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S. Bellaire  
File No: SP12-003552

<b>TO:</b>	<b>CHAIR AND MEMBERS – PLANNING AND ENVIROMENT COMMITTEE MEETING</b>
<b>FROM:</b>	<b>D. N. STANLAKE DIRECTOR OF DEVELOPMENT PLANNING</b>
<b>SUBJECT:</b>	<b>APPLICATION BY: PELLUMB JAKUPI 363 EDMONTON STREET PUBLIC SITE PLAN MEETING FEBRUARY 27, 2011 after 4:30 PM</b>

<b>RECOMMENDATION</b>
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That on the recommendation of the Director of Development Planning, the following actions be taken with respect to the site plan approval application of Pellumb Jakupi relating to the property located at 363 Edmonton Street:

- 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 and elevations; and,
- c) the applicant **BE ADVISED** that the Director, Development Finance has projected claims and revenues information shown below.

<b>CLAIMS AND REVENUE INFORMATION</b>
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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
<b>TOTAL</b>	<b>\$23,077.00</b>	<b>\$Nii</b>

<b>PURPOSE AND EFFECT OF RECOMMENDED ACTION</b>
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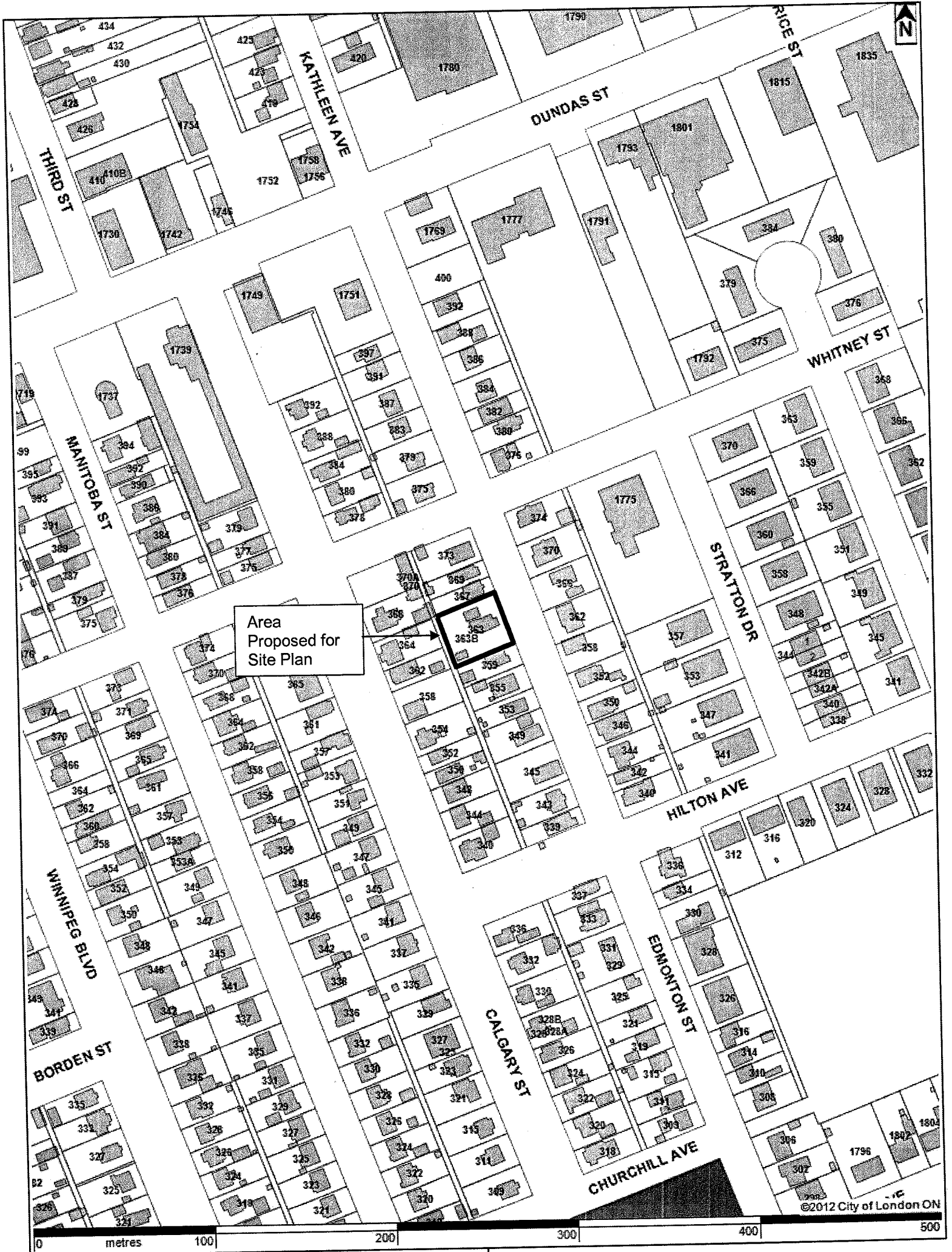
The purpose of this application is to obtain site plan approval for a single detached dwelling on a lot to be created on lands known municipally as 363 Edmonton Street. The application for site plan approval has been made in order to satisfy a condition of the London Consent Authority

The submitted site plan conforms with the Residential R2 (R2-3) Zone. The proposed elevation has been reviewed by the City's Community Planning and Urban Design Section. Development of the lands in conformity with the zoning by-law and as shown on the attached elevation will result in the construction of a single detached dwelling.

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Location Map





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**APPLICATION DETAILS**

<b>Date Application Accepted:</b> February 9, 2012	<b>Agent:</b> Susan Carlyle
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**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.

<b>SITE CHARACTERISTICS:</b>		
	<b>Existing Parcel</b>	<b>Lands to be Severed</b>
<b>Land Use</b>	Single detached dwelling, detached garage, detached accessory building	Single detached dwelling with attached garage
<b>Frontage</b>	28.437 m	9.479 m
<b>Depth</b>	35.082 m	35.082 m
<b>Area</b>	997.7 m <sup>2</sup>	332.7 m <sup>2</sup>
<b>Shape</b>	Rectangular	Rectangular
<b>Location of Parking</b>	North side of dwelling	Attached garage

- SURROUNDING LAND USES:**
- **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 R2 (R2-3)

**BACKGROUND**

**Application for Consent to Sever:**

On April 14, 2011, an Application for Consent to Sever was received by the City of London for 363 Edmonton Street. The request was to sever a lot with 9.479 m frontage and retain a lot with 18.958 m frontage. Notice of the application was circulated to area residents on April 21, 2011 and published in the Living in the City section of the London Free Press on April 23, 2011. On May 26, 2011, the City of London Consent Authority issued a Provisional Consent Decision and condition no. 10 was as follows:

10. *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.

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An application for Site Plan was accepted on February 9, 2012. The application was circulated and no concerns were received at the time this report was completed from circulated agencies/departments.

<b>SIGNIFICANT DEPARTMENT/AGENCY COMMENTS</b>
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None

<b>PUBLIC LIAISON:</b>	On February 10, 2012, Notice of the Application and Site Plan Public Meeting for Site Plan Approval were sent out to area property owners within 120 metres of the subject lands and Notice of the Application and Site Plan Public Meeting was published in the Living in the City section of the London Free Press on February 11, 2012.	2 responses
<b>Nature of Liaison:</b> Same as Requested Action		
<b>Responses:</b>		
<p>Lyndon Mac Bain, 355 &amp; 359 Edmonton Street. Indicated that he did not want to see the house developed closer to the street which would overshadow his existing homes at 355 and 359 Edmonton Street. He also indicated that he believed this proposal would cause his basement to flood due to the sandy soil in this area and wanted to ensure there will be a minimum of 2.4m (8 feet) in-between his home and the proposed home.</p> <p>Paul Burgess, 368-A Calgary Street. Opposed to this development behind his property. Believes it is aesthetically unpleasant and will wreck the property.</p>		

<b>ANALYSIS</b>
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**Description of the Site Plan**

The Owner is proposing to sever the lands known municipally as 363 Edmonton Street. The retained lot, measuring 18.958 m by 35.082 m, will contain the existing single detached dwelling and the proposed lot, which will measure 9.479 m by 35.082 m and be located on the south half of the existing property, is intended for a new one storey single detached dwelling with an attached one car garage. One detached accessory building is currently located on the proposed lot and will have to be demolished to accommodate the new single detached dwelling. The 4.06 m wide driveway to the single car attached garage is proposed for the east side of the building. The exterior of the residence is proposed to be board batten profiled vinyl siding surrounding the garage and front (east) facade and vinyl siding on the remaining exterior finishes. A cultured stone base is proposed along the front (east) elevation which wraps around the garage portion of the south elevation and approximately 1m from the front of the north elevation. The exterior materials are different from the vast majority of homes on Edmonton Street which are either vinyl sided, bricked, or a combination of the two materials. However, the proposal contains high quality materials which are supported by Community Planning and Urban Design for this development.

Municipal services including water, and sanitary are available on Edmonton Street. There is no storm sewer fronting this property therefore a storm private drain connection will not be required. There are sidewalks on Edmonton Street and a sidewalk connection is proposed with this application.

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**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. 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. 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 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 R2-3 Zoning?**

Lands zoned Residential R2 (R2-3) require a minimum lot frontage of 12 m and a minimum lot area of 370 m<sup>2</sup>. The retained lot exceeds the minimum lot frontage and minimum lot area regulations of the R2-3 Zone however the severed lot required a minor variance which was obtained on May 25, 2011 (A.032/11) to permit the severed lot with a lot frontage of 9.4m and lot area of 332.7 m<sup>2</sup>. The R2-3 Zone also contains regulations regarding minimum setbacks; front, rear and interior; maximum lot coverage, maximum height, maximum parking area coverage, and maximum number of units per lot. General provisions within By-law Z.-1 limit driveway widths for single detached dwellings in permitted residential zones with lot frontages of less than 15m to a maximum of 53% of the lot frontage. The proposed single detached dwelling on the proposed severed lot was reviewed against the regulations of the R2-3 Zone and the General Provisions and conforms to the requirements. Development of the lands as proposed is considered good infill development.

**What were the conditions of the Provisional Consent?**

The London Consent Authority imposed a total of 11 conditions when it issued its Provisional Decision on May 26, 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 requires 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 addressing will be finalized through the Site Plan approval process.

The applicant has until May 26, 2012 to fulfil all the conditions of the Provisional Decision and

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upon receipt of a resolution from the March 20<sup>th</sup> 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?**

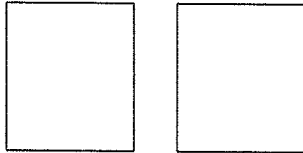
The subject lands currently contain a single detached dwelling and two accessory buildings on a large property. Properties in the area contain single detached dwelling on lots that range from approximately 10 m frontage to approximately 22 m frontage. Lots to the immediate north have a reduced lot frontage and area. Severing the lands to allow for the creation of an 18.958 m frontage lot and a 9.479 m frontage lot will maintain the character of the lots of the area. The proposed single detached dwelling conforms to the regulations of the Residential R2 (R2-3) Zone as varied. However, the style of the home is different from those in the surrounding neighbourhood. A majority of the neighbourhood's homes are single family dwellings with either no garage or a garage located in the rear of the property. This development proposes a garage which projects out from the main living area of the home closer to the street. Through the site plan review process, the Community Planning and Urban Design group indicated they would prefer to the development of this house with the addition of a covered porch over the proposed entry ramp which would reduce the visual prominence of the garage to be more consistent with the character of the neighbourhood. At the site plan consultation meeting, it was indicated that the budget for this affordable housing project would not permit the addition of the covered porch.

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

**Proposed Site Plan Agreement**

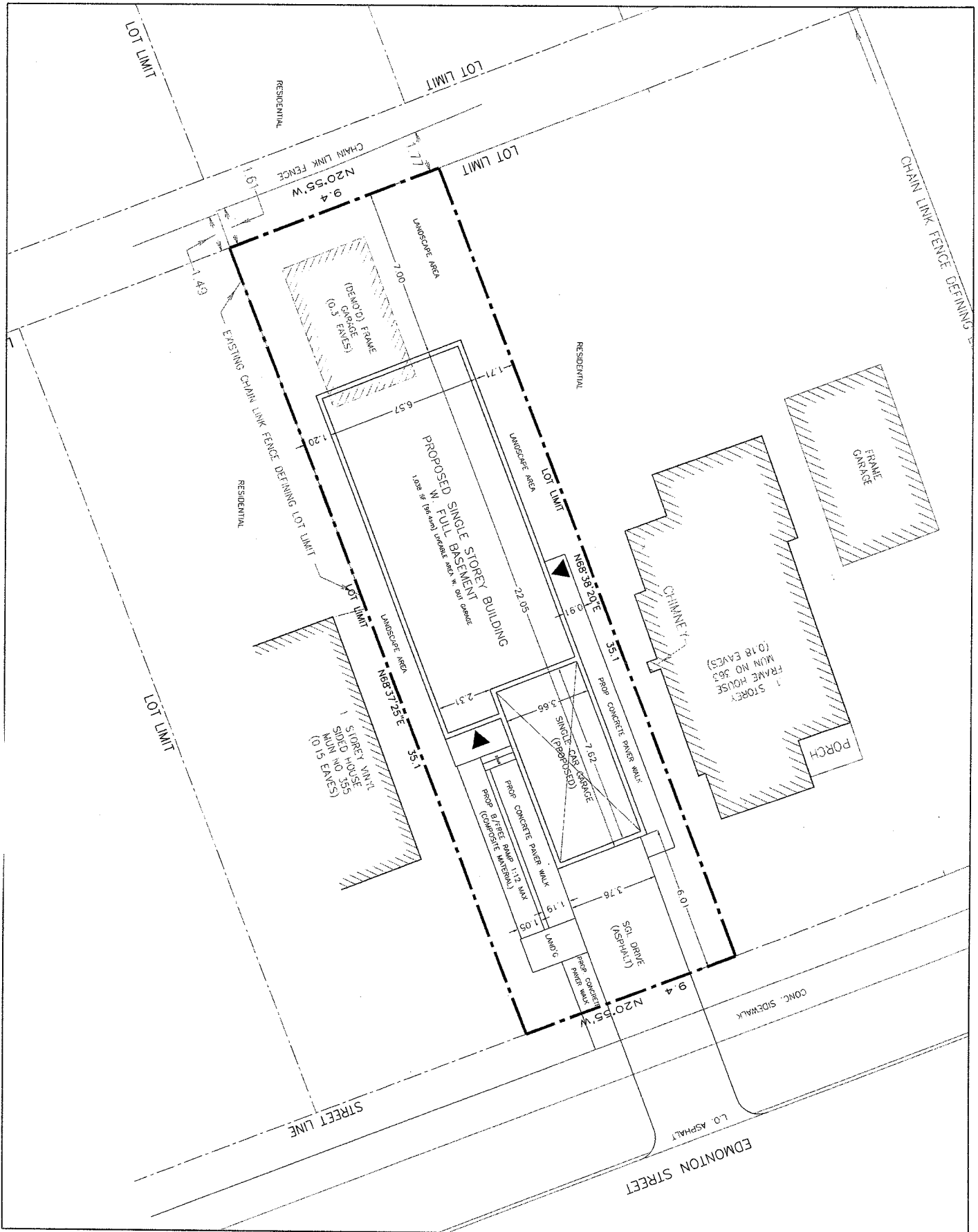
To implement the acceptance of the submitted Site Plan and elevations, a Site Plan Development Agreement incorporating the Site Plan, Servicing/Grading Plan and the elevations is required.

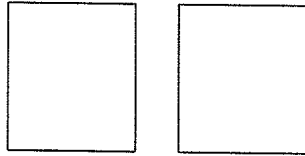
It is standard practice to require a separate security with Development Agreements. If a site is not constructed as shown on the approved drawing, having a security provides the City a mechanism to complete any deficiencies. In only a few instances has the City had to cash the security to complete works. 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 not directed otherwise. As this application is for a single detached dwelling, it is not recommended a security be required with the Development Agreement.



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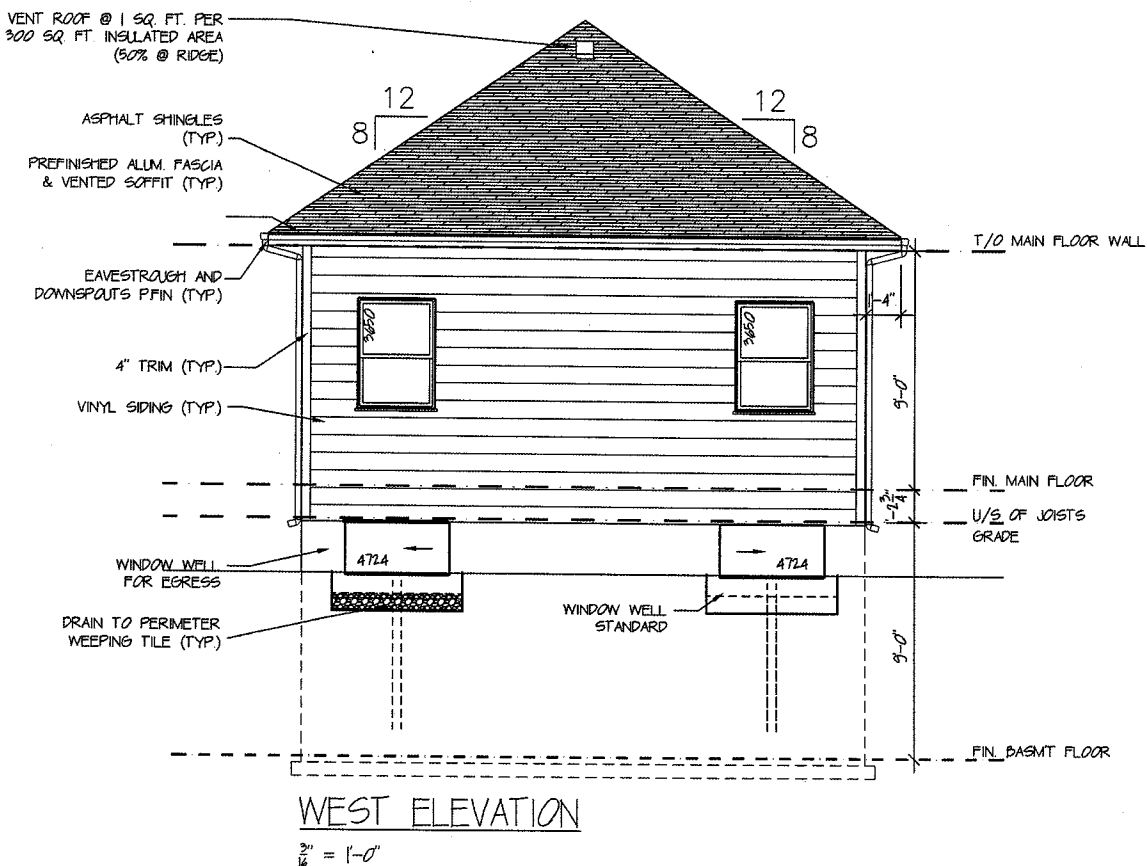
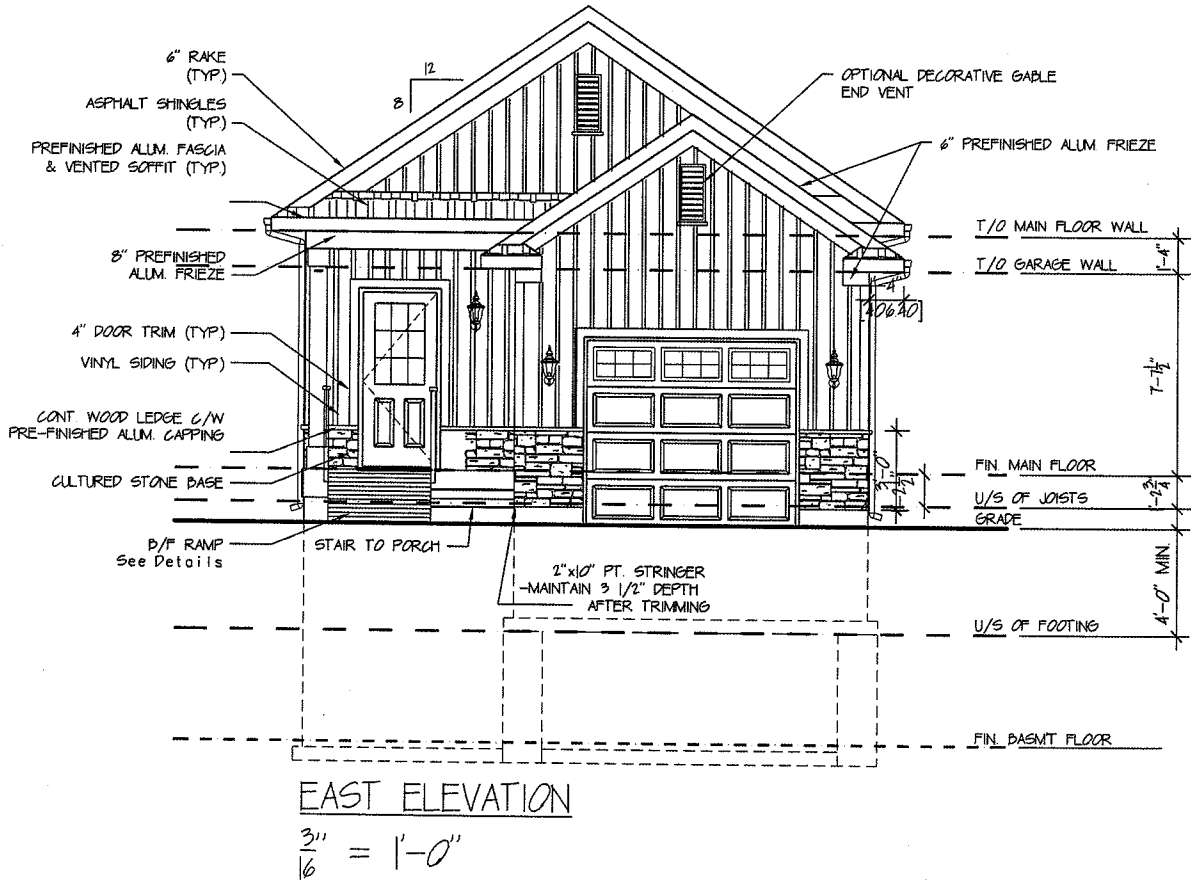
Proposed Site Plan





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Proposed East and West Elevation

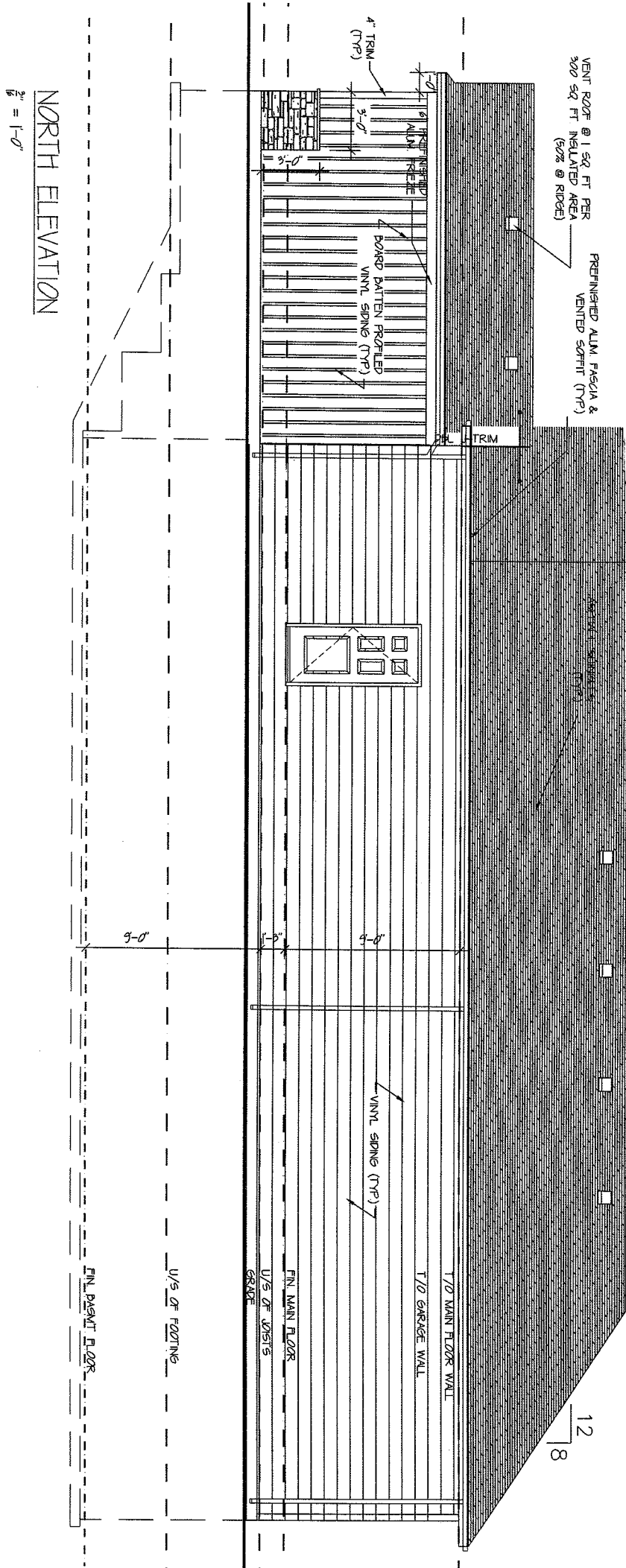




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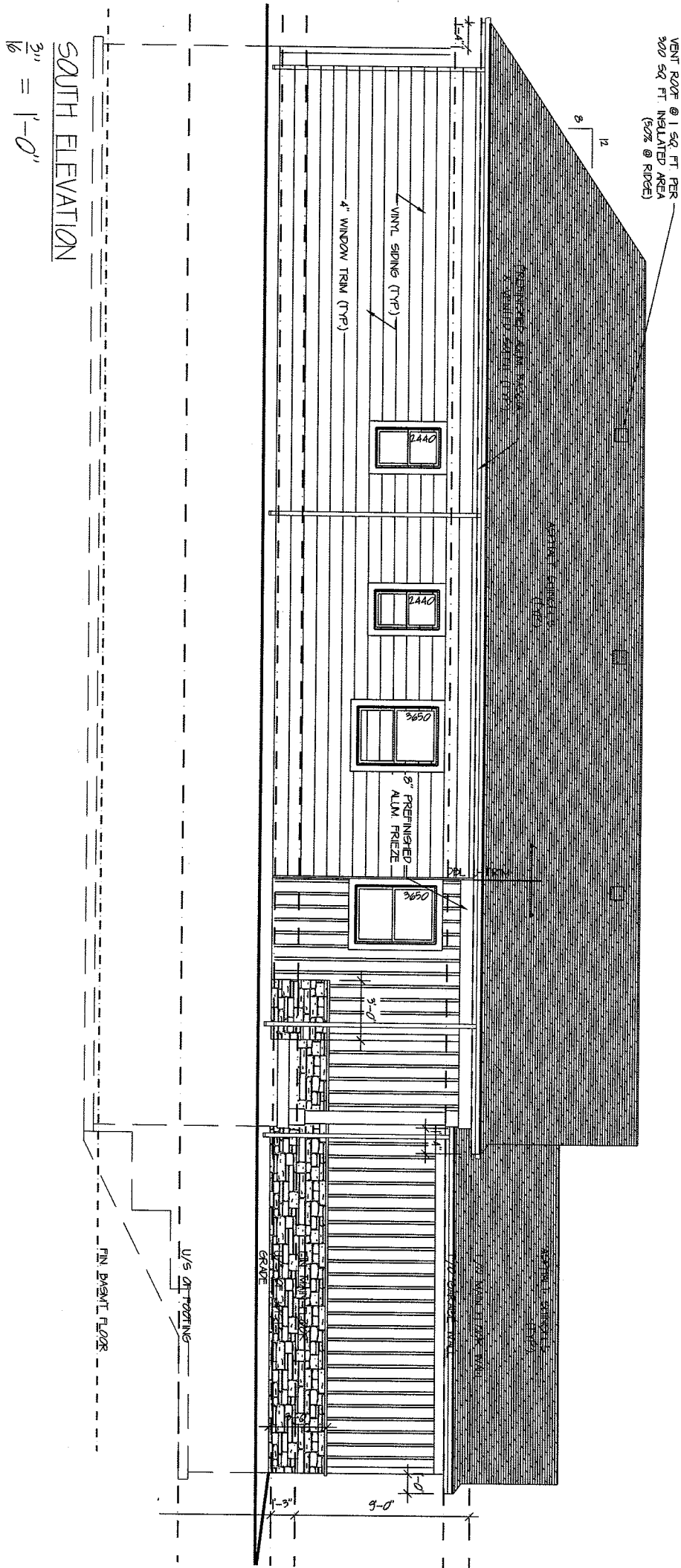
Proposed North Elevation





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Proposed South Elevation



SOUTH ELEVATION


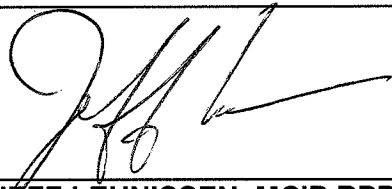
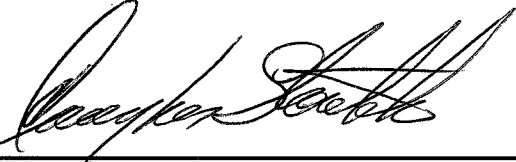
$\frac{3}{16}'' = 1'-0''$

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<b>CONCLUSION</b>
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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 represents a good infill proposal. Development of the lands in accordance with the submitted site plan and elevations is considered good land use planning and is recommended for approval.

<b>PREPARED BY:</b>	<b>SUBMITTED BY:</b>
	
<b>SARA BELLAIRE</b> <b>LANDSCAPE PLANNER</b> <b>DEVELOPMENT PLANNING</b>	<b>JEFF LEUNISSEN, MCIP RPP</b> <b>MANAGER OF DEVELOPMENT</b> <b>PLANNING (TEAM EAST)</b>
<b>RECOMMENDED BY:</b>	
	
<b>D. N. STANLAKE</b> <b>DIRECTOR OF DEVELOPMENT PLANNING</b>	

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 and Site Plan Public Meeting, February 10, 2012.

City of London, Living in the City – Saturday, February 11, 2012.

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

City of London, Committee of Adjustment Decision - File No. A.032/11

Provincial Policy Statement, March 1, 2005

City of London, Notice of Provisional Consent Decision – File No. B.025/11

City of London, Site Plan Application, SP12-003552