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S. Wilson
File No: SPA16-001

TO:	CHAIR AND MEMBERS PLANNING AND ENVIROMENT COMMITTEE
FROM:	GEORGE KOTSIFAS, P.ENG. MANAGING DIRECTOR, DEVELOPMENT AND COMPLIANCE SERVICES AND CHIEF BUILDING OFFICIAL
SUBJECT:	APPLICATION BY: SOUTHSIDE GROUP 193 CLARKE ROAD PUBLIC SITE PLAN MEETING JUNE 20TH, 2016 AFTER 4:15 PM

RECOMMENDATION

That on the recommendation of the Manager, Development Services and Planning Liaison, the following actions **BE TAKEN** with respect to the site plan approval application of Southside Group for a one-storey apartment building to be located at 193 Clarke Road:

- a) The Planning and Environment Committee **REPORT TO** the Site Plan Approval Authority the issues, if any, raised at the public meeting with respect to the application for Site Plan Approval to permit a one-storey, 14-unit apartment building for adults with Autism Spectrum Disorder at 193 Clarke Road; and,
- b) Council **ADVISE** the Site Plan Approval Authority of any site plan issues they may have with respect to the Site Plan Application and **ADVISE** the Approval Authority whether they support the Site Plan Application for a one-storey, 14-unit apartment building for adults with Autism Spectrum Disorder at 193 Clarke Road.

PURPOSE AND EFFECT OF RECOMMENDED ACTION

The purpose of this application is to obtain Site Plan Approval for a proposed new apartment building to be located at 193 Clarke Road. The public meeting at Planning & Environment Committee (PEC) is being held to hear from the public and receive any advice from PEC and Council in order to make any further revisions to the submitted plans.

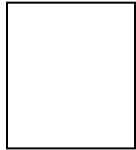
PREVIOUS REPORTS PERTINENT TO THIS MATTER
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File OZ-8143; Report to the Planning and Environment Committee to amend the Zoning By-law on January 21, 2014.

File OZ-8143; Report to the Planning and Environment Committee on November 4, 2014, for information to report on the decision of the Ontario Municipal Board based on the appeal of By-law No. Z.-1-142259.

APPLICATION DETAILS

Date Application Accepted: January 7, 2016	Agent: John Nicholson (Nicholson Sheffield Architects Inc.)
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
Location Map



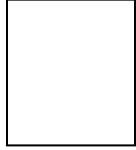
LOCATION MAP

Subject Site: 193 Clarke Rd
 Applicant: Southside Group
 File Number: SPA16-001
 Planner: Stephanie Wilson
 Created By: Ania Serrano
 Date: 2016-02-16
 Scale: 1:2500

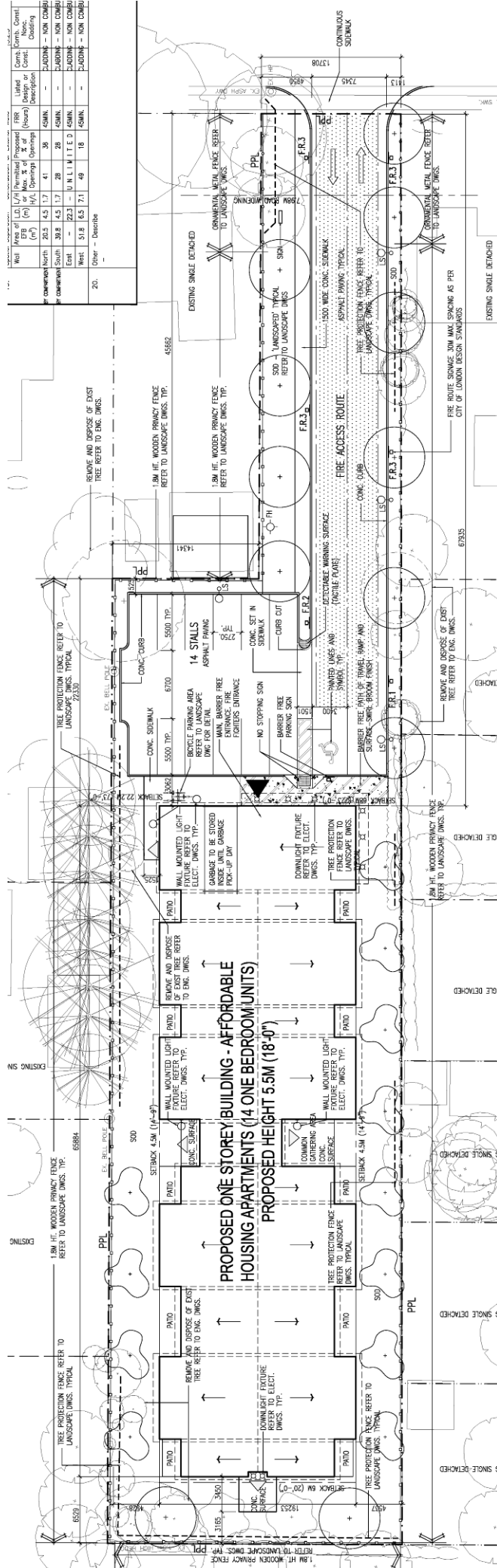
LEGEND

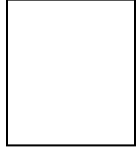
-  Subject Site
-  Parks
-  Assessment Parcels
-  Buildings
-  Address Numbers





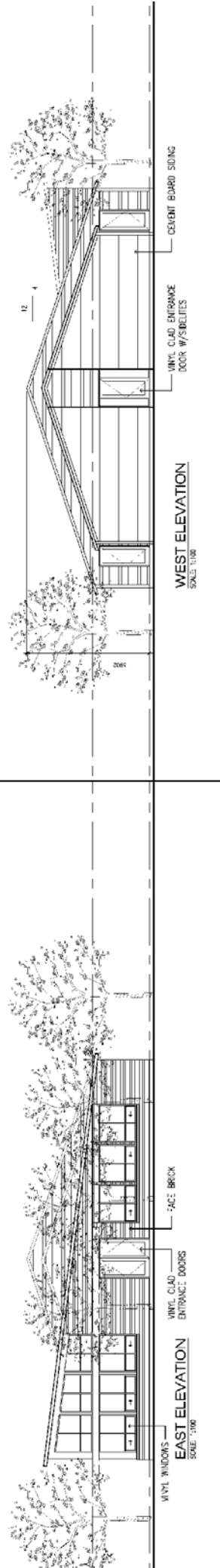
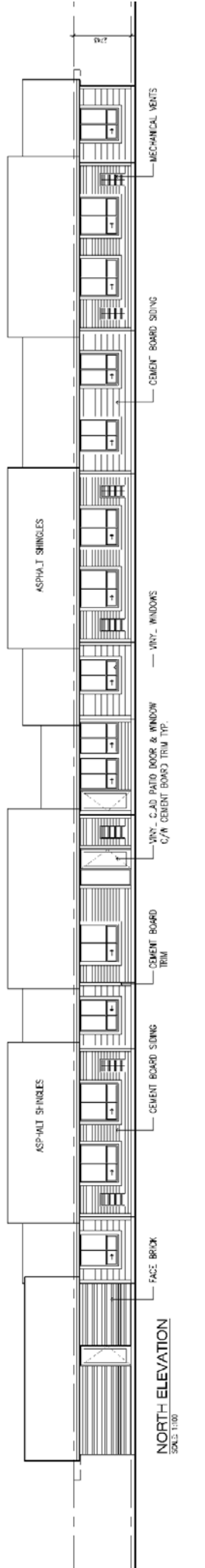
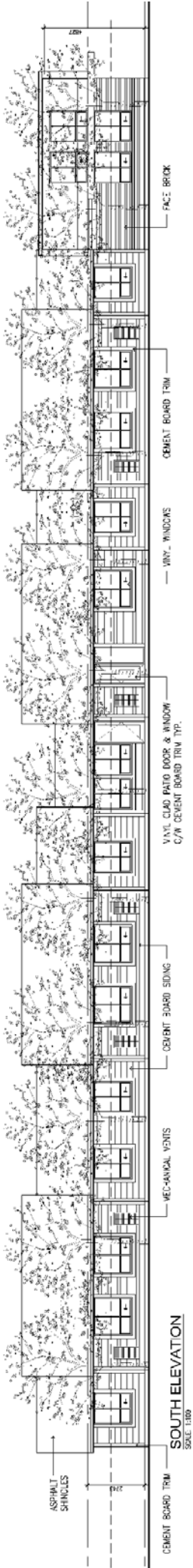
Proposed Site Plan





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Proposed Elevations



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SITE CHARACTERISTICS:
<ul style="list-style-type: none"> • Current Land Use – Vacant • Frontage – Approximately 13m • Depth – Approximately 140m • Area – Approximately 3,310m² • Shape – Flag

SURROUNDING LAND USES:
<p>North, South, and West – Existing Single Family Residential East – Existing School</p>

OFFICIAL PLAN DESIGNATION:
Low Density Residential
EXISTING ZONING:
Holding Residential Special Provision (h-5. R7(19)/H9/D45)

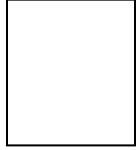
PLANNING HISTORY

On January 14, 2013, the applicant submitted an application for a Zoning By-law (ZBA) amendment to change the zoning of the subject site to facilitate the development of a one-storey, 14-unit, affordable housing development for adults with Autism Spectrum Disorder.

On April 9, 2013 a report to the Planning and Environment Committee recommended approval of the above-noted Zoning By-law amendment. On April 17, 2013, City Council referred the application back to Staff for *“further consultation with the public regarding site plan concerns, and for consideration of the staff recommendation in conjunction with a public site plan process and review through the Urban Design Review Panel”*.

After Council referred the original recommendation back to staff, a second report to the Planning and Environment Committee was presented on January 21, 2014 recommending approval of the Zoning By-law Amendment to permit a modified form of development designed to mitigate concerns raised by abutting neighbours. Site specific items were added for the Site Plan Approval Authority to consider, as well as a holding provision to ensure the proposal would go through a public site plan review process:

- bicycle parking be included on the site;
- a Tree Preservation and Protection Plan be submitted with the site plan application;
- pedestrian walkway from Clarke Road to the proposed building be lined with continuous landscaping to help screen the walkway from the adjacent property to the north;
- shift the building to the west to provide a more welcoming feature at the front of the building and some outdoor amenity space adjacent to the Programme/Common space;
- eliminate parallel parking spaces on the north side of the entrance drive;
- further develop the landscape design of the outdoor amenity space at the back of the building;
- include deciduous trees along the south property line to screen the building rooflines from neighbours; and,
- use landscaping to demarcate private patio space.



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Council supported the Planning Staff recommendation and the requested Zoning By-law Amendment was approved on January 28, 2014.

On February 27, 2014, an appeal was submitted to the Ontario Municipal Board (OMB) by Debbie Newman and Lynn Johnston, in opposition to Municipal Council's decision to approve the requested amendments. The reasons for appeal were based on the proposal not meeting the residential intensification policies and the proposed building not meeting the character nor being compatible with the surrounding area.

The OMB hearing was held on July 22, 2014. The OMB supported Council's decision and ordered "*that the appeal of Ms. Johnston and Ms. Newman against Zoning By-law Amendment No. Z-1 142259, of the City of London, for a property known municipally as 193 Clarke Road, is dismissed.*"

On October 4, 2015, an application for site plan approval was submitted for the development of the site. Subsequent to receiving additional materials, on January 7, 2016, the application was deemed complete and accepted for review.

On February 16, 2016, the notice of application was sent out to area property owners advising them of the application. As a result of this notice, there were numerous responses from the public (see further in report).

On June 3rd, 2016, notice of public meeting was sent out to area property owners and notice was placed in the Londoner on June 2nd, 2016.

To date, feedback from area residents has indicated general support for the development. Questions and comments that were received were regarding perimeter fencing, site grading and drainage, and access to Clarke Road.

ANALYSIS

Description of the Site Plan

The applicant is proposing a new one-storey apartment building to be centrally located on site with the primary entrance facing Clarke Road.

The site plan provides one full vehicular access to the site from Clarke Road and fourteen parking spaces in front of the building including barrier-free parking and access. Bicycle parking is located in this area as well. There is a pedestrian connection from the main entrance to the City sidewalk on Clarke Road.

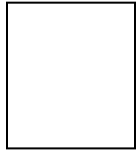
The landscape plan incorporates new trees throughout the site, along the driveway and around the building. Trees on adjacent properties will be protected during construction.

Elevations show a one-storey building with a gently sloped roof and board siding.

Matters Raised during the Zoning By-law Amendment

The Site Plan Approval Authority was requested to consider the items below, which have been addressed as indicated:

- bicycle parking be included on the site;
Bicycle parking has been provided.
- a Tree Preservation and Protection Plan be submitted with the site plan application;
A Tree Preservation and Protection Plan has been prepared by a qualified Landscape Architect, supplemented by a report by a certified Arborist as part of the site plan application.
- pedestrian walkway from Clarke Road to the proposed building be lined with continuous landscaping to help screen the walkway from the adjacent property to the north;
A pedestrian walkway has been provided from Clarke Road to the main building entrance. Landscaping has been incorporated to help screen the walkway from the property to the north.



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- shift the building to the west to provide a more welcoming feature at the front of the building and some outdoor amenity space adjacent to the Programme/Common space;
The building has been shifted to the west as much as possible to accommodate site grading and landscaping.
- eliminate parallel parking spaces on the north side of the entrance drive;
There are no parallel parking spaces on the site plan.
- further develop the landscape design of the outdoor amenity space at the back of the building;
The landscape design for the back of the building has been developed.
- include deciduous trees along the south property line to screen the building rooflines from neighbours; and,
Deciduous trees are provided along the south property line
- use landscaping to demarcate private patio space.
Landscaping will help demarcate private patio space.

Zoning Compliance

The property is zoned h-5.R7(19)/H9/D45 and requires the following:

- Minimum Lot Frontage: 13.0m
- All structures limited to one storey.

The proposed development complies with the zoning regulations of the h-5.R7(19)/H9/D45 Zone.

Holding Provision

h-5 holding:

Purpose: To ensure that development takes a form compatible with adjacent land uses, agreements shall be entered into following public site plan review specifying the issues allowed for under Section 41 of the *Planning Act, R.S.O. 1990, c. P.13*, prior to the removal of the "h-5" symbol.

Compatibility with Adjacent Properties

The proposal incorporates privacy fencing and landscaping surrounding the new building, as well as tree protection measures to ensure trees on adjacent properties are protected during construction.

Proposed exterior lighting includes wall mounted fixtures on all building facades and four light standards located adjacent to the parking area and driveway. The lighting plan and light details provided indicate fixtures are designed to minimize any light or glare onto abutting properties.

Site servicing and grading will be designed to ensure that the new development is sufficiently serviced and that the site will be adequately drained.

PUBLIC LIAISON:	On February 16, 2016, Notice of Application was sent to 89 property owners in the surrounding area.	2 emails were received 1 phone call
	On June 3 rd , a Notice of Public Meeting was sent to area property owners and a Notice of Public Meeting was published in the Londoner on June 2 nd , 2016.	0 emails were received

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Public Response

To date, feedback from area residents has indicated general support for the development.

Local property owners expressed concerns that existing grading patterns in the area tend to create localized flooding during heavy rain events. The proposed site works will incorporate servicing and grading to accommodate the new development.

Privacy fencing has been provided around the entire site to provide privacy both for neighbouring properties as well as the future occupants of the new building.

The new access to Clarke Road will not create any conflicting turn movements from Clarke Road, although it is noted that drivers exiting the subject site, and using existing driveways across the street, will need to be cautious as this is a busy section of an arterial road.

SIGNIFICANT COMMENTS

Development Services

- Road widening is required. Show the widening on the plans and prepare a reference plan for the transfer process.
- All trees on adjacent properties or on mutual property lines are to be sufficiently protected from site construction. Please have the consulting L.A. review the site grading and servicing plans and have the plans reviewed by a qualified Arborist. Submit a report to confirm protection measures and endorse the landscape plans.
- Show existing grading on all of the adjacent properties to confirm the existing drainage/overland flow patterns as well as to ensure no low-points, and the safe conveyance of the overland flows downstream. The consulting engineer is to provide a stamped letter or a note within the grading plan certifying that overland flow patterns from the development will not adversely affect the adjacent and downstream properties. Provide calculations/rationale for assigning the runoff coefficient "C" of 0.65 for the post developed site. All grading is to occur within the property limits.

The Development Services comments and other Site Plan requirements will be implemented through the approved Site Plan drawings and executed Development Agreement.

CONCLUSION

The proposed site plan has been reviewed and is considered to be consistent with applicable policies and regulations of the Official Plan, Provincial Policy Statement, the Zoning By-Law, and Site Plan Control Area By-law subject to the revisions to the plans to incorporate Staff comments. Once plans are revised, Staff are prepared to recommend the plans to the Approval Authority, subsequent to receiving security for on-site works; and subject to the acceptance of all plans, including grading and servicing, for the site. A separate report will be submitted in the future to Planning and Environment Committee (PEC) to remove the holding provision after a development agreement has been executed by the Owner.

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PREPARED BY:	REVIEWED BY:
STEPHANIE WILSON, LANDSCAPE PLANNER, DEVELOPMENT SERVICES	LOU POMPILII, MANAGER, DEVELOPMENT PLANNING DEVELOPMENT SERVICES
RECOMMENDED BY:	SUBMITTED BY:
TERRY GRAWAY, MANAGER, DEVELOPMENT SERVICES & PLANNING LIAISON	GEORGE KOTSIFAS, P. Eng. MANAGING DIRECTOR, DEVELOPMENT & COMPLIANCE SERVICES & CHIEF BUILDING OFFICIAL

CC. SPA16-001
Nicholson Sheffield Architects Inc.

Agenda Item #

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Bibliography of Information and Materials

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, Site Plan Control Area By-law C. P.- 1455-541

City of London, Report to Planning and Environment Committee, File No. OZ-8143 April 9, 2013.

City of London, Council Resolution, OZ-8143, April 17, 2013.

City of London, Report to Planning and Environment Committee, File No. OZ-8143 January 21, 2014.

City of London, Council Resolution, OZ-8143, January 28, 2014.

Ontario Municipal Board Decision, File No. PL140211, July 29, 2014.

City of London, Report to Planning and Environment Committee, File No. OZ-8143 November 4, 2014.

City of London, Site Plan Application, SPA16-001, October 4, 2015.

City of London, Notice of Application, February 16, 2016

City of London Notice of Public Meeting, Londoner, June 2nd, 2016

City of London, Notice of Public Meeting, June 3rd, 2016