

--

--

S. Wilson
File No: SP15-030856

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: ROMLEX INTERNATIONAL LTD. 1057, 1059 & 1061 RICHMOND STREET 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 Romlex International Ltd for conversion of an existing church building to nine residential units:

- 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 conversion of an existing church building to nine residential units at 1057, 1059 & 1061 Richmond Street; 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 the conversion of an existing church building to nine residential units at 1057, 1059 & 1061 Richmond Street.

PURPOSE AND EFFECT OF RECOMMENDED ACTION

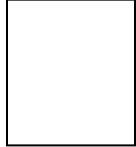
The purpose of this application is to obtain Site Plan Approval for the conversion of an existing church building to nine residential units at 1057, 1059 & 1061 Richmond Street. The public meeting at Planning & Environment Committee (PEC) is being held to hear from the public and receive any advice from PEC and Council in order to make any further revisions to the submitted plans.

PREVIOUS REPORTS PERTINENT TO THIS MATTER

File OZ-8106; Report to the Planning and Environment Committee to amend the Zoning By-law on February 5, 2013. Municipal Council referred back to Civic Administration for further consideration.

File OZ-8106; Report to the Planning and Environment Committee to amend the Zoning By-law on May 7, 2013 after further consideration and discussion with area residents. Municipal Council referred the matter back to staff to work with the applicant on several matters.

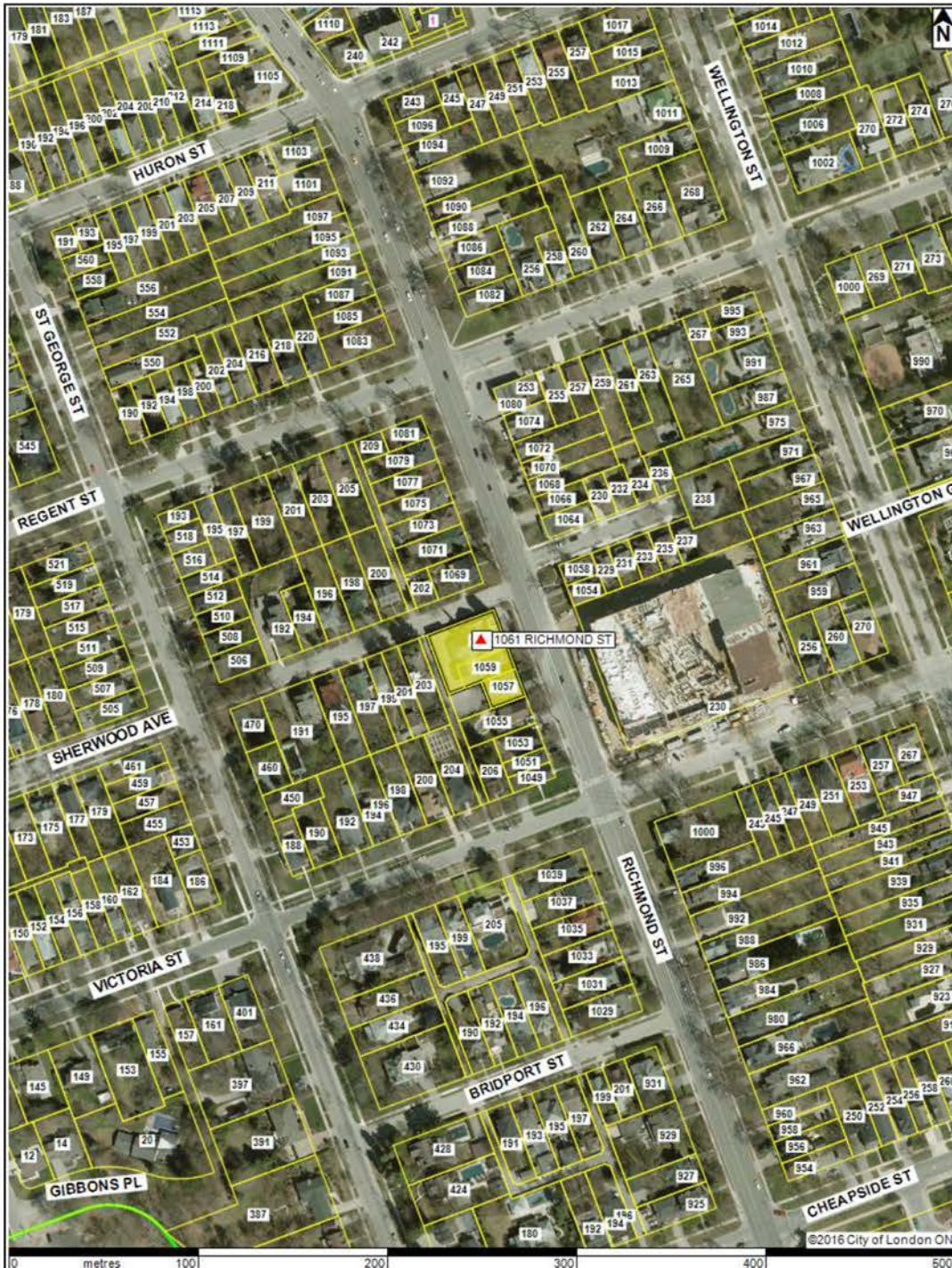
File OZ-8106; Report to the Planning and Environment Committee to amend the Zoning By-law on October 8, 2013 following an appeal to the Ontario Municipal Board by the applicant.



APPLICATION DETAILS

<p>Date Application Accepted: October 1, 2015</p>	<p>Agent: Romlex International Ltd c/o Michelle Doornbosch (Zelinka Priamo Ltd)</p>
--------------------------------------------------------------	--------------------------------------------------------------------------------------------------------


Location Map



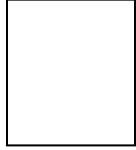
LOCATION MAP

Subject Site: 1057, 1059 and 1061 Richmond St
 Applicant: ROMLEX INTERNATIONAL LTD
 File Number: SP15-030856
 Planner: Stephanie Wilson
 Created By: Ania Serrano
 Date: 2016-06-02
 Scale: 1:2500

LEGEND

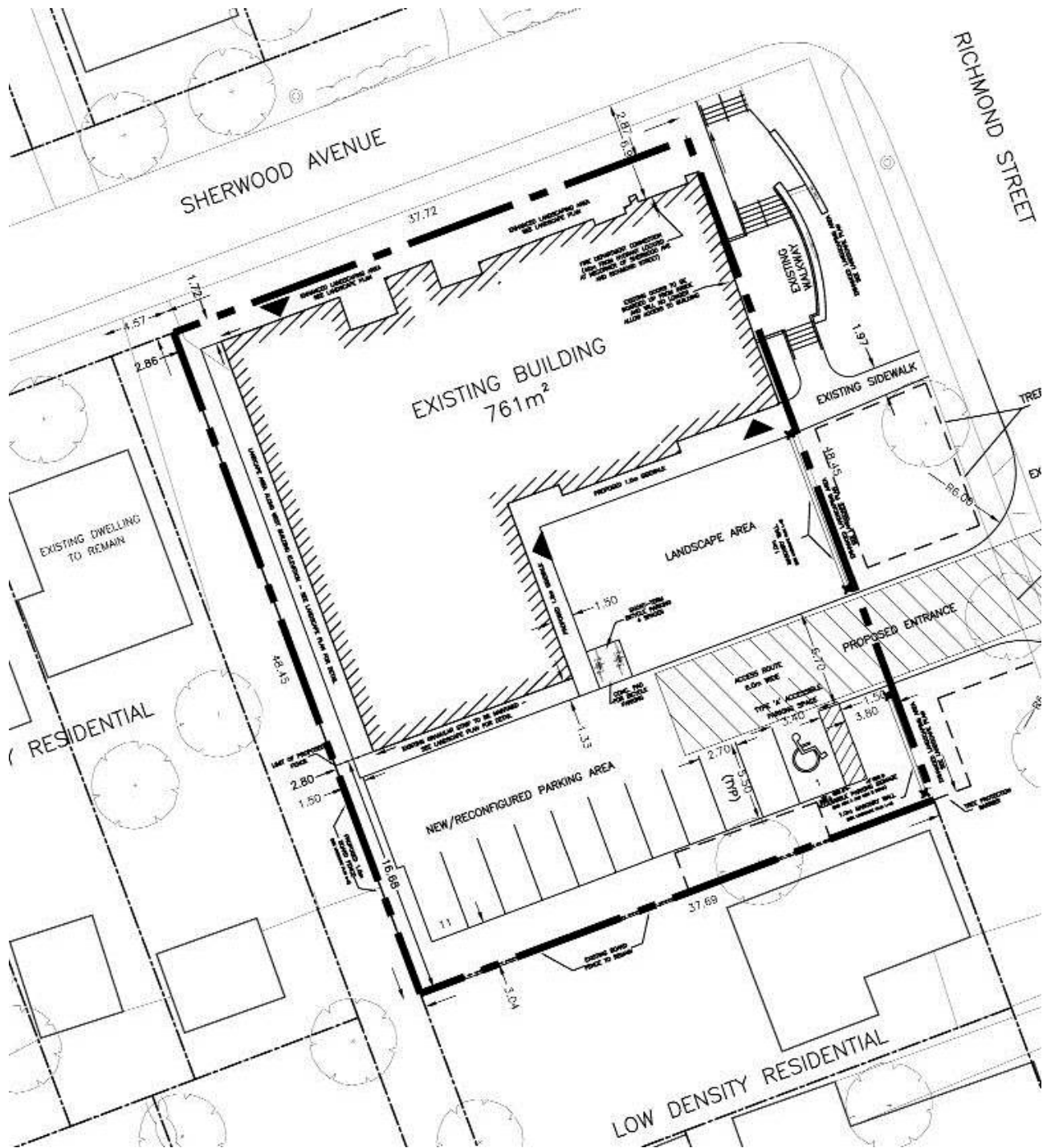
-  Subject Site
-  Parks
-  Assessment Parcels
-  Buildings
-  Address Numbers

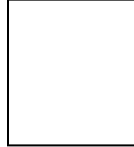
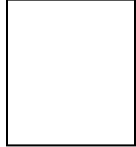




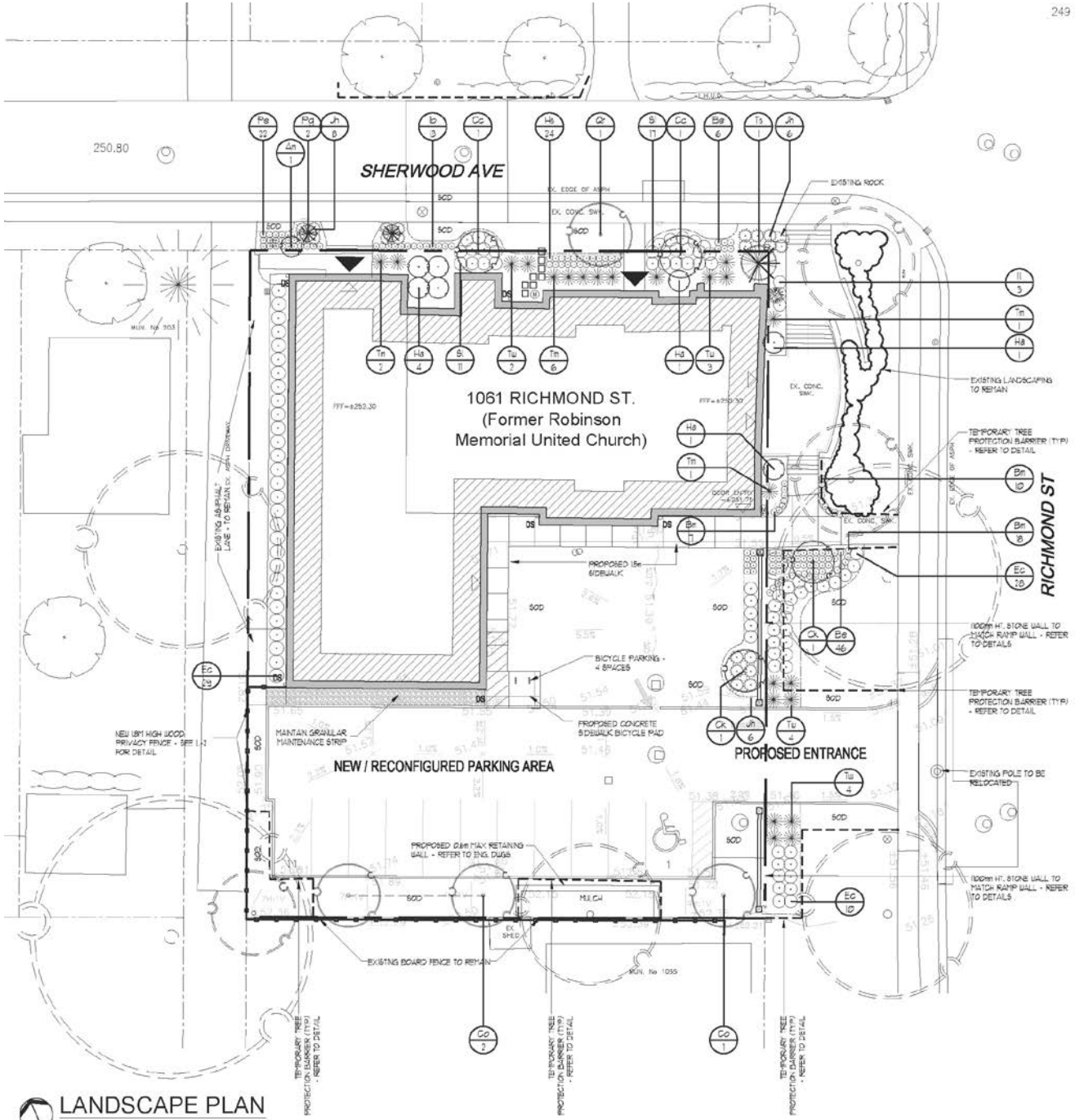
S. Wilson
File No: SP15-030856

Proposed Site Plan





Proposed Landscape Plan



LANDSCAPE PLAN
SCALE = 1:200

LEGEND

- PROPOSED DECIDUOUS TREES
- PROPOSED CONIFEROUS TREES
- PROPOSED PLANTINGS
- PLANT KEYS - SEE PLANT MATERIALS LIST
- PROPOSED CONCRETE PAVING
- GRANULAR MAINTENANCE STRIP
- EXISTING DECIDUOUS TREES TO REMAIN
- EXISTING CONIFEROUS TREES TO REMAIN
- EXISTING PLANTINGS TO REMAIN
- TREE PROTECTION BARRIER
- PROPOSED PIER - SEE DETAIL

PLANT MATERIAL

KEY	COMMON NAME	BOTANICAL NAME	QTY	SIZE	COND
An	MULTI-STEM BERRYBERRY	<i>Ambelochia canadensis</i> multi-stem	1	180cm	POT
Bc	BERGENIA	<i>Bergenia cordifolia</i>	52	2y/1gal	POT
Bn	GREEN VELVET BOXWOOD	<i>Buxa microphylla</i> Green Velvet	35	30cm	POT
Cc	MULTI-STEM REDBUD	<i>Cercis canadensis</i> multi-stem	1	250cm	POT
Ck	CHINESE FLOWERING DOGWOOD	<i>Cornus kousa</i> var. <i>ohimensis</i>	1	180cm	POT
Co	HACKBERRY TREE	<i>Celtis occidentalis</i>	3	60cm/1	JB
Ec	COLORADO BLUE SPRUCE	<i>Evergreen fortunei</i> Colorado	67	30cm	POT
Ee	LAUREL LEaved YEW	<i>Liquidambar styraciflua</i> Laurel-leaved	1	2y/1gal	POT
Hc	BLUE GRASS	<i>Helleborus viridis</i>	24	2y/1gal	POT
Lc	CANDYTUT	<i>Ilex verticillata</i> Snow White	13	2y/1gal	POT
Ll	BLUE PRINCE HOLLY	<i>Ilex verticillata</i> Blue Prince	1	60cm	POT
Lj	BLUE PRINCE HOLLY	<i>Ilex verticillata</i> Blue Prince	2	60cm	POT
Lk	PRINCE OF WALES JUNCER	<i>Juniperus horizontalis</i> Prince of Wales	20	60cm	POT
Ll	LITTLE DUNNY FOUNTAIN GRASS	<i>Festuca ovina</i> Little Dunny	22	2y/1gal	POT
Lm	GLOBE BLUE SPRUCE STD.	<i>Picea pungens</i> Globosa	2	50cm	JB
Lp	RED OAK	<i>Quercus rubra</i>	38	60cm/1	JB
Lq	SCARLET LEADER COTONEASTER	<i>Cotoneaster salicifolia</i> Scarlet Leader	1	100cm	POT
Lr	CANADIAN HEMLOCK	<i>Taxus canadensis</i>	10	80cm	POT
Ls	WARD'S SPREADING YEW	<i>Taxus x media</i> Ward	13	80cm	POT

--

--

SITE CHARACTERISTICS:

- **Current Land Use** – Existing Church Building
- **Frontage** – Approximately 48.5m
- **Depth** – Approximately 37.7m
- **Area** – Approximately 1,826.8m²
- **Shape** – Rectangular

SURROUNDING LAND USES:

North, South, and West – Existing Single Family Residential
East – Continuum-of-care Facility for Seniors (across Richmond Street)

OFFICIAL PLAN DESIGNATION:

Low Density Residential

EXISTING ZONING:

Holding Residential Special Provision (h-5. NF1(14)/B-24)

PLANNING HISTORY

On November 21, 2012, 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 14 new residential units via the conversion of an existing church building.

A report to the Planning and Environment Committee (PEC) on February 5, 2013 recommended an amendment to the Zoning By-law.

Municipal Council, at its session held on February 12, 2013 referred back to Staff for further consideration on several matters including to meet with the applicant and the neighbours.

Following several Community Meetings, Planning Staff provided a supplementary Planning Report on May 7, 2013 with the same recommendation for a Zoning By-law amendment as previously provided to PEC on February 5, 2013. On May 14, 2013, Municipal Council referred the matter back to staff to work with the applicant on several matters.

On June 12, 2013, City of London received notification that the application had been appealed to the Ontario Municipal Board stating that Municipal Council failed to make a decision within 120 days as per the requirements prescribed by the Planning Act.

Subsequently, on October 8, 2013, a report to the Planning and Environment Committee recommended a revised Zoning By-law Amendment. On October 23, 2013, Municipal Council resolved to advise the Ontario Municipal Board of the recommended Zoning By-law Amendment.

On November 26, 2013, the Ontario Municipal Board issued a decision to amend the Zoning By-law as set out in a settlement between the City and the Appellant, based on the Zoning By-law Amendment endorsed by Council.

On September 23, 2015, an application for site plan approval was submitted for the development of the site.

--

--

S. Wilson
File No: SP15-030856

On November 6, 2015, 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, the, 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 concern for pedestrian safety in relation to possible vehicular traffic from the parking area to the rear laneway.

ANALYSIS

Description of the Site Plan

1061 Richmond Street is designated under Part 4 of the Ontario Heritage Act. The applicant is proposing to convert the existing church building into nine dwelling units in accordance with the Site Specific Bonus Zone Provisions.

The site plan provides one full vehicular access to the site from Richmond Street, and maintains a pedestrian connection from the building to the City sidewalk. Barrier-free parking and bicycle parking is provided, with additional bicycle parking to be provided within the building.

No access is provided to the site from the municipal laneway to the west. This is prohibited by means of a curb as well as privacy fencing.

The landscape plan incorporates tree protection measures as well as enhanced landscaping, including a low masonry wall in accordance with the Bonus Zone.

Zoning Compliance

The property is zoned h-5. NF1(14)/B-24 and requires the following:

- Maximum number of dwelling units – 9
- Maximum number of bedrooms per dwelling unit – 3
- Minimum parking area setback from east lot line – 6.0m*
- Minimum parking area setback from west and south lot lines – 1.5m
- Minimum number of parking for dwelling units – 1.2 spaces per unit
- Minimum amount of landscape open space – 30%
- Maximum density – 50 units per hectare
- The parking area shall be located south of the southernmost portion of the existing church building
- No part of the yard located to the west of the existing church building at 1061 Richmond Street shall be used for any purpose other than landscaped open space
- Permitted uses are confined to the existing church building at 1061 Richmond Street on the date of the passing of the By-law.

*The proposed development complies with the zoning regulations of the h-5. NF1(14)/B-24 Zone as varied to permit a revised parking setback from the east lot line to 3.8m in order to accommodate a 'Type A' barrier-free parking space as now required by the General Provisions of the Zoning By-law.

In addition, the plans will be revised to ensure that no part of the yard located to the west of the existing church building at 1061 Richmond Street shall be used for any purpose other than landscaped open space [the plan currently includes some paving in this area].

Holding Provision

h-5 holding: 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 generally implements the conceptual site plan as directed by Municipal Council from the rezoning, incorporating enhanced landscaping and a low masonry wall to screen the parking area. Privacy fencing is provided along the south property line and partially along the west to help further screen parking and ensure no vehicles can access the municipal laneway from the parking area.

PUBLIC LIAISON:	<p>On November 6, 2015, Notice of Application was sent to 88 property owners in the surrounding area.</p> <p>On June 3rd, a Notice of Public Meeting was sent to area property owners and a Notice of Public Meeting was published in the Londoner on June 2nd, 2016.</p>	<p>5 emails were received</p> <p>1 phone call</p> <p>0 emails were received</p>
------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------

Public Response

Local property owners primarily expressed concerns that the plan creates the potential for traffic on site to access the municipal laneway to the west, and that the previously proposed concrete curb and setback from the property line would be ineffective. It was suggested that bollards or a wall be used to separate the proposed parking from the lane way to ensure the safety of the neighbourhood children that use the lane way as a pedestrian path. In response, the developer has agreed to provide privacy fencing along the west property line adjacent to the laneway along the extent of the parking area.

SIGNIFICANT COMMENTS

Development Services

- One 'Type A' barrier-free parking space is required by current General Provisions of the Zoning By-law. Minor Variance is required for the location of the barrier-free space (varied as per A.020-16).
- Provide enhanced landscaping, including a low masonry wall (1.0m max), as required by the Bonus Zone, matching the materials and architectural expression of the existing building. Provide wall detail on landscape plan. This feature should also be supplemented with high quality landscaping, to provide for screening of the parking area along the majority of the Richmond Street frontage.
- Provide ground cover and shrubbery to the west elevation of the existing church adjacent to the lane [as per the Bonus Zone].
- An encroachment agreement is required for the stairs that are within the City right of way.
- Further to the most recent drainage area plan (see attached City of London record drawing 25474), most of the subject site is tributary to the fronting 250mm storm sewers at a C value of 0.5. The Owner is to install a storm PDC to the Municipal sewers on Richmond Street rather than a drywell system in accordance with section 5.2 of the drainage By-law WM-4. Engineering plans, SWM brief and TMP are to be revised accordingly.
- Please provide an inventory of all rainwater leaders and re-direct any leaders that are currently discharging to the sanitary sewer directly. Roof water leaders are not permitted to directly discharge to the storm sewer system and shall be directed to the sump pump and then directed to the storm sewer.

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

S. Wilson
File No: SP15-030856

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.

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. SP15-030856
Michelle Doornbosch, Zelinka Priamo Ltd

Agenda Item #

Page #

--

--

S. Wilson
File No: SP15-030856

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-8106, February 5, 2013.

City of London, Council Resolution, OZ-8106, February 12, 2013.

City of London, Report to Planning and Environment Committee, File No. OZ-8106, May 7, 2013.

City of London, Council Resolution, OZ-8106, May 14, 2013.

City of London, Report to Planning and Environment Committee, File No. OZ-8106, October 8, 2013.

City of London, Council Resolution, OZ-8106, October 23, 2013.

City of London, Site Plan Application, SP15-030856, September 23, 2016.

Ontario Municipal Board Decision, File No. PL130668, November 26, 2013.

City of London, Notice of Application, November 6, 2015.

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

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