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OZ-8663
Sonia Wise

TO:	CHAIR AND MEMBERS PLANNING & ENVIRONMENT COMMITTEE
FROM:	JOHN M. FLEMING MANAGING DIRECTOR, PLANNING AND CITY PLANNER
SUBJECT:	APPLICATION BY: IRONSTONE BUILDING COMPANY 2044, 2062, 2070, 2100 MEADOWGATE BOULEVARD PUBLIC PARTICIPATION MEETING ON OCTOBER 31, 2016

RECOMMENDATION

That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the application of Ironstone Building Company relating to the property located at 2044, 2062, 2070 & 2100 Meadowgate Boulevard:

- (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 of the subject lands **FROM** a Community Commercial Node designation, **TO** a Multi-Family, Medium Density Residential designation;
- (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 the subject property **FROM** a Community Shopping Area (CSA5) Zone and an Associated Shopping Area/Service Station (ASA1/ASA2/ASA3/SS3) Zone **TO** a Residential R5 (R5-5) Zone and a Private Road/Residential R5 (PR/R5-5) Zone;
- (c) The Site Plan Approval Authority **BE REQUESTED** to consider the following through the site plan process:
 - i) Include a warning clause detailing the use of the private road for the commercial and residential uses within the Development Agreement to serve as notice for each tenant or owner;
 - ii) Design the access easement to appear as a public street including sidewalks and boulevard trees;
 - iii) Provide street-orientation to Meadowgate Blvd. and the Private Road (PR) zone (access easement) through the provision of front entrances and a high level of architectural detail and articulation on these facades; and
 - iv) Design end and corner units that are visible from the public realm to incorporate the same level of detail and articulation into side facades as is present on the fronts of the buildings.

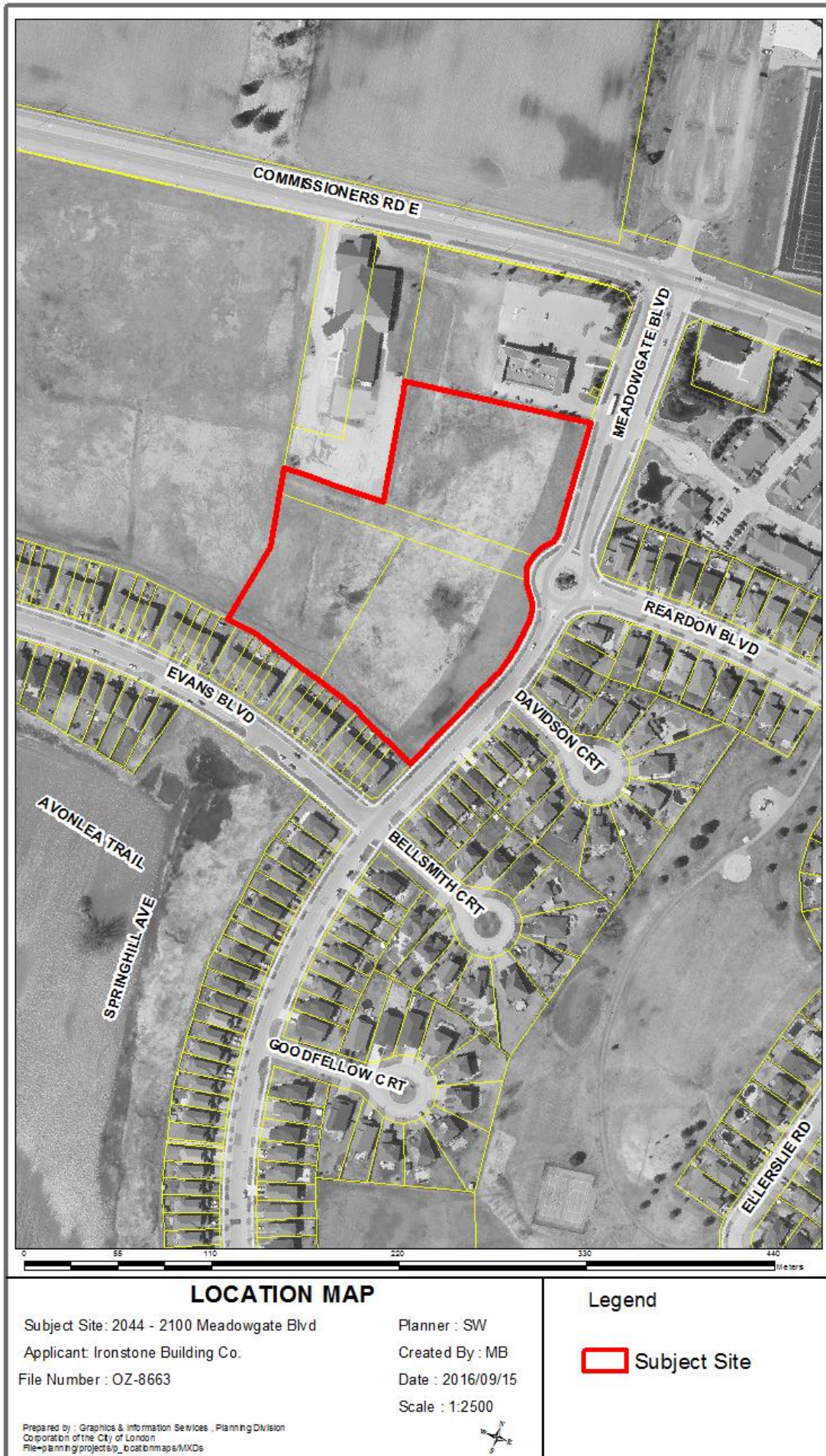
PREVIOUS REPORTS PERTINENT TO THIS MATTER
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O-5356 - 2000: Council approved a 10 year update of the Jackson District Plan which re-designated the subject lands to 'Community Shopping Area'.

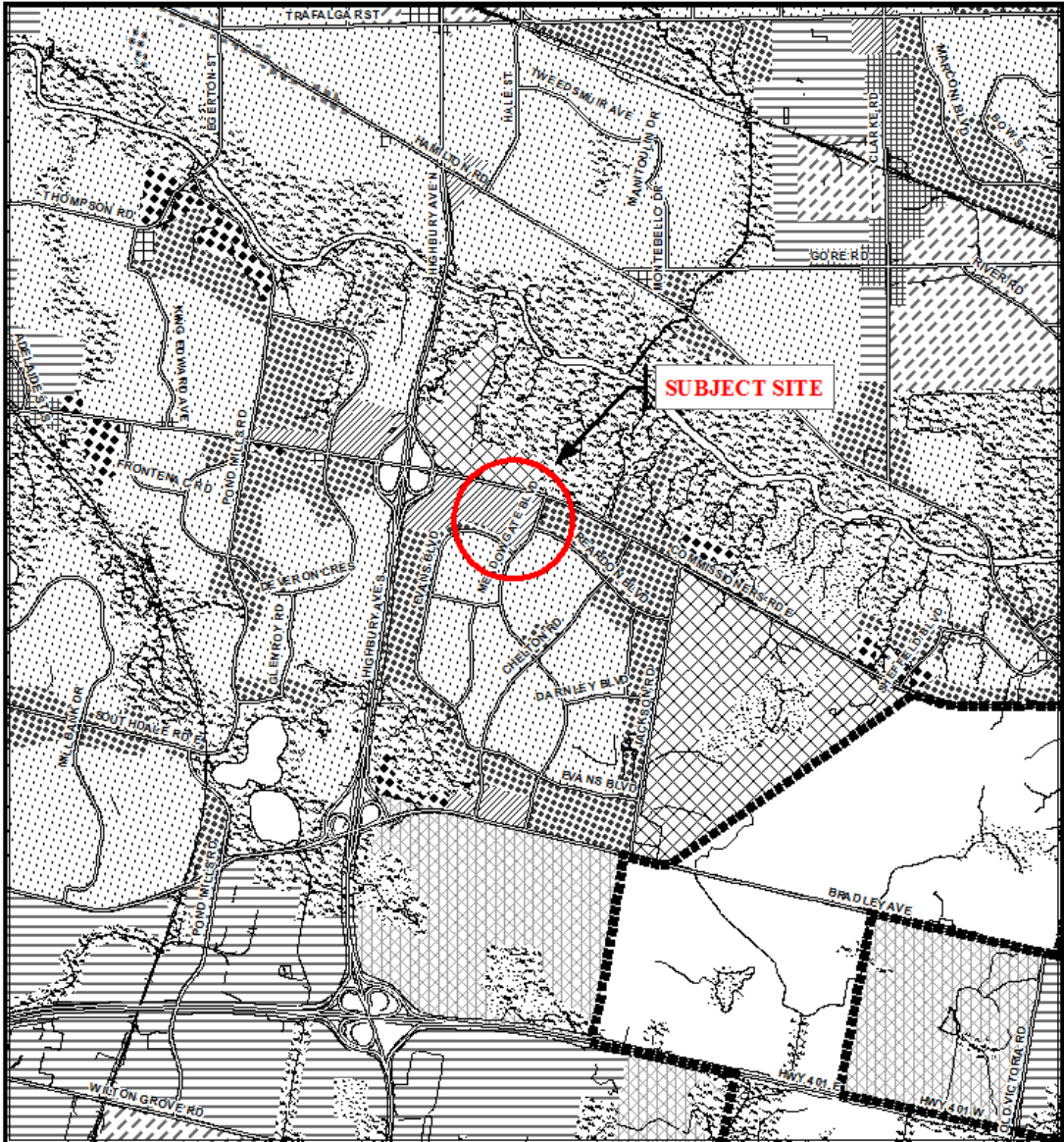
39T-92020-D/HZ-6621 2004: the zoning was amended for the subject lands to the existing zoning of a Community Shopping Area (CSA5) Zone; and an Associated Shopping Area/Service Station (ASA1/ASA2/ASA3/SS3) Zone.

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Legend

Downtown

Wonderland Road Community Enterprise Corridor

Enclosed Regional Commercial Node

New Format Regional Commercial Node

Community Commercial Node

Neighbourhood Commercial Node

Main Street Commercial Corridor

Auto-Oriented Commercial Corridor

Multi-Family, High Density Residential

Multi-Family, Medium Density Residential

Low Density Residential

Office Area

Office/Residential

Office Business Park

General Industrial

Light Industrial

Regional Facility

Community Facility

Open Space

Urban Reserve - Community Growth

Urban Reserve - Industrial Growth

Rural Settlement

Environmental Review

Agriculture

Urban Growth Boundary

CITY OF LONDON
Department of
Planning and Development

OFFICIAL PLAN SCHEDULE A
- LANDUSE -

PREPARED BY: Graphics and Information Services

Scale 1:30,000

Meters

FILE NUMBER: OZ-8663

PLANNER: SW

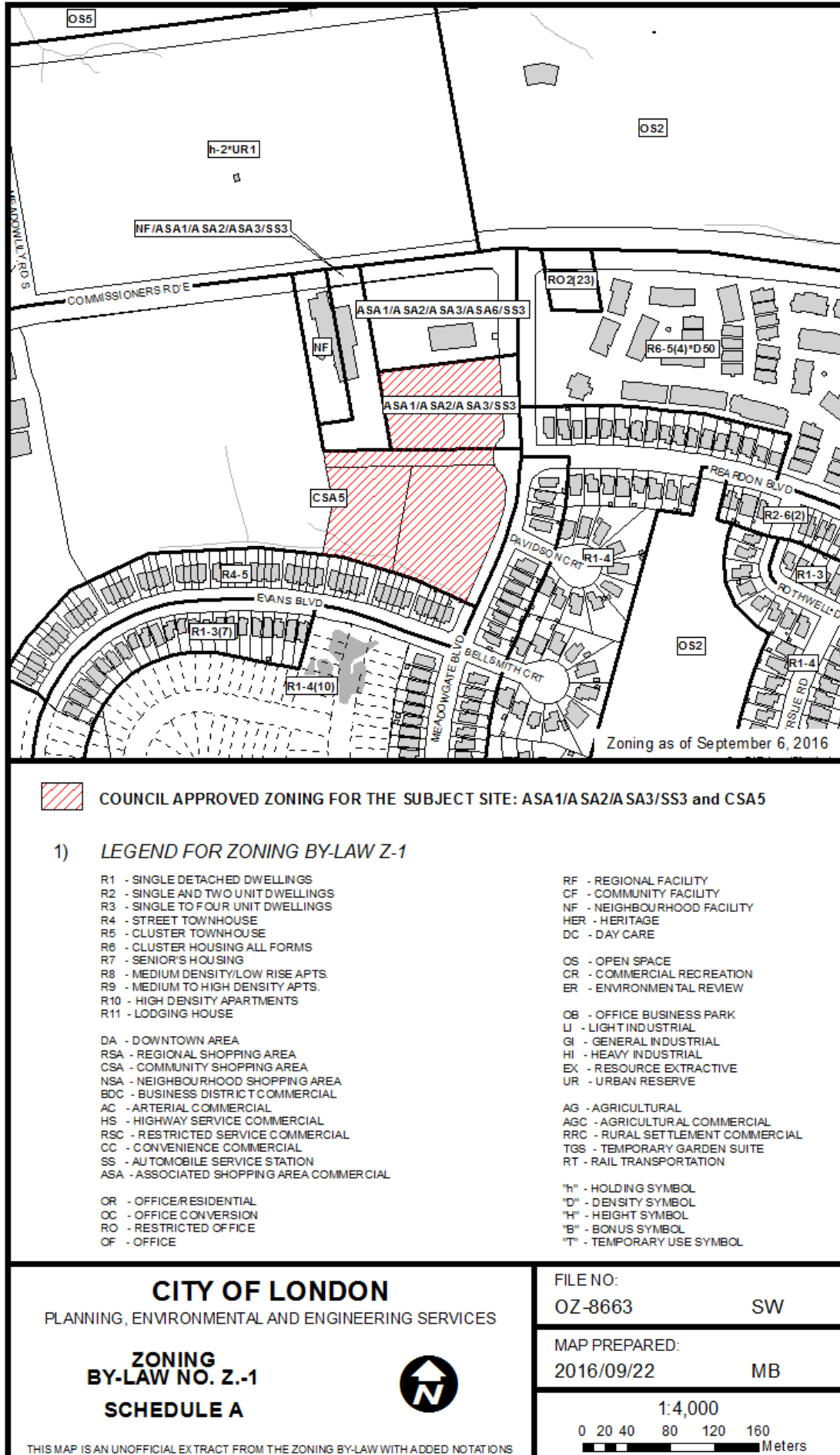
TECHNICIAN: MB

DATE: 2016/09/15

PROJECT LOCATION: e:\planning\proj\cts\p_officialplan\work\cnso\00\ex\exp\ts\mod_templates\scheduleA_b&w_8x14_with_SWAP.mxd

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PURPOSE AND EFFECT OF RECOMMENDED ACTION

The purpose and effect of the requested amendment will allow for a cluster townhouse development with 111 units.

RATIONALE

1. The recommended amendment is consistent with the policies of the Provincial Policy Statement (2014);
2. The recommended amendment is consistent with the Multi-Family, Medium Density Residential policies of the City of London Official Plan;
3. The recommended Zoning By-law Amendment provides for a sensitive and compatible development within the surrounding neighbourhood;
4. The proposed residential development will not inhibit the adjacent commercial lands to develop; and
5. The proposed residential development is generally in accordance with the London Plan.

BACKGROUND

Date Application Accepted: July 25, 2016	Agent: Ironstone Building Company
REQUESTED ACTION: Change Official Plan land use designation from a Community Commercial Node (CCN) designation to a Multi-Family, Medium Density Residential Designation (MFMDR), and change Zoning By-law Z.-1 from a Community Shopping Area (CSA5) Zone; and an Associated Shopping Area/Service Station (ASA1/ASA2/ASA3/SS3) Zone, to a Residential R5 (R5-5) Zone.	

SITE CHARACTERISTICS:
<ul style="list-style-type: none"> • Current Land Use - Vacant • Frontage – 30m • Depth - varies • Area – 2.59ha • Shape – irregular

SURROUNDING LAND USES:
<ul style="list-style-type: none"> • North - Commercial/Place of Worship • South - Residential • East - Residential • West - Commercial

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OFFICIAL PLAN DESIGNATION: (refer to Official Plan Map)
<ul style="list-style-type: none">Community Commercial Node (CCN)
EXISTING ZONING: (refer to Zoning Map)
<ul style="list-style-type: none">Community Shopping Area (CSA5) Zone; and an Associated Shopping Area/Service Station (ASA1/ASA2/ASA3/SS3)

PLANNING HISTORY

In 1961, the Jackson Planning District was part of the area annexed by the City of London and originally designated ‘residential’ in the 1961 Official Plan. It was then re-designated ‘rural’ in the 1971 Official Plan.

In 1981, the ‘rural’ designation was later re-designated to ‘residential’ based on the “Land Development Strategy to 2010”.

In 1989, the Official Plan designated the lands ‘Low Density Residential’ while also recognizing that a mix of residential densities and commercial uses would also be incorporated in the future through more detailed planning.

In September 1990, the Jackson District Area Plan was approved by Council to guide development in the area which recommended designations for the subject lands as ‘Medium Density Residential’ and ‘Highway Service Commercial’.

In June 1997, the north part of the subject site was re-designated to ‘Associated Shopping Area Commercial’ which also included an amendment to the Jackson District Area Plan. The north part of the subject site was also zoned ASA1/ASA2/SS2 at that time.

In October 2000, Council approved a 10 year update of the Jackson District Plan which re-designated the subject lands from ‘Highway Service Commercial’, and ‘Medium Density Residential’ to a ‘Community Shopping Area’. In October 2001, the related Official Plan Amendments came into effect consistent with the area plan.

In April 2004, the zoning was amended for the subject lands to implement the Official Plan designations, from the Associated Shopping Area/Service Station (ASA1/ASA2/ASA3/SS3); holding Residential R2 (h*R2-2); holding Residential R1 (h*R1-4) Zone to the existing zoning of a Community Shopping Area (CSA5) Zone; and an Associated Shopping Area/Service Station (ASA1/ASA2/ASA3/SS3) Zone.

In 2008, the former ‘Community Shopping Area’ (CSA) designation was replaced with the existing designation of ‘Community Commercial Node’ (CCN) through the comprehensive Official Plan amendment OPA 438.

SIGNIFICANT DEPARTMENT/AGENCY COMMENTS

August 16, 2016: London Hydro

- London Hydro has no objection to this proposal on the condition that we are granted a blanket easement for this property.

August 24, 2016: UTRCA – No objection

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August 24, 2016: Transportation

- Access easement to the commercial block to the west and access to the church (1459 Commissioners Road East) to be provided through 2062 Meadowgate Boulevard.
- Additional comments concerning the easement and access details can be found on the attached record of consultation

August 22, 2016: Wastewater and Drainage Engineering

- The sanitary sewer available is the 200mm diameter sewer within the easement which outlets to the 250mm diameter municipal sewer located on Evans Boulevard as shown on City Sanitary Area Plan # 24269.
- The subject lands are in the process of being rezoned from Commercial to Residential 5 (R5-5).
- The subject lands are within Plan 33M-529 and servicing is to be consistent with the Plan of Subdivision. The subject site is 2.59 ha. in area with an accepted design population of 259 capita.
- As proposed the development is asking for 111 townhouse units; if you consider 2.4 people per unit which will equate to 266 capita. WADE has no concern with the 7 capita increase above design.

September 19, 2016 – Urban Design

- Urban Design staff have reviewed the rezoning application for the above noted address and provide the following urban design principles consistent with the Official Plan, applicable by-laws, and guidelines:
- Orient units towards Meadowgate Blvd. and the central private driveway. Street orientation will be achieved through the provision of front entrances and a high level of architectural detail and articulation provided on the facades facing public street and the access easement.
- End and corner units that are visible from the public realm should incorporate the same level of detail and articulation into side facades as is present on the fronts of the buildings. This may include wraparound porches, additional windows and articulated building facades.
- Design the access easement to appear as a public street including sidewalks and boulevard trees.

PUBLIC LIAISON:	On August 3, 2016, Notice of Application was sent to 228 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 August 4, 2016. A “Possible Land Use Change” sign was also posted on the site.	21 replies were received
Nature of Liaison: 2044, 2062, 2070 & 2100 Meadowgate Boulevard – The purpose and effect of this Official Plan and Zoning change is to permit cluster townhouse dwellings. Possible amendment to the Official Plan FROM the Community Commercial Node Designation TO the Multi-Family, Medium Density Residential Designation. Possible change to Zoning By-law Z.-1 FROM a Community Shopping Area (CSA5) Zone; and an Associated Shopping Area/Service Station (ASA1/ASA2/ASA3/SS3) Zone TO a Residential R5 (R5-5) Zone which permits cluster townhouses and cluster stacked townhouses.		

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Responses: 1) maintain commercial uses (x6), 2) area would benefit from the commercial rather than residential (x3), 3) if residential, should be lower density (x5), 4) existing traffic issues on Meadowgate Boulevard (x6), 5) existing traffic issues at the intersection of Meadowgate Boulevard and Commissioners Road East (x5), 6) extend Meadowlilly Road south (x3) 7) concern for additional students and school capacity (x3), 8) row housing does not fit the neighbourhood (x6), 9) consider back-lotting units onto Meadowgate Boulevard (x1), 10) negative impact on property values in area (x4), 11) request for information (x7), 12) no issue with the residential uses (x2)

ANALYSIS

Proposal

The site is generally located south of Commissioners Road East, east of Highbury Avenue South and west of Meadowgate Boulevard, with an area of 2.59ha. The site is comprised of 4 blocks (25, 27, 28 & 29) created through the plan of subdivision 33M-529 in 2005. The proposal is to facilitate the use of the site for a variety of townhouse dwellings as medium density residential units.



Figure 1: 3D view (Google) of subject site

Provincial Policy Statement 2014

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 (1.1.1 a) PPS). The proposed residential uses are appropriate for the site which integrate positively with the surrounding established community. The PPS encourages intensification and redevelopment where it can be accommodated, taking into account the existing building stock and the suitability of existing or planned infrastructure (1.1.3 PPS). The proposal will facilitate residential development at a comparative intensity to the neighbouring area and effectively utilizes existing municipal services on a vacant site.

Settlement areas are the focus for growth and development, as the vitality of settlement areas is critical to the long-term economic prosperity of communities (1.1.3 PPS). The site represents an amalgamation of existing under-utilized sites within a built-up area immediately adjacent to a Community Commercial Node. Land use within settlement areas shall be based on densities which efficiently use land and resources, and are appropriate for and efficiently use the infrastructure and public service facilities which are planned or available and support active

transportation (1.1.3.2.a) & 1.4.3.d)). The proposal appropriately re-purposes an existing site and efficiently utilizes the existing infrastructure and public service facilities, and supports public and active transport.

Section 2.6 Cultural Heritage and Archaeology of the PPS requires conservation of cultural heritage and archaeological resources or areas of archaeological potential prior to site alteration or development is permitted. Though the site has been identified as an area having potential archaeological significance, an assessment was completed in November, 2000 recommending no further fieldwork required as no significance was identified.

Official Plan

Location

The preferred locations for Multi-Family, Medium Density Residential (MFMDR) designation include lands in proximity to shopping areas, commercial districts, designated open space areas, regional facilities, areas predominantly composed of existing or planned medium density residential development, and lands abutting arterial, primary or secondary collector streets.

The subject site abuts a Community Commercial Node to the west which is currently partially undeveloped and under-utilized. When the Community Commercial Node is developed, or tenants are introduced to the existing buildings, there will be shopping and service facilities in convenient access of the site.

There is a mix of low density residential uses to the east, as well as existing medium density residential uses to the northeast, south and southwest in the immediate area. There are Open Space designated lands located north of Commissioners Road East which include the City Wide Sports Fields, as well as the Meadowlilly Woods Environmentally Significant Area (ESA). There are additional recreational and parkland spaces within the area with Carrol Park located within 200m, and Meadowgate Park within 1,500m.



Figure 2: Meadowgate Boulevard Frontage

The Jackson Summerside area is comprised of lands within a plan of subdivision that have been partially built out, and the site fronts on the secondary collector Meadowgate Boulevard. There are vacant lands within the immediate area that have development potential and planning approval and will contribute additional population towards reaching a critical mass required to support the provision of additional services such as school construction and commercial occupancy when full build out occurs.



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Use

The Multi-Family, Medium Density Residential (MFMDR) designation permits multiple-attached dwellings such as row houses, cluster houses, low-rise apartment buildings, rooming and boarding houses, emergency care facilities, converted dwellings and small-scale nursing homes, rest homes and homes for the aged. The proposal is for townhouse and stacked townhouse dwellings in a cluster formation which is consistent with the intended uses.

The Multi-Family, Medium Density Residential designation may serve as a suitable transition between Low Density Residential areas and more intense forms of land use. The subject site is at the interface between the adjacent low density residential uses to the east and commercial uses to the west, and will provide a transitional site between the higher intensive commercial uses and the lower intensive residential uses. The use of the site will complete the residential character of Meadowgate Boulevard and moderately contribute to the available housing options in the area in terms of form and price.

There are a mix of uses within the general area including commercial uses to the west and north, low density residential uses to the east, and medium density residential uses to the south and northeast. The proposed townhouse use is complementary to the existing townhouses to the south of the site, and compatible with the existing low and medium density uses within the area.

There are additional lands within the Jackson Summerside Area that are designated and zoned for Multi-Family, Medium Density Residential uses as the complete build out of the subdivision area has not yet occurred. The subject site is located within an area of the subdivision that has been partially developed and where there are existing services and infrastructure available. The development of the subject site will not diminish the overall development potential of the nearby medium density blocks and will instead make better use of the existing under-utilized site.

Intensity

There are a total of 111 proposed residential townhouse dwellings on a site with a total area of 2.59ha. The Multi-Family, Medium Density Residential designation contemplates densities up to 75 units/hectare, and the proposal is for a total of 43 units/hectare. In the immediate area, the medium density residential uses to the south have a zoning permission up to 40 units/hectare, and the medium density residential uses to the northeast have a zoning permission up to 50 units/hectare. The proposed density is consistent with the existing area and in accordance with the requested zoning.

Transportation

The subject lands have direct access to Meadowgate Boulevard which is classified as a secondary collector. The road layout and hierarchy for the subdivision was proposed in 1989 based on a Traffic Impact Study that contemplated the entire subdivision holistically based on the projections of 14,500 people and 650 jobs. The full build out of the subdivision has not yet occurred, and the change of use for the site from commercial to residential will have a comparable impact on the transportation network.

There is an LTC bus stop located directly in front of 2044 Meadowgate Boulevard, and an additional stop located just south of 2100 Meadowgate Boulevard for Route 16 – Masonville Mall, Pond Mills/Summerside. An additional service, Route 24 – Talbot Village/Victoria Hospital is located on Commissioners Road West, within 200m of the subject site. There are sidewalks on both sides of Meadowgate Boulevard and throughout most of the Jackson Summerside Subdivision including connections to public facilities such as the nearby Carroll Park.

Private Road

The plan of subdivision registered as 33M-529 created block 29 which bisects the subject site and was intended to provide a right of way access. Similar to the requested proposal, under the

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existing commercial designation and zoning, the use of the right of way was also proposed to provide access for the adjacent commercial lands at the corner of Highbury Road South and Commissioners Road East to traverse over the subject site to reach Meadowgate Boulevard. The adjacent commercial properties maintain legal rights of ingress and egress over the private road, which is independent from the current planning application and continue in perpetuity unless the dominant (commercial) lands relinquish their rights.

The proposal for residential use is subject to the existing easement and agreement, which includes the traffic from both the place of worship and adjacent commercial lands. In order to reflect the additional users of the private road, a warning clause is recommended to be included in the development agreement to ensure future residents are aware of the various access rights and use of the private road.

Parking

Under the existing zoning permissions, commercial development of the site could generate the need for 270 spaces assuming full build out of the available gross floor area (5,400m²) based on the shopping centre parking rate of 1/20m², which is indicative of the relative intensity of the site.

The parking requirement for the proposed 111 units is based on the parking rate of 1.5 spaces per unit which equates to 167 parking spaces in Parking Area 3. There are 258 spaces proposed which meets and exceeds the minimum parking requirement, and the residential use reflects a lower intensity than the commercial use of the site.

Commercial Development

The removal of the lands from the commercial designation and zone represents a reasonable decrease in the amount of locally available commercial lands and will not negatively impact the development potential of the adjacent lands. Furthermore, the Community Shopping Area (CSA) Zone which is applied to the adjacent lands to the west including the vacant lands owned by Loblaws, and the former Rona plaza, distributes the commercial gross floor area by the zoned area rather than the individual properties. The removal of the subject lands will still maintain the full potential amount of gross floor area available, though in a smaller, more compact footprint. For instance, the former Rona site at the corner of Highbury Road South and Commissioners Road East currently represents 43% (6.204ha) of the total land within the Community Shopping Area (CSA5) zone which equates to a 43% share of the total 30,000m² gross floor area available within the zone, or 12,900m² GFA. The former Rona site has a total gross floor area of approximately 12,821m² which is nearly all of the total allocated gross floor area of the zone. The removal of the subject site represents 18% of the total land area (2.59ha) which would have equated to a gross floor area allowance of 5,400m². The total amount of gross floor area is now distributed to the former Rona site with an additional 2,880m² GFA and to the Loblaws site with an additional 2,520m² GFA, providing additional development potential.

Additionally, the existing Community Commercial Node designation allows for a broad range of uses including the primary commercial and retail uses as well as the contemplation of residential uses equivalent to the Multi-Family, High Density Residential designation through a site specific Zoning By-law amendment. This potential already considers some types of residential development as appropriate for the site. The MFHDR designation permits low-rise and high-rise apartments and other multiple attached units at densities of up to 150 units/hectare, while the proposed development of 43 units/hectare which is more in keeping with the surrounding area character, and the interior location within the neighbourhood.

The north portion of the subject site (2044 Meadowgate Boulevard) has maintained a commercial designation since the Jackson District Area Plan was approved by Council in 1990. The south portion of the site, (2062, 2070 & 2100 Meadowgate Boulevard) was initially residential, through has had a commercial designation since the 10 year update of the Jackson District Area Plan in 2000. In the past 15-25 years the lands have been available for commercial development, though have not developed despite being designated, zoned and serviced.

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Schools

The Thames Valley District School Board owns a parcel of land further south of the subject site at 2451 Meadowgate Boulevard, adjacent to the existing French Separate Elementary School École Saint Jean de Brébuf. The eventual construction of a school will be determined by the school board, and at a time when there is adequate student population to support the school.

There is also an existing French Public Secondary School École Secondaire Gabriel-Dumont Secondary School located within the area at 2463 Evans Boulevard.

Form

The proposal is for a mix of two and three storey townhouses arranged in a cluster formation with a total of 17 separate buildings with four to eight units in each block. The buildings are oriented towards Meadowgate Boulevard and the private interior road which frames the street edge and establishes a preferred treatment for the private and public roads.

The two storey units are a mix of traditional (8.99m high) and split level (9.90m high) layouts, and the three storey units are 11.2m high and a mix of standalone and back to back units. The three storey units are oriented towards the private road and Meadowgate Boulevard which takes advantage of the existing road to provide setbacks and buffering to the existing lower density residential forms to the east. The two storey units are oriented to the south of the site which is consistent with the existing two storey townhouses form along Evans Boulevard.



Figure 3: Conceptual Site Plan

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Zoning

Residential R5-5 Zone

The proposed Residential R5 (R5-5) Zone allows for townhouses and stacked townhouses in cluster formation up to a density of 45 units/hectare. There is no request for any special provisions for the zone, and the R5-5 is appropriate to accommodate the proposed development.

Private road (PR)

Typically, the use of private roads service lands correspondingly zoned, however in the case of the subject site, there are multiple uses availing of the road. In such a case, in order to identify the diverse nature of the access road, a Private Road (PR) Zone is recommended for the site. The Private Road is identified as “a private right-of-way over private property that is commonly owned and/or shared access to abutting lots that is privately maintained and is not a public highway as defined by the Municipal Act”. The Private Road Zone can be used with both residential and non-residential zones, and represents development on individually owned parcels with frontage on a private road, and will provide additional awareness and expectation about, the use of the road.

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 adoption and endorsement by the Province of Ontario.

The London Plan place type for the subject site is ‘Shopping Area’ which is intended to provide a wide range of retail, service, business, recreational, social and educational uses. Shopping Areas are to service the immediate area and provide a walkable focal point, though in some cases, these centres may be very large and serve a much broader population, and may not be directly tied to an individual neighbourhood or community. Mixed-use buildings are encouraged and the introduction of mid-rise residential development into existing centres is contemplated within the place type.

The general residential use, intensity and form proposed for the development of the subject site is generally consistent with the intended function of the Shopping Area Place Type, and London Plan.

<p>CONCLUSION</p>

The site is fully serviced by municipal infrastructure, generally flat and without development constraints which is adequate to support the residential uses. The proposed townhouse development is compatible with the surrounding, primarily low and medium residential land uses. The medium density residential uses provide an appropriate interface to the adjacent commercial lands without reducing their development potential, and efficiently utilizes an existing vacant site.

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PREPARED BY:	SUBMITTED BY:
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SONIA WISE PLANNER II , CURRENT PLANNING	MICHAEL TOMAZINCIC, MCIP, RPP MANAGER, CURRENT PLANNING

RECOMMENDED BY:
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JOHN M. FLEMING, MCIP, RPP MANAGING DIRECTOR, PLANNING AND CITY PLANNER

September 27
SW
"Attach." or "encl." (where applicable)
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Responses to Public Liaison Letter and Publication in “The Londoner”

<u>Telephone</u>	<u>Written</u>
Barb Graham	Gene Kok
John Lidster	Gitty Kok
Fred Lukianow	Gisela Jones
Nicole	Alesha Walls
Endy	Michelle & Frank Lane
Helen Olie	Mark Cuthbert
Beata Raczynska	Andre Pinto
Michelle Lane	Denise Lalonde
	Mary Hanley
	Maria & Tony DiCicco
	Loren & Al Chisholm

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Insert written responses received

From: Gitte Kok [mailto:]

Sent: Friday, August 05, 2016 8:37 PM

To: Wise, Sonia

Subject: 2044, 2062, 2070, 2100 Meadowgate Blvd possible zoning change

Hello,

I have lived on Evans Blvd for almost 9 years. When our house was built, we were assured that a grocery store would be located in the area which is being considered for a zoning change, within 2 years after we moved in. I definitely DO NOT want the area to be re-zoned to allow for townhouses. I would like it to remain commercial in the hopes that the long awaited grocery store may someday become a reality. We can't keep building more houses and not have enough shopping areas to service them. It would be far too cluttered in that area with so many townhouses and I feel the subdivision would lose much of it's appeal.

Thank you.

Sincerely,

Gitte Kok

From: Gene Kok [mailto:]

Sent: Saturday, August 06, 2016 4:44 PM

To: Wise, Sonia

Subject: OZ-8663 2044,2062,2070 & 2100 Meadowgate Blvd

Good Afternoon

I have lived on Evans Blvd. for almost nine years now. When we went to purchase our home from Z-Group we were told that within 2 years we would have a Great Canadian Superstore between Summerside Church and Meadowlily Rd. Needless to say this never materialized. The Summerside residents could also use a LCBO and a Beer Store in the area. I don't believe another 110 residential units are what the area needs. I am opposed to the Ironside proposal.

Thank You

Gene Kok

Outside Account Manager

Emco Corp

370 London Ontario

From: Gisela Jones [mailto:]

Sent: Monday, August 08, 2016 1:23 PM

To: Wise, Sonia

Subject: Change of zoning BY-law

Dear Sonia Wise,

Thank you for letting us know about proposed change for 2044,2062,2070 &2100 Meadowgate Blvd. My husband and I would like to register our strong objection. We have lived here for the past 10 years with the hope of seeing shops and business come into this neighbourhood. More and more house permits have been issued by the city with no regard to the thousands of people who live here now. There is only one small grocery store for all of us including the pond mills area. Please no more residences until we see some other needs met here. Please keep us posted.

Sincerely Gisela and James Jones

195-2025 Meadowgate Blv. London

From: Alesha Walls [mailto:]

Sent: Monday, August 08, 2016 9:38 PM

To: Wise, Sonia

Subject: Question Regarding: OZ-8663

Hello,

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I would like to voice my concern about the proposal to amend this area from commercial to row-housing.

From a technical standpoint, where are all of these children going to go to school? There's no public school in summerside to service the 800 children of this area already. Please keep this area commercial (we need commercial in this area) rather than jamming in a bunch of cheap row houses.

Summerside is an area that continues to grow residentially... it's being built down near Jackson/bradley.... and with Victoria on the river down the road we really do need more commercial businesses in the area. Please keep this area zoned for commercial. We have lost a hardware store, a department store and now there's no possibility of more commercial in this area if you remove the zoning for commercial. Please don't kill this end of the city. Row housing does not fit this neighbourhood. There are houses worth \$350-500K two blocks away. There's no need for cheap clustered row housing.

This is a nice area. There's plenty of row housing in this end of the city already. The houses in our area that are \$350,000.00 sell within a week when put on the market so our area can foot the larger priced homes so please IF you're going to put housing in this area don't make them small cheap houses. This end of the city needs and can support larger homes.

Alesha Walls
Green Gables Road

From: Just us Travelbugs [mailto:]
Sent: Sunday, August 14, 2016 11:05 AM
To: Wise, Sonia
Subject: OZ-8663 possible zoning change

Attention Ms. Sonia Wise

We are writing this email in order to voice our opinion regarding the proposed zoning change OZ-8663 in the Summerside subdivision area.

Being owners at 2025 Meadowgate Blvd, we obviously don't mind townhouse developments as we chose to live in one. We do however, have concerns with the proposed development should this by-law change be allowed.

We strongly feel the size of the development proposed would be far over crowded and have an adverse effect on the property values of homes already established in this area. 2025 Meadowgate is a private community already dealing with tresspass issues, which would only be increased should this development be allowed as proposed.

Secondly, we are already forced to wait an inordinate amount of time for the traffic light at Commissioners and Meadowgate. We can only see this making conditions worse with so many more vehicles coming from the proposed townhouses.

In our opinion, a lower density project with larger units and a higher retail value would be more appropriate for this area. Summerside is well known for being a great place to live, sort of a gem on the outskirts of the city. We as owners here, do not want to see this change.

Regards,
Michelle & Frederick Lane

Sent from Samsung tablet

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OZ-8663
Sonia Wise

From: Mark Cuthbert [mailto:]
Sent: Tuesday, August 16, 2016 3:11 PM
To: Wise, Sonia
Subject: File OZ-8663

Hi Sonia,
Thank you for sending us a copy of the notice to amend the official plan around our property. My only question or concern is that we would have access to the private drive at the south end of our property. When Z-Group developed the land around us, we had an agreement that we would have a rear access to our property when the service road was built. We already have the curb built at the back of our parking lot to accommodate that access. I would appreciate it, if you could confirm that the terms of that agreement are being honoured and we will have access to that road.

Thank you,

Mark Cuthbert

Mark Cuthbert, Pastor
Summerside Community Church
1447 Commissioners Rd. E.
London, ON N6M 1C6
Office: Fax:



From: Denise Lalonde [mailto:]
Sent: Thursday, August 18, 2016 8:34 PM
To: Wise, Sonia; Zaifman, Jared
Subject: OZ-8663

Dear Sonia Wise,

Re: File Number OZ-8663

I am a resident in the Summerside Community where there is a Notice of Application to amend the official plan and zoning by-law to allow a cluster townhouse development with 111 units. The proposed location (2044,2062,2070 and 2100 Meadowgate Blvd) is very close to my home at 1404 Reardon Blvd.

I am strongly opposed to any change in zoning from the current Community Commercial Node to a multi-family, medium density residential designation, specifically the one being applied for by Ironside Building Company for the following reasons:

1. Our community would benefit from the promised commercial services that were part of the original plan for Summerside, not more cluster homes.
2. Once a change has been made there will be no chance of future commercial services available to our community.
3. The round-a-bout at Meadowgate and Reardon will see a significant increase in traffic, making it even more dangerous than it is now. As it is now most people are using it incorrectly.

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OZ-8663
Sonia Wise

4. The traffic lights at Meadowgate and Commissioners are very slow to change and the increase in cars waiting at the lights will cause a bottleneck between the round-a-bout noted in item 3 and the traffic lights. As it is now there is a very long line of cars waiting to exit the community onto Commissioners Rd at peak times (morning and evening work commuters). There is a very short road between the round-a-bout and the traffic lights.

5. The property values of the single family homes on nearby streets and on my street (including my home) will decrease due to the close proximity of cluster housing.

6. The proposed cluster homes will be the first thing people see when entering Summerside from Commissioners onto Meadowgate, making our neighbourhood less desirable to single family home buyers.

7. The increase in school bus traffic is not desirable. Many of the Summerside children are being bussed out of our community to schools outside of Summerside, mine included. I expect that an influx of 111 families would likely have many school aged children unable to attend the Summerside schools (French first language and Public Schools are not suitable for English and/or Catholic students who must be bussed out of Summerside).

It is my intention to view the additional information available at the Planning Services office. It is also my intention to attend any/all public meetings to address the application to ammend the Official Plan and Zoning By-law. It is also my intention to be advised of the adoption or refusal of the request to ammend same.

Thank you.

Denise Lalonde
1404 Reardon Blvd.
London, ON N6M 1J9
Phone: [REDACTED]
Email: [REDACTED]

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Have a happy, healthy day!

Denise Lalonde
Registered Holistic Nutritionist
Certified Personal Trainer

HEALTH - STRENGTH - FITNESS

[REDACTED]

From: Hanley, Mary (MOHLTC) [mailto:[REDACTED]]
Sent: Friday, August 19, 2016 12:32 PM
To: Wise, Sonia; Zaifman, Jared
Subject: OZ-8663

Dear Sonia Wise,

Re: File Number OZ-8663

I am a resident in the Summerside Community where there is a Notice of Application to amend the official plan and zoning by-law to allow a cluster townhouse development with 111 units. The proposed location (2044,2062,2070 and 2100 Meadowgate Blvd) is very close to my home at 1397 Reardon Blvd.

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OZ-8663
Sonia Wise

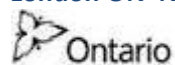
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1. Our community would benefit from the promised commercial services that were part of the original plan for Summerside, not more cluster homes.
2. Once a change has been made there will be no chance of future commercial services available to our community.
3. The round-a-bout at Meadowgate and Reardon will see a significant increase in traffic, making it even more dangerous than it is now. As it is now most people are using it incorrectly.
4. The traffic lights at Meadowgate and Commissioners are very slow to change and the increase in cars waiting at the lights will cause a bottleneck between the round-a-bout noted in item 3 and the traffic lights. As it is now there is a very long line of cars waiting to exit the community onto Commissioners Rd at peak times (morning and evening work commuters). There is a very short road between the round-a-bout and the traffic lights.
5. The property values of the single family homes on nearby streets and on my street (including my home) will decrease due to the close proximity of cluster housing.
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It is my intention to view the additional information available at the Planning Services office. It is also my intention to attend any/all public meetings to address the application to ammend the Official Plan and Zoning By-law. It is also my intention to be advised of the adoption or refusal of the request to ammend same.

Thank you.

Mary Hanley
1397 Reardon Blvd.
London ON N6M 1B4 ([REDACTED]) or ([REDACTED])



Mary Hanley
Ministry of Health and Long Term Care
Claims Service Branch
130 Dufferin Avenue, London ON N6A 5R2
[REDACTED] (direct) [REDACTED]

"Ensuring excellence in claims service delivery for Ontarians"

September 23 2016
Loren & Al Chisholm
1389 Reardon Blvd
London Ontario
N6M1B4

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OZ-8663
Sonia Wise

Dear Sonia Wise

RE: OZ-8663

Comments and Concerns with regards to the Application by Ironside Building Company Inc

Thank you Sonia for our conversation of Sept. 22 2016

1/ Placement of 111 Cluster townhouses 17 Units - in an established single family home area where the homes range in age approx. 15-20 years does not lend itself in keep with the Harmony of the Environment.

2/ We do not oppose development on this property – however – We do oppose the Type of development with regards to 111 Townhouses, 17 Multi housing units.

If this property is NOT going to be Retail and Commercial Use, then the type of housing should be kept with its surroundings – and be developed as Single Family Homes.

And/or similar construction that was developed on Evans Blvd – with a mixture of single family homes and townhouses – which blends into our community very well.

There is much development in Summerside – Including Condos and Townhouses at the present time.

I would like Council to view, in whole, the development of the Summerside community and keep its development in Harmony and Consistency to reflect its surroundings .

3/ Road access during Construction – Construction Vehicle

The actual size and length of time to develop this proposal with no alternative entrance other than Meadowgate Blvd will have a negative impact on existing Residences.

4/ I also believe that Meadowily Rd South should be extended and include road access to the new development during construction and once any projects have been completed on or near this property.

Meadowgate Blvd is the main road into our development – to add additional high volume traffic within such an enclosed area will impact our community.

In closing:

This is not just a row of a few townhouses being considered here – this is a New Community consisting of 17 Multi Housing Units within an existing established Single Family community.

Therefore we are opposing this Proposal of this Development.

Thank you for your attention and consideration in the matters as described.

Loren Chisholm

Al Chisholm

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OZ-8663
Sonia Wise

Bibliography of Information and Materials
OZ-8663

Request for Approval:

City of London Official Plan/Zoning By-law Application Form, completed by Ironstone Building Company Inc., July 25, 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.

The Ironstone Building Company Inc. *Planning Justification Report*, July 2016.

Correspondence: (all located in City of London File No. OZ-8663 unless otherwise stated)

City of London -

Moore, B., Wastewater and Drainage Engineering. Email to S. Wise. August 22, 2016.

Abromatis, C., Realty Services. Email to S. Wise. September 19, 2016.

Clavet, Y., Stormwater Engineering Division. Email to S. Wise. August 17, 2016.

Giesen, A., Transportation Planning and Design. Email to S. Wise. August 24, 2016.

Gonyou, K., Urban Regeneration. Email to S. Wise. September 23, 2016.

O'Hagen, B., Urban Design. Email to S. Wise. September 16, 2016.

Departments and Agencies -

Creighton C., UTRCA. Memo to S. Wise. August 24, 2016.

Bezzina, J., London Hydro Memo to S. Wise. August 16, 2016.

Kettle, D., TVDSB. Email to S. Wise. August 23, 2016.

Other:

Site visit October 3, 2016 and photographs of the same date.

Agenda Item #	Page #

OZ-8663
Sonia Wise

Appendix "A"

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

By-law No. C.P.-1284-_____

A by-law to amend the Official Plan for the City of London, 1989 relating to 2044, 2062, 2070 & 2100 Meadowgate Boulevard.

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

1. Amendment No. (to be inserted by Clerk's Office) to the Official Plan for the City of London Planning Area – 1989, as contained in the text attached hereto and forming part of this by-law, is adopted.
2. This by-law shall come into effect in accordance with subsection 17(38) of the *Planning Act, R.S.O. 1990*, c.P.13.

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

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OZ-8663
Sonia Wise

AMENDMENT NO.

to the

OFFICIAL PLAN FOR THE CITY OF LONDON

A. PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is to change the designation of certain lands described herein from the Community Commercial Node to the Multi-Family, Medium Density Residential on Schedule “A”, Land Use, to the Official Plan for the City of London.

B. LOCATION OF THIS AMENDMENT

This Amendment applies to lands located at 2044, 2062, 2070 & 2100 Meadowgate Boulevard in the City of London.

C. BASIS OF THE AMENDMENT

The recommended amendment is consistent with the *Provincial Policy Statement, 2014*, and the Multi-Family, Medium Density Residential policies of the Official Plan.

The recommended amendment will facilitate a change of use from commercial to residential which is compatible with the existing surrounding land uses. The proposed cluster townhouses provide an appropriate interface to the adjacent low and medium density residential uses, as well as to the existing and future commercial uses to the west.

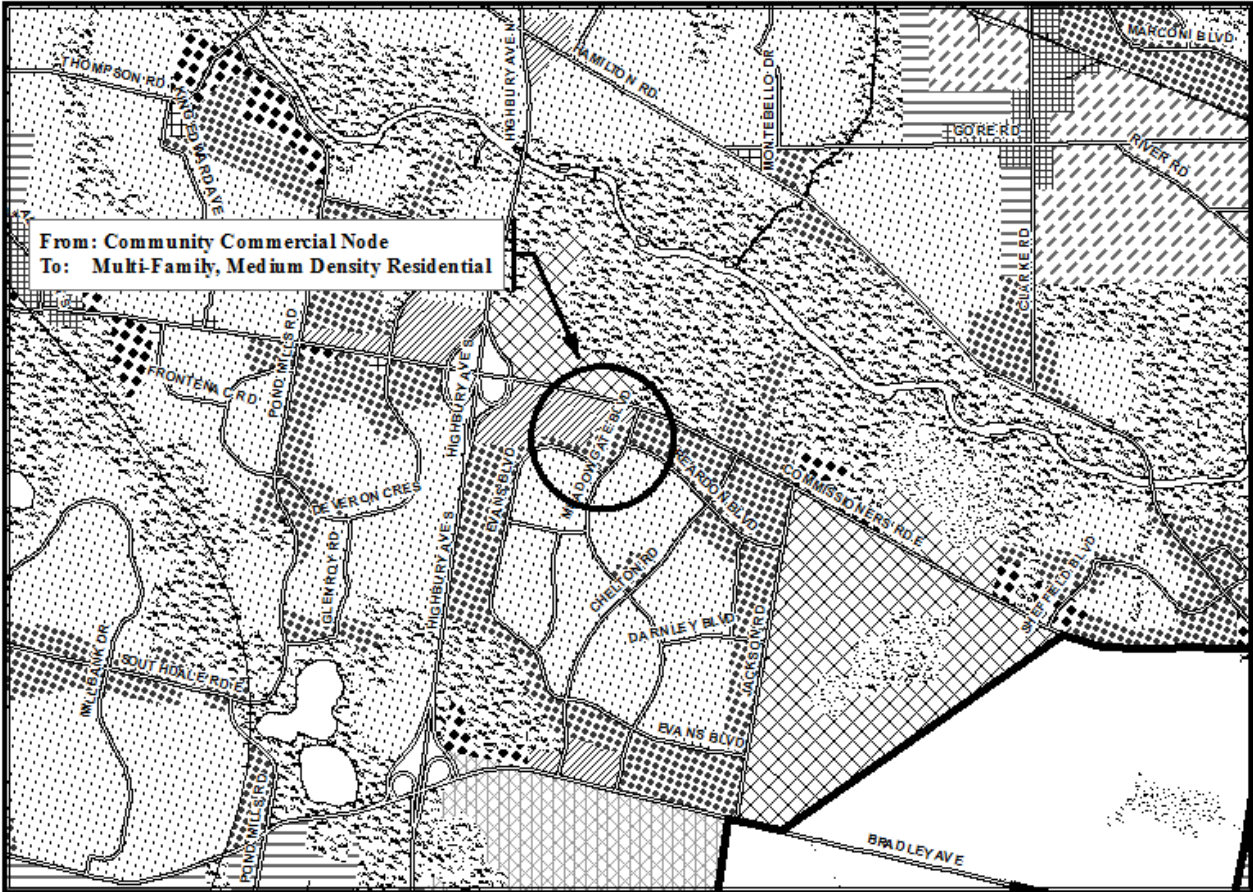
D. THE AMENDMENT

The Official Plan for the City of London is hereby amended as follows:

Schedule “A”, Land Use, to the Official Plan for the City of London Planning Area is amended by designating those lands located at 2044, 2062, 2070 & 2100 Meadowgate Boulevard in the City of London, as indicated on “Schedule 1” attached hereto from Community Commercial Node to Multi-Family, Medium Density Residential.

OZ-8663
Sonia Wise

AMENDMENT NO:



Legend

Downtown

Wonderland Road Community Enterprise Corridor

Endosed 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

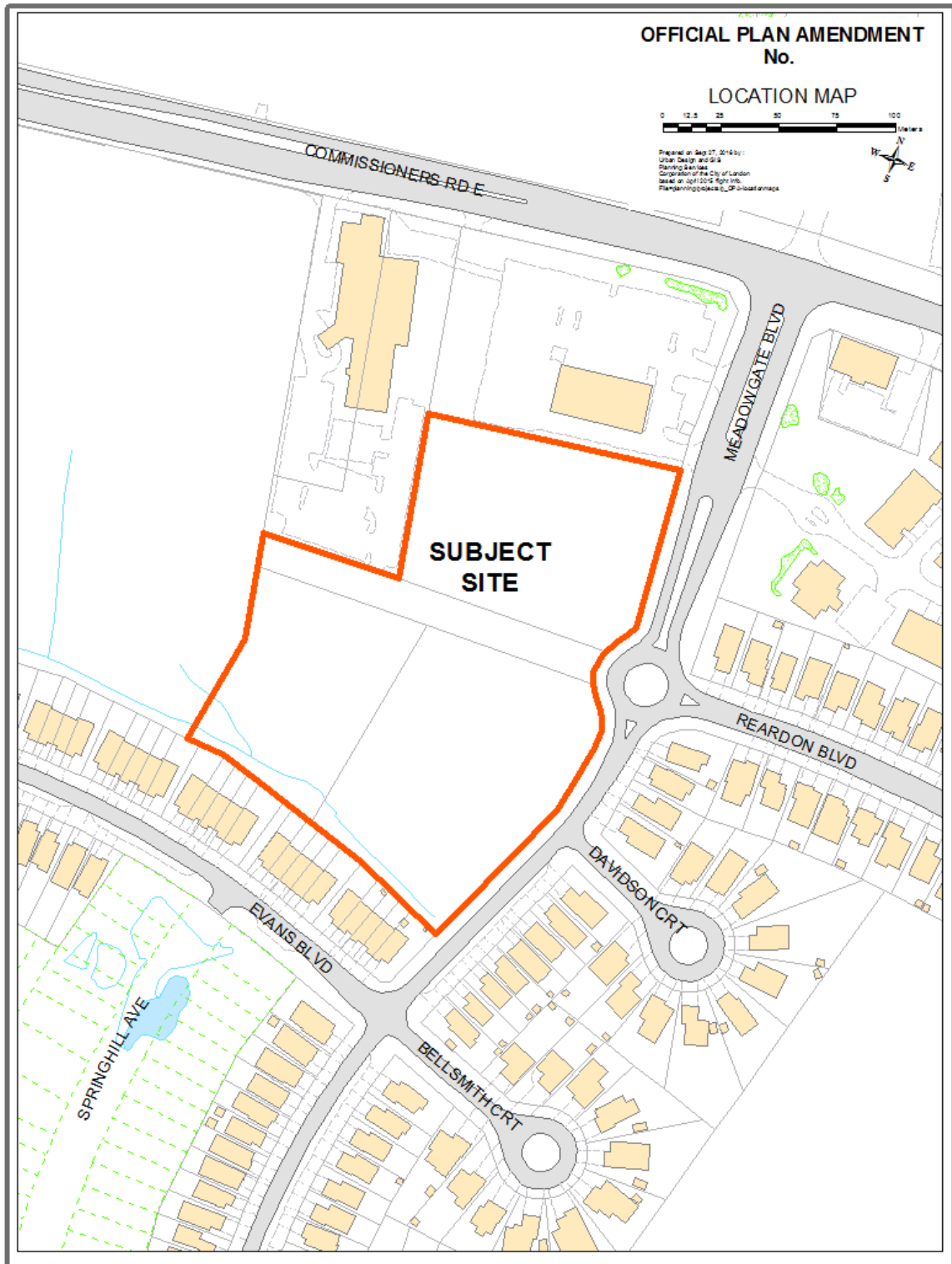
This is an excerpt from the Planning Division's working consolidation of Schedule A to the City of London Official Plan, with added notations.

<p>SCHEDULE 1 TO OFFICIAL PLAN</p> <p>AMENDMENT NO. _____</p> <p><small>PREPARED BY: Graphics and Information Services</small></p>	<p>Scale 1:30,000</p> <p>Meters</p>	<p>FILE NUMBER: OZ-8663</p> <p>PLANNER: SW</p> <p>TECHNICIAN: MB</p> <p>DATE: 2016/09/22</p>
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PROJECT LOCATION: e:\planning\projects\p_officialplan\workconsolid\amendments\oz-8310\mxds\scheduleA_b&w_8x11_with_SWAP.mxd

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OZ-8663
Sonia Wise



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OZ-8663
Sonia Wise

Appendix "B"

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 2044,
2062, 2070 & 2100 Meadowgate Boulevard.

WHEREAS Ironstone Building Company Inc. has applied to rezone an area of land located at 2044, 2062, 2070 & 2100 Meadowgate Boulevard, 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 lands located at 2044, 2062, 2070 & 2100 Meadowgate Boulevard, as shown on the attached map comprising part of Key Map No. A113, from a Community Shopping Area (CSA5) Zone and an Associated Shopping Area/Service Station (ASA1/ASA2/ASA3/SS3) Zone to a Residential R5 (R5-5) Zone and a Private Road/Residential R5 (PR/R5-5) 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 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

