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File: Z-8638  
Planner: Mike Corby

<b>TO:</b>	<b>CHAIR AND MEMBERS PLANNING &amp; ENVIRONMENT COMMITTEE</b>
<b>FROM:</b>	<b>JOHN M. FLEMING MANAGING DIRECTOR, PLANNING AND CITY PLANNER</b>
<b>SUBJECT:</b>	<b>APPLICATION BY: ALL SENIORS CARE LIVING CENTRES LTD. 2825 TOKALA TRAIL PUBLIC PARTICIPATION MEETING ON SEPTEMBER 19, 2016</b>

<b>RECOMMENDATION</b>
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That, on the recommendation of the Managing Director, Planning and City Planner, with respect to the application of All Seniors Care Living Centre Ltd. relating to the property located at 2825 Tokala Trail

- (a) The proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting on September 27, 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 Holding Residential R9 Special Provision / Convenience Commercial Special Provision (h-120\*R9-7(17)\*H30/CC6(4)) **TO** a Residential R9 / Convenience Commercial Special Provision (R9-7\*H30/CC6(4)) Zone.
- (b) The Site Plan Approval Authority **BE REQUESTED** to consider the following design issues through the site plan process:
  - i) Ensure that the building is located along both the Tokala Trail and Dalmagarry Road frontages in order to establish a built edge. Minimize the setbacks to both Tokala Trail and Dalmagarry Road in order to help enclose the street and create a comfortable pedestrian environment.
  - ii) Ensure that the building is oriented to the street by including primary building entrances, individual unit patios, active indoor spaces and amenity areas with transparent windows and a dining patio, along the street frontages in order to create an active street edge.
  - iii) Ensure that the building entrances located along the street frontages are pronounced architecturally and include elements such as transparent windows, canopies and signage.
  - iv) Include a forecourt at the entrance located at the intersection of Tokala Trail and Dalmagarry Road that includes a combination of hard surface and landscaping from the building to City sidewalks.
  - v) Locate parking spaces internal to the site.
  - vi) Minimize the amount of parking spaces within the internal courtyard and maximize the amount of green space in order to add amenity space and to visual screening of the parking area for the residents.
  - vii) Consider providing further amenity space to the area noted as 'Future Development'. Outdoor paths, landscaping and gardens have been proven to enhance the quality of life for seniors. Outdoor amenity space also has the potential to provide more action on the street and around the building to strengthen the feeling of community and inclusion in the neighbourhood.
  - viii) The amount of parking and the parking in the courtyard should be prioritized for outdoor amenity space and tree planting to screen the parking from the residential units especially at grade level.

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**PREVIOUS REPORTS PERTINENT TO THIS MATTER**

Planning Application OZ-8115 – Report to Planning Committee – February 26, 2016

**PURPOSE AND EFFECT OF RECOMMENDED ACTION**

The purpose and effect of the requested Zoning By-law amendment is to remove the minimum density requirement of 125uph and the required 5metre setback from Tokala Trail and Dalmagarry Drive. A removal of holding provision requiring a Traffic Impact Statement will also be considered.

**RATIONALE**

1. The recommended amendment is consistent with the polices of the Provincial Policy Statement (2014).
2. The recommended zone is consistent with the City of London Multi-Family, High Density Residential policies of the Official Plan.
3. The removal of the existing special provisions will facilitate a desirable form of development on the subject site.
4. The proposal will have no adverse impacts on the surrounding land uses.
5. The proposal is in keeping with the London Plan as the proposed “Neighbourhood” place type with frontage onto two neighbourhood connectors would permit the proposed Continuum-of-Care Facility.

**BACKGROUND**

<b>Date Application Accepted:</b> June 16, 2016	<b>Agent:</b> Megan Gereghy (GSP Group)
<b>REQUESTED ACTION:</b> Change Zoning By-law Z.-1 from a Holding Residential R9 Special Provision / Convenience Commercial Special Provision (h-120*R9-7(17)*H30/CC6(4)) to a Residential R9 Special Provision / Convenience Commercial Special Provision (R9-7( )*H30/CC6(4)) Zone to permit a seniors citizen apartment and/or continuum of care facility.	

<b>SITE CHARACTERISTICS:</b>
<ul style="list-style-type: none"> <li>• <b>Current Land Use</b> - Vacant</li> <li>• <b>Frontage</b> – 119m</li> <li>• <b>Depth</b> – 147m</li> <li>• <b>Area</b> – 1.9ha</li> <li>• <b>Shape</b> - Rectangular</li> </ul>
<b>SURROUNDING LAND USES:</b>

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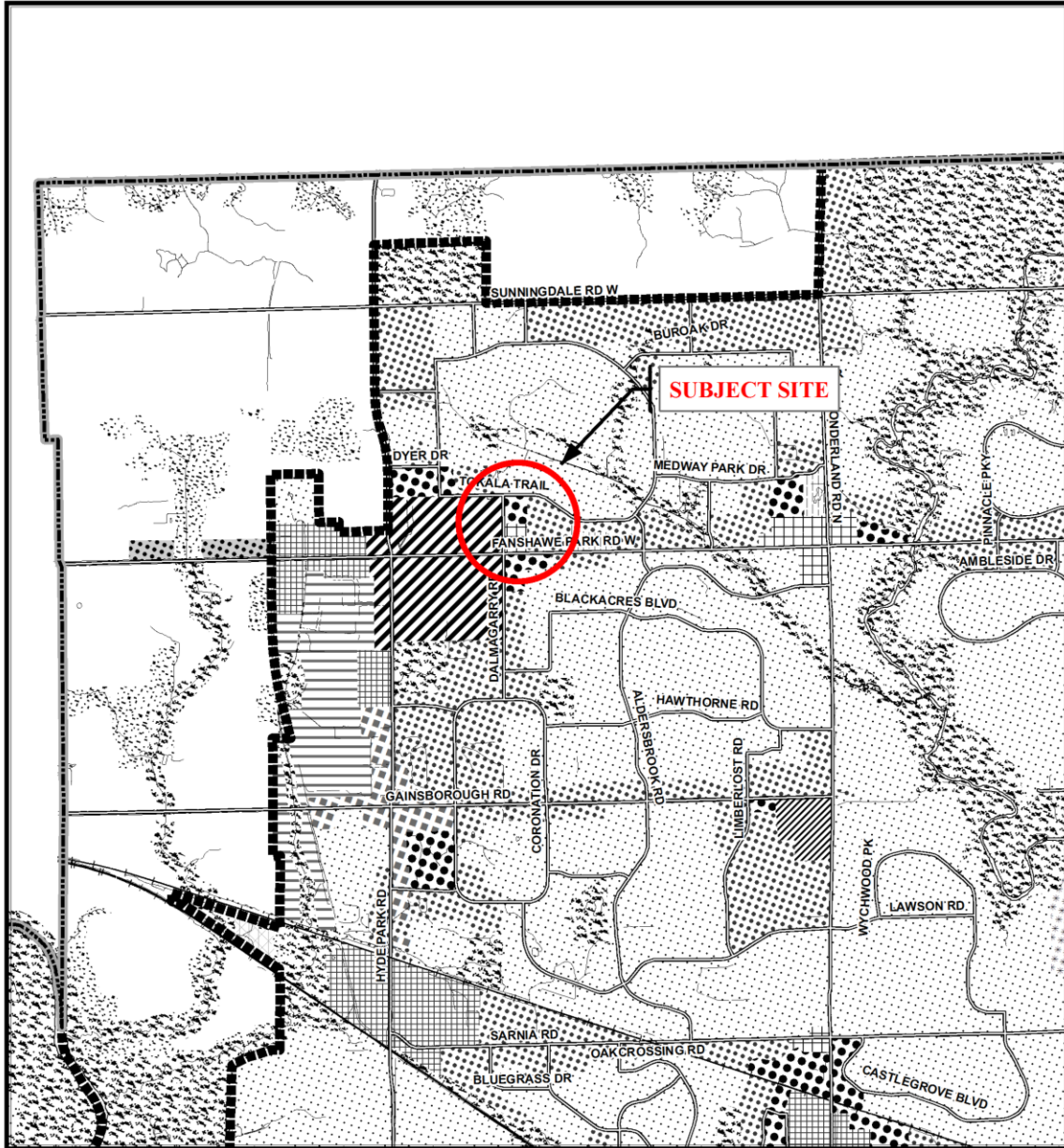
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- **North** - Vacant
- **South** - Commercial
- **East** - Catholic High School
- **West** - Vacant

- OFFICIAL PLAN DESIGNATION:** (refer to Official Plan Map)
- MFHDR
- EXISTING ZONING:** (refer to Zoning Map)
- Holding Residential R9 Special Provision / Convenience Commercial Special Provision (h-120\*R9-7(17)\*H30/CC6(4))

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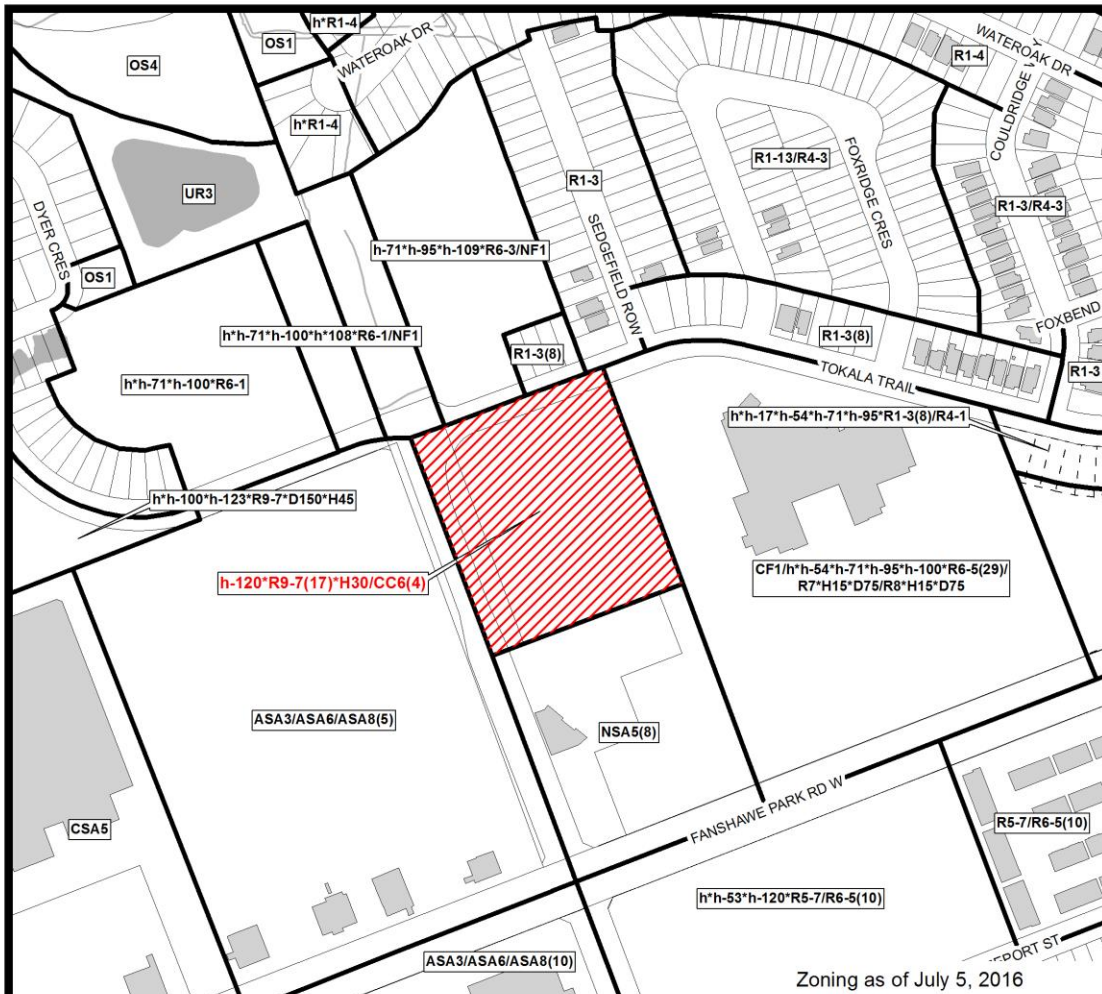


Legend	
Downtown	Office/Residential
Wonderland Road Community Enterprise Corridor	Office Business Park
Enclosed Regional Commercial Node	General Industrial
New Format Regional Commercial Node	Light Industrial
Community Commercial Node	Regional Facility
Neighbourhood Commercial Node	Community Facility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

<p><b>CITY OF LONDON</b> Department of Planning and Development</p> <p>OFFICIAL PLAN SCHEDULE A - LANDUSE -</p> <p><small>PREPARED BY: Graphics and Information Services</small></p>	<p>Scale 1:30,000</p> <p>0 100 200 400 800 1,200 1,600 Meters</p>	<p>FILE NUMBER: Z-8638</p> <p>PLANNER: MC</p> <p>TECHNICIAN: MB</p> <p>DATE: 2016/08/26</p>
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Zoning as of July 5, 2016



**COUNCIL APPROVED ZONING FOR THE SUBJECT SITE: h-120\*R9-7(17)\*H30/CC6(4)**

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

- |  |   |
|--|---|
| <ul style="list-style-type: none"> <li>R1 - SINGLE DETACHED DWELLINGS</li> <li>R2 - SINGLE AND TWO UNIT DWELLINGS</li> <li>R3 - SINGLE TO FOUR UNIT DWELLINGS</li> <li>R4 - STREET TOWNHOUSE</li> <li>R5 - CLUSTER TOWNHOUSE</li> <li>R6 - CLUSTER HOUSING ALL FORMS</li> <li>R7 - SENIOR'S HOUSING</li> <li>R8 - MEDIUM DENSITY/LOW RISE APTS.</li> <li>R9 - MEDIUM TO HIGH DENSITY APTS.</li> <li>R10 - HIGH DENSITY APARTMENTS</li> <li>R11 - LODGING HOUSE</li> <br/> <li>DA - DOWNTOWN AREA</li> <li>RSA - REGIONAL SHOPPING AREA</li> <li>CSA - COMMUNITY SHOPPING AREA</li> <li>NSA - NEIGHBOURHOOD SHOPPING AREA</li> <li>BDC - BUSINESS DISTRICT COMMERCIAL</li> <li>AC - ARTERIAL COMMERCIAL</li> <li>HS - HIGHWAY SERVICE COMMERCIAL</li> <li>RSC - RESTRICTED SERVICE COMMERCIAL</li> <li>CC - CONVENIENCE COMMERCIAL</li> <li>SS - AUTOMOBILE SERVICE STATION</li> <li>ASA - ASSOCIATED SHOPPING AREA COMMERCIAL</li> <br/> <li>OR - OFFICE/RESIDENTIAL</li> <li>OC - OFFICE CONVERSION</li> <li>RO - RESTRICTED OFFICE</li> <li>OF - OFFICE</li> </ul> | <ul style="list-style-type: none"> <li>RF - REGIONAL FACILITY</li> <li>CF - COMMUNITY FACILITY</li> <li>NF - NEIGHBOURHOOD FACILITY</li> <li>HER - HERITAGE</li> <li>DC - DAY CARE</li> <br/> <li>OS - OPEN SPACE</li> <li>CR - COMMERCIAL RECREATION</li> <li>ER - ENVIRONMENTAL REVIEW</li> <br/> <li>OB - OFFICE BUSINESS PARK</li> <li>LI - LIGHT INDUSTRIAL</li> <li>GI - GENERAL INDUSTRIAL</li> <li>HI - HEAVY INDUSTRIAL</li> <li>EX - RESOURCE EXTRACTIVE</li> <li>UR - URBAN RESERVE</li> <br/> <li>AG - AGRICULTURAL</li> <li>AGC - AGRICULTURAL COMMERCIAL</li> <li>RRC - RURAL SETTLEMENT COMMERCIAL</li> <li>TGS - TEMPORARY GARDEN SUITE</li> <li>RT - RAIL TRANSPORTATION</li> <br/> <li>"h" - HOLDING SYMBOL</li> <li>"d" - DENSITY SYMBOL</li> <li>"H" - HEIGHT SYMBOL</li> <li>"B" - BONUS SYMBOL</li> <li>"T" - TEMPORARY USE SYMBOL</li> </ul> |
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**CITY OF LONDON**  
PLANNING, ENVIRONMENTAL AND ENGINEERING SERVICES

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



FILE NO:  
Z-8638 MC

MAP PREPARED:  
2016/08/26 MB

1:4,000  
0 20 40 80 120 160 Meters

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**PLANNING HISTORY**

The subject site has been through a long history of planning applications. Through the Foxhollow Community Plan which was approved in 1999 the subject site was identified for Multi-Family, Medium Density Residential uses on the front half of the site and for Low Density Residential uses on the rear portion. In early 2004, Claybar Developments Inc. submitted an application for draft approval of the plan of subdivision (39T-04503) within which the subject property is located. Subdivision Approval Authority granted conditional draft plan approval to the subdivision on October 14, 2009 and received approval adopted by Council on July 28, 2009. Through this process the site maintained the same designations as outlined in the community plan. In 2012 an Official Plan and Zoning By-law amendment application was received to re-designate the subject site for commercial uses on the south half along Fanshawe Park Road and High Density Residential uses on the northern portion internal to the neighbourhood. The application was approved by Staff along with a severance application which split the property in half creating 2825 Tokala Trail. Both portions of the site went through several design concepts until a preferred form of development was achieved. This resulted in maximum setback requirements to ensure the proposal was located in close proximity to the abutting right-of-ways. At the time Staff was also of the opinion that with the loss of Multi-Family, Medium Density Residential lands resulting from the development of the School site to the east and commercial uses on the front half of the subject site, that the High Density Residential designation would compensate for the loss of density in the community. With that thinking in mind Staff included a minimum density requirement of 125uph to ensure a significant residential density was achieved. It is important to note that the previous application and consideration for the High Density Residential lands was provided and approved prior to the vision established in the London Plan which has now identified new areas of intensification around transit nodes and corridors and not in areas such as the subject site.

**SIGNIFICANT DEPARTMENT/AGENCY COMMENTS**

Wastewater Engineering

WADE has no objection to the removal of the minimum density requirement of 125uph for the subject lands.

Transportation

Transportation would be supportive of the removal of the holding provision for the proposed use only. Further comments regarding access details will be made during site plan.

Urban Design Peer Review Panel

Building and Site Design

1. Consider providing further amenity space to the area noted as 'Future Development'. Outdoor paths, landscaping and gardens have been proven to enhance the quality of life for seniors. Outdoor amenity space also has the potential to provide more action on the street and around the building to strengthen the feeling of community and inclusion in the neighbourhood.
2. Mansard style roofing and corner blocks, brings the notion of an institution rather than residential design which the proponent noted they are striving to achieve. Consider revising design to reflect a more current building expression.
3. The center parking area courtyard that in turn has an isolated green space should be re-thought to reduce the parking area and increase this center area into a useable courtyard, noting the previous scheme was a better resolution for both of these functions.

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4. The development is being negatively impacted by the amount of parking and by the parking in the courtyard. This should be prioritized for outdoor amenity space and tree planting to screen the parking from the residential units especially at grade level. More buffer should be provided between the parking and the units which can be easily achieved given the significant setbacks to the street that can be reduced by moving the west wing of the development.
5. Outdoor garden programs such as tea garden, raised planter vegetable garden, and community oriented garden where space is allowed are desired for senior's daytime activities.
6. This site will be desolate at night given the surrounding commercial functions and parking areas and consideration needs to be given that this is a residential island that requires continuous landscaped paths around the entire building for its aging inhabitants for safety and security.
7. Consider a taller building as a way or better using the land for amenity space. Building massing should be added above the pool structure to better anchor that wing of the building.
8. The entrance from the street should be better expressed with hard landscape and signage as a gateway given the island effect noted above.
9. The design due to the location of the service area would benefit if not at front face of the building.

Urban Design Staff

The applicant should have regard for the Urban Design Peer Review Panels comments when revising the elevations. Further comments regarding the elevations will follow during the Site Plan approvals process.

Through the staff recommendation, the site plan authority should be requested to ensure the following design issues are implemented through the site plan process:

- Ensure that the building is located along both the Tokala Trail and Dalmagarry Road frontages in order to establish a built edge. Minimize the setbacks to both Tokala Trail and Dalmagarry Road in order to help enclose the street and create a comfortable pedestrian environment.
- Ensure that the building is oriented to the street by including primary building entrances, individual unit patios, active indoor spaces and amenity areas with transparent windows and a dining patio, along the street frontages in order to create an active street edge.
- Ensure that the building entrances located along the street frontages are pronounced architecturally and include elements such as transparent windows, canopies and signage.
- Include a forecourt at the entrance located at the intersection of Tokala Trail and Dalmagarry Road that includes a combination of hard surface and landscaping from the building to City sidewalks.
- Locate parking spaces internal to the site.
- Minimize the amount of parking spaces within the internal courtyard and maximize the amount of green space in order to add amenity space and to visual screening of the parking area for the residents.

<b>PUBLIC LIAISON:</b>	On June 29, 2016, Notice of Application was sent to 27 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 June 30, 2016. A "Possible Land Use Change" sign was also posted on the site.	1 reply was received
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**Nature of Liaison:** The purpose and effect of the requested Zoning By-law amendment is to remove the minimum density requirement of 125uph and the required 5metre setback from Tokala Trail and Dalmagarry Drive. A removal of holding provision requiring a Traffic Impact Statement will also be considered.

Change Zoning By-law Z.-1 from a Holding Residential R9 Special Provision / Convenience Commercial Special Provision (h-120\*R9-7(17)\*H30/CC6(4)) to a Residential R9 Special Provision / Convenience Commercial Special Provision (R9-7(\_)\*H30/CC6(4)) Zone to permit a seniors citizen apartment and/or continuum of care facility.

**Responses:**

- seeking clarification on the exact use
- would prefer a nursing home
- seeking construction timelines
- potential effects on traffic
- roundabout at Dalmagarry Drive and Tokala Trail is very dangerous due to vegetation growth as well as there are no proper barriers

**ANALYSIS**

Subject Site

The subject site is located on the southeast corner of the roundabout at Dalmagarry Road and Tokala Trail. The property is situated just east of one of the larger commercial nodes in the City which is located at the intersection of Fanshawe Park Road and Hyde Park Road. The subject site is a 1.9ha vacant block designated for high density residential use. It is surrounded by a mix of commercial, residential and educational uses and vacant sites ready for commercial and residential development.





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Nature of Application

The applicant has requested to remove two of the current special provisions on the subject site which include the minimum density requirement of 125uph and a 5 metre setback from Tokala Trail and Dalmagarry Drive. A removal of holding provision requiring a Traffic Impact Statement is also being requested. The removal of these provisions would facilitate the development of a continuum-of-care facility. It should be noted that the proposed continuum-of-care facility is a use that is permitted under the current zoning. The requested amendments represent changes to the zoning regulations only.

PPS 2014

The Provincial Policy Statement (PPS) 2014 provides policy direction on matters of provincial interest related to land use and development. Section 1.1 *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, employment and institutional uses to meet long-term needs. It also promotes cost-effective development patterns and standards to minimize land consumption and servicing costs. The PPS also encourages settlement areas (*1.1.3 Settlement Areas*) to be the main focus of growth and development and directs municipalities to provide for appropriate range and mix of housing types and densities to meet projected requirements of current and future residents (*1.4 Housing*).

This proposed application ensures that the goals of the PPS 2014 are being achieved by developing lands that are already identified for residential uses within the settlement area. The proposal maintains the existing land use pattern which was created through a plan of subdivision and most recently severance and rezoning application back in 2013. The use of a planned functional lot ensures that no additional land consumption or servicing costs are required and the subject site has been fully serviced through the previous planning processes. The existing designation and zoning on the subject site provide the ability to develop a mix of housing types and densities to meet the current and future residential demands. The proposal will contribute to achieving these demands by developing a permitted use (housing for seniors) in a compatible form that does not exist in the area thereby contributing to the mix of housing types and densities in the area. The proposed development will be required to go through the Site Plan Approval process which will address any public health and safety concerns and ensure that accessibility for persons with disabilities and older persons is available.

The amendment also achieves the goal of Section 1.7 *Long-Term Economic Prosperity* in the PPS which supports opportunities for economic development and community investment-readiness. The amendment provides a long term use to the area which provides the ability for seniors to age within a community. Not only does the use provide a residential component to the community it also provides employment opportunities helping contribute the economic prosperity of the surrounding community and the City as a whole. Those who live and work within the development will help support the surrounding business uses which are readily available to the subject site. The development also enhances the main access point to the internal community from Fanshawe Park Road West along Dalmagarry Road and Tokala Trail by creating a sense of place through a well landscaped site along both frontages and providing a well-designed built form creating a positive interface at the roundabout entering the interior of the subdivision.

Official Plan

Use

The subject site is designated for High Density Residential uses which permits low-rise and high-rise apartment buildings, nursing homes, and homes for the aged as some of the main permitted uses [3.4.1. Permitted Uses]. The Residential R9 Special Provision (R9-7(17)) zoning which exists on the site was applied at the same time the lands were re-designated to High

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Density Residential. This existing zone is commonly used to implement the High Density Residential designation and it permits senior citizens apartment buildings and continuum-of-care facilities as-of-right in conformity to the Official Plan.

The proposed All Seniors Care Centre would provide two different services (senior's apartment/independent living facility and assisted living/nursing home facility) and therefore is considered a continuum-of-care facility through this application. The continuum of care facility is defined as:

*CONTINUUM-OF-CARE FACILITY" means a facility which may include a Senior Citizens Apartment Building, a Nursing Home and/or a Retirement Lodge and may include facilities associated with, and designed specifically to serve, the Senior Citizens Apartment Building, Nursing Home and/or Retirement Lodge such as hospitals, clinics, recreation centres, cafeterias and personal service establishments and may also include independent Senior's accommodation in separate structures/living units that share in services, such as meals, medical care services, or recreation that are provided by the facility*

To summarize the above, the Official Plan permits Apartment Buildings, Nursing Homes, and Homes for the Aged as main permitted uses. The proposed use is interpreted to be a Continuum-of-Care facility which is a permitted use under the existing zoning. The definition of Continuum-of-Care facility includes Senior Citizen Apartment Buildings and Nursing Homes. Therefore, the proposed use is consistent with the Official Plan.

The subject site has proven that it is an appropriate location to accommodate High Density Residential uses as it meets the locational criteria [3.4.2. Locations] of the Official Plan. The site is in close proximity to a New Format Regional Commercial Node, has easy access to an arterial road and the surrounding land uses are not adversely affected by high density residential uses as the majority are commercial and institutional uses in nature. If developed for high density uses, the site has already been deemed to be compatible with the surrounding land uses in terms of height, scale and setback and is not anticipated to adversely impact the amenities and character of the surrounding area. This was addressed in the original rezoning applied in 2013 when 8-storey apartments were approved and density, height and setback provisions were adopted through zoning. The proposed development is smaller in scale than the maximum zoning regulations and provides greater setbacks further reducing any impacts on the surrounding community. The subject site has adequate municipal services available and will have limited impacts on traffic to and from the low density residential areas. The size of the site provides the ability to accommodate a range of high density housing and provide for adequate buffering measures to protect any adjacent low density residential uses. Public transit services and convenient shopping facilities are also available within a reasonable walking distance making the site an appropriate location to accommodate High Density Residential uses such as the proposed continuum-of-care facility.

Intensity

The High Density Residential designation provides the opportunity to develop net residential densities of up to 150uph outside of Central London [3.4.3. Scale of Development]. The proposed continuum-of-care facility provides a density of 70uph within the subject site. This represents a decrease from the existing minimum density of 125uph which was established in 2013, however these types of facilities calculate density differently than a standard residential apartment building. The care/assisted living units in the building, which are actually single bedroom suites with a private bathroom, are calculated on the basis that 3 bedrooms equal 1 residential unit. With 72 assisted living care units proposed, the unit count for that section of the building equals 24 units. This brings the total unit count for the development to 132 units (108 independent living units plus 24 assisted living units) on the site equaling the density of 70uph. If the site were to develop at 180 units without the assisted living units it would achieve a density of 95uph.

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Though Staff recognizes the previous development proposal approved on the site was intended to maintain a certain level of residential density in the area, the London Plan has provided a new direction when looking at where the City should provide opportunities for high density residential development to be located. This introduction of urban structure as a result of the London Plan reduces the importance of requiring a minimum density of 125uph and the proposed intensity of the built form at this location and the removal of the minimum density requirement is appropriate for the area. The proposed continuum-of-care facility will provide an intensity to the site that is sufficient in providing a compatible use on the site and within the surrounding area.

Form

In determining what would be considered an appropriate scale within lands designated High Density Residential staff must review the potential impacts the proposed form will have on abutting lands. Through the most recent OPA/ZBA completed in 2013 a compatible form of development was identified given its context within the surrounding land uses. A maximum height of 30 metres (8-storeys) was recommended which was a reduction from the proposed 12-storeys being considered at the time. The proposal consisted of two 8-storey apartment buildings and one 4-storey apartment building being constructed along with 3-storey townhomes on the subject site. This initial development proposal provides context for what is an appropriate form of development in terms of scale, massing and appropriate building location. The current application, which reduces the building height to 4-storeys for the entire building, is also appropriate as the building size and massing is still considered compatible with the surrounding land uses and reduces any potential impacts the development may have.

Urban Design Staff and the Urban Design Peer Review Panel have reviewed the applicant's submission and are generally supportive of with the proposed site layout and have provided direction on how the applicant can improve upon the initial design. In order to ensure these directions are considered Staff has identified some site and building alterations that are recommended to be considered through the site plan review process and are identified below:

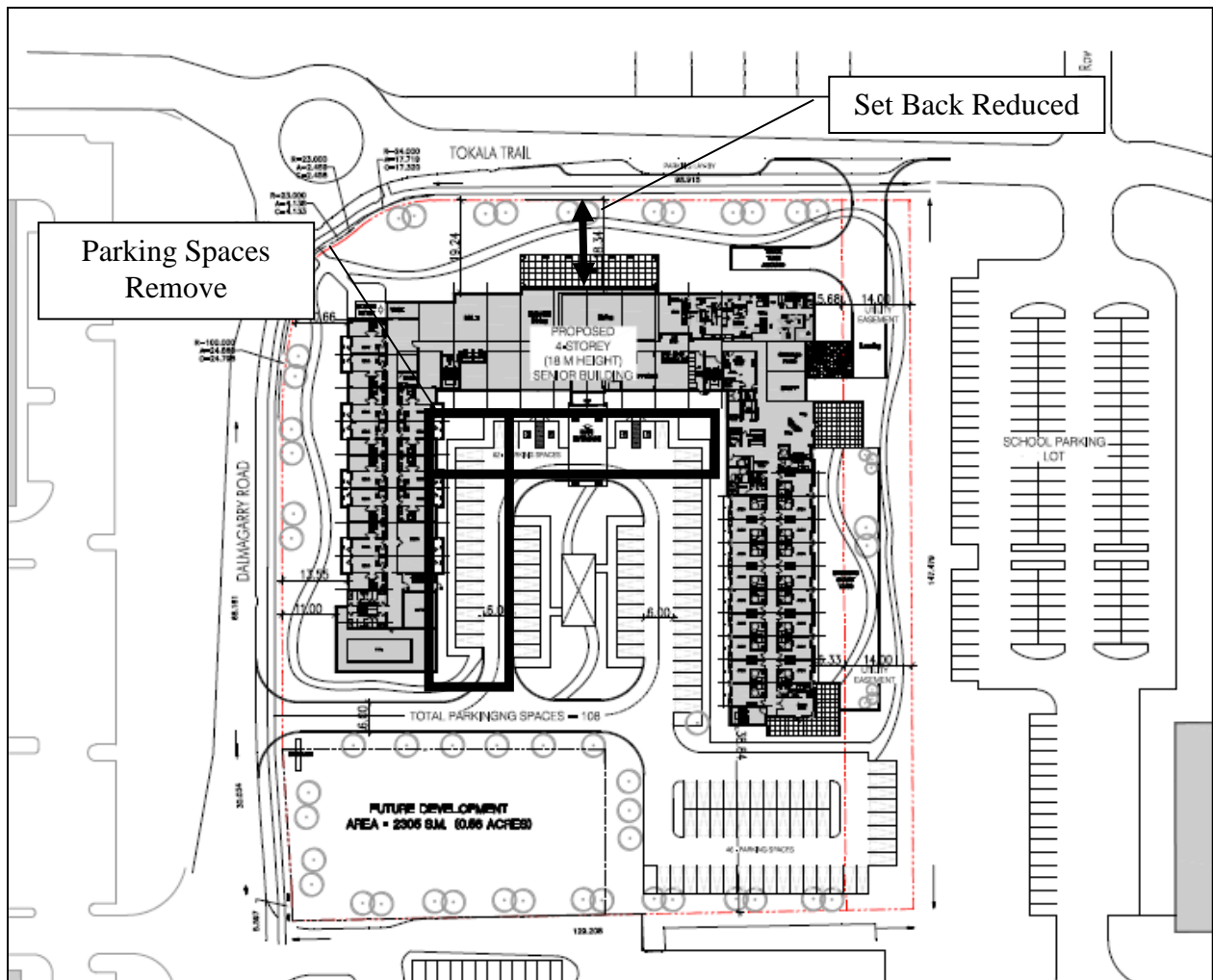
- Ensure that the building is located along both the Tokala Trail and Dalmagarry Road frontages in order to establish a built edge. Minimize the setbacks to both Tokala Trail and Dalmagarry Road in order to help enclose the street and create a comfortable pedestrian environment.
- Ensure that the building is oriented to the street by including primary building entrances, individual unit patios, active indoor spaces and amenity areas with transparent windows and a dining patio, along the street frontages in order to create an active street edge.
- Ensure that the building entrances located along the street frontages are pronounced architecturally and include elements such as transparent windows, canopies and signage.
- Include a forecourt at the entrance located at the intersection of Tokala Trail and Dalmagarry Road that includes a combination of hard surface and landscaping from the building to City sidewalks.
- Locate parking spaces internal to the site.
- Minimize the amount of parking spaces within the internal courtyard and maximize the amount of green space in order to add amenity space and to visual screening of the parking area for the residents.
- Consider providing further amenity space to the area noted as 'Future Development'. Outdoor paths, landscaping and gardens have been proven to enhance the quality of life for seniors. Outdoor amenity space also has the potential to provide more action on the street and around the building to strengthen the feeling of community and inclusion in the neighbourhood.
- The amount of parking and the parking in the courtyard should be prioritized for outdoor amenity space and tree planting to screen the parking from the residential units especially at grade level.

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Staff want to ensure that the applicant has regard for the Urban Design Peer Review Panels comments concerning the elevations when submitting the proposed development for Site Plan Approval. Staff will provide further comments regarding the elevations during the Site Plan approvals process.

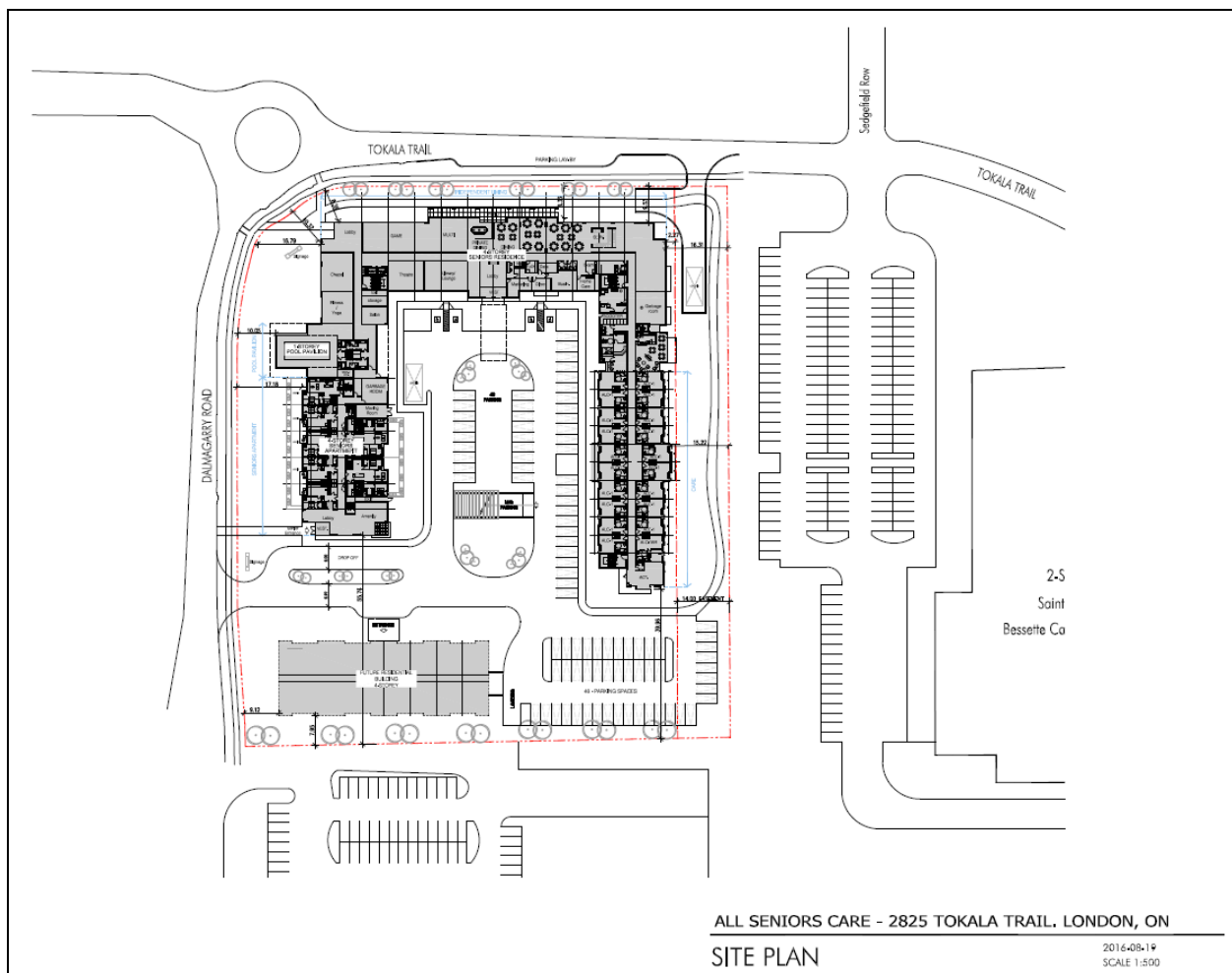
It should be recognized that the applicant has provided some site alterations to their original site plan to help address some of the site plan concerns raised by the UDPRP. Urban Design Staff has based their comments on the newest site plan submission. The original plan vs the new plan are identified below.



Original Proposal

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Revised Site Plan

**Zoning**

The requested amendment will remove the existing 125uph minimum density requirement from the subject site along with the 5m maximum setback requirement from Tokala Trail and Dalmagarry Drive from the existing special provision. The removal of the minimum density requirement is appropriate as outlined previously in the intensity and form section of the report.

The request to remove the 5m maximum setback from the abutting R.O.W. is also being recommended for approval. Staff recognize that this new use is more sensitive than the original apartment building proposal and that the need to provide additional space is intended to create a greater sense of privacy for the residents. Understanding that it may be difficult to achieve the previous 5m setback requirement Staff want to be clear that during SPA all attempts to bring the building as close to the road as possible under the approved zoning regulations will be undertaken while maintaining a sense of privacy for the future residents.

Two other special provisions are also included in the existing zoning require a 0m setback requirement from the commercial lands to the south and an additional permitted use of Townhouse or Stacked Townhouses on the site. These provisions were implemented based on the original proposal in 2013 but they are no longer relevant to the current development proposal. As such the recommendation is to implement a R9-7 zone with no special provisions on the site. Staff will maintain the existing height limit of 30 metres to allow the applicant to look at potentially increasing height of certain portions of the building.

The subject site also has a holding provision requiring a traffic impact study. The applicant has consulted with Transportation Staff and the proposed use and reduced density would not trigger the need for a TIS. Transportation Staff has agreed to lift the holding provision applied to the

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site on the basis that the future use will be a continuum of care facility. If the site does not develop in this manner a TIS will be requested during the SPA process.

**London Plan Analysis**

The London Plan was approved by Council on June 23, 2016 and will provide the future framework for planning and development in the City of London upon approval by the Province of Ontario.

The London Plan place type for 2825 Tokala Trail is ‘Neighbourhood’ with frontage onto two neighbourhood connectors. The permitted uses for this site would range from single detached dwellings, low rise apartments, mixed use buildings to small scale community facilities and senior’s residences. The proposed continuum-of-care facility would be considered appropriate as it is a seniors’ residence that provides for both independent and assisted living options.

<b>CONCLUSION</b>
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Staff’s recommendation is consistent with the policies of the Provincial Policy Statement (2014) and with the City of London Multi-Family, High Density Residential policies of the Official Plan. The removal of the existing special provisions will facilitate a desirable form of development and will have no adverse impacts on the surrounding land uses.

<b>PREPARED BY:</b>	<b>SUBMITTED BY:</b>
<b>MIKE CORBY, CURRENT PLANNING</b>	<b>MICHAEL TOMAZINCIC, MCIP, RPP MANAGER, CURRENT PLANNING</b>
<b>RECOMMENDED BY:</b>	
<b>JOHN M. FLEMING, MCIP, RPP MANAGING DIRECTOR, PLANNING AND CITY PLANNER</b>	

August 10, 2016  
 MC/mc  
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File: Z-8638  
Planner: Mike Corby

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

<b><u>Written</u></b>
Amit Dalvi 2734 TOKALA TRAIL, LONDON, ON, N6G 0L8

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File: Z-8638  
Planner: Mike Corby

**Bibliography of Information and Materials  
Z-8638**

**Request for Approval:**

City of London Zoning By-law Amendment Application Form, completed by GSP Group on behalf of All Seniors Care Living Centre, June 16, 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.

GSP Group. *Conceptual Site Plan*, May 26, 2016.

GSP Group. *Planning Report*, May 31, 2016.

GSP Group and IBI. *Urban Design Brief*, June, 2016.

**Correspondence: (all located in City of London File No. Z-8638. unless otherwise stated)**

**City of London -**

Smolarek J., City of London Urban Design Peer Review Panel. Memo to M. Corby. August 24, 2016.

**Departments and Agencies -**

Creighton C., UTRCA. Letter to H. McNeely. May 28, September 10, November 15, 2007.

Urban Design Peer Review Panel, Memo to M. Corby. June 15, 2016.

Bezzina, J., London Hydro. Memo to M. Corby. July 5, 2016.



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**File: Z-8638  
Planner: Mike Corby**

**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 2825  
Tokala Trail.

WHEREAS All Seniors Care Living Centres has applied to rezone an area of  
land located at 2825 Tokala Trail, 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  
located at 2825 Tokala Trail, as shown on the attached map comprising part of Key Map  
No. A.101, from a Holding Residential R9 Special Provision / Convenience Commercial  
Special Provision (h-120\*R9-7(17)\*H30/CC6(4)) Zone to a Residential R9 / Convenience  
Commercial Special Provision (R9-7\*H30/CC6(4)) Zone.

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 September 27, 2016.

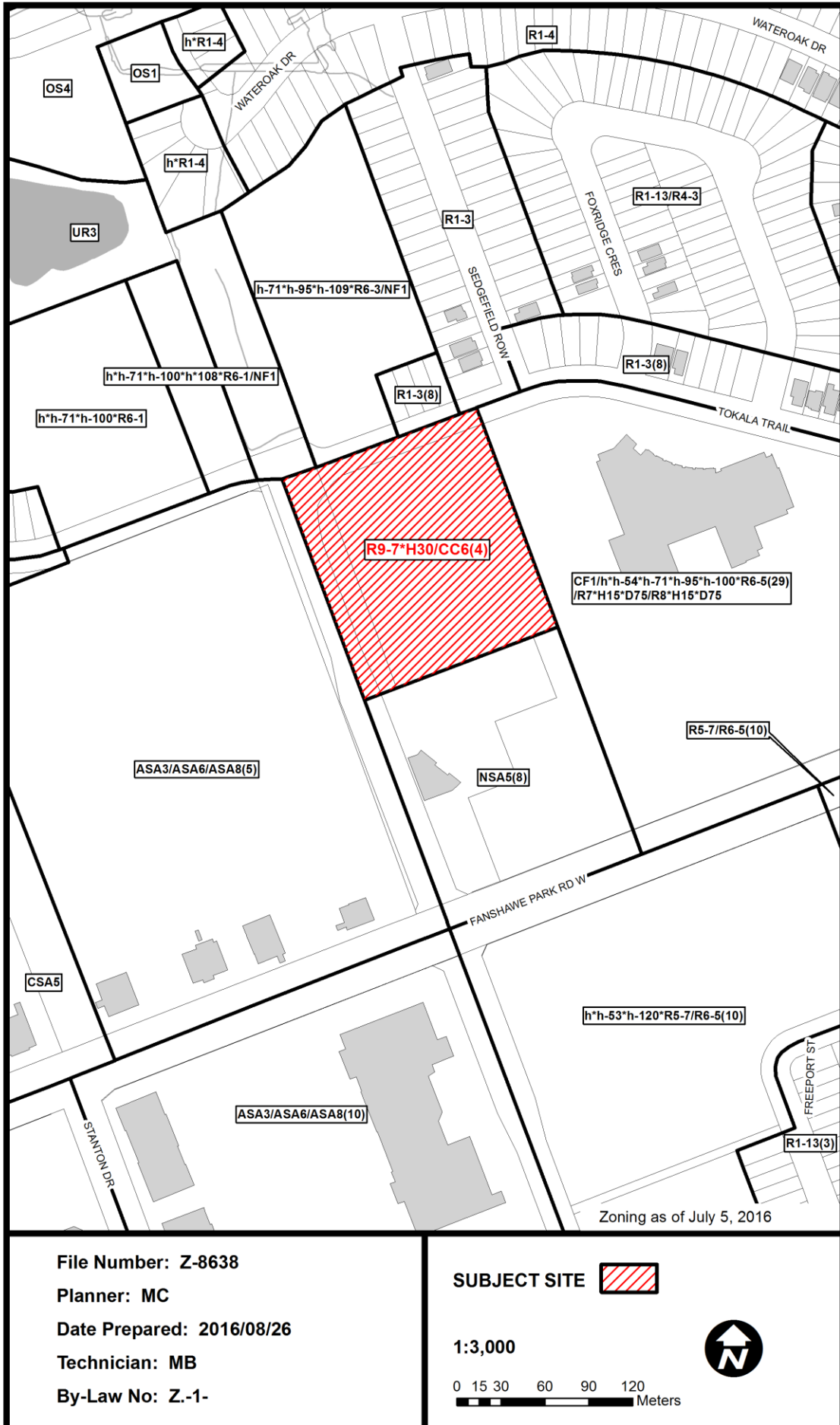
Matt Brown  
Mayor

Catharine Saunders  
City Clerk

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File: Z-8638  
Planner: Mike Corby

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



File Number: Z-8638  
 Planner: MC  
 Date Prepared: 2016/08/26  
 Technician: MB  
 By-Law No: Z.-1-

SUBJECT SITE 

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