

--	--

File: Z-8509
Planner: B. Turcotte

TO:	CHAIR AND MEMBERS PLANNING & ENVIRONMENT COMMITTEE
FROM:	JOHN M. FLEMING MANAGING DIRECTOR, PLANNING AND CITY PLANNER
SUBJECT:	APPLICATION BY: SIFTON PROPERTIES LIMITED 1155-1236 GOUGH ROAD and 1974-2119 GOUGH AVENUE PUBLIC PARTICIPATION MEETING ON NOVEMBER 30, 2015

RECOMMENDATION

That, on the recommendation of the Managing Director, Planning and City Planner, with respect to the application of Sifton Properties Limited relating to the properties located at 1155-1236 Gough Road and 1974-2119 Gough Avenue: the proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting on December 8, 2015 to amend Zoning By-law No. Z.-1, in conformity with the Official Plan, to change the zoning of the subject lands **FROM** a Residential R1 Special Provision (R1-3(7)) Zone, **TO** a Residential R1 Special Provision (R1-3(_)) Zone.

PREVIOUS REPORTS PERTINENT TO THIS MATTER
--

February 7, 2000 – Report to Planning Committee regarding the City’s position on the plan of subdivision and zoning amendment appealed to the Ontario Municipal Board (OMB) regarding the City’s refusal or neglect to make a decision; and directing the City Solicitor to attend the hearing;

December 10, 2001 – Report to the Planning Committee regarding revision to the draft approved plan of subdivision and a zoning by-law amendment;

January 13, 2003 - Report to Planning Committee regarding revision to the draft approved plan of subdivision;

January 31, 2005 – Report to Planning Committee regarding requested revisions to the draft approved plan of subdivision and a zoning by-law amendment;

October 27, 2008 – Report to Planning Committee regarding extension of draft approval to the OMB;

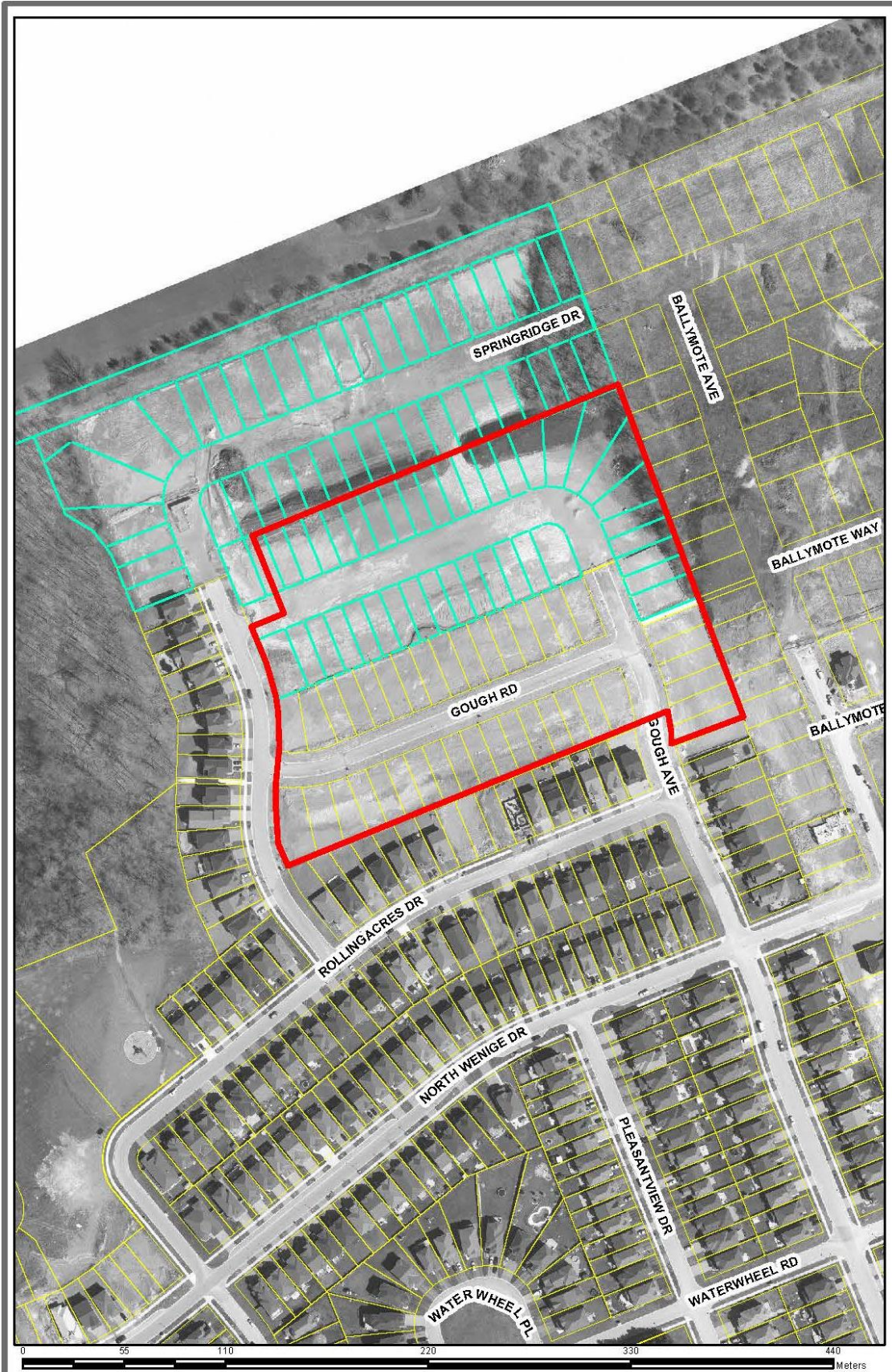
December 13, 2010 – Report to Planning Committee regarding extension of draft approval to the OMB;

July 16, 2012 – Report to Planning Committee regarding extension of draft approval to the OMB;

May 4, 2015 – Report to Planning and Environment Committee regarding the entering into of a subdivision agreement with the property owner for the Forest Hill subdivision.

--	--

File: Z-8509
Planner: B. Turcotte



LOCATION MAP

Subject Site : 1155-1236 Gough Road &
1974-2119 Gough Avenue
Applicant: Sifton Properties Limited
File Number : Z-8509

Planner : BT
Created By : TT
Date : 2015/08/05
Scale : 1:2,500

Legend

- Subject Site
- Registered Interim

Prepared by : Graphics & Information Services , Planning Division
Corporation of the City of London
File=planning/projects/p_locationmaps/MXD



--	--

File: Z-8509
Planner: B. Turcotte

PURPOSE AND EFFECT OF RECOMMENDED ACTION

The purpose and effect of the recommended Zoning By-law Amendment is to allow for an increase to the building area for one-storey dwellings from 40% of the lot to 50% of the lot.

RATIONALE

1. The recommended amendment is consistent with the pertinent policies of Section 1.0 of the *Provincial Policy Statement, 2014* which promote efficient development and land use patterns and the efficient use and optimization of existing municipal infrastructure;
2. The recommended amendment is consistent with, and will serve to implement, the Low Density Residential and Services and Utilities policies of the City of London Official Plan;
3. The recommended amendment is consistent with, and will serve to implement, the City of London Small Lot Design Guideline; and,
4. The recommended special provision will allow for an increase in building area while continuing to respect, and exceed, all of the required regulations of the existing Residential R1 Special Provision (R1-3(7)) Zone.

BACKGROUND

Date Application Accepted: August 4, 2015	Agent: Sifton Properties Limited
REQUESTED ACTION:	
Possible amendment to the Zoning By-law Z.-1 FROM a Residential R1 Special Provision (R1-3(7)) Zone TO a Residential R1 Special Provision (R1-3(_)) Zone to permit the same uses and existing regulations while allowing for an additional special regulation to increase lot coverage from 40% to 50% for one-storey dwellings.	

SITE CHARACTERISTICS:
<ul style="list-style-type: none"> • Current Land Use – 79 single detached dwellings and single detached dwelling lots • Frontage – the majority of lots have a frontage of 11 metres (36 feet); • Depth – the majority of lots have a depth of 34 metres (111.5 feet); • Area – the majority of lots have a lot area of 374 sq. metres (4,025 sq. feet); and • Shape – regular

--	--

File: Z-8509
Planner: B. Turcotte

<p>SURROUNDING LAND USES:</p> <ul style="list-style-type: none"> • North - vacant land • South - single detached dwellings • East - vacant land/single detached dwellings • West - single detached dwellings

<p>OFFICIAL PLAN DESIGNATION: (refer to Official Plan Map)</p> <ul style="list-style-type: none"> • Low Density Residential – The primary permitted uses in areas designated Low Density Residential include single detached, semi-detached and duplex dwellings.
<p>EXISTING ZONING: (refer to Zoning Map)</p> <p>R1-3(7) - The Residential R1 Special Provision (R1-3(7)) Zone permits one single detached dwelling with special regulations that allow a minimum interior side yard depth of 1.2 metres (3.9 feet) and a minimum lot frontage of 11 metres (36.1 feet).</p>

<p>PLANNING HISTORY</p>

On April 1st, 1999 the City of London accepted a plan of subdivision application from Monarch Construction Limited for a large tract of lands generally extending from the north side of Sunningdale Road East (between Adelaide Street North and Highbury Avenue North) north to the City boundary. These undeveloped lands included, but were not limited to, lands now known municipally as 1155 – 1236 Gough Road and 1974 – 2119 Gough Avenue (referred to hereafter as the subject lands).

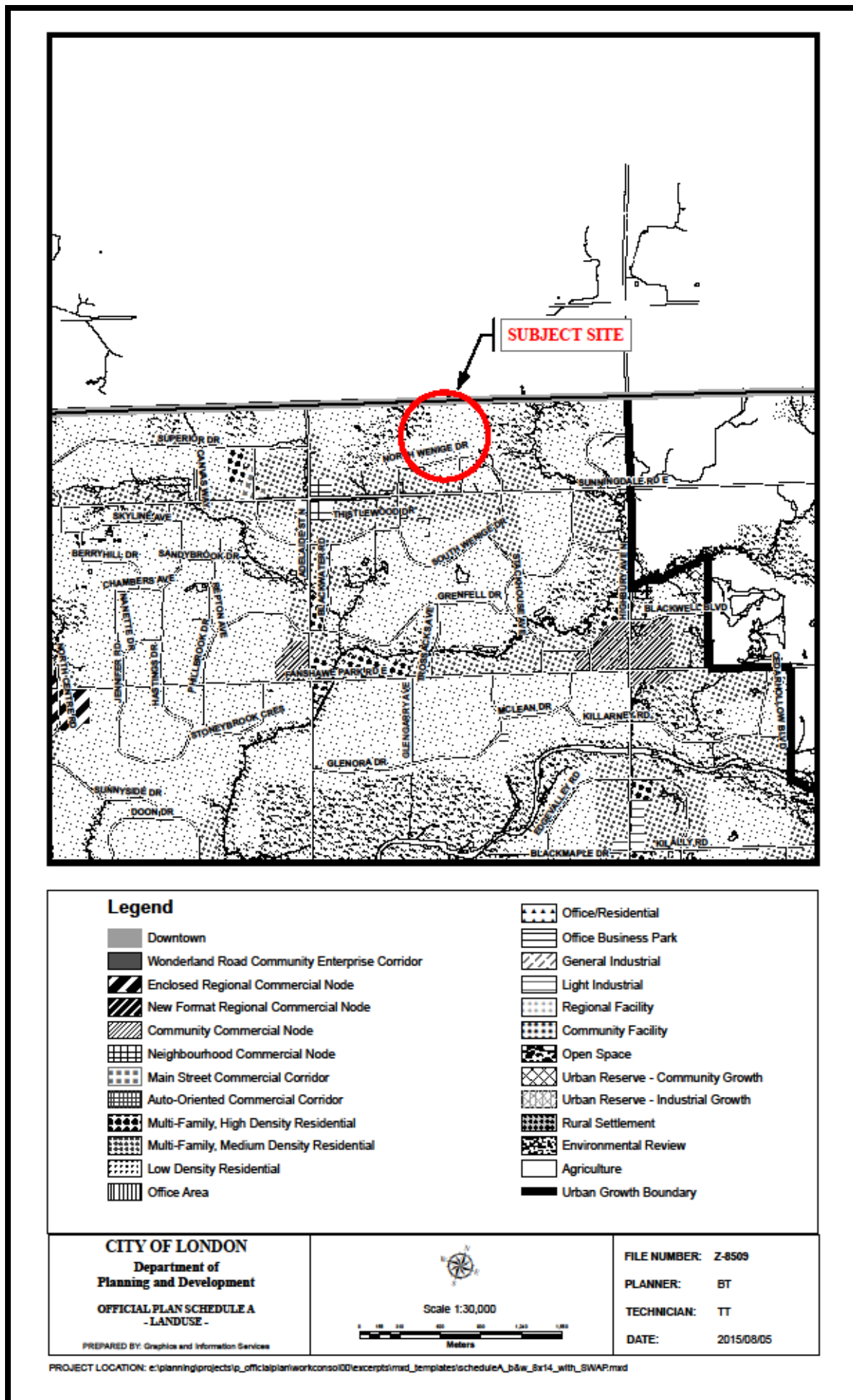
Monarch’s subdivision application was put on hold by the applicant to permit time to address concerns raised during the liaison process. The file was subsequently appealed (for lack of a Municipal decision within 90 days) to the Ontario Municipal Board (OMB). Draft Plan of subdivision approval with conditions was granted by the OMB on March 7th, 2000 to allow Monarch’s appeal and to provide for the development of 274 single detached dwelling lots; 8 medium density blocks; 1 convenience commercial block; and, several park, open space and Stormwater Management (SWM) blocks.

Since the OMB granted draft approval in 2000, ownership of the lands has changed and the subdivision plan has been extended and revised numerous times (see Pg. 1, Previous Reports Pertinent to this Matter). Of particular relevance was Monarch’s 2005 request for red line revisions and zoning amendments to provide for, amongst other matters, the development of a mix of “small lot” single detached dwellings on what today is known as Gough Road, Gough Avenue and Springridge Drive. Noting the compliance of the request with the City of London’s Small Lot Design Guidelines, the General Manager of Planning and Development recommended (in 2006) that the OMB be requested to approve Monarch’s requested revisions to the draft approved plan of residential subdivision. The General Manger further recommended that, subsequent to the OMB’s approval of the requested revisions, a by-law be introduced at Municipal Council to, amongst other actions, change the zoning of lands now known municipally as 1155 – 1236 Gough Road and 1974 – 2119 Gough Avenue from a Residential R1 (R1-4) Zone to a Residential R1 Special Provision (R1-3(7)) Zone to provide for the development of small lot singles (with a minimum frontage of 11 metres and a minimum lot area of 300 square metres).

On November 17th, 2005 the OMB issued Decision/Order No. 3002 the purpose and effect of which was to approve Monarch’s requested revisions to the draft approved plan of subdivision.

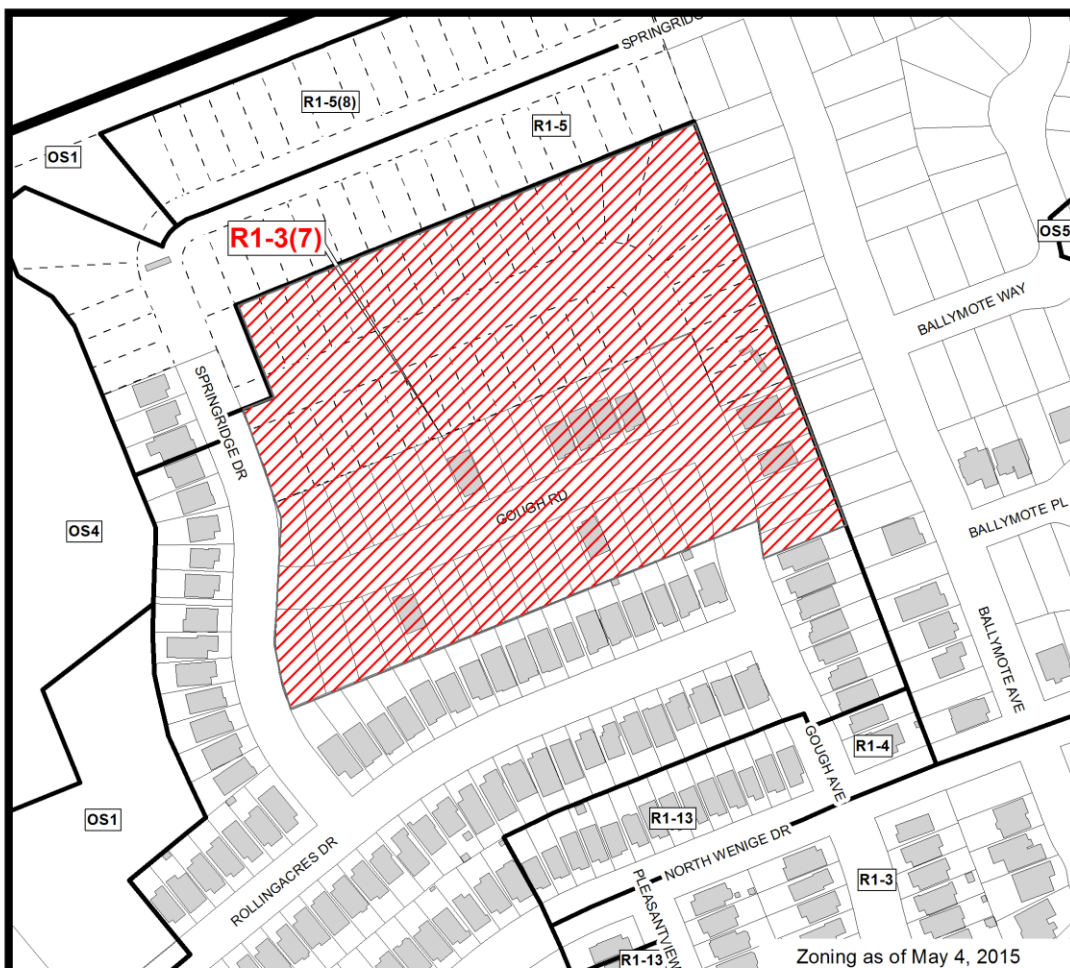
--	--

File: Z-8509
Planner: B. Turcotte



--	--

File: Z-8509
Planner: B. Turcotte



COUNCIL APPROVED ZONING FOR THE SUBJECT SITE: R1-3(7)

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

- | | |
|--|---|
| <ul style="list-style-type: none"> 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 | <ul style="list-style-type: none"> 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 |
|--|---|

CITY OF LONDON
PLANNING, ENVIRONMENTAL AND ENGINEERING SERVICES

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

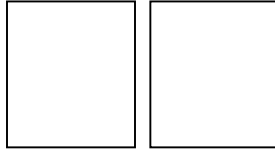


THIS MAP IS AN UNOFFICIAL EXTRACT FROM THE ZONING BY-LAW WITH ADDED NOTATIONS

FILE NO:
Z-8509 BT

MAP PREPARED:
2015/08/05 TT

1:2,500
0 12.525 50 75 100
Meters



File: Z-8509
 Planner: B. Turcotte

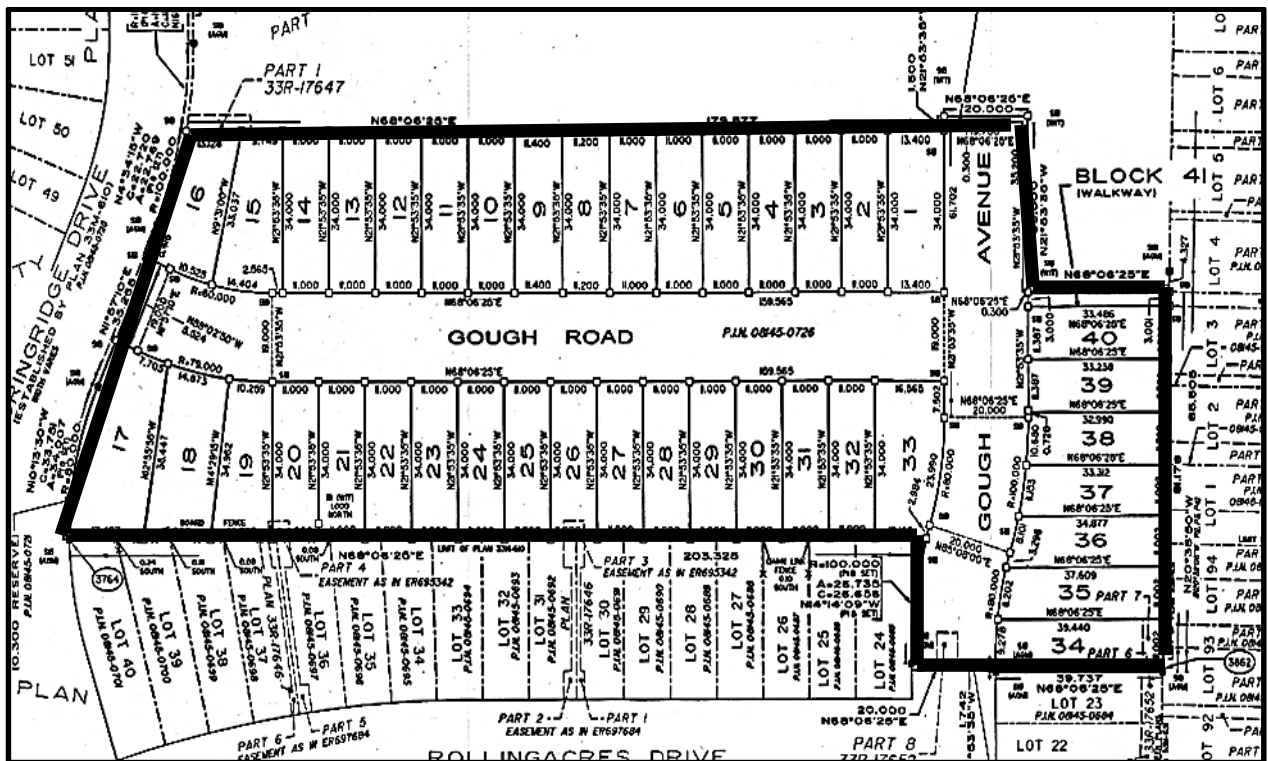
On December 6th, 2006 Municipal Council approved Zoning By-law Amendment No. Z.-1-061586 the purpose and effect of which was to provide for the development of “small lot” single detached building lots (for the subject lands) through the implementation of the Residential R1 Special Provision (R1-3(7)) Zone.

Phase 4B of Sifton’s Forest Hill Subdivision was registered as Plan 33M-651 on December 11th, 2012 (see Figure 1). Phase 4B provided for the creation of 33 single detached building lots on Gough Road (1155 - 1236 Gough Road) and an additional 7 single detached building lots on Gough Avenue (1974 – 2004 Gough Avenue).

Phase 4C of Sifton’s Forest Hill Subdivision was registered as Plan 33M-683 on September 23rd, 2015 (see Figure 2). Phase 4C provided for the creation of 40 single detached building lots on Gough Avenue (2010 – 2119 Gough Avenue) and an additional 42 single detached building lots fronting Springridge Drive (2099 – 2231 Springridge Drive).

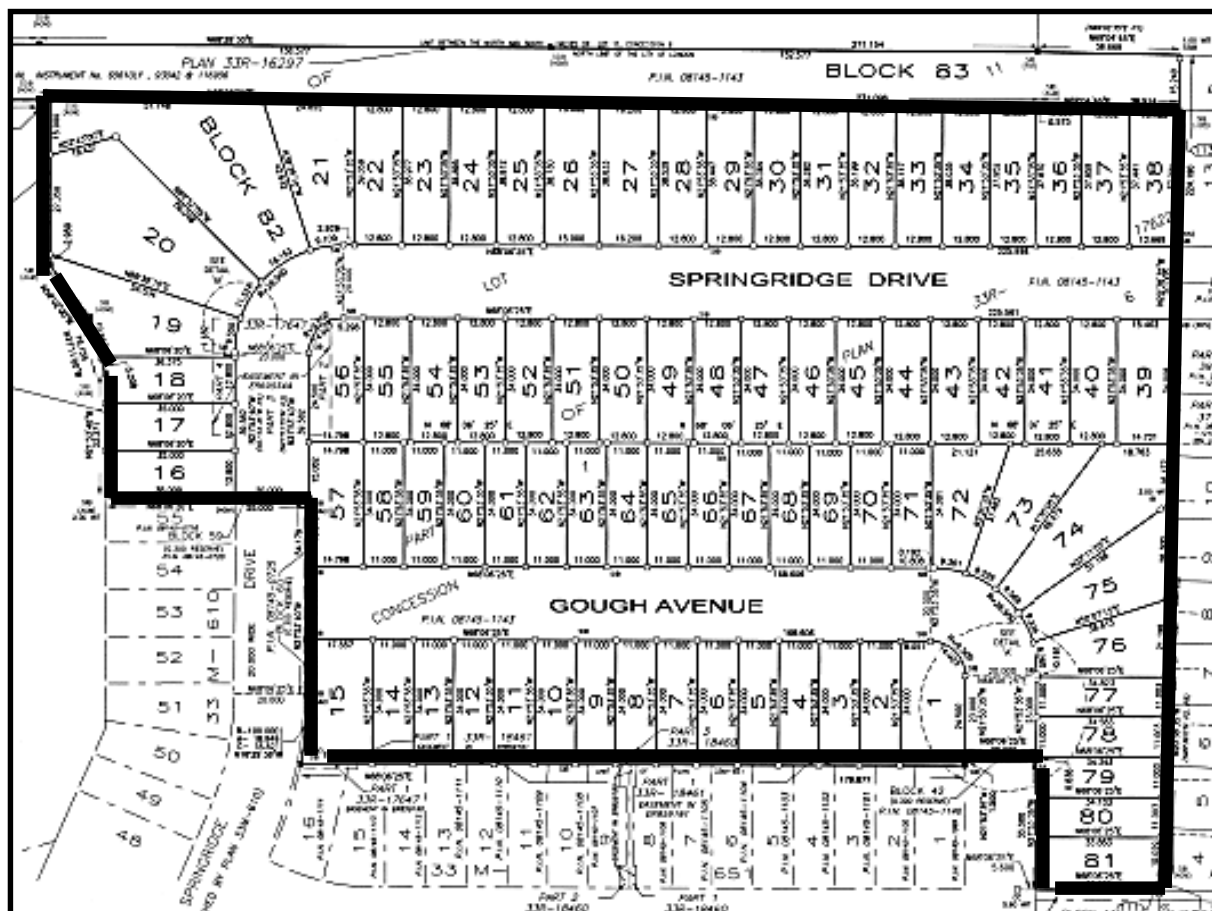
The building lots fronting Springridge Drive were rezoned to Residential R1 Special Provision (R1-5(8)) permitting “small lot” single detached dwellings as part of the “package” of red line revisions and zoning amendments described above and adopted by Municipal Council in December of 2006. The Residential R1 (R1-5) Zone, while providing for a similar form and intensity of development as seen on Gough Road and Gough Avenue, required slightly larger lot frontages (12 metres) and lot areas (415 sq. metres) than the Residential R1 Special Provision (R1-3(7)) Zone immediately to the south. It is noted that lands known municipally as 2099 – 2231 Springridge Drive are not part of Sifton’s requested action.

Figure 1 – Phase 4B



--	--

Figure 2 – Phase 4C



Environmental and Engineering Services Department (EESD):

EESD has no comment on this application having received confirmation from the applicant’s consulting engineer on the adequacy of the downstream road capacity to convey major overland flows and the capacity of the storm sewer to accommodate the proposed changes in imperviousness.

The Upper Thames River Conservation Authority (UTRCA):

The UTRCA has no objection to this application.

London Hydro:

London Hydro has no objection to the zoning by-law amendment.

--	--

File: Z-8509
Planner: B. Turcotte

PUBLIC LIAISON:	On August 12 th , 2015, Notice of Application was sent to 181 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 July 23 rd , 2015. A "Possible Land Use Change" sign was also posted on the site.	No replies to the Notice of Application were received.
<p>Nature of Liaison: The purpose and effect of this zoning change is to allow for an increase to the building area for one-storey dwellings from 40% of the lot to 50% of the lot.</p> <p>Change Zoning By-law Z.-1 FROM a Residential R1 Special Provision (R1-3(7)) Zone which allows one single detached dwelling with special provisions to permit a minimum interior side lot depth of 1.2 metres (3.9 feet) and a minimum lot frontage of 11 metres (36.1 feet) TO a Residential R1 Special Provision (R1-3(_)) Zone to permit the same uses and special regulations while allowing for an additional special regulation to increase the lot coverage from 40% to 50% for one-storey dwellings.</p>		
<p>Responses:</p> <p>No responses to the Notice of Application letter or the Public Notices and Bidding Opportunities advertisement in the <i>Londoner</i> were received.</p>		

ANALYSIS

The Subject lands:

The subject lands are embedded within a larger low density residential neighbourhood - the development of which was the result of a series of comprehensive planning and engineering processes dating back to 1999. These processes have served to ensure, and provide for the development of, a range of compatible land uses of appropriate form and intensity.

The subject lands, as well as abutting lands to the west and south, are zoned a Residential R1 Special Provision (R1-3(7)) Zone. The Residential R1 Special Provision (R1-3(7)) Zone permits a single detached dwelling with a minimum frontage of 11 metres, a minimum lot area of 300 square metres, a minimum interior side yard of 1.2 metres, and maximum lot coverage of 40%. Lands to the north and west of the subject lands have been zoned Residential R1 (R1-5) permitting single detached dwellings on lots with a slightly larger minimum lot frontage and lot area.

The subject lands constitute the final planned stages of the larger Forest Hill community. When registered in 2012, Phase 4B served to facilitate the creation of 39 single detached building lots. Since 2012 twenty-eight (28) two storey and three (3) one storey single detached dwellings have been constructed and occupied. Of the remaining eight (8) lots, five (5) remain undeveloped and three (3) have poured foundations. Phase 4B is quickly approaching build out (see Figure 3). Sifton's requested action, while applying to Phase 4B in its entirety, would, in all practicality, only be applicable to the five (5) remaining undeveloped building lots.

Registered in September of 2015, the forty (40) building lots of Phase 4C fronting the balance of Gough Avenue remain undeveloped. According to the applicant, market forces will ultimately determine how many one storey, and how many two storey, single detached dwellings will be constructed in Phase 4C (see Figure 4) although the zoning permits both.

--	--

File: Z-8509
Planner: B. Turcotte

The subject lands are located on local streets. These lands are fully serviced with municipal infrastructure and are within walking distance of park and open space opportunities. Public transit is also available within walking distance of the site.

Figure 3 – Phase 4B (1155 – 1236 Gough Road and 1974 – 2004 Gough Avenue)



Figure 4 – Phase 4C (2010 – 2119 Gough Avenue)



--	--

File: Z-8509
Planner: B. Turcotte

The Nature of the Application:

The subject lands are designated Low Density Residential on Schedule A – Land Use to the City of London Official Plan. Permitted land uses within the Low Density Residential designation include, but are not limited to, single detached, semi-detached and duplex dwellings.

The subject lands are zoned Residential R1 Special Provision (R1-3(7)) in the Z.-1 Zoning By-law. The Residential R1 Special Provision (R1-3(7)) Zone permits a single detached dwelling with: a minimum frontage of 11 metres, a minimum lot area of 300 square metres; a minimum interior side yard depth of 1.2 metres; a maximum height of 9 metres; and, a maximum lot coverage (or building area) of 40%.

The applicant has indicated that there is a growing market demand for “larger one storey bungalows” in the neighbourhood. According to the applicant, these larger bungalows can have a building area of up to 2,000 square feet (1,650 square feet of habitable area and an additional 350 square feet of attached garage). Given the existing lot fabric and current regulatory framework (assuming a minimum lot frontage of 11 metres, a minimum lot area of 300 square metres, and a maximum lot coverage of 40%), the maximum allowable building area is currently “topped out” at 1,600 square feet – significantly less than what the market is currently demanding in this area.

To provide for these “larger bungalows” the market in this area is currently demanding the applicant is seeking an amendment to the Residential R1 Special Provision (R1-3(7)) Zone to allow for an increase in the maximum lot coverage for a one storey dwelling from 40 to 50 percent. In making this request, the applicant has indicated that an increase in the maximum allowable lot coverage to 50% can be accommodated while still respecting, or exceeding, all other minimum yard requirements of the existing Residential R1 Special Provision (R1-3 (7) Zone.

The Requested Use (and the Provincial Policy Statement):

The *Provincial Policy Statement, 2014* (PPS) provides policy direction on matters of provincial interest relating to land use planning and development. The PPS is more than a set of individual policies rather it is intended to be read in its entirety and the relevant policies are to be applied to each situation.

Section 1.1.1 b) *Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns* of the PPS encourages “...healthy, livable and safe communities which are sustained by accommodating an appropriate range and mix of residential uses, institutional, recreation, park and open space and other uses to meet the long term needs of the community..” [author’s emphasis].

The subject lands are the final phases of a comprehensively planned neighbourhood known locally as Forest Hill. While primarily low density in nature, the planning for the Forest Hill area served to provide for the “...range and mix of land uses” called for in the PPS by way of Policy 1.1.1. The applicant’s requested action will continue to provide for the low density residential uses (albeit at a higher lot coverage or development standard) envisioned in the planning for this community. Park and open space uses are to be found to the west of the subject lands. To the south, medium density residential and commercial land uses flank Sunningdale Road East. Collectively these individual land uses, comprehensively planned as they were, serve to create the “...healthy, livable and safe community...” called for by the PPS.

Section 1.1.1 e) of the PPS further notes that “...healthy, livable and safe communities...” are also sustained by “...promoting cost-effective development patterns and standards [author’s emphasis] to minimize land consumption and servicing costs...”

--	--

File: Z-8509
Planner: B. Turcotte

Phase 4B and 4C of Sifton’s Forest Hill development are “small lot subdivisions”. While the definition of a small lot subdivision may vary from one planning authority or municipal jurisdiction to the next, these developments typically serve to provide for housing opportunities that seek to maximize density within low density forms of housing, minimize land consumption, and provide for servicing efficiencies. The applicant’s requested action is consistent with Section 1.1.1 e) of the PPS. The requested action would provide for the establishment of a localized development standard that serves to “*minimize land consumption*”. In addition, the requested development standard will not negatively impact, or require upgrades to, existing municipal infrastructure thereby minimizing servicing costs.

The Requested Use (and the City of London Official Plan):

The subject lands are designated Low Density Residential on Schedule A – Land Use to the City of London Official Plan. Permitted uses in the Low Density Residential designation include, but are not limited to, single detached, semi-detached, and duplex dwellings. In guiding the long-term development of lands so designated, the Residential policies of the Official Plan (Chapter 3) support the provision of a choice of dwelling types (according to location, size, affordability, design and accessibility) so that a broad range of housing requirements are satisfied. The policies further promote residential development that makes efficient use of land and services.

The requested action is consistent with the policies of the Official Plan in that it would serve to provide for a permitted residential land use (a one storey single detached dwelling) that, in this particular instance, seeks to accommodate the growing demand (both existing and anticipated) of market demographic. Given the geographic location of the subject lands within the City’s Urban Growth Boundary (UGB) in an area serviced with municipal infrastructure, the requested action is also consistent with the Servicing and Utilities objectives of the City’s Official Plan (Chapter 17) that seek to direct and promote development patterns that contribute to infrastructure efficiencies.

Lands within Phase 4B and 4C of the Forest Hill subdivision contain in excess of fifty (50) “small lots” with frontages of less than, or equal to, 12 metres. In planning for these lands, the original draft plan of subdivision proposal in 2005 was subject to review under the City of London’s Small Lot Design Guidelines.

The Small Lot Design Guideline consists of three goals:

- Promote a range of housing opportunities and public amenities in appropriate locations;
- Achieve a functional and visually appealing streetscape which reduces the visual dominance of the garage on a small lot streetscape; and,
- Ensure that homes with double car garages on small lots are located in a manner that minimizes the cumulative visual impact of the garage on the streetscape.

The Small Lot Design Guideline places special importance on the garage in the realization of a functional and visually appealing streetscape. To achieve this goal, the Small Lot Design Guideline recommends a series of best practices which, in turn, serve to assist in the formulation and adoption of appropriate localized development standards and zoning regulations.

The subject lands are zoned Residential R1 Special Provision (R1-3(7)) to provide for a single detached dwelling with a minimum lot frontage of 11 metres and a minimum lot area of 300 square metres. The Residential R1 Special Provision (R1-3(7)) Zone further stipulates minimum front yard setbacks (to both the building and garage), exterior and interior side yard setbacks, rear yard setbacks and height restrictions.

--	--

**File: Z-8509
Planner: B. Turcotte**

The purpose and effect of the requested action is to allow for an increase in lot coverage for a single storey dwelling from 40% to 50%. No other special provisions to the existing Zoning By-law are sought by way of the current application. The effects of the requested action (a larger building footprint for a permitted residential land use) would have a negligible impact on the visual amenity of the public realm (or streetscape). The impacts of the requested action (less back yard “green space”) would be limited to the private realm and would still require that the minimum landscape open space coverage be met.

The Small Lot Design Guideline was adopted as a Guideline Document pursuant to Section 19.2.2 of the City of London Official Plan. The requested action would, as demonstrated above, have a negligible impact on the streetscape and visual amenity goals of the Small Lot Design Guideline and therefore, by extension, serve to implement the policies of Chapter 19 of the Official Plan.

The Intensity and Form of the Requested Action (and the Provincial Policy Statement):

With a mind to promoting land and infrastructure efficiencies, Section 1.1.3.6 of the PPS states that new development taking place in designated growth areas should “...occur adjacent to the existing built-up area and shall have a compact form to allow for the efficient use of land, infrastructure and public service facilities[author’s emphasis]...”

As directed in the PPS, the subject lands are within the City of London Urban Growth Area Boundary immediately adjacent to an existing built-up area. The subject lands are fully serviced with municipal infrastructure. The subject lands are within walking distance of open space and transit opportunities. The requested action promotes compact and cost effective development by facilitating additional lot coverage and building size without increasing lot size and land requirement.

Section 1.4.3 Housing of the PPS states that “Planning authorities shall provide for an appropriate range and mix of housing types and densities to meet projected requirements of current and future residents by:permitting and facilitating all forms of housing required to meet the social, health and well-being requirements of current and future residents (Section 1.4.3. b);directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs (Section 1.4.3. c);promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities and support the use of active transportation and transit (Section 1.4.3 d); andestablishing development standards for new residential development which minimize the cost of housing and facilitate compact form” (Section 1.4.3 e)[author’s emphasis].

The purpose and effect of the requested action, providing as it does additional lot coverage and building size without increasing lot size and land requirements, is consistent with the compact and cost efficient development policies of the PPS. Additionally, the requested action would provide for a built form (or housing type) that, the applicant contends, is increasingly desired and actively sought by a wide cross-section of the housing market including, but not necessarily limited to, young families and “empty nesters”. Further, the requested action serves to provide for the establishment of a localized development standard in a newly developing area that is fully serviced with municipal infrastructure. The requested action is consistent with the Housing policies of Section 1.4 of the PPS. The appropriateness of the magnitude of the requested increase in the coverage standard is further discussed below.

The Long-Term Economic Prosperity policies of Section 1.7 of the PPS note that “...long-term economic prosperity should be supported by encouraging a sense of place, by promoting well-designed built form [author’s emphasis]...”

--	--

File: Z-8509
Planner: B. Turcotte

The City of London Small Lot Design Guideline directs the development and adoption of zoning regulations for the subject lands. These regulations were intended to encourage a sense of place through the creation of a functional and visually appealing streetscape. As demonstrated above, the impacts of the requested action are limited to the private realm of the “backyard”. No additional special provisions (to the minimum yard requirements etc.) are required to provide for the additional coverage sought by way of the requested action. These zoning regulations, previously established to create a sense of place and a functional and visually appealing streetscape, remain in force and effect. The requested action is consistent with the Long-Term Economic Prosperity policies of Section 1.7 of the PPS.

The Intensity and Form of the Requested Action (and the City of London Official Plan):

The subject lands are designated Low Density Residential on Schedule A – Land Use to the City of London Official Plan. In guiding the development of lands so designated, the Residential policies of the Official Plan support the provision of a choice of dwelling types according to location, size, affordability, design and accessibility so that a broad range of housing requirements are satisfied. The policies further promote residential development that makes efficient use of land and services. The requested action serves to facilitate the development of a residential land use (a one storey single detached dwelling type) that is contemplated in the Low Density Residential policies of the Official Plan.

To ensure that a site is of a sufficient size and configuration to accommodate a land use and mitigate potential land use impacts associated with it, the Zoning By-law establishes minimum and maximum yard setbacks, lot coverages and height regulations to: guide built form; and, define an appropriate level of site intensity.

The regulations of the existing Residential R1 Special Provision (R1-3(7)) Zone guiding form and intensity stipulate: a minimum lot area; a minimum lot frontage; a maximum building height; a minimum front yard setback (for both the main building and an attached garage); a maximum parking area coverage; a minimum interior and exterior side yard; and, a minimum rear yard. The requested action does not seek, nor does it require, special provisions to these existing regulations to provide for the “larger” one storey dwelling the market is currently demanding.

The purpose of the requested action is to provide for additional lot coverage and building size. To facilitate the request, the applicant seeks an increase in lot coverage. The effect, or impact of the requested action, would be limited to a reduction in the amount of private outdoor amenity space in the rear yard.

Is an increase in lot coverage from 40% to 50% appropriate? The subject lands are the final phases of a larger, comprehensively planned, “small lot” neighbourhood. In developing this larger neighbourhood, land and servicing efficiencies have served as key considerations in the planning process. An increase in coverage would appear appropriate given that the impacts would be limited to the private realm of the rear yard. Further, lot coverages in excess of 40% are not uncommon in the Forest Hill community. Lots on North Wenige and Pleasantview Drives, south the subject lands, have been zoned Residential R1 Special Provision (R1-3(13)) permitting a maximum lot coverage of 45%. From an engineering perspective, there is adequate downstream road and storm sewer capacity to convey the major overland flows associated with the increased impervious area. Lastly, the subject lands have not been identified as a significant ground water recharge area. In consideration of the above, an increase in the maximum lot coverage for the subject lands from 40% to 50% would appear appropriate.

--	--

File: Z-8509
Planner: B. Turcotte

CONCLUSION

The applicant has requested an amendment to the Z.-1 Zoning By-law to change the zoning on the subject lands from a Residential R1 Special Provision (R1-3(7)) Zone to a new Residential R1 Special Provision (R1-3(_)) Zone to permit the same uses and existing regulations of the Residential R1 Special Provision (R1-3(7)) Zone while allowing for an additional special regulation to increase lot coverage from 40 to 50%.

The requested action, having been found consistent with the policies of both the *Provincial Policy Statement, 2014* and City of London Official Plan and Small Lot Design Guideline is recommended. The recommended amendment will provide for land and servicing efficiencies and represents sound land use planning.

PREPARED BY:	SUBMITTED BY:
BRIAN TURCOTTE, SENIOR PLANNER PLANNING SERVICES, CURRENT PLANNING	MICHAEL TOMAZINCIC, MCIP, RPP MANAGER, PLANING SERVICES, CURRENT PLANNING
RECOMMENDED BY:	
JOHN M. FLEMING, MCIP, RPP MANAGING DIRECTOR, PLANNING AND CITY PLANNER	

October 10, 2015

BJT/
 "Attach"

Y:\Shared\implemen\DEVELOPMENT APPS\2015 Applications 8451 to\8509Z - 1974-2119 Gough Ave & 1155-1236 Gough Rd (BT)\Draft PEC Report.docx

--	--

File: Z-8509
Planner: B. Turcotte

**Bibliography of Information and Materials
Z-8509**

Request for Approval:

City of London Zoning By-law Amendment Application Form, completed by M. Zunti for Sifton Properties Limited, July 9th, 2015

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*, 2014.

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 Small Lot Design Guideline, 2000, as amended

Correspondence: (all located in City of London File No. Z-8509 unless otherwise stated)

Other:

Site visit and photographs of the same date - October 15,

--	--

File: Z-8509
Planner: B. Turcotte

APPENDIX “A”

Bill No. (number to be inserted by Clerk's Office)
 2016

By-law No. Z.-1-16_____

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 1155-1236 Gough Road and 1974-2119 Gough Avenue

WHEREAS Sifton Properties Limited has applied to rezone an area of land located at 1155-1236 Gough Road and 1974-2119 Gough Avenue, as shown on the map attached to this by-law, as set out below;

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 1155-1236 Gough Road and 1974-2119 Gough Avenue, as shown on the attached map comprising part of Key Map No. A103, from a Residential R1 Special Provision (R1-3(7)) Zone to a Residential R1 Special Provision (R1-3()) Zone.
- 2) Section Number 5.4 of the Residential Zone (R1) Zone is amended by adding the following Special Provision:

)	R1-3()	()	1155-1236 Gough Road and 1974-2119 Gough Avenue
	a)		Regulation
		i)	Interior Side Yard Depth 1.2 metres (3.94 feet) to the property line (Minimum)
		ii)	Lot Frontage 11 metres (36.09 feet) (Minimum)
		iii)	Lot coverage for a One-storey single detached dwelling 50% (Maximum)

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.

Agenda Item # Page #

--	--

File: Z-8509
Planner: B. Turcotte

PASSED in Open Council on December 8th, 2015.

Matt Brown
Mayor

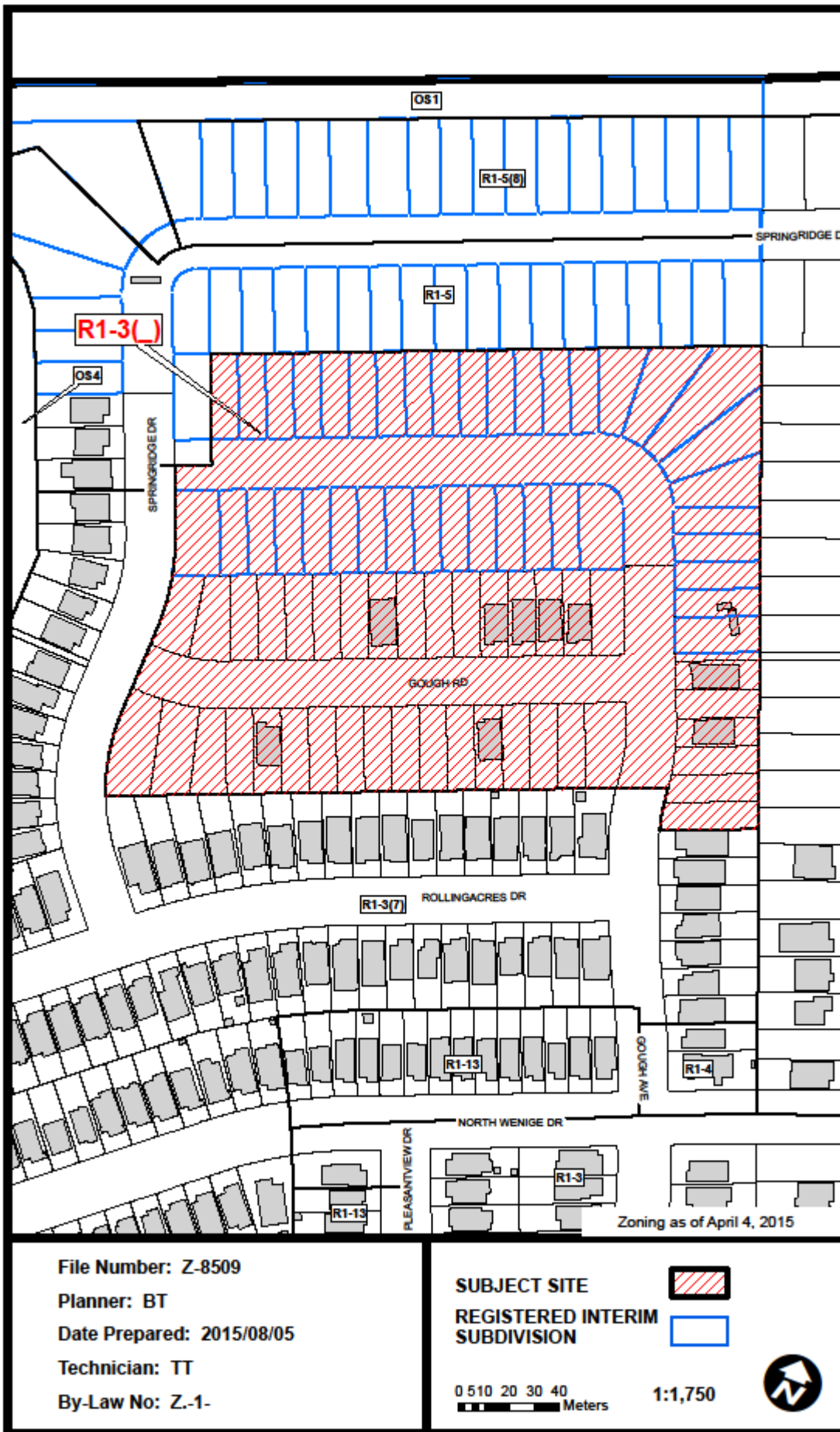
Catharine Saunders
City Clerk

First Reading - December 8th, 2015
Second Reading – December 8th, 2015
Third Reading - December 8th, 2015

Empty boxes for Agenda Item # and Page #

File: Z-8509
Planner: B. Turcotte

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



File Number: Z-8509
Planner: BT
Date Prepared: 2015/08/05
Technician: TT
By-Law No: Z.-1-

SUBJECT SITE
REGISTERED INTERIM
SUBDIVISION



0 10 20 30 40
Meters

1:1,750

