

TO:	CHAIR AND MEMBERS PLANNING AND ENVIRONMENT COMMITTEE
FROM:	GEORGE KOTSIFAS, P.ENG. MANAGING DIRECTOR, DEVELOPMENT & COMPLIANCE SERVICES AND CHIEF BUILDING OFFICIAL
SUBJECT:	APPLICATION BY: THE RIDGE AT BYRON INC. 2028 WICKERSON ROAD PUBLIC PARTICIPATION MEETING ON OCTOBER 31, 2016

RECOMMENDATION

That, on the recommendation of the Senior Planner, Development Services, the following actions be taken with respect to the Vacant Land Plan of Condominium, Official Plan and Rezoning applications of The Ridge At Byron Inc. relating to a property located at 2028 Wickerson Road:

- a) the proposed by-law attached hereto as **Appendix "A" BE INTRODUCED** at the Municipal Council meeting on November 8, 2016 to amend the Official Plan to change the designation on Schedule "A", Land Use, on a portion of these lands **FROM** "Urban Reserve Community Growth" **TO** "Low Density Residential" to permit single detached, semi-detached, duplex dwellings and cluster single detached dwellings at a maximum density of 30 units per hectare;
- b) The proposed by-law attached hereto as **Appendix "B" BE INTRODUCED** at the Municipal Council meeting on November 8, 2016 to amend Zoning By-law No. Z.-1 (in conformity with the Official Plan, as amended in part (a) above, to change the zoning of a portion of the subject property **FROM** an Urban Reserve (UR4) Zone **TO** a Residential R1 (R1-6) Zone to permit 12 single detached dwellings and a Residential R6 (R6-1) Zone to permit 44 multiple residential units and one open space block on a private road created through a vacant land condominium.
- c) Planning and Environment Committee **REPORT TO** the Approval Authority the issues, if any, raised at the public meeting with respect to the Vacant Land Condominium application; and,
- d) Planning and Environment Committee **REPORT TO** the Approval Authority the issues, if any, raised at the public meeting with respect to the Concept Site Plan.

PREVIOUS REPORTS PERTINENT TO THIS MATTER

None

PURPOSE AND EFFECT OF RECOMMENDED ACTION

The purpose and effect of this application is to consider a change to the Official Plan designation and Zoning to support the development of a Draft Plan of Vacant Land Condominium for 2028 Wickerson Road. This will allow for the creation of 44 multiple residential units and one (1) open space block on a private road. In addition, 12 single detached dwelling lots are proposed to be created through a separate consent application along Wickerson Road.

RATIONALE

1.

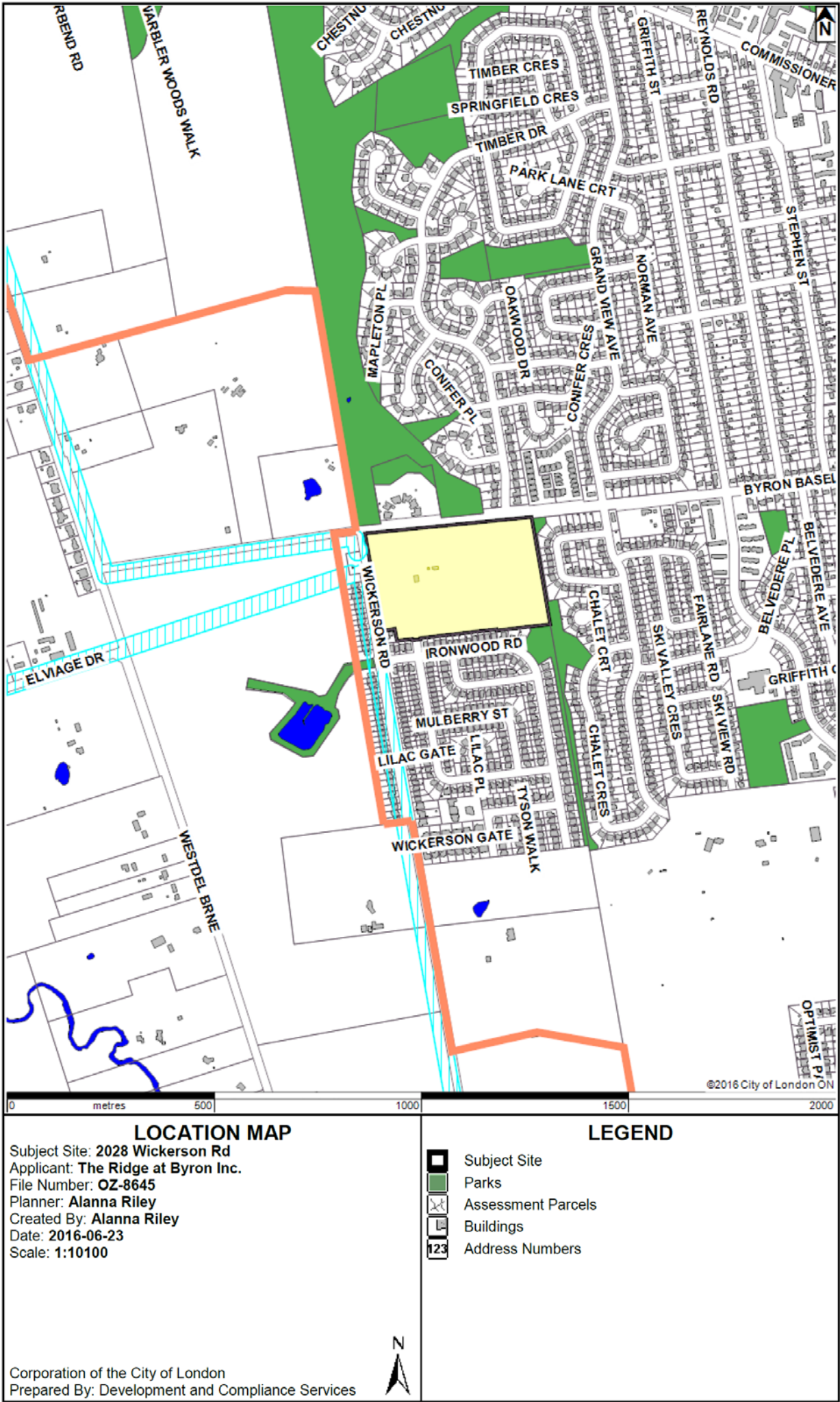
The recommended residential zoning will conform to the recommended Low Density Residential designation in the Official Plan, and provides for a form of low density development that is compatible with the scale of development in surrounding neighbourhood.
2.

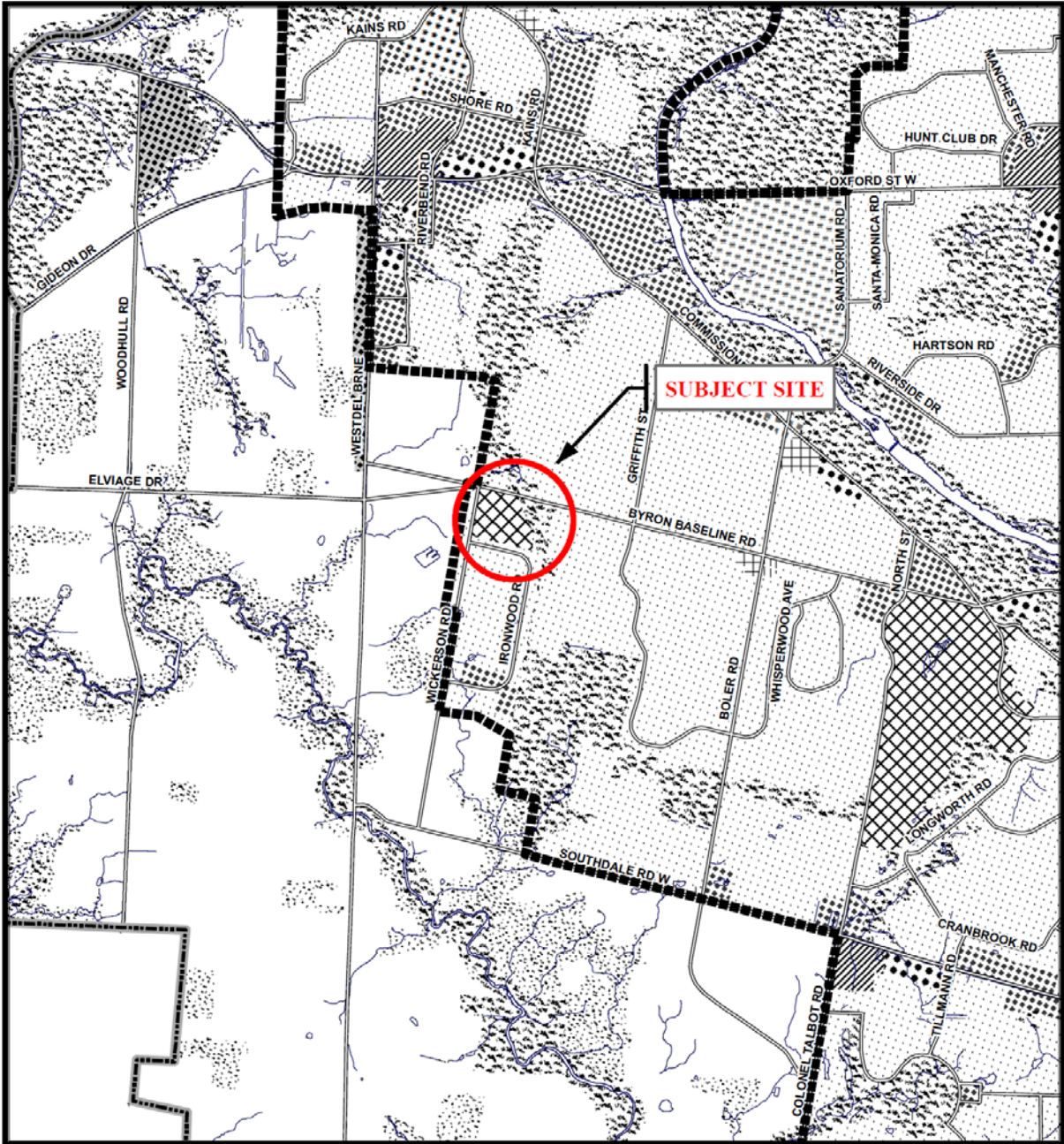
The submitted Draft Plan of Vacant Land Condominium is in conformity with Official Plan Policies and the City's Condominium Submission Review and Approval Guidelines.
3.

The Draft Plan of Vacant Land Condominium is in conformity to the City of London Z.-1 Zoning By-law and consistent with the Provincial Policy Statement.

BACKGROUND

Date Application Accepted: June 6, 2016	Agent: Stantec – Corri Marr
REQUESTED ACTION: The applicant is requesting approval of a Draft Plan of Vacant Land Condominium on the subject lands. The applicant proposes to register a residential plan of vacant land condominium, creating 44 multiple residential units and one open space block on a private road. An Official Plan and Zoning By-law amendment are also required to permit the requested uses.	
SITE CHARACTERISTICS:	
<div><div>•</div><div>Current Land Use – vacant</div></div> <div><div>•</div><div>Frontage – approx. 235 metres (771 feet)</div></div> <div><div>•</div><div>Depth – approximately 400 metres (1312 feet)</div></div> <div><div>•</div><div>Area – +/- 4.8</div></div> <div><div>•</div><div>Shape - Rectangular</div></div>	
SURROUNDING LAND USES:	
<div><div>•</div><div>North – low density residential</div></div> <div><div>•</div><div>South – low density residential</div></div> <div><div>•</div><div>East – low density residential</div></div> <div><div>•</div><div>West – low density residential</div></div>	
OFFICIAL PLAN DESIGNATION: (refer to map on page 4)	
<div><div>•</div><div>Urban Reserve Community Growth and Open Space</div></div>	
EXISTING ZONING: (refer to map on page 5)	
Urban Reserve (UR4) Zone and Open Space (OS1)	





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

N

E

S

W

Scale 1:30,000

0 150 310 620 800 1240 1500

Meters

FILE NUMBER: 39CD-16507/OZ-8645

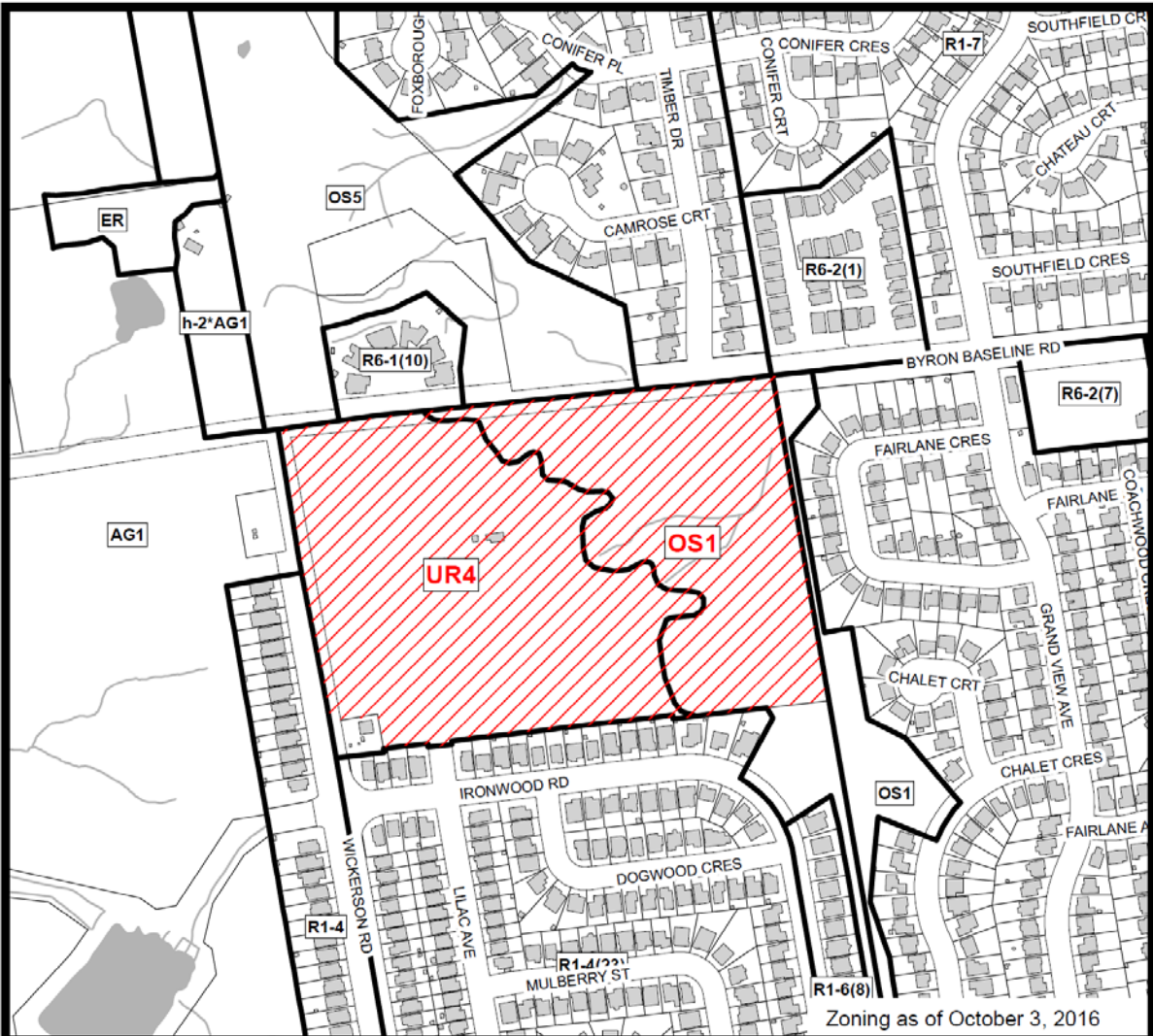
PLANNER: AR

TECHNICIAN: JS

DATE: 2016/10/19

PROJECT LOCATION: e:\planning\projects\p_officialplan\work\consolid00\excerpts\mxd_templates\scheduleA_b&w_8x14_with_SWAP.mxd

4



COUNCIL APPROVED ZONING FOR THE SUBJECT SITE: UR4 & OS1

1) LEGEND FOR ZONING BY-LAW Z-1

- R1 - SINGLE DETACHED DWELLINGS

R2 - SINGLE AND TWO UNIT DWELLINGS

R3 - SINGLE TO FOUR UNIT DWELLINGS

R4 - STREET TOWNHOUSE

R5 - CLUSTER TOWNHOUSE

R6 - CLUSTER HOUSING ALL FORMS

R7 - SENIOR'S HOUSING

R8 - MEDIUM DENSITY/LOW RISE APTS.

R9 - MEDIUM TO HIGH DENSITY APTS.

R10 - HIGH DENSITY APARTMENTS

R11 - LODGING HOUSE

DA - DOWNTOWN AREA

RSA - REGIONAL SHOPPING AREA

CSA - COMMUNITY SHOPPING AREA

NSA - NEIGHBOURHOOD SHOPPING AREA

BDC - BUSINESS DISTRICT COMMERCIAL

AC - ARTERIAL COMMERCIAL

HS - HIGHWAY SERVICE COMMERCIAL

RSC - RESTRICTED SERVICE COMMERCIAL

CC - CONVENIENCE COMMERCIAL

SS - AUTOMOBILE SERVICE STATION

ASA - ASSOCIATED SHOPPING AREA COMMERCIAL

OR - OFFICE/RESIDENTIAL

OC - OFFICE CONVERSION

RO - RESTRICTED OFFICE

OF - OFFICE

- RF - REGIONAL FACILITY

CF - COMMUNITY FACILITY

NF - NEIGHBOURHOOD FACILITY

HER - HERITAGE

DC - DAY CARE

OS - OPEN SPACE

CR - COMMERCIAL RECREATION

ER - ENVIRONMENTAL REVIEW

OB - OFFICE BUSINESS PARK

LI - LIGHT INDUSTRIAL

GI - GENERAL INDUSTRIAL

HI - HEAVY INDUSTRIAL

EX - RESOURCE EXTRACTIVE

UR - URBAN RESERVE

AG - AGRICULTURAL

AGC - AGRICULTURAL COMMERCIAL

RRC - RURAL SETTLEMENT COMMERCIAL

TGS - TEMPORARY GARDEN SUITE

RT - RAIL TRANSPORTATION

"h" - HOLDING SYMBOL

"D" - DENSITY SYMBOL

"H" - HEIGHT SYMBOL

"B" - BONUS SYMBOL

"T" - TEMPORARY USE SYMBOL

SIGNIFICANT INTERNAL/AGENCY COMMENTS

PLANNING, ENVIRONMENTAL AND ENGINEERING SERVICES

ZONING
BY-LAW NO. Z-1
SCHEDULE A



MAP PREPARED:
2016/10/19 JS

1:5,000
0 25 50 100 150 200
Meters

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

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Planner: Alanna Riley

Union Gas

The following comments were provided by Union Gas:

- The proposed development plan shows two crossing points over the easement — ideally, the crossing would contain curb, asphalt roadway, sewers, water service and various utilities;
- the easement and the pipes within should remain in place and no contemplation of moving the facilities should be considered;
- A 5 meter setback on the south boundary of the easement would be required;
- Union Gas would permit a crossing for the services required for the development given certain clearances and other requirements which would be outlined in a crossing agreement ;
- Complete maintenance, any repairing to private roads (etc.) would be the responsibility of the condominium corporation;
- Future maintenance implications of pipe maintenance that would result in expenditures required by the condominium, would have to be well understood and may affect the reserve provisions of the condominium; and,
- Union Gas would agree to plantings on the easement as long as they did not result in unacceptable loading on the pipes and would prefer to avoid large trees with extensive root systems — many large trees already exist on the portion of the easement from the ridge east to Byron Baseline Road, which is an area well forested, part of the Warbler Woods area.

As a condition of final approval that the owner/developer provide the necessary easements and/or agreements required for the provision of gas services for this project, in a form satisfactory to Union Gas Limited.

Staff response: The above noted comments will be addressed through conditions of the condominium draft approval and review of the associated Site Plan.

Upper Thames River Conservation Authority (UTRCA)

No objection

Hydro One

No comments or concerns.

Canada Post

The developer is required to include owner on all offers of purchase and sale, a statement that advises the prospective purchaser that the home/business mail delivery will be from a designated Centralized Mail Box and that the developers/owners be responsible for officially notifying the purchasers of the exact Centralized Mail Box locations prior to the closing of any home sales. The developer is also required to work with Canada Post to determine and provide permanent and/or temporary suitable Centralized Mail Box locations which may be utilized by Canada Post until the curbs, boulevards and sidewalks are in place in the remainder of the subdivision.

Staff response: These issues will be addressed through the review of the Site Plan and through a condition of draft approval.

Bell

No objections or conditions.

Thames Valley School Board

The proposed subdivision is presently within the attendance area of Byron Southwood PS for Grades JK to 8 and Saunders SS for grade 9-12. Due to increased enrollment the TVSDB is requesting that the standard “Holding Zone” warning clause be included as a condition of Draft Plan Approval for the subject plan.

Urban Design

The following Urban Design comments for the Ridge at Byron condominium were previously relayed to the applicant at the Site Plan Consultation stage and can be addressed through the Site Plan Approval process.

1.

Where steep grades exist adjacent to the public streets, design the site to be terraced in order to eliminate the need for safety railings, and to maintain the connection to the street.
2.

Provide walkways through the site and the amenity areas that connect Byron Baseline Road, Wickerson Road and the future trail/open space.
3.

No fencing is to be provided between the amenity areas and the open space block, or between the site and Byron Baseline, in order to maintain a physical and visual connection from the public street to the open space.

PUBLIC LIAISON:	On June 24 2016 notices were sent to residents within 120 metres of the subject site. Notice was published in the Londoner.	5 Replies
Nature of Liaison: Consideration of a Vacant Land Plan of Condominium with 44 units in single detached dwelling forms with a common element for the internal driveway and services. The registration of a Vacant Land Condominium means that each unit will be sold to a future homeowner either before or after the home is constructed on the unit. Planning and Environment Committee will be considering the implications of dividing the land into units and common elements as shown on the attached draft plan. The Site Plan application to determine the physical form of development will be reviewed for approval. Possible Official Plan Amendment to change the designation of these lands of this plan from “Urban Reserve Community Growth” and to “Low Density Residential” to permit single detached, semi-detached, duplex dwellings and cluster housing at a maximum density of 30 units per hectare. Possible Amendment to Zoning By-law Z.-1 to change the zoning from an Urban Reserve (UR4) Zone which permits existing uses, agricultural uses, conservation lands, managed woodlots, wayside pits, passive recreation uses, kennels, private outdoor recreation clubs and riding stables to a Residential R1 (R1-6) Zone to permit single detached dwellings and a Residential R6 (R6-1) Zone to permit 44 cluster single detached dwellings units. The City is also considering the following amendments: The application of a Holding (h) Provision across the subject lands. The holding provision is to ensure the orderly development of lands and the adequate provision of municipal services.		

Responses:

All of the telephone and written responses were from surrounding neighbours who raised the following concerns:

1. Traffic
2. Height
3. Trees
4. Privacy/Fencing
5. Property Values
6. Housing Type
7. Drainage/Groundwater
8. Open Space and impacts on wildlife
9. Snow Removal
10. Visitor Parking
11. Will Elviage Drive be extended?

ANALYSIS

The following report addresses the major issues raised by the public (noted above) and also includes a review of the Official Plan and Zoning By-law amendments; Draft Plan of Condominium; and Concept Site Plan in conjunction with the Provincial Policy Statement (2014), relevant Official Plan policies; the London Plan; the Council adopted Condominium Guidelines; the Site Plan Control By-law and the City’s Placemaking Policies.

SUBJECT SITE

The subject sites is located on the southeast corner of Byron Baseline Road and Wickerson Road. The 4.8 hectare sites is rectangular in shape and fronts along Wickerson Road, which is classified as a secondary collector. The site is currently vacant with significant vegetation on the east half of the site.

The proposed development of 44 single detached cluster housing units is shown on the map on page 10. Common element components include a private roadway and amenity area. The Open Space lands on the east portion of the site will be dedicated to the City. This area will connect to Scenic View Park to the north through a municipal pathway. The 12 single detached dwelling lots to be created along Wickerson Road through a separate consent application are marked as future residential on the concept plan.

ARE THE PROPOSED APPLICATIONS APPROPRIATE?

Provincial Policy Statement (PPS)

These applications have been reviewed for consistency with the 2014 Provincial Policy Statement. It is staff’s position that the plan of condominium and concurrent Official Plan and zoning will provide for a healthy, livable and safe community. The proposed residential development will provide housing on full municipal services. Development of the lands by way of a vacant land plan of condominium minimizes the amount of land needed for road purposes and promotes a compact form of development. Through the future site plan review process, noise mitigation measures will be identified and the Site Plan/Development Agreement will ensure their installation and long-term maintenance. Measures will be taken through the site plan servicing drawings and the conditions of draft plan approval to ensure the proposal will not negatively impact surrounding properties. Based on staff review the proposed plan with appropriate conditions would be consistent with the 2014 Provincial Policy Statement.

Existing Official Plan Designations

The subject site is located within the Urban Growth Boundary and has an Urban Reserve - Community Growth designation and an Open Space designation.

Urban Reserve Community Growth

This designation was applied to mostly undeveloped and unserviced parcels of land which are expected to be developed during the life of the Plan. This designation allows a limited range of agricultural and existing uses. Amending the Urban Reserve - Community Growth designation to another more specific land use designation is generally by way of an Area Study. An Area Study would set out land uses, the collector road network, community facilities such as schools and parks, and how the area will be serviced, all in consultation with area residents and affected agencies and municipal departments.

Section 9.4.4 of the Official Plan, allows site specific Official Plan amendments for lands designated Urban Reserve if it will not negatively affect the planning process on surrounding lands. In this situation where a small development has been proposed adjacent to an existing residential community, the lands are not of sufficient size to warrant an Area Study. Ensuring compatibility with adjacent uses and an appropriate integration of this site with existing roads and services are matters that can be addressed on a site specific basis through the review of this application.

Open Space Designation

The Open Space designation is applied to important natural features and functions that have been recognized by Council as being of City-wide or regional significance and identified as components of the Natural Heritage System. In order to protect the identified features and functions, permitted activity is limited to a range of low-impact uses associated with passive recreation, conservation and ecosystem management. Development and site alteration is permitted only if it has been demonstrated through an appropriate study that there will be no negative impacts on the features and functions for which the area has been identified.

The area currently designated Open Space is proposed to remain. As noted, this area will be dedicated to the City as parkland.

The London Plan

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 identifies 2028 Wickerson as a ‘Neighbourhood’ place type with frontage onto a neighbourhood street (Wickerson Road). The permitted uses for this site would range from single detached, semi-detached, duplex, converted dwellings (max 2 units), secondary suites, home occupations and group homes at a height of 1 to 2.5 storeys.

The proposed proposed applications have been reviewed with regard to the London Plan.

The proposed development is consistent with the classification of streets and their intended character, goals and functions as it:

- Provides for a high level quality pedestrian realm along the neighbourhood connector and the neighbourhood streets.
- The proposed cluster single detached dwellings will provide for a quality pedestrian realm and high standard of urban design along the neighbourhood connector (Byron Baseline Road).

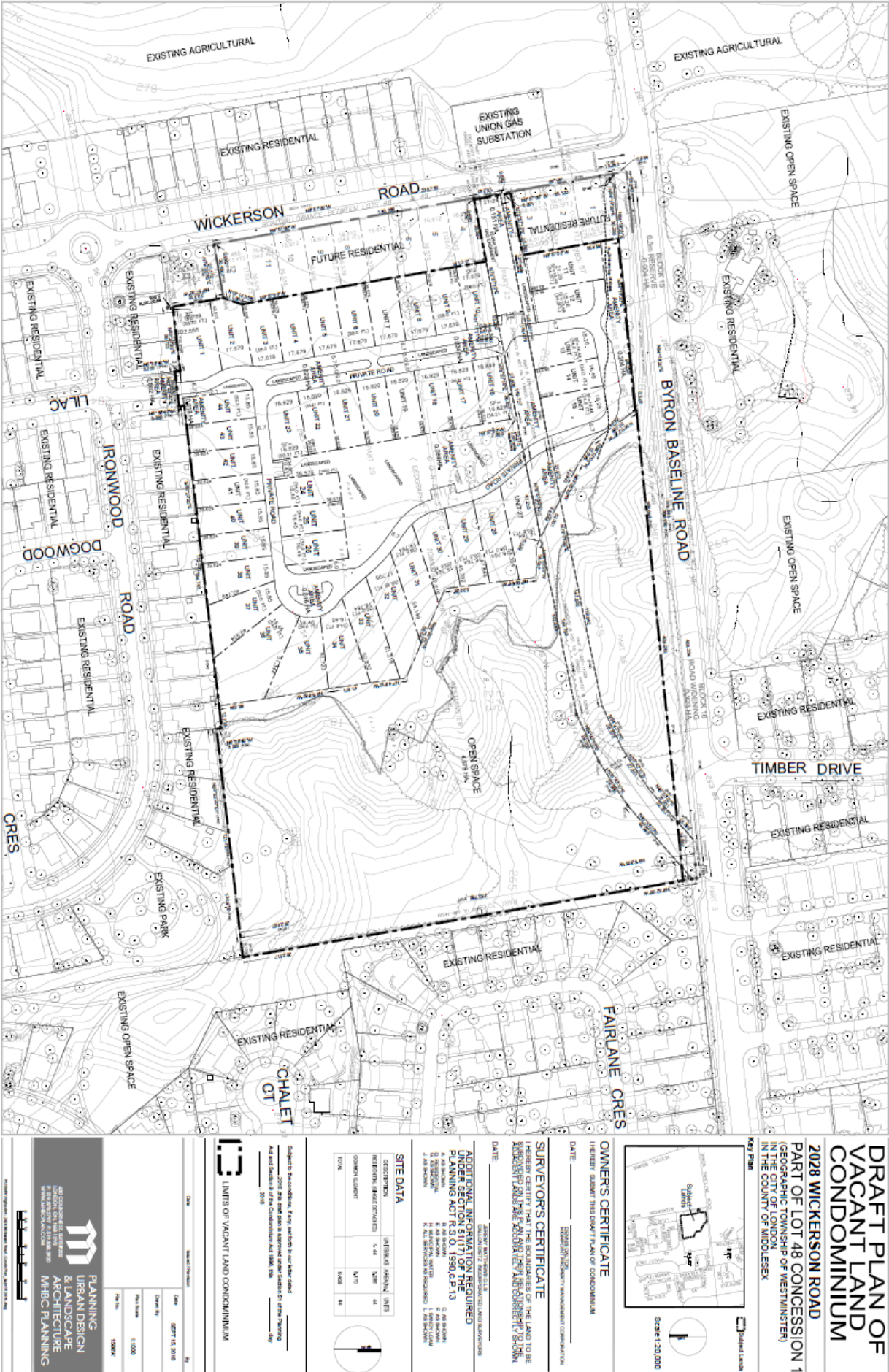
The proposed development is consistent with the policies of the Neighbourhood place type as it:

- Provides for attractive streetscapes, buildings, and public spaces.
- Provides for connections to the surrounding neighbourhoods and open space lands to the north.
- Provides for the retention of open space lands, pathways, and private amenity spaces.

The proposed development is consistent with the policies of the London Plan.

File: 39CD-16507/OZ-8645
Planner: Alanna Riley

CONCEPT PLAN



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Planner: Alanna Riley

OFFICIAL PLAN AND ZONING BY-LAW AMENTMENTS

Planning Impact Analysis

A Planning Impact Analysis is used to evaluate applications for an Official Plan amendment and/or Zone change, to determine the appropriateness of a proposed change in land use, and to identify ways of reducing any adverse impacts on surrounding uses.

Proposals for changes in the use of land which require the application of Planning Impact Analysis will be evaluated on the basis of the following relevant criteria:

- compatibility of proposed uses with surrounding land uses, and the likely impact of the proposed development on present and future land uses in the area.
- the size and shape of the parcel of land on which a proposal is to be located, and the ability of the site to accommodate the intensity of the proposed use;
- the supply of vacant land in the area which is already designated and/or zoned for the proposed use; and
- the height, location and spacing of any buildings in the proposed development, and any potential impacts on surrounding land uses;
- the extent to which the proposed development provides for the retention of any desirable vegetation or natural features that contribute to the visual character of the surrounding area;
- the location of vehicular access points and their compliance with the City's road access policies and Site Plan Control By-law, and the likely impact of traffic generated by the proposal on City streets, on pedestrian and vehicular safety, and on surrounding properties;
- the exterior design in terms of the bulk, scale, and layout of buildings, and the integration of these uses with present and future land uses in the area;
- the potential impact of the development on surrounding natural features and heritage resources;
- constraints posed by the environment, including but not limited to locations where adverse effects from landfill sites, sewage treatment plants, methane gas, contaminated soils, noise, ground borne vibration and rail safety may limit development;
- compliance of the proposed development with the provisions of the City's Official Plan, Zoning By-law, Site Plan Control By-law, and Sign Control By-law; and
- measures planned by the applicant to mitigate any adverse impacts on surrounding land uses and streets which have been identified as part of the Planning Impact Analysis.

Compatibility

The applicant has indicated the development was designed specifically for the subject site to be in keeping with the scale and density of surrounding development. The residential lands surrounding this site have been developed with single detached units and cluster single detached units.

The housing form and scale will be compatible with existing housing in the surrounding area.

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Ability of Site to Accommodate Development

The subject site is 4.8 hectares in size. The Draft Plan of Vacant Land Condominium illustrates how these lands are to develop for cluster single detached dwellings. The site is of sufficient size to allow for the development of 44 single detached units with on-site parking and amenity area; and for 12 single detached lots. This development represents an efficient use of land and resources. The proposed density is 10 units per hectare which is well within the 30 units per hectare density permitted in the Official Plan's Low Density designation.

Vacant Land in the Area

There are no other available vacant lands in the area appropriately zoned for this type of residential development.

Building Size and Siting

The proposed condo development will include 44 single detached dwellings in a cluster housing form and 12 single detached dwelling lots. The size of structures for the proposed cluster single detached dwellings within this development will be regulated by the R6-1 zone regulations. The applicant has indicated that the dwellings in this development are to be one storey in height with an average floor area of approximately 185 m². This development will visually enhance the existing streetscape along Wickerson Road and Byron Baseline and contribute to the residential vitality of the neighbourhood. The R1-6 zone will allow for the creation of lots in keeping with the size of lots in this area.

The requested zoning is considered to be appropriate and represents sound land use planning.

Natural Features

On the east side of the property there is significant vegetation on the lands and these trees are to be maintained. This area is proposed to remain designated and zoned Open Space and will be dedicated to the City as parkland dedication through the condominium approval process.

Site Access

This proposed condominium development incorporates one access from Lilac Ave to the south. The subject site will be serviced by the creation of a local driveway off Lilac Ave. The proposed single detached dwellings in a cluster form, are similar to the land uses surrounding the site. This type of development will fit in with the character of the area. Given the low number of units of this proposed development, there will be a minimal traffic impacts. The limited increase in traffic should not pose any further risk to the public as a result of this development. The access for the proposed single detached dwelling lots will be from Wickerson Road.

Development Constraints

The subject lands abut Byron Baseline Road which is an arterial road. Due to the impacts of noise generated by vehicles on arterial roads, a noise study is required to address this issue. The recommendations in the accepted noise study will be included in the development agreement and the declaration and description of the condominium. A noise study will be required through site plan approval and recommended conditions will be implemented in the approved site plan and condominium declaration.

Based on the above analysis, the applicant's proposal to amend the Official Plan and Zoning By-law to allow for cluster single detached dwellings and conventional single detached dwellings (on lots fronting on Wickerson Rd) in this area is appropriate and the proposed development will be compatible with adjacent low density residential uses.

Given that the site has the ability to develop on full municipal services, no holding provisions are recommended for this development. Issues dealing with servicing will be addressed through the Site Plan Approval process and associated development agreement.

Compliance with OP

The subject site is an area identified as an expansion to an existing community. Changing the designation to Low Density Residential on a portion of the lands without an Area Study is justifiable given its size and will not negatively affect the surrounding lands. Applying the Low Density Residential designation to the developable portion of the property to allow for single detached dwellings is appropriate. The surrounding neighbourhood site have a Low Density Residential designation. The density of the proposed development is 10 units per hectare which complies with the density criteria outlined in the Official Plan. Application of the Low Density Residential designation would allow development that can achieve a high degree of compatibility with the existing and proposed residential uses in the area and is the most appropriate designation for the developable portion of this site.

Evaluation of the Vacant Land Condominium Application

The Planning Act requires the same considerations and requirements for the evaluation of draft plans of subdivision also apply to draft plans of vacant land condominiums. The effect of the registration of the draft plan of vacant land condominium would be to create 44 vacant land units, on which individual homes may be constructed either before or after registration of the condominium corporation. The registration of the condominium allows the future occupants to purchase their unit, which will include the land surrounding each dwelling unit. The private driveway (as shown on the draft plan) will be located in a common element and managed by the condominium corporation.

The City may require applicants to satisfy reasonable conditions prior to final approval and registration of the plan of condominium, as authorized under the provisions of subsection 51(25) of the Planning Act. The applicant will be required to meet conditions of draft plan approval within a specified time period, failing which, draft plan approval will lapse.

In order to ensure that this vacant land condominium development functions properly, the following issues will be addressed through conditions of draft approval:

- completion of site works in the common elements and the posting of security in addition to that held under the Development Agreement (if applicable), in the event these works are not completed prior to registration of the plan of condominium;
- installation of fire route signs prior to registration;
- confirmation of addressing information;
- payment of outstanding taxes or local improvement charges, if any;
- provision of servicing easements for utility providers (such as London Hydro, Union Gas, Bell, etc.);
- ensuring that the Condominium Declaration to be registered on title adequately addresses the distribution of responsibilities between the unit owners and the condominium corporation for the maintenance of services, the internal driveway, fencing, and any other structures in the common elements;
- limiting the type of housing to single detached dwellings only;
- appropriate fencing to mitigate any privacy issues; and
- noise attenuation recommendations/clauses.

SITE PLAN CONCEPT

The properties surrounding this proposed development are primarily single detached dwellings. Through the Site Plan Approval process the development will be required to provide appropriate urban design features for the future dwellings adjacent to Byron Baseline Road to ensure an aesthetically pleasing streetscape. The plan provides for sufficient parking spaces and amenity areas as well as retained and proposed vegetation along the east side of the property. The proposed plan will be compatible with the surrounding uses and is considered appropriate for the development of these lands.

The approved Site Plan and final development agreement will ensure landscaping, urban design, fencing, noise and servicing are appropriately addressed.

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Planner: Alanna Riley

SERVICING

Sanitary

The available municipal sanitary sewer for this site is the 450 mm diameter sanitary sewer on Wickerson Road.

Storm

The municipal storm outlet for the subject lands is the storm sewer on Wickerson Road . The Owner must allow for conveyance of overland flows from the external drainage areas that naturally drain by topography through the subject lands. and ensure that stormwater run-off from these lands will not cause any adverse effects to these lands and/or adjacent lands.

Water

Water is available from the 450 mm diameter watermain on Wickerson Road. Should a water service be required to service this site, the Owner will be required to install a water service meter to the satisfaction of the City Engineer.

Transportation

Access is to be opposite from Lilac Ave. Staff requested the applicant to consider a separate access to Wickerson Rd. however due to the existing Union Gas pipeline this was not a viable option.

NEIGHBOURHOOD CONCERNS – VACANT LAND CONDOMINIUM PROPOSAL

The following issues were identified through the public liaison process.

1. Traffic

The proposal is a residential plan of condominium with 44 single family units with access from Lilac Ave. The City's Transportation Division has not identified any concerns relating to traffic impacts associated with this development.

2. Height

The current permitted height is 10.5 metres which the applicant is not proposing to change. All units proposed will be one storey, with basements.

3. Trees

There was some concern about the large trees on the area to be developed. Through site plan approval, a tree preservation report will be required.

4. Privacy/Fencing/Noise

The neighbours feel that this development will cause loss of privacy. Through the Site Plan Approval process, appropriate fencing will be considered along the property boundaries to provide privacy and reduce noise.

5. Property Values

There is no evidence that supports the suggestion that cluster housing decreases surrounding property value. Similar housing forms currently exist in the neighbourhood, both adjacent to the site, and across the street to the south west.

6. Housing Type

The neighbours are concerned about the type of housing that a condominium development would permit. The proposed development for this land would constitute a single detached dwelling cluster development. This type of development fits with the current low density residential uses which about the subject site.

7. Drainage/Groundwater

A key component of managing the stormwater drainage for this site is the selection of a storm outlet location. Through site plan approval, a proper location and configuration will be determined that will minimize drainage and erosion issues.

8. Open Space and Wildlife

A lot of the neighbours were concerned with the large open space area and wildlife on the east side of the property. As noted above in the report, the open space area will not be redesignated or rezoned and will be dedicated as open space to the City of London.

9. Snow Removal

The developer has indicated that there will be private site snow removal for this development similar to other cluster condominium developments they have developed.

10. Parking

A concern was raised that there is no visitor parking. The zoning by-law requires 2 spaces per single detached unit. There is no by-law requirement for additional visitor parking, however the proposal includes 17 visitor parking spaces. Driveway locations and parking requirements will be confirmed on the approved site plan drawings.

11. Will Elviage Drive be Extended?

A question was asked if Elviage Drive will be extended. At this time there are no plans to extend Elviage Drive.

It should be noted that the developer also held a community meeting with the neighbourhood on August 25, 2016 to receive input from the public. As a result of this meeting, a number of the concerns from the neighbourhood have been addressed and will be further considered through the Site Plan Approval process.

CONCLUSION

Based on the above analysis, the proposed Vacant Land Condominium and 12 single detached dwelling lots represents an efficient use of land and encourages compact urban form. The Provincial Policy Statement and the City’s Official Plan encourage this form of development. The applicant’s proposal to allow for cluster single detached dwellings in this area is appropriate and allows for a development which is of comparable scale and intensity as existing dwellings in this area. Overall, these applications represent good planning.

PREPARED AND RECOMMENDED BY:	REVIEWED BY:
ALANNA RILEY, MCIP, RPP SENIOR PLANNER DEVELOPMENT SERVICES	ALLISTER MACLEAN MANAGER OF DEVELOPMENT PLANNING DEVELOPMENT SERVICES
CONCURRED BY:	SUBMITTED BY:
JENNIE RAMSAY, P.ENG. MANAGER, DEVELOPMENT PLANNING & ENGINEERING LIAISON	GEORGE KOTSIFAS, P.ENG. MANAGING DIRECTOR, DEVELOPMENT & COMPLIANCE SERVICES AND CHIEF BUILDING OFFICIAL

October 24, 2016
Y:\Shared\DEVELOPMENT SERVICES\3 - Condominiums\2016\39CD-16507 - 2028 Wickerson Road
(AR)\PEC report Final.docx
“Attach”

Agenda Item #	Page #

File: 39CD-16507/OZ-8645
Planner: Alanna Riley

Responses to Public Liaison Letter and Publication in “Living in the City”

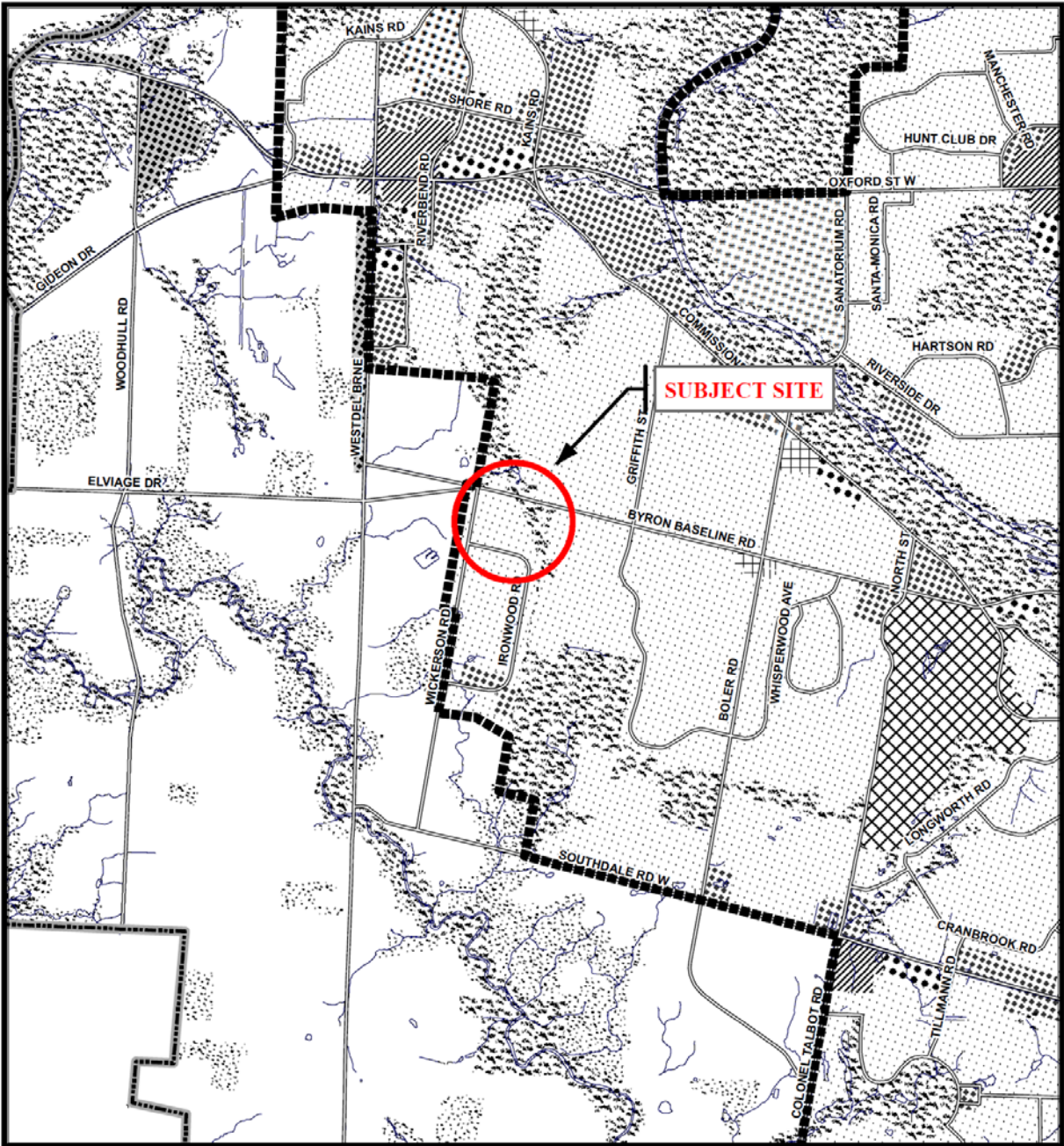
Telephone

- Margaret David
- Drainage
- Ian
- General inquiry

Written

- Tim Enns
- Will Elviage Drive be extended?
- Russ Lamas
- In support of application
 - Requesting retention of larger trees
- A Thomson
- Traffic impacts
 - Snow storage
 - Impacts on wildlife
 - Groundwater/Drainage impacts

- AMENDMENT NO.
- to the
- OFFICIAL PLAN FOR THE CITY OF LONDON
- A. PURPOSE OF THIS AMENDMENT
- The purpose of this Amendment is:
1. To change the designation for a portion of the subject site from Urban Reserve Community Growth to Low Density Residential to the Official Plan for the City of London.
- B. LOCATION OF THIS AMENDMENT
1. This Amendment applies to a portion of the lands located 2028 Wickerson Road in the City of London.
- C. BASIS OF THE AMENDMENT
- The proposed Low Density Residential designation is consistent with the pattern of development in this area.
- D. THE AMENDMENT
- The Official Plan for the City of London is hereby amended as follows:
1. Schedule “A”, Land Use, to the Official Plan for the City of London Planning Area is amended by redesignating a portion of lands located at 2028 Wickerson Road in the City of London, as indicated on “Schedule 1” attached hereto from Urban Reserve Community Growth to Low Density Residential.



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

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1,050

Meters

FILE NUMBER: 39CD-16507/OZ-8645

PLANNER: AR

TECHNICIAN: JS

DATE: 2016/10/19

PROJECT LOCATION: e:\planning\projects\p_official\plan\work\consol\00\excerpts\mxd_templates\scheduleA_b&w_8x14_with_SWAP.mxd

Agenda Item #	Page #

File: 39CD-16507/OZ-8645
Planner: Alanna Riley

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

By-law No. Z.-1-_____

A by-law to amend By-law No. Z.-1 to
rezone an area of land located 2028
Wickerson Road

WHEREAS The Ridge At Byron Inc. has applied to rezone an area of land located
2028 Wickerson Road, as shown on the map attached to this by-law, as set out below;

AND WHEREAS upon approval of Official Plan Amendment Number (number to be
inserted by Clerk's Office) this rezoning will conform to the Official Plan;

THEREFORE the Municipal Council of The Corporation of the City of London
enacts as follows:

Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to a portion of the
lands located at Wickerson Road, as shown on the attached map, from an Urban Reserve (UR4)
to a Residential R1 (R1-6) Zone and a Residential R6 (R1-6) 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
subsection 34(21) of the *Planning Act, R.S.O. 1990, c. P.13*, either upon the date of the passage
of this by-law or as otherwise provided by the said subsection.

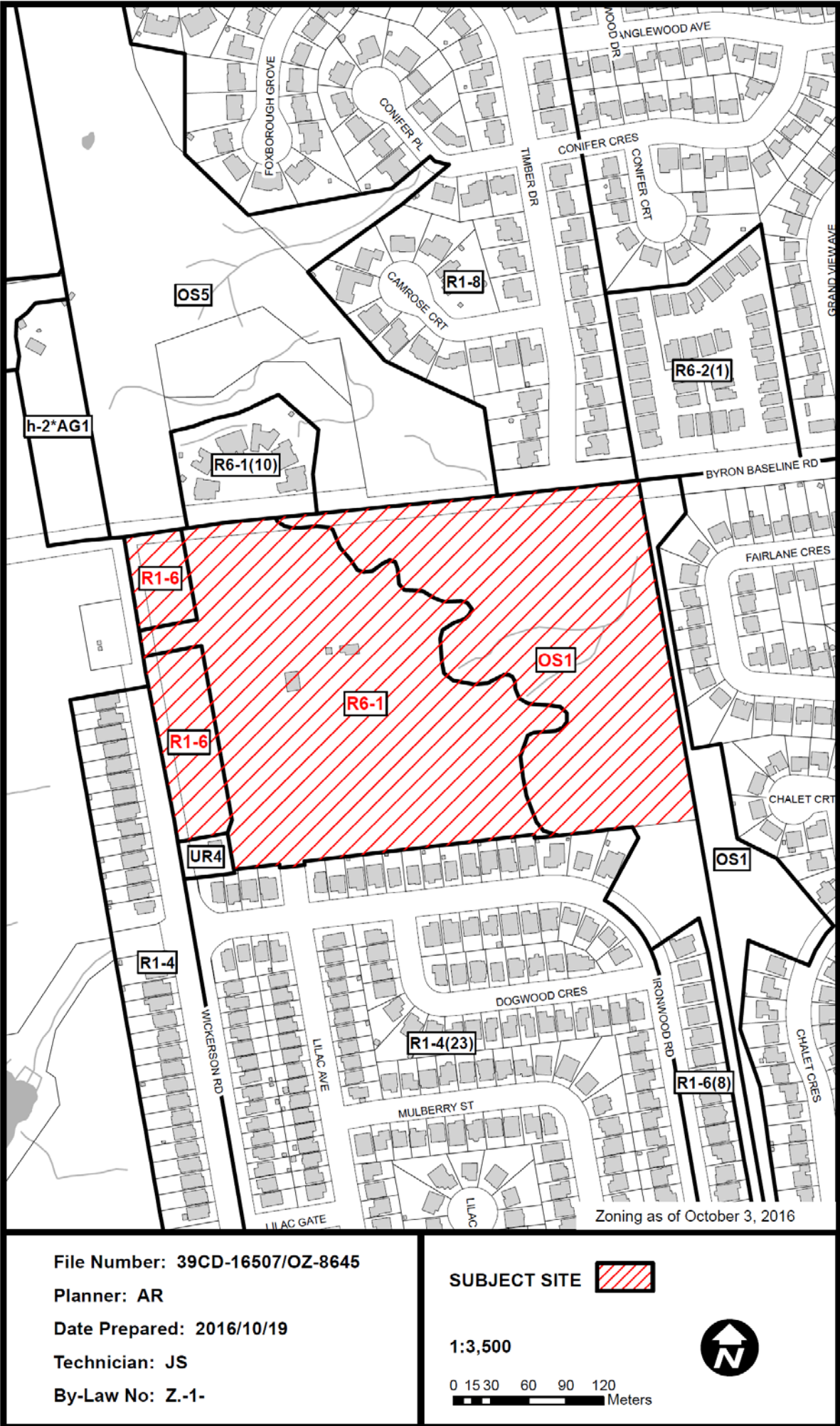
PASSED in Open Council on November 8, 2016.

Matt Brown
Mayor

Catharine Saunders
City Clerk

First Reading - November 8, 2016
Second Reading - November 8, 2016
Third Reading - November 8, 2016

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



Agenda Item #	Page #

File: 39CD-16507/OZ-8645
Planner: Alanna Riley

Bibliography of Information and Materials

Request for Approval:

City of London Condominium Application Form, completed by Stantec.
Draft Plan of Vacant Land Condominium

Reference Documents:

City of London. Official Plan, June 19, 1989, as amended.
City of London. Zoning By-law No. Z.-1, May 21, 1991, as amended.
Ontario. Ministry of Municipal Affairs and Housing. Provincial Policy Statement, 2014.
City of London, Site Plan Control Area By-Law, September 19, 23011, as amended.
City of London, Condominium Submission, Review and Approval Guidelines, March 2003.

Correspondence:

*all located in City of London File No. 39CD-16507 or OZ-8645 unless otherwise stated