

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: BARRY ZAGDANSKI C/O Z-GROUP 132, 146 & 184 EXETER ROAD PUBLIC PARTICIPATION MEETING ON DECEMBER 12, 2016 at 5:00 PM

RECOMMENDATION

That on the recommendation of the Senior Planner, Development Services, the following actions be taken with respect to the application of Barry Zagdanski c/o Z-Group relating to the properties located at 132, 146 & 184 Exeter Road:

- (a) Planning and Environment Committee **REPORT TO** the Approval Authority the issues, if any, raised at the public meeting with respect to the application by Barry Zagdanski c/o Z-Group for the draft plan of subdivision relating to the property located at 132, 146 & 184 Exeter Road;
- (b) The Approval Authority **BE ADVISED** that Municipal Council supports issuing draft approval on a portion of the draft plan of subdivision, as red-line amended, which shows 25 low density blocks, 11 medium density blocks, 2 park blocks, 4 multi-use pathway blocks, 1 stormwater management block, 1 future stormwater management or residential block, 1 light industrial block, 2 open space blocks, 1 school block, 1 future road block, as well as several 0.3 m reserves and road widenings, all served by 4 new secondary collector roads, and 11 new local streets, **SUBJECT TO** the conditions contained in the attached Appendix "B", it being noted that a new subdivision application, including the required reports studies and fees, will be required for the referred portion of the subdivision;
- (c) The request to amend Zoning By-law No. Z.-1 to change the zoning of the subject property **FROM** an Urban Reserve (UR6) Zone, a Holding Light Industrial (h-17*LI3) Zone, and an Environmental Review (ER) Zone **TO** a Residential R1 (R1-1) Zone to permit single detached dwellings with a minimum lot frontage of 9.0 m and a minimum lot area of 250 m² **BE REFUSED** for the following reasons:
 1. The requested zone is applied to existing development located within older neighbourhoods in the City. The recommended R1-13 Zone more appropriately reflects the proposed lot sizes within a suburban/new development environment;
- (d) The proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting on December 19, 2016 to amend Zoning By-law No. Z.-1 (in conformity with the Official Plan, to change the zoning of the subject property **FROM** an Urban Reserve (UR6) Zone, a Holding Light Industrial (h-17*LI3) Zone, and an Environmental Review (ER) Zone **TO**:
 - i) a Holding Residential R1 Special Provision (h*h-100*R1-3(____)) Zone to permit single detached dwellings with a minimum lot area of 300 square metres (3,229 square feet), with a special provision for a minimum lot frontage of 11.0

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m (36 feet) and to ensure garages shall not project beyond the façade of the dwelling or façade (front face) of any porch, and shall not occupy more than 50% of lot frontage;

- ii) a Holding Residential R1 Special Provision (h*h-100*R1-4(___)) Zone to permit single detached dwellings with a minimum frontage of 12.0 metres (39.4 feet), a minimum lot area of 360 square metres (3,875 square feet), with a special provision to ensure garages shall not project beyond the façade of the dwelling or façade (front face) of any porch, and shall not occupy more than 50% of lot frontage;
- iii) a Holding Residential R1 Special Provision (h*h-100*R1-13(___)) Zone to permit single detached dwellings with a minimum frontage of 9.0 metres (29.5 feet), a minimum lot area of 270 square metres (2,906 square feet), with a special provision to reduce the rear yard setback to 6.0 metres (whereas 7.0 metres is required), and to ensure garages shall not project beyond the façade of the dwelling or façade (front face) of any porch, and shall not occupy more than 50% of lot frontage;
- iv) a Holding Residential R1 Special Provision/Neighbourhood Facility (h*h-100*R1-4(___))/NF Zone to permit single detached dwellings with a minimum frontage of 12.0 metres (39.4 feet), a minimum lot area of 360 square metres (3,875 square feet), with a special provision to ensure garages shall not project beyond the façade of the dwelling or façade (front face) of any porch, and shall not occupy more than 50% of lot frontage, and to permit Places of Worship, Elementary Schools and Day Care Centres;
- v) a Holding Residential R4 Special Provision (h*h-100*R4-6()) Zone to permit street townhouse dwellings with a minimum lot area of 145 square metres (1,561 square feet), a maximum lot coverage of 45%, and a maximum height of 12.0 metres, with a special provision to increase the lot frontage to a minimum 7.0 metres (whereas 5.5 metres is the minimum);
- vi) a Compound Holding Residential R5/R6 Special Provision (h*h-100*h-198*R5-4(___)/R6-5(___)) Zone to permit medium density cluster housing uses such as single detached, semi-detached, duplex, triplex, apartment buildings, townhouses and stacked townhouses, at a maximum height of 12.0 metres, with a special provision for a minimum density of 30 units per hectare and maximum density of 75 units per hectare;
- vii) a Compound Holding Residential R5/R6 Special Provision (h*h-100*h-198*R5-4(_*)_R6-5(_*)) Zone to permit medium density cluster housing uses such as single detached, semi-detached, duplex, triplex, apartment buildings, townhouses and stacked townhouses, with a special provision for a minimum height of two (2) storeys, a maximum height of nine (9) storeys, a minimum density of 30 units per hectare and maximum density of 100 units per hectare;
- viii) an Open Space (OS1) Zone to permit uses such as City or private parks;
- ix) an Open Space (OS5) Zone on the naturalized corridor running through the subject site to permit the conservation and passive recreational uses (pathways and trails); and
- x) a Holding Light Industrial (h-17*LI2/LI4/LI7) Zone, to permit a range of industrial uses including to permit a range of industrial and commercial type uses, such as bakeries; business service establishments; laboratories; manufacturing and assembly industries; offices support; paper and allied products industries excluding pulp and paper and asphalt roofing industries; pharmaceutical and medical product industries; printing, reproduction and data processing industries; research and development establishments; warehouse

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establishments; wholesale establishments; custom workshop; brewing on premises establishments; service trade; existing self-storage establishments; dry cleaning and laundry plants; food, tobacco and beverage processing industries excluding meat packaging; leather and fur processing excluding tanning; repair and rental establishments; service and repair establishment; automotive uses, restricted; clinics; convenience service establishments; convenience stores; day care centres; financial institutions; medical/dental offices; personal service establishments; restaurants; automobile body shops; automobile repair garages; building or contracting establishments; repair and rental establishments; service and repair establishments; service trades; and truck sales and service establishments.

The following holding provisions have also been applied:

- (h) - to ensure that there is orderly development through the execution of a subdivision agreement and adequate securities;
- (h-100) -to ensure there is adequate water service and appropriate access, a looped watermain system must be constructed and a second public access must be available;
- (h-198) - to encourage street-oriented development and discourage noise attenuation walls along arterial roads, a development agreement shall be entered into to ensure that new development is designed and approved consistent with the Southwest Area Secondary Plan;

- (e) The application to amend the Zoning By-law for the easterly portion of the subject lands **BE DEFERRED** to a later date until such time as a new application for plan of subdivision is submitted, as noted in clause (b);
- (f) The City will **INITIATE** a Zoning By-law amendment application on behalf of the property owner to rezone Block 38 of this draft plan of subdivision should it be determined this block is not necessary for stormwater management purposes; and
- (g) The Applicant **BE ADVISED** that the Director of Development Finance has summarized claims and revenues information as attached in **Appendix "C"**.

APPENDIX "A"

Zoning By-law Amendment

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

2017

By-law No. Z.-1-

A by-law to amend By-law No. Z.-1 to

rezone an area of land located at 146 and

184 Exeter Road.

WHEREAS Barry Zagdanski c/o Z-Group has applied to rezone an area of land

located at 146 and 184 Exeter Road, 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:

Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to lands located

at 146 and 184 Exeter Road, as shown on the attached map, from an Urban Reserve (UR6) Zone,

a Holding Light Industrial (h-17*LI3) Zone, and an Environmental Review (ER) Zone to a Holding

Residential R1 Special Provision (h*h-100*R1-3(___)) Zone; a Holding Residential R1 Special

Provision (h*h-100*R1-4(___)) Zone; a Holding Residential R1 Special Provision/Neighbourhood

Facility (h*h-100*R1-4(___)/NF) Zone; a Holding Residential R1 Special Provision (h*h-100*R1-

13(___)) Zone; a Holding Residential R4 Special Provision (h*h-100*R4-6(___)) Zone; a

Compound Holding Residential R5/R6 Special Provision (h*h-100*h-198*R5-4(__)/R6-5(___))

Zone; a Compound Holding Residential R5/R6 Special Provision (h*h-100*h-198*R5-4(_*)_R6-

5(_*_)) Zone; an Open Space (OS1) Zone; an Open Space (OS5) Zone; and a Holding Light

Industrial (h-17*LI2/LI4/LI7) Zone.

- 1) Section 5.4 Residential R1 Zone is amended by adding the following Special Provisions:
- c) R1-3(____) Zone Variation

Regulations:

i)

Lot Frontage

11.0 metres (36.1 feet)

(minimum)

ii)

Garages shall not project beyond the façade of the dwelling

or façade (front face) of any porch, and shall not occupy

more than 50% of lot frontage.

- 1) Section 5.4 Residential R1 Zone is amended by adding the following Special Provisions:
- d) R1-4(____) Zone Variation

Regulations:

i)

Garages shall not project beyond the façade of the dwelling

or façade (front face) of any porch, and shall not

occupy more than 50% of lot frontage.

- 2) Section 5.4 Residential R1 Zone is amended by adding the following Special Provisions:
- m) R1-13(____) Zone Variation

Regulations:

i)

Rear Yard Setback

6.0 metres (19.7 feet)

(minimum)

- ii) Garages shall not project beyond the façade of the dwelling or façade (front face) of any porch, and shall not occupy more than 50% of lot frontage.

3) Section 8.4 Residential R4 Zone is amended by adding the following Special Provisions:

a) R4-6(____) Zone Variation

Regulation:	i)	Lot Frontage	7.0 metres (23.0 feet)
		(minimum)	

4) Section 9.4 Residential R5 Zone is amended by adding the following Special Provisions:

d) R5-4(____) Zone Variation

Regulation:	i)	Density	
		(Minimum)	30 units per hectare
		(Maximum)	75 units per hectare

5) Section 9.4 Residential R5 Zone is amended by adding the following Special Provisions:

e) R5-4(_*__) Zone Variation

Regulation:	i)	Density	
		(Minimum)	30 units per hectare
		(Maximum)	100 units per hectare
	ii)	Height	
		(Minimum)	Two (2) storeys
		(Maximum)	Nine (9) storeys

6) Section 10.4 Residential R6 Zone is amended by adding the following Special Provisions:

f) R6-5(____) Zone Variation

Regulation:	i)	Density	
		(Minimum)	30 units per hectare
		(Maximum)	75 units per hectare

7) Section 10.4 Residential R6 Zone is amended by adding the following Special Provisions:

g) R6-5(_*__) Zone Variation

Regulation:	i)	Density	
		(Minimum)	30 units per hectare
		(Maximum)	100 units per hectare
	ii)	Height	
		(Minimum)	Two (2) storeys
		(Maximum)	Nine (9) storeys

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 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 section.

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PASSED in Open Council on December 19, 2016.

Matt Brown
Mayor

Catharine Saunders
City Clerk

First Reading - December 19, 2016
Second Reading – December 19, 2016
Third Reading - December 19, 2016

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

