOPMENT PLANNING	D. N. STANLAKE DIRECTOR OF DEVELOPMENT PLANNING

February 14, 2012

DA/DNS/JL/LS/KP

- c: David Ailles, Managing Director, DABU
- John Braam, Acting Executive Director, PEES Department

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Bibliography of Information and Materials

Reference Documents:

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, Notice of Application, 2011.

City of London, Notice of Public Meeting, 2011.

City of London, Living in the City – Saturday, July 2, 2011.

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

City of London, Committee of Adjustment Decision - File No. A.012/11

Provincial Policy Statement, March 1, 2005

Site Plan Application file SP11-040456