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A. MacLean
File No: SP15-005984

TO:	CHAIR AND MEMBERS – PLANNING & ENVIRONMENT COMMITTEE
FROM:	GEORGE KOTSIFAS, P.ENG MANAGING DIRECTOR, DEVELOPMENT & COMPLIANCE SERVICES & CHIEF BUILDING OFFICIAL
SUBJECT:	APPLICATION BY: 2353034 ONTARIO LTD. 510 CENTRAL AVENUE PUBLIC SITE PLAN MEETING JULY 20, 2015

RECOMMENDATION

That on the recommendation of the Manager, Development Planning, the following actions be taken with respect to the site plan application by 2353034 Ontario Ltd. relating to the property located at 510 Central Avenue:

- a) The Planning & Environment Committee **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 the construction of a five(5) unit multiple residential dwelling; and,
- b) Council **ADVISE** the Approval Authority of any issues they may have with respect to the Site Plan application, and whether they support the Site Plan application.

PURPOSE AND EFFECT OF RECOMMENDED ACTION

Consideration of the Site Plan will result in the construction of a multi-unit residential dwelling containing five (5) units.

PREVIOUS REPORTS PERTINENT TO THIS MATTER
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November 18, 2014 Report to the Planning and Environment Committee – 510 Central Avenue (Z-8141) - Report recommending approval of an Zoning By-law amendment for the future development of 5 residential units within a multi unit dwelling on this parcel.

APPLICATION DETAILS

Date Application Accepted: February 23, 2015	Agent: Paul Hinde (Tridon)
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REQUESTED ACTION: Approval of an application for Site Plan Approval for the construction of a residential dwelling containing five(5) units.

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
LOCATION MAP

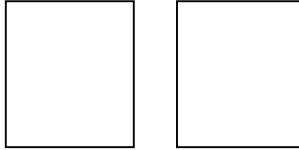
LEGEND

Subject Site: **501 Central**
File Number: **SP15-005984**
Created By: **T. Grawey**

Date: **2015-07-02**

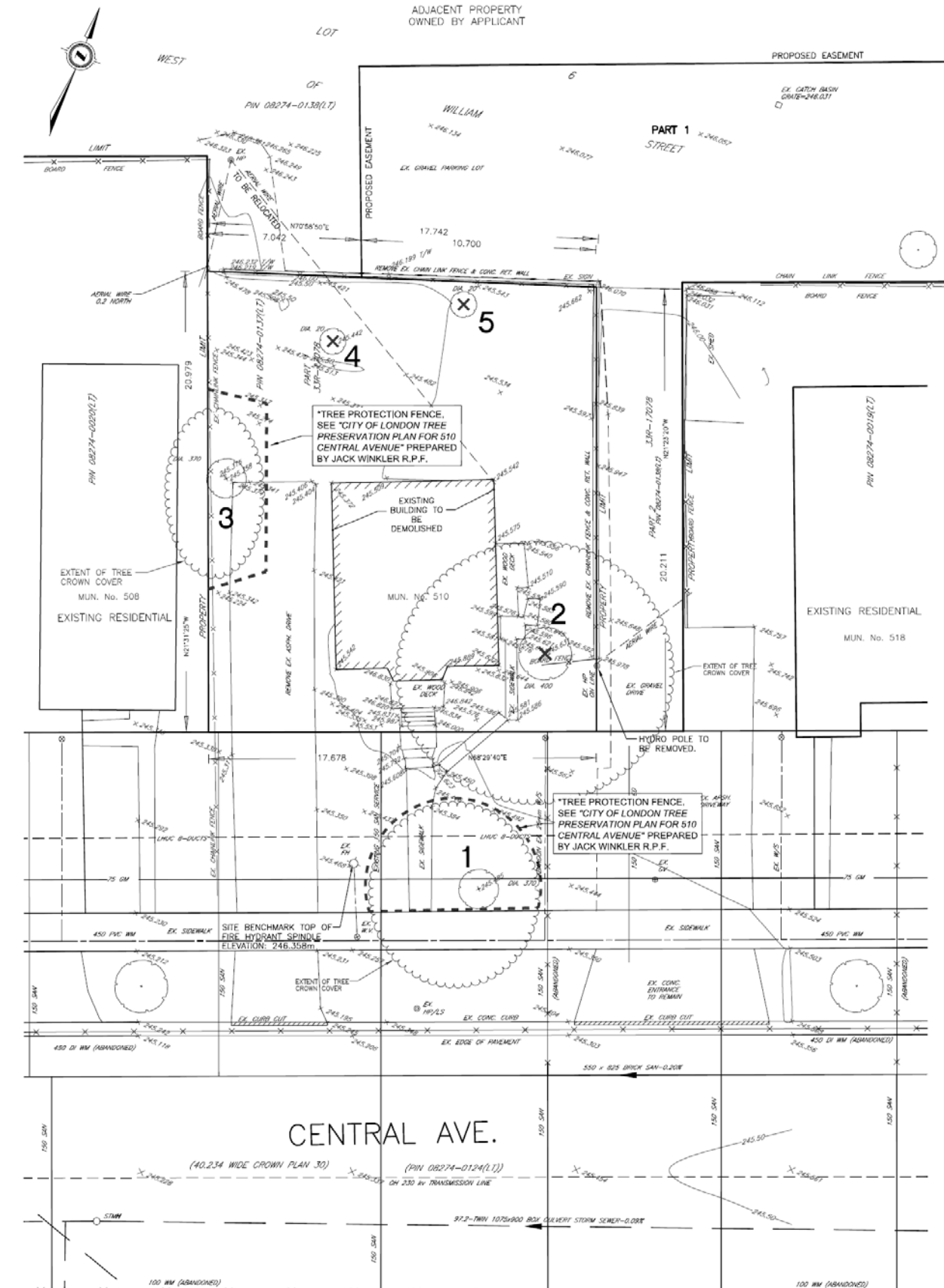


-  Subject Site
-  Parks
-  Assessment Parcels
-  Buildings
-  Address Numbers



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Tree Preservation Plan



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Front Elevation



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Rear Elevation

PLANNING HISTORY

On November 18, 2014 staff recommended to the Planning and Environment Committee that the zoning on the subject lands be amended to allow for the development of a five (5) unit multiple dwelling. It was also recommended that the Site Plan Approval Authority consider, through the site plan approval process, a building design that is generally consistent with the conceptual front elevation (which was attached to the staff report – shown on page 11 of this report) and subject to possible design modifications consistent with the specific design principles created for this site to ensure the building is compatible and in keeping with the character of the existing buildings in the neighbourhood. These requirements will be addressed in greater detail through this report.

BACKGROUND

PUBLIC LIAISON:	On March 31, 2015 letters were sent to property owners within 120 metres of the subject site advising them of the application for Site Plan Approval. On July 9, 2015 notice of the public meeting was published in the Londoner and on July 8, 2015 notice was sent to property owners within 120 metres of the subject site.	11 responses
<p>Nature of Liaison:</p> <p>Consideration of the Site Plan will result in the construction of a new building with five residential units, as shown on the attached site plan, with agreements established for vehicle access and additional parking on the adjacent property located at 609 William.</p> <p>Municipal Council approved a Zoning By-law Amendment on November 26, 2014 to change the zoning of the subject property to a Holding Residential R3 Special Provision (h-5*h-193*R3-2(11)) Zone which permits multiple dwellings with the number of units proposed.</p> <p>The holding provisions require a public site plan meeting before the Planning and Environment Committee (PEC), and that the applicant obtain an easement for parking and vehicle access over the lands at 609 William Street.</p> <p>Responses: See Responses to Public Liaison Letter and Publication in “The Londoner” (pages 13, 14)</p>		

ANALYSIS

Public Feedback

There were a total of 11 response to the notice of application for this development. The major concerns raised included:

- Scale and design of the proposed building
- Location of the westerly driveway and the impacts this will have on traffic safety in the area
- Differences between this proposal and what was proposed at the time of rezoning

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- Location of parking
- Separation of driveways between 510 and 518 Central
- Proposed landscaping
- Fencing and soil retention along shared property line between 502 Central and 609 William

The remainder of this report will discuss these issues and also provide an overall description of the proposal, how the proposal meets Official Plan policy, the approved Zoning and Councils direction on how this site is to be developed.

General Description of the Site Plan

The proposal is for a five (5) unit residential building at 510 Central Avenue. The existing driveway along the western boundary of the property is to be improved and a shared driveway (with the property at 609 William Street) along the eastern limit of the subject site is also to be maintained and improved. The lands to the north (609 William Street) is also providing additional parking for the proposed development at 510 Central Ave.). A total of three(3) parking spaces are proposed on the subject site with two(2) spaces being located immediately northwest on 609 William Street. One barrier free parking space is proposed at the rear of the site.

The subject parcel contains several mature trees. Three(3) trees are recommended to be removed including one large mature tree at the south eastern corner of the lot. Tree protection measures are proposed for two of the mature trees which are to remain.

A single pedestrian entrance to Central Avenue is proposed. Based on the proposed site plan an encroachment agreement with the City will be required to allow for the porch to encroach within the road allowance in this area. The applicant has initiated this request through our Geomatics Division. Access to the building by residents is also possible at the rear of the property. Amenity areas are proposed along the rear of the site (north and northwest corner of the lot).

Does the Site Plan Comply with Current Zoning?

This site is zoned h-5 * h-193 * R3-2(11). A description of the holding zones and R3 Special Provision Zone regulations is shown below in italics. Staffs analyses of this development in relations to these regulations is shown in bold following each regulation.

The h-5 holding provision was applied to ensure that development takes a form compatible with adjacent land uses, agreements shall be entered into following public site plan review.

This public meeting will address the requirements of the h-5 holding provision. A report will be brought to a future meeting of Planning Committee once the Development Agreement has been executed and site plan approval has been granted.

The h-193 holding provision was applied to ensure that adequate parking is provided for 510 Central Avenue, through an easement for parking and vehicular ingress/egress over 609 William Street.

The applicant has provided an easement agreement between the Owners of 609 William and 510 Central which identifies parking and ingress/egress arrangements in conformity with the above noted holding provision.

R3-2(11) Zones Regulations

<i>Zone Regulations</i>	Proposal
<i>Multiple dwelling</i>	Multi-Unit Building
<i>Maximum of five (5) dwelling units</i>	Five(5) Units
<i>Maximum of two(2) bedrooms per dwelling unit</i>	Two(2) per unit

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<i>Maximum of four(4) - two(2) bedroom units</i>	Four(4) units with two(2) bedrooms per unit (the Fifth unit contains a one(1) bedroom apt)
<i>Minimum lot area - 364.5 m2</i>	365.5 m2
<i>Minimum lot frontage – 17.6 m</i>	17.6 m
<i>Minimum west interior sideyard – 2.4 m</i>	3.0 m
<i>Minimum east interior sideyard – 0.8 m</i>	0.8 m
<i>Minimum landscaped open space – 33 %</i>	30%
<i>Maximum lot coverage – 52%</i>	55%
<i>Maximum Height – 10 m</i>	8.15 m
<i>Maximum parking area coverage – 15%</i>	14.9%
<i>Minimum off street parking – 1 space per unit</i>	5 spaces (3 on site and 2 at 609 William St)
<i>Maximum of 4 spaces may be provided at 609 William St provided an agreement in place dedicating the spaces to 510 Central</i>	2 spaces - agreement in place dedicating these spaces to 510 Central St in perpetuity
<i>Rear yard parking may be permitted at 0.0 m from rear lot line.</i>	0.0 m from rear lot line

Based on the above analysis, the current proposal does not conform to the regulations within the Special Provision zone which applies to this site. The areas that are deficient are landscaped open space and lot coverage. The applicant will be required to make adjustments to his site plan or apply for a minor variance to obtain relief from the by-law regulations. In recent discussions with the applicant he has indicated that he plans on reducing the building footprint in order to comply with the Zoning By-law.

IS THE PROPOSED SITE PLAN CONSISTENT WITH THE PROVINCIAL POLICY STATEMENT AND IS IT IN CONFORMITY WITH THE OFFICIAL PLAN?

Provincial Policy Statement

The Provincial Policy Statement encourages building strong communities, the wise use and management of resources and protecting public health and safety. Full municipal services are available to service this site including public transit. The proposed site will be developed in a manner that is consistent with the Provincial Policy Statement.

Official Plan

The subject lands are designated Multi-Family High Density Residential in the Official Plan and are subject to infill policies which direct public consultation and required staff's review of site plan matters at the time the Zoning By-law amendment was under consideration in 2014. Staff noted in their November 18, 2014 report to PEC that the proposal was consistent with the Provincial Policy Statement and in keeping with the intent of the Official Plan.

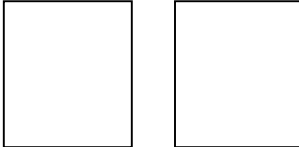
Site Plan Considerations

At its meeting on November 25th, 2014, Municipal Council provided direction on matters to be addressed by the Site Plan Approval Authority in considering the proposed development. The specific items to be considered are shown in italics below. Staffs response to these items is shown in bold directly following each item.

- *design the proposed building's Central Avenue façade with an appropriate width for the building to be in keeping with existing massing rhythm found along the street. A step-back may be implemented into the building façade to address a wider building form;*

The proposed facade is substantially the same as the proposal put forward at the time of rezoning (which was supported by staff and Council).

- *incorporate articulation in the proposed roof (such as but not limited to: gables, step backs,*



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varied heights, etc.) in order break up the massing of the roof;

The owner is proposing articulation in the roof (ie gables, step backs, varied heights) to break up the massing.

- *incorporate a porch which is in harmony with the scale, massing and design considerations of the building;*

The proposed porch is appropriately scaled in relation to the massing and design of this building.

- *provide window style(s) and sizes that are in keeping with the architectural style proposed for the building as well as being consistent with the existing buildings in the neighbourhood in order to ensure architectural continuity;*

The proposed facade is substantially the same as the proposal put forward at the time of rezoning (which was supported by staff and Council).

- *ensure the building massing respects the one storey cottage to the east, including the possible further reduction in height of the east roof line;*

The proposed building mass is substantially the same as the proposal put forward at the time of rezoning (which was supported by staff and Council). The applicant has reduced the height of the roofline at the eastern half of the building as discussed at the time of rezoning in response to concerns raised by area residents.

- *include a high level of architectural detail in the Central Avenue façade (such as gables, wood trim detailing, triangular knee brackets, barge boards, window sills, keystones, stone and brick detailing, etc...) in order to be in keeping with the majority of the existing buildings in the neighbourhood;*

The architectural detail in the façade along Central Avenue incorporates gables, wood trim detailing, keystones, window sills, etc. in keeping with this condition.

- *incorporate brick cladding on the majority of the proposed building in order to ensure a high quality finish in keeping with the existing buildings in the neighbourhood;*

The elevations provided with the site plan application illustrate that the building will incorporate brick cladding on all sides.

- *providing for one-way on-site traffic circulation with the entrance on Central Avenue and the exit on William Street;*

The Site Plan identifies that traffic along the easterly driveway will be one way northbound exiting through 609 William Street.

- *maximizing safety where possible, to mitigate potential for conflict between the abutting driveways at 609 William Street and 518 Central Avenue;*

There is an existing concrete barrier between these driveways which the applicant has indicated will be maintained. In addition, the proposed width of the driveway and the one way traffic movement should assist in mitigating conflicts between the driveways at 609 William Street and 518 Central Avenue.

- *locating any outdoor garbage storage facilities away from existing dwellings and outdoor amenity areas on adjacent properties;*

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The garbage area is enclosed and located at the rear of the building away from adjacent properties.

- *maintaining the tree on the Central Avenue boulevard;*

The Tree Preservation plan identifies that the tree on Central Avenue(in front off this development) is to remain.

- *maintaining the maple tree to the rear of 518 Central Avenue;*

The Proposed Tree Preservation Plan identifies a tree located adjacent to the proposed parking spaces which are to be exclusive to 510 Central Avenue. There are no plans to remove this tree based on the information submitted by the applicant.

- *accurately locating new privacy fencing on the property line behind existing dwellings on Central Avenue, if site plan approval in accordance with Section 41 of the Planning Act is required for 609 William Street;*

As there are no buildings proposed on 609 William Street, site plan approval is not required for this property at this time.

- *providing safe lighting of the parking area while respecting possible lighting impacts on neighbouring properties;*

Parking area lighting is attached to the main building and directed towards the rear and not towards neighbouring residences.

- *reserving off-site parking at 609 William Street for residential use by the occupants of 510 Central Avenue;*

The Owner has provided us with a joint use and maintenance agreement which provides for this shared parking arrangement. This information will also be included in the development agreement to ensure that any future purchaser is aware of this arrangement.

- *providing for appropriate on-site parking arrangements; and,*

The proposed on site(and off-site) parking is appropriate and complies with the specific direction and zoning regulations applied to this site.

- *Ensure Canadian Pacific Railway requirements are met, it being noted that Canadian Pacific Railway has indicated it will not require a noise study but requested that its standard warning clause for development within 300 metres of the railway be included in the development agreement.*

This standard warningclause will be included in the development agreement which is registered on title.

Elevations

The proposed front building elevations (provided to the Planning and Environment Committee in November 2014 at the time of rezoning and the proposed elevations submitted with the applicants site plan application) are shown below.

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November 2014
(at time of rezoning)



Elevation Submitted with Site Plan Application



The elevation which was submitted with the site plan application is slightly different that the elevation which accompanied the rezoning application in that it provides for a shorter roof height

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(along the eastern portion of the building) which is in keeping with the intent to respect the height of the one storey cottage to the east. Also the grade at the westerly edge of the building is slightly lower in the elevation that was submitted with the site plan which leaves slightly more of the foundation exposed. Staff contend that the elevations submitted with the site plan application are generally in keeping with the elevations submitted at the time of rezoning.

CONCLUSION

The proposed site plan has been reviewed against, the Provincial Policy Statement and the relevant Official Plan policies, the Zoning By-law (including specific criteria identified during the rezoning stage) and the Site Plan Control Area By-law. With the exception of the landscape open space and coverage issues, which the applicant has indicated will be addressed through minor revisions to the footprint of the building, this proposal will be in conformity with these policies and regulations.

PREPARED AND RECOMMENDED BY:	
ALLISTER MACLEAN MANAGER, DEVELOPMENT PLANNING	
RECOMMENDED BY:	SUBMITTED BY:
TERRY GRAWAY MANAGER, DEVELOPMENT SERVICES & PLANNING LIAISON	GEORGE KOTSIFAS, P. ENG. MANAGING DIRECTOR, DEVELOPMENT & COMPLIANCE SERVICES & CHIEF BUILDING OFFICIAL

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Responses to Public Liaison Letter and Publication in “The Londoner”

Written

Audrey and Barry Francis

503 Central Ave

- questioning the total height of the building
- wants a divider between 510 Central and 518 Central driveways
- Does not support driveway at west side of property-creates traffic problems

Lorenzo Palumbo

502 Central Ave

- in support of application
- wants all driveways paved
- requesting a fence and soil retention at shared property line at 502 Central

Marcus Coles

38 Palace Street

- not in support of development
- proposal is out of scale with houses in this area
- parking and traffic issues(too much on street parking in this area)

Hazel Elmslie

42 Palace Street

- new development should blend in with the existing scale of development in this neighbourhood
- opposed to the west driveway. This was never proposed. Safety concern backing out onto Central Avenue.
- too much boulevard parking in the neighbourhood

Jane Graydon

518 Central Avenue

- concern over scale of building in comparison to lot size.
- building is twice the height of home at 518 Central Ave.
- proposed driveway at west side of property will increase traffic hazard and will decrease visibility.
- parking should be at the rear of the building
- Woodfield Community Association feels this building is too large for the lot.

Lyne Zarbatany

41 Palace Street

- building is too large

Jim Hill

567 William Street

- agrees with opinion of the Woodfield Association

Judy Elliot

567 William Street

- increased traffic at the end of Palace Street
- not in support of west driveway
- concerned with scale of development

F. Turple

577 Central Avenue

- new development should blend in with the existing scale of development in this neighbourhood.
- Proposal does not blend in with homes in the area.

James Houlachan

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518 Central Ave.

-concerned over size of building, parking issues at the west end of the property and the driveway going in off Central Avenue

Kate Rapson

Chair, Woodfield Community Association

- building appears to be taller than originally proposed(at time of rezoning)
- does not support the west side driveway-detracts from streetscape
- design issues(materials, window styles, porch design)
- wants heritage planner and urban designer to be part of site plan review
- wants a barrier between driveways at 510 Central Ave. and 518 Central Ave.
- wants landscaping