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File: Z-8602
Planner: AB Watson

TO:	CHAIR AND MEMBERS PLANNING & ENVIRONMENT COMMITTEE
FROM:	JOHN M. FLEMING MANAGING DIRECTOR, PLANNING AND CITY PLANNER
SUBJECT:	APPLICATION BY: CITY OF LONDON BLACKFRIARS/PETERSVILLE AREA PUBLIC PARTICIPATION MEETING ON JUNE 20, 2016

RECOMMENDATION

That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the application of City of London, Planning Services relating to the property located at Blackfriars/Petersville Area:

- (a) the proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting on June 23, 2016 to amend Zoning By-law No. Z.-1, in conformity with the Official Plan, to change the zoning of the subject property **FROM** a Residential Special Provision R2-2(17) Zone, **TO** a Residential Special Provision R2-2() Zone.

PREVIOUS REPORTS PERTINENT TO THIS MATTER
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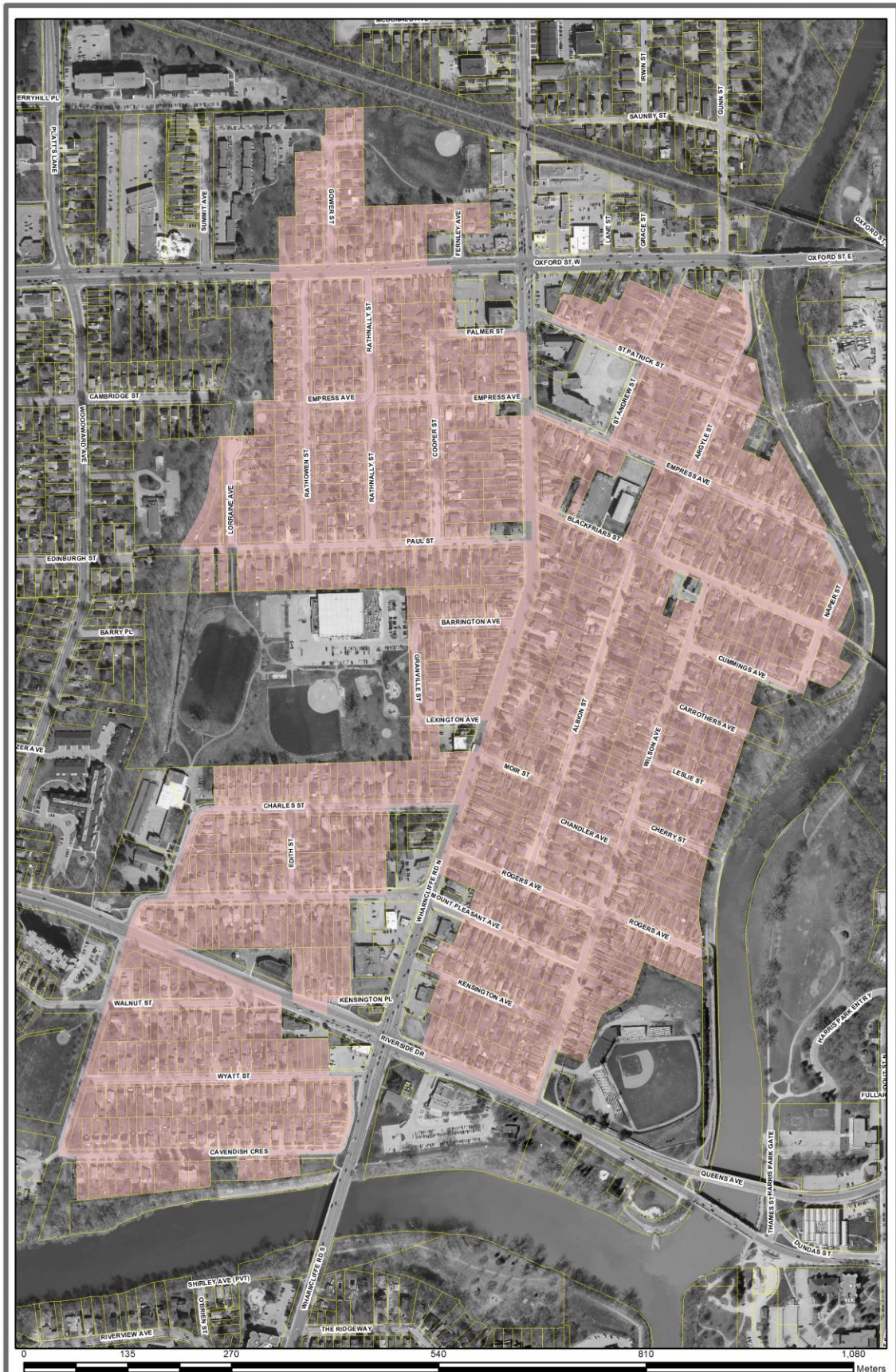
September 23, 2014	Planning Report to PEC for Official Plan Amendment to recognize Special Policy Area for London West addressing flood lines
September 23, 2014	Planning Report to PEC with Recommendations for new Residential R2 Special Provision
April 29, 2014	Blackfriars/Petersville HCD Plan and Conservation Guidelines and Official Plan Amendments to PEC
April 8, 2014	Report to PEC on Various Zoning Options
March 25, 2014	Draft HCD Plan and Conservation Guidelines to PEC
December 10, 2013	Report on Potential HCD Boundary to PEC
August 20, 2013	Notice of Appeal Report to PEC
May 14, 2013	Report to Special PEC Meeting
May 7, 2013	Planning Report to PEC on Options
April 23, 2013	Presentation to PEC

PURPOSE AND EFFECT OF RECOMMENDED ACTION

The purpose and effect of the requested Zoning By-law amendment is to recognize existing converted dwellings with two units and to prohibit the development of new converted dwellings with two units on lands currently zoned Residential Special Provision R2-2(17) within the Blackfriars/Petersville Area. This change is consistent with the staff review and recommendations of September 2014, which recognized existing legal two-unit developments but would not permit redevelopment that creates any new two unit structures on properties that do not currently contain two units. This is in keeping with the "UTRCA Interim Policies for City of London Candidate Special Policy Areas" in place since 1991 which recognizes development within the floodplain as provided for in the Provincial Policy Statement.

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File: Z-8602
 Planner: AB Watson



LOCATION MAP

Subject Site: Blackfriars/Petersville Area
 Applicant: City of London
 File Number : Z-8602

Planner : ABW
 Created By : MB
 Date : 2016/03/18
 Scale : 1:6,000

Legend

Subject Site



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RATIONALE

1. The proposed amendment is consistent with the Provincial Policy Statement, 2014.
2. The proposed amendment is consistent with the City’s Official Plan.
3. The proposed amendment would permit an appropriate level of redevelopment within a regulated floodplain area, and not create a health and safety issue.
4. The proposed amendment is in keeping with staff’s previous recommendation of 2014.

BACKGROUND

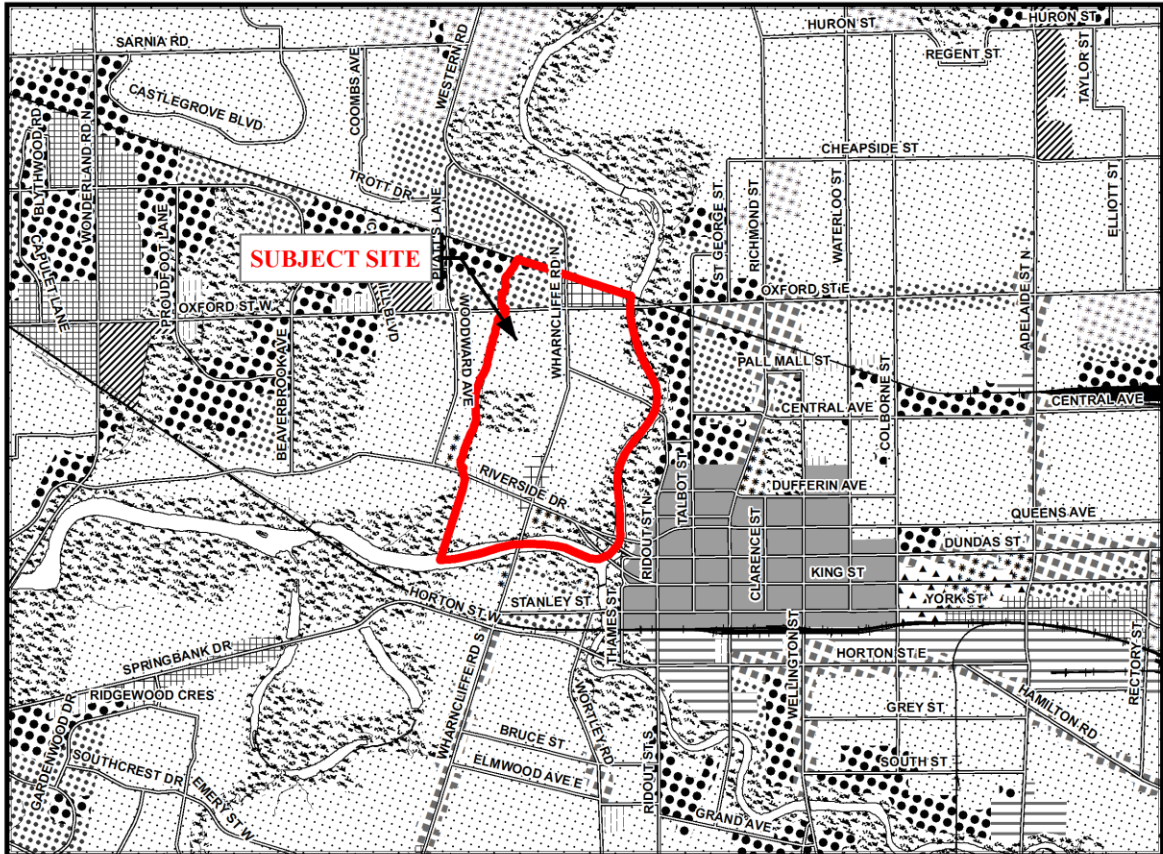
Date Application Accepted: March 15, 2016	Agent: Planning Services
REQUESTED ACTION: Prohibit the development of new converted dwellings with two units on lands currently zoned Residential Special Provision R2-2(17), while recognizing existing converted dwellings with two units, within the Blackfriars/Petersville Area.	

<p>CHARACTERISTIC OF NEIGHBOURHOOD:</p> <p>Historically, the Blackfriars/Petersville neighbourhood has been characterized as a stable, low density residential area. For the most part this has occurred because there are limited redevelopment opportunities because the neighbourhood is located within a Provincially regulated floodplain. The area initially developed as a low density residential neighbourhood and has largely remained that way over time because of this constraint. Other neighbourhoods abutting the Downtown have seen more intensification than Blackfriars/Petersville.</p> <p>There are approximately 1000 properties in the neighbourhood which are zoned Residential R2 (R2-2) as well as some commercially zoned properties and some residential properties which have been zoned through a zoning by-law amendment for more than two units and office conversions. Half of the properties were owner occupied in 2011 and in a single detached housing form. The population was approximately 2800 people in 2011 with a concentration of young adults and older adults.</p>
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<p>REGULATORY FRAMEWORK:</p> <p>It is important to note that the entire Blackfriars/Petersville Neighbourhood Area lies within the flood plain of the Thames River. Therefore, all of the lands are subject to the limiting regulations imposed accordingly.</p> <p>The Upper Thames River Conservation Authority (UTRCA) is responsible, along with others, for implementing the <i>Flood Plain Planning Policy Statement</i> of the Province of Ontario. This Policy outlines the regulations for prohibiting or providing conditional approval for development proposed in the floodway or flood fringe respectively. Under the standard flood plain policies, development in the floodway is prohibited with the exception of buildings or structures associated with essential public infrastructure, flood and erosion control, bank stabilization and watershed management works.</p>

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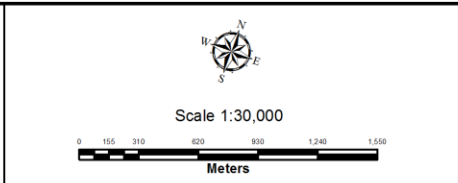


Legend	
	Downtown
	Wonderland Road Community Enterprise Corridor
	Enclosed Regional Commercial Node
	New Format Regional Commercial Node
	Community Commercial Node
	Neighbourhood Commercial Node
	Main Street Commercial Corridor
	Auto-Oriented Commercial Corridor
	Multi-Family, High Density Residential
	Multi-Family, Medium Density Residential
	Low Density Residential
	Office Area
	Office/Residential
	Office Business Park
	General Industrial
	Light Industrial
	Regional Facility
	Community Facility
	Open Space
	Urban Reserve - Community Growth
	Urban Reserve - Industrial Growth
	Rural Settlement
	Environmental Review
	Agriculture
	Urban Growth Boundary

CITY OF LONDON
Department of
Planning and Development

OFFICIAL PLAN SCHEDULE A
- LANDUSE -

PREPARED BY: Graphics and Information Services

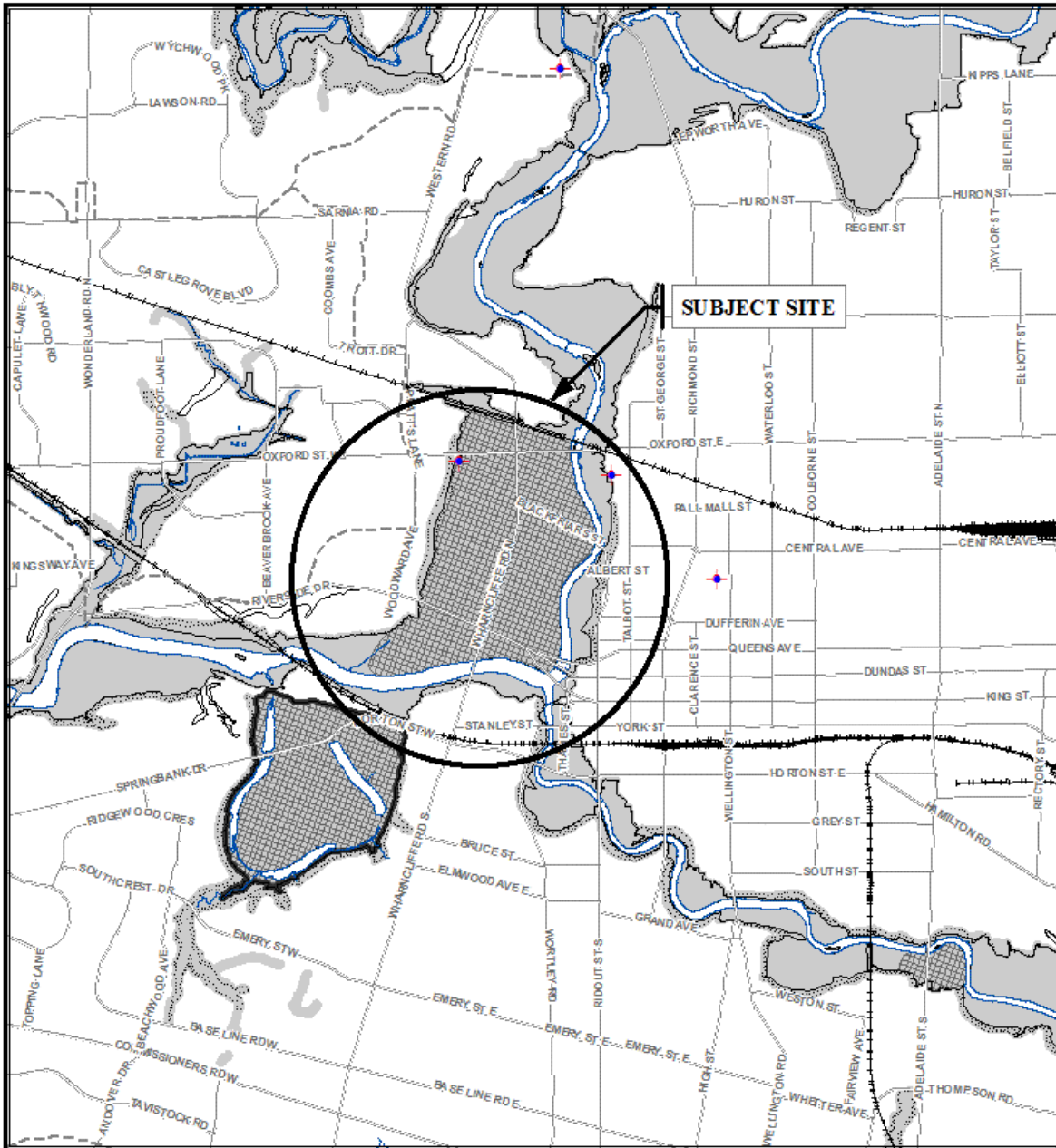


FILE NUMBER: Z-8602
PLANNER: ABW
TECHNICIAN: MB
DATE: 2016/03/15

PROJECT LOCATION: e:\planning\projects\p_officialplan\work\consol\00\excerpts\mxd_templates\scheduleA_b&w_8x11_with_SWAP.mxd

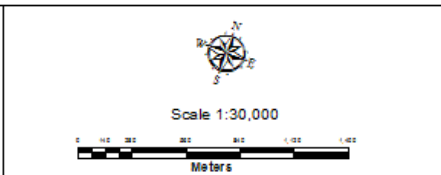
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<p>NATURAL RESOURCES</p> <ul style="list-style-type: none"> Aggregate Resource Areas Extractive Industrial Emergency Municipal Water Wells <p>Base Map Features</p> <ul style="list-style-type: none"> Railways Water Courses/Ponds Streets (refer to Schedule "C") Conservation Authority Boundary Subwatershed Boundary Potential Special Policy Areas Special Policy Area 	<p>NATURAL HAZARDS</p> <ul style="list-style-type: none"> Regulatory Flood Line <i>NOTE 1: Flood Lines shown on this map are approximate. The precise delineation of flood plain mapping is available from the Conservation Authority having jurisdiction.</i> <i>NOTE 2: Flood Fringe mapping for certain areas of the city is available from the Upper Thames River Conservation Authority.</i> Riverine Erosion Hazard Limit For Confined Systems Riverine Erosion Hazard Limit For Unconfined Systems Steep Slopes Outside of the Riverine Erosion Hazard Limit Abandoned Oil/Gas Wells Conservation Authority Regulation Limit
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CITY OF LONDON
Department of
Planning and Development
OFFICIAL PLAN SCHEDULE B2
NATURAL RESOURCES
AND
NATURAL HAZARDS
PREPARED BY: Graphics and Information Services



FILE NUMBER: OZ-8373
PLANNER: CP
TECHNICIAN: CK
DATE: 2014/06/19

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File: Z-8602
Planner: AB Watson

<p>OFFICIAL PLAN DESIGNATION: (refer to Official Plan Map)</p> <p>The majority of lands within the Blackfriars/Petersville Neighbourhood Area are designated Low Density Residential on Schedule “A” which generally permits single detached, semi-detached, duplex, multiple-attached and converted dwellings up to a maximum density of 30 units per hectare.</p> <p>Lands within the Blackfriars/Petersville Neighbourhood Area with other land use designations include those:</p> <ul style="list-style-type: none"> -north of Oxford Street which are designated Neighbourhood Commercial Node and Multi-Family, Medium Density Residential; -lands at the intersection of Riverside Drive and Wharncliffe Road which are designated Neighbourhood Commercial Node and Office Area; and -lands along the Thames River corridor which are designated Open Space,
<p>EXISTING ZONING: (refer to Zoning Map)</p> <p>Residential Special Provision R2-2(17)</p> <p>Permitted Uses:</p> <ul style="list-style-type: none"> - single detached dwellings, - existing legally established semi-detached dwellings, - existing legally established duplex dwellings, - converted dwellings (maximum 2 dwelling units).

PLANNING HISTORY

In response to Council direction 14 (d) of May 14, 2013 city staff undertook a comprehensive Official Plan and Zoning Bylaw review of the Blackfriars/Petersville Area (OZ-8373). The conclusion of this review resulted in a staff recommendation to PEC on September 23, 2014 that a new Residential R2 Special Provision Zone be applied to Blackfriars/Petersville Neighbourhood Area.

As describe the report (OZ-8373) September 2014, the preferred Option 2 would, “*recognize existing legal two-unit development and permit single detached dwellings and converted dwellings with a maximum of two units as-of-right. It would not permit the redevelopment of properties that do not currently contain two units to redevelop to new two unit structures. Any future requests to permit a two unit structure on those properties would require a zoning by-law amendment, which would include a public consultation process.*”

SIGNIFICANT DEPARTMENT/AGENCY COMMENTS

Upper Thames River Conservation Authority (UTRCA):

As indicated, the Blackfriars/Petersville Area is regulated by the UTRCA and we support the proposed zoning amendment which is intended to recognize existing, legally established, converted dwellings containing a maximum of two units (as well as single detached dwellings, existing, legally established semi-detached dwellings and existing, legally established duplex dwellings) and to prohibit the development of new converted dwellings. This amendment is consistent with the Planning Department’s recent review of this matter in 2014 and is consistent with Provincial Policy and UTRCA Policy which does not permit intensification of use in potential Special Policy Areas through either lot creation or through zoning.

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PUBLIC LIAISON:	On March 30, 2016, Notice of Application was sent to 96 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 March 31, 2016.	23 replies were received (15 telephone) (9 emails)
<p>Nature of Liaison: The purpose and effect of this zoning change is to recognize existing converted dwellings with two units and to prohibit the development of new converted dwellings with two units on lands currently zoned Residential Special Provision R2-2(17) within the Blackfriars/Petersville Area. This change would recognize existing legal two-unit developments but would not permit redevelopment that creates any new two unit structures on properties that do not currently contain two units. Possible change to Zoning By-law Z.-1 FROM a Residential Special Provision R2-2(17) TO a new Residential Special Provision R2-2() Zone to permit: single detached dwellings, existing legally established semi-detached dwellings, existing legally established duplex dwellings, and existing legally established converted dwellings (maximum 2 dwelling units)</p>		
<p>Responses: Many respondents were property owners seeking clarification of what the City is trying change through the proposed zoning by-law amendment.</p> <p>Generally speaking the majority of comments were supportive, however several have requested changes go ahead but that their specific property not be affected by this change. There were also a number who are completely against the proposed changes as they feel they should have the right-to, in the future, develop converted dwellings.</p>		

ANALYSIS

Provincial Policy Statement 2014 (PPS):

This application has been made in consideration of the Provincial Policy Statement 2014, particularly with respect to Sections 2.2 Water and 3.1 Natural Hazards.

Section 2.2.2 requires that “development and site alteration shall be restricted in or near sensitive surface water features and sensitive ground water features such that these features and their related hydrologic functions will be protected, improved or restored” and Section 3.1.1 states that: “Development shall generally be directed to areas outside of...

- b) hazardous lands adjacent to river, stream and small inland lake systems which are impacted by flooding hazards and/or erosion hazards; and
- c) hazardous sites.”

By recognizing that the entire Blackfriars/Petersville Neighbourhood lies within the flood plain of the Thames River it is understood development in this area may be a risk to public health or safety or of property damage. As stated in the PPS, Ontario's long-term prosperity, environmental health and social well-being depend on reducing the potential for public cost or risk to Ontario's residents from natural or human made hazards. The proposed zoning by-law amendment would directed development away from hazards and not create new or aggravate existing hazards.

Provincial Flood Plain Planning Policy Statement:

This Policy outlines the regulations for prohibiting or providing conditional approval for development proposed in the floodway or flood fringe respectively. Under the standard flood plain policies, development in the floodway is prohibited with the exception of buildings or structures associated with essential public infrastructure, flood and erosion control, bank stabilization and watershed management works.

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Environmental Planning Policy Manual:

The Upper Thames River Conservation Authority (UTRCA) has developed an Environmental Planning Policy Manual which is applicable to the lands within Blackfriars/Petersville Neighbourhood. As stated in the PPS, the Environmental Planning Policy Manual states that *“Development and site alteration is generally not permitted within flooding hazards”*. Further, the manual provides specific direction through:

“Section 3.2.3.3 Special Policy Areas:

- a) *Intensification of use either through the creation of lots or through zoning is not permitted;*
- b) *New basements are not permitted;*
- c) *The conversion of a non-residential use to a residential use is not permitted. Conversion of residential uses to commercial uses is encouraged; and*
- d) *Specific construction requirements including maximizing floodproofing are implemented through the Section 28 permit process.”*

Official Plan:

The majority of lands within the Blackfriars/Petersville neighbourhood area, and those specially being affected by the proposed zoning by-law amendment, are designated Low Density Residential on Schedule “A” which generally permits single detached, semi-detached, duplex, multiple-attached and converted dwellings up to a maximum density of 30 units per hectare. This designation is also consistent with the previous Residential designation in the West London District Plan (Council approved October 18, 1976) which permitted similar forms of housing at a maximum density of 25 units per hectare.

However, Schedule “B” of the Official Plan identifies this area as a Potential Special Policy Area within the Regulatory Floodline of the Thames River which restricts permitted uses and limits future development. The City and UTRCA have tried in the past to get Blackfriars/Petersville recognized as a special policy area under Section 15.6.4 of the Official Plan.

In the absence of special policy area status, the floodplain policies contained in Section 15.6 of the Official Plan apply. Section 15.6.2 (One-Zone Concept) specifically applies and subsection ii) states;

“The zoning of flood plain lands will reflect the restricted use of these lands, and will prohibit any new development, with the exception of existing uses and minor additions and/or renovations to existing structures. A permit may be required from the appropriate Conservation Authority and flood proofing may be required... “

Further, subsection iv) states that any changes within these areas also requires that:

- b) *All new development or structures within the flood plain will require the approval of the appropriate Conservation Authority*
- c) *Minor renovations, alterations, or additions to existing buildings may be permitted subject to the approval of Council in co-operation with the appropriate Conservation Authority.*

Without these interim policies, all new development in this neighbourhood would be prohibited in accordance with Provincial policy. As indicated above, the Official Plan policies anticipate little change in this particular neighbourhood. Presently, the City is working with the UTRCA and City to complete a Special Policy Area for this area.

As described in the report, the City and UTRCA started the process of having West London identified as a Special Policy Area. Following approval of the City’s Official Plan by Council in 1989, a Special Policy Area Background Report (covering the four potential SPA’s) was prepared and endorsed by Council and submitted to the Province for consideration. In 1997, two detailed reports were prepared (Technical Report and Background Report) and submitted to the

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Province as justification for any future Special Policy Area. The reports were very detailed and included land use, building, demographic and topographical information.

To date, the Province has not approved the Special Policy Area for West London and the area has been guided by “UTRCA Interim Policies for City of London Candidate Special Policy Areas”, in place since 1991. Recently, UTRCA has approached the City about reapplying to the Province for special policy status for West London (see attached letter dated May 14, 2012). Given the impending implementation of the 2014 Provincial Policy Statement (PPS), it is appropriate to initiate the process again. There have been some minor changes to Section 3.1 of the PPS, the Section which addresses special policy areas. A report (Z-8602) recommending that the City re-initiate the Special Policy Area process was also presented to the Planning and Environment Committee for consideration on September 23, 2014. To date no Special Policy Area has been established for West London as the UTRCA is still in the process of updating the floodplain mapping related to this area.

Zoning

The area has long been zoned for up to two family residential development. In By-law C.P. 953-42 (which was applied prior to 1991) most lands in the neighbourhood were zoned Two Family (2F) which permitted duplex, semi-detached and single family dwellings. Zoning By-law Z-1, which applies now, permits the same range of uses but added two unit converted dwellings. The zoning approach in this residential neighbourhood since the 1970’s has been to permit a maximum of two unit residential dwellings.

“Because the Blackfriars/Petersville neighbourhood is located within a Provincially-regulated floodplain the issue is one of the health and safety of the population. The proposed amendment would accomplish this by limiting the opportunities for new, additional development. The proposed amendment would allow redevelopment to the same level that currently exists, thereby not creating new opportunities for residential development that would increase the total number of dwelling units than what currently exists.”

A distinction is made by use of the terms “existing” and “legally established” because in these older areas of the City not all units have been “legally established” or are considered “existing”. Zoning By-law Z-1 currently defines “existing” as

“EXISTING” means legally existing on the effective date of this By-Law.

There is some confusion over the term “existing”; whether that means the use currently made of the property or the legal use on the property. Use of the term “legally established” makes that clearer.

The advantages of this option are 1) it recognizes existing legal uses; no existing development would be made non-conforming to the zoning by-law; and 2) would limit future intensification opportunities to existing two-unit properties.”

CONCLUSION

Consistent with staff’s recommendation of 2014, it is recommended that a New R2-2 Special Provision Zone be applied on lands currently zoned Residential Special Provision R2-2(17) within the Blackfriars/Petersville Area.

This change provides for an appropriate level of intensification within a Historic and stable, low density residential area. The recommended zone recognizes existing legally converted two-unit dwellings in the same way as other proposed build multi-unit structures.

The recommendation is consistent with the PPS as it does not increase the risk associated with floodplain hazards to public health or safety, or of property damage. The recommendation is

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also consistent with both the City of London's Official Plan and the UTRCA's Environmental Planning Policy Manual.

PREPARED BY:	SUBMITTED BY:
AMANDA-BREA WATSON, MCIP RPP PLANNER II, URBAN REGENERATION	GREGG BARRETT, AICP MANAGER, LONG RANGE PLANNING AND RESEARCH
RECOMMENDED BY:	
JOHN M. FLEMING, MCIP, RPP MANAGING DIRECTOR, PLANNING AND CITY PLANNER	

May 17, 2016
ABW

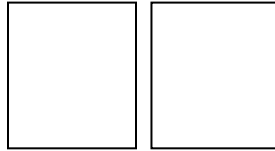
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Planner: AB Watson

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

<u>Telephone</u>	<u>Written (email)</u>
MACMACKIN DARREN 614 WALLACE ST LONDON ON N5Y 3R7	ABIUSO MICHAEL CHRISTIAN 23 WYATT ST LONDON ON N6H 1A8
FARRER JEAN DIANNE 33 RIVERVIEW AVE LONDON ON N6J 1A3	HYDE ROBERT JAMES HYDE CHRISTINA ANNE 187 RATHOWEN ST LONDON ON N6H 2E9
MC MANUS ANGELA 30 FORWARD AVE HOUSE 6 LONDON ON N6H 1B7	MACKAY REID JONATHAN BROOK 31 KENSINGTON AVE LONDON ON N6H 1C1
CARERE SANDRA 127 PAUL ST LONDON ON N6H 1L3	STONE DEBORAH ANN 28 NAPIER ST LONDON ON N6H 1W7
SPIES CYNTHIA 11 ST ANDREW ST LONDON ON N6H 1Z4	BASKETTE ROBERT JOHN BASKETTE JULIETTE ANNE 32 CHARLES ST LONDON ON N6H 1H2
GUDGEON WILLIAM HUGH 64 EMPRESS AVE LONDON ON N6H 1M7	DONEFF DANIEL DONEFF JANICE IRENE 72 ROGERS AVE LONDON ON N6H 1G7
WEBER JOHN-MICHAEL 528 VICTORIA ST N KITCHENER ON N2M 5G1	DOWNING CHRISTOPHER & DYLAN TEMME MAUREEN ELIZABETH 66 PALMER ST LONDON ON N6H 1P7
LATONDRESS COLTER 154 MOUNT PLEASANT AVE LONDON ON N6H 1E2	WEST MARION LAUKART 8 ARGYLE ST LONDON ON N6H 1Y3
CLEMENT JOHN STUART 2 CARROTHERS AVE LONDON ON N6H 1J5	DEANNA VAN OVERLOOP (No Address provided)
MCLAUGHLIN PATRICK GERARD 189 RATHOWEN ST LONDON ON N6H 2E9	
MACKAY REID JONATHAN BROOK 31 KENSINGTON AVE LONDON ON N6H 1C1	
DONEFF DANIEL 72 ROGERS AVE LONDON ON N6H 1G7	
LUCAS JEFFREY PETER 8860 GLENDON DR MOUNT BRYDGES ON N0L 1W0	
MAINSTONE DENNIS WILLIAM 167 PAUL ST LONDON ON N6H 1L6	
ATTENTION: MARCO PALUMBO PALUMBO DEVELOPMENTS INC 1055 SARNIA RD UNIT B3 LONDON ON N6H 5J9	



**File: Z-8602
Planner: AB Watson**

Sent: Friday, April 08, 2016 7:40 PM
To: Watson, Amanda-Brea <awatson@london.ca>
Subject: Z-8602

Hello Amanda,
we received the notice to amend the zoning by-law to prohibit development of new converted dwellings with two units on land currently zoned R2-2 (which i believe our home is zoned) and i have some concerns, I hope you can help clarify some things for us.

First, I would just like to confirm that this amendment has nothing to do with new '*construction*' development correct?

There was(and is) a market premium to acquire R2-2 zoned properties and had this in mind when we purchased it with possible plans to utilize the special provision. To note, our property was rented out by the previous owners but currently is just single family since we purchased it.

Another point is if we don't decide to have multiple dwellings I am also concerned that if this amendment comes into play and my property can no longer have dual dwellings, that we will not be able to benefit the increased market value of R2-2 Zoned property when we sell it.

Within the next 3 years I may leave this residence and rent it out and possibly including a separate room with separate unit in the basement, how will this new amendment affect this future plan of mine?

Mike Abiuso
Wyatt Street, London.

Sent: Sunday, April 17, 2016 8:23 PM
To: Watson, Amanda-Brea <awatson@london.ca>
Subject: Zoning By-Law ammendment Z-8602

Hello and thank you for your notice regarding the above, dated 30th March 2016.
I must tell you that I and other in my neighbour hood, wondered what you were changing to the zoning by-law.

May I humbly request that the exact wording specific to the change be highlighted in some form, so that in future, changes can be easily identified by respondents.

I and my wife who are city tax payers and residents of the area of Blackfriars/?Petersville fully support the change to include "existing legally established established converted dwellings"

Thank you and regards
Chris and Bob Hyde.

Sent: Tuesday, April 05, 2016 9:43 AM
To: Park, Tanya
Subject: The latest blackfriars bylaw amendment

Good morning Tanya, I was just writing to get some clarification on the latest bylaw amendment that I received in the mail. To clarify, Z8602 is to restrict any further development of houses into legal duplexes? Thank you very much Tanya I appreciate your time and getting back to me.

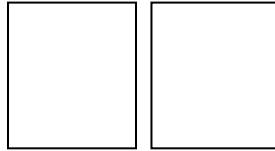
Reid

Sent: Sunday, April 24, 2016 3:57 PM
To: Watson, Amanda-Brea <awatson@london.ca>
Subject: Fw: Amending Blackfriars zoning application inquiry Z-8602

Hello Amanda,
I emailed my rep (Tanya Park) on city council but never received a reply, please see my email inquiry below and advise.
Thank you for your time,
Ann

Sent: April 14, 2016 8:38 AM
To: tpark@london.ca
Subject: Amending Blackfriars zoning application inquiry

Hello Tanya,
I am inquiring about a notice I have received from the City of London regarding the application to amend the zoning by-law for the Blackfriars/Petersville area.
Is this amendment stipulating I will lose the right to convert my home to a duplex in the future?
Please advise if I am understanding this correctly.
Thank you,
Ann



**File: Z-8602
Planner: AB Watson**

Sent: Monday, April 11, 2016 9:23 AM
To: Watson, Amanda-Brea <awatson@london.ca>
Subject: Residential Special Provision R2-2(170)

Dear Ms. Brea-Watson:

Regarding the notice to amend the zoning by-law, I am in agreement to maintain the "low-density residential status" of this area. My husband and I own 3 historic houses in this area and have avoided selling out to developers that create multi-residential houses. This area needs family-style homes and is a unique pocket of dwellings that should be maintained as such. Some conversions to multi-use dwellings and have contributed to excessive garbage, excessive stress on infrastructure, parking concerns and theft.

Thank you for your consideration.

Julie Anne Baskette
30, 32, 34 Charles Street

Sent: Thursday, April 21, 2016 3:51 PM
To: Watson, Amanda-Brea <awatson@london.ca>
Cc: Park, Tanya <tpark@london.ca>
Subject: Z-8602 Blackfriars / Petersville Area

Good afternoon Amanda. I have been a resident in this area for 24 years and I am writing to inform you that I oppose the zoning amendment to our area. With all the existing by-laws in effect now, it makes it extremely difficult to add very many more 2 unit structures. We have the near campus housing by-law limiting 2 units / 3 bedrooms per unit. We are in a flood plan, so there is no developing the basements. No additions are allowed except for a 10% increase for stairs and services for conversions. The existing structures in the area that haven't been already converted are typically small. Also by not allowing any additional small units, you are reducing affordable housing that could feed the Down Town.

Best regards,
Dan

Sent: Thursday, April 07, 2016 12:03 PM
To: Watson, Amanda-Brea <awatson@london.ca>
Cc: Park, Tanya <tpark@london.ca>
Subject: Z-8602 notice of application to amend zoning

Dear Ms. Watson,

Thank you for keeping us informed concerning file Z-8602, notice of application to amend zoning by-law, in the Blackfriars/Petersville area.

The amendment sounds like it will work to keep the character of the neighbourhood, maintaining a good mix of residents, and be encouraging of families.

A member of our household attended the Great near-neighbourhoods info meeting last evening, and brought back some information. This will also add to our thinking about our area, I'm sure.

We'll keep an eye out for the Z-8602 item coming up at a future Planning and Environment meeting.

Hope you have a pleasant day,
Maureen Temme

Sent: Thursday, April 07, 2016 8:49 AM
To: Watson, Amanda-Brea <awatson@london.ca>
Subject: Re: Z-8602

Hi Amanda-Brea Watson,

I'm writing to let you know of my support of the possible amendment to the zoning by-law in the Blackfriars area. I'm in favor of the amendment to recognize existing 2 dwelling units while preventing future re-development.

Thanks for the opportunity to comment.

Regards,
Deanna Van Overloop

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File: Z-8602
Planner: AB Watson

Sent: Wednesday, April 20, 2016 4:52 PM
To: Watson, Amanda-Brea <awatson@london.ca>
Subject: Z-8602

I agree to changing Zoning By law Z.-1 to prevent anymore 2 unit dwellings to be built in the Blackfriars/Petersville area. We need long term residents and families here to protect the flavour and character of this area.

Marion L. West

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File: Z-8602
Planner: AB Watson

Bibliography of Information and Materials
Z-8602

Request for Approval:

City of London Zoning Bylaw Amendment Application Form, completed by City London, March 15, 2016

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.

Correspondence: (all located in City of London File No. Z-8602)

City of London -

Moore R., City of London Wastewater and Drainage Division. E-mail to A-B. Watson. April 21, 2016.

Departments and Agencies -

Creighton C., UTRCA. Letter to A-B. Watson. April 21, 2016.

Creighton C., UTRCA. Various e-mails to A-B. Watson. April 20 to April 21, 2016.

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**File: Z-8602
Planner: AB Watson**

Appendix "A"

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

By-law No. Z.-1-15_____

A by-law to amend By-law No. Z.-1 to
rezone an area of land located at
Blackfriars/Petersville Area.

WHEREAS the City of London has applied to rezone an area of land located within the Blackfriars/Petersville Area, as shown on the map attached to this by-law, as set out below;

AND WHEREAS this rezoning conforms to the Official Plan;

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 within the Blackfriars/Petersville Area, as shown on the attached map comprising part of Key Map No. A106, from a Residential Special Provision R2-2(17) Zone to a Residential Special Provision R2-2() Zone.
- 2) Section Number 6.4 of the Residential R2 Zone is amended by adding the following Special Provision:
 -) R2-2()
 - a) Permitted Uses
 - i) Single detached dwellings;
 - ii) Existing legally established semi-detached dwellings;
 - iii) Existing legally established duplex dwellings;
 - iv) Existing legally established converted dwellings (max. 2 dwelling units).

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.

PASSED in Open Council on June 23, 2016.

Matt Brown
Mayor

Catharine Saunders

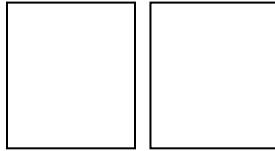
Agenda Item # Page #

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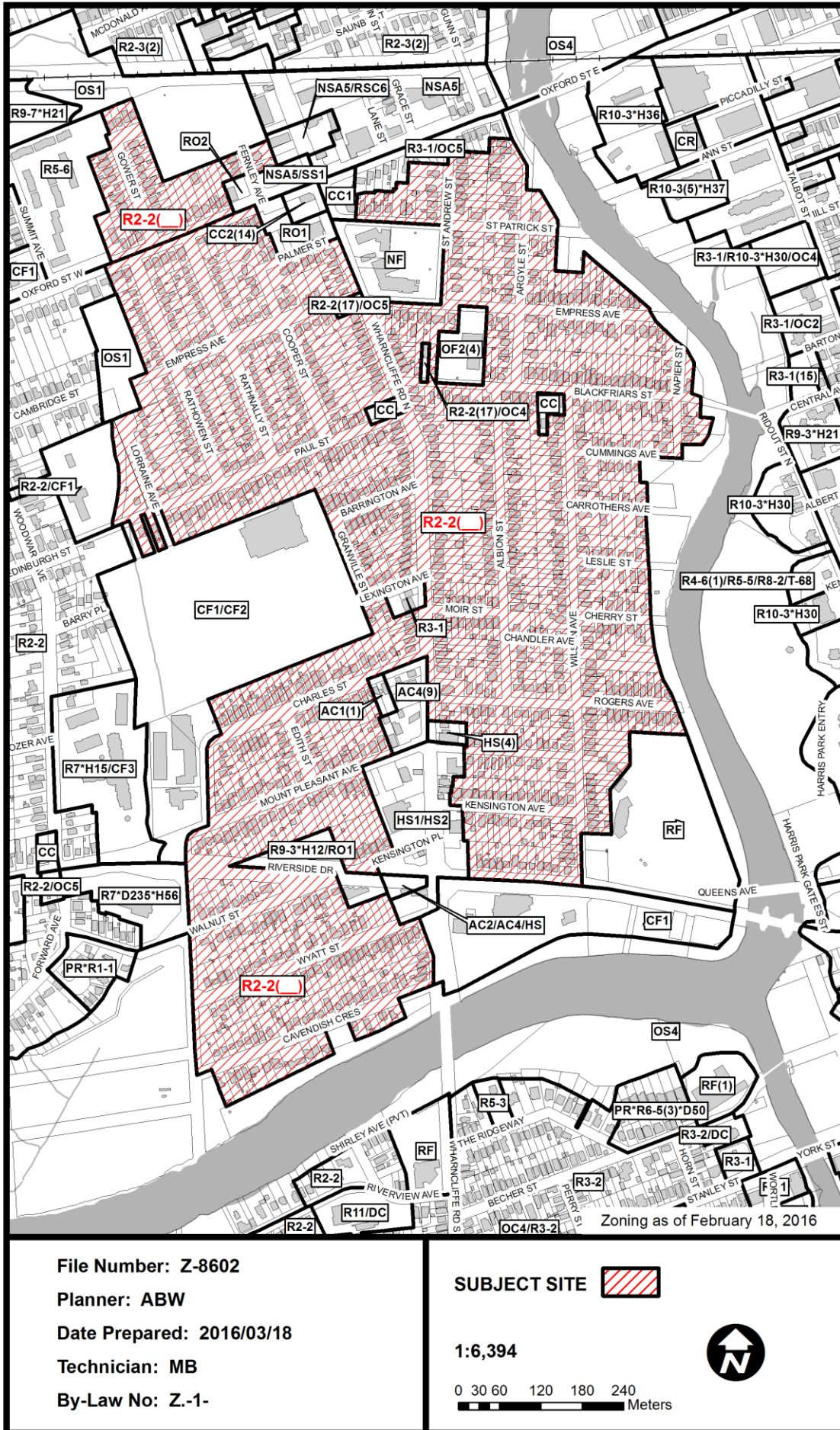
File: Z-8602
Planner: AB Watson

City Clerk


First Reading - June 23, 2016
Second Reading - June 23, 2016
Third Reading - June 23, 2016.



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



File Number: Z-8602
 Planner: ABW
 Date Prepared: 2016/03/18
 Technician: MB
 By-Law No: Z.-1-

SUBJECT SITE 
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