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**R. Patterson**  
**File No: SPA17-021**

<b>TO:</b>	<b>CHAIR AND MEMBERS – PLANNING &amp; ENVIRONMENT COMMITTEE</b>
<b>FROM:</b>	<b>GEORGE KOTSIFAS, P.ENG MANAGING DIRECTOR, DEVELOPMENT &amp; COMPLIANCE SERVICES &amp; CHIEF BUILDING OFFICIAL</b>
<b>SUBJECT:</b>	<b>APPLICATION BY: 2353034 ONTARIO LTD. (C/O DONALD DEJONG) 510 CENTRAL AVENUE PUBLIC SITE PLAN MEETING JUNE 6, 2017</b>

<b>RECOMMENDATION</b>
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That on the recommendation of the Manager, Development Services & Planning Liaison, the following actions **BE TAKEN** with respect to the Site Plan approval application relating to the property located at 510 Central Avenue:

- a) The Planning & Environment Committee **REPORT TO** the Approval Authority the issues, if any, raised at the public meeting with respect to the application for Site Plan approval to permit the construction of a three storey, Multiple dwelling, with a total of 5 residential units at 510 Central Avenue and the offsite provision of one accessible parking spot provided on the adjacent 609 William Street, and
- b) Council **ADVISE** the Approval Authority of any issues they may have with respect to the Site Plan application, and whether they support the Site Plan application.

<b>PURPOSE AND EFFECT OF RECOMMENDED ACTION</b>
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The purpose of this application is to obtain site plan approval for one (1) Multiple dwelling, three (3) stories in height with a total of 5 residential units at 510 Central Avenue. The application is to be heard at public meeting of the Planning and Environment Committee. The site contains a holding provision (h-5) to require a public site plan review.

The proposed site plan conforms to the regulations of the Residential R3-2(11) Zone as varied through Minor Variance Application No, A.023/17. The development is generally compatible with existing development in the surrounding area and implements the building form anticipated within the R3 zone.

<b>PREVIOUS REPORTS PERTINENT TO THIS MATTER</b>
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**November 18, 2014    Report to the Planning and Environment Committee  
510 Central Avenue (Z-8141)**

Report recommending approval of a Zoning By-law amendment for the future development of 5 residential units within a multi-unit dwelling on this parcel.

**July 20, 2015            Report to the Planning and Environment Committee  
510 Central Avenue (SP15-005984)**

Report recommending that Planning and Environment Committee report to the Approval Authority the issues, if any, raised at the public meeting with respect to the application for Site Plan approval to permit the construction of a five (5) unit multiple residential dwelling; and, that Council advise the Approval Authority of any issues they may have with respect to the Site Plan application, and whether they support the Site Plan application.

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**November 2, 2015      Report to the Planning and Environment Committee**  
**510 Central Avenue (SP15-005948)**

Report recommending that in response to letters of appeal by Donald de Jong to the Ontario Municipal Board dated August 4, 2015, Planning and Environment Committee direct the City Solicitor to provide legal representation to the Ontario Municipal Board in regards to the appeal.

**March 6, 2017              Application to the Committee of Adjustment**  
**510 Central Avenue (A.023/17)**

**PURPOSE OF APPLICATION**

To construct a multiple dwelling with 5 units.

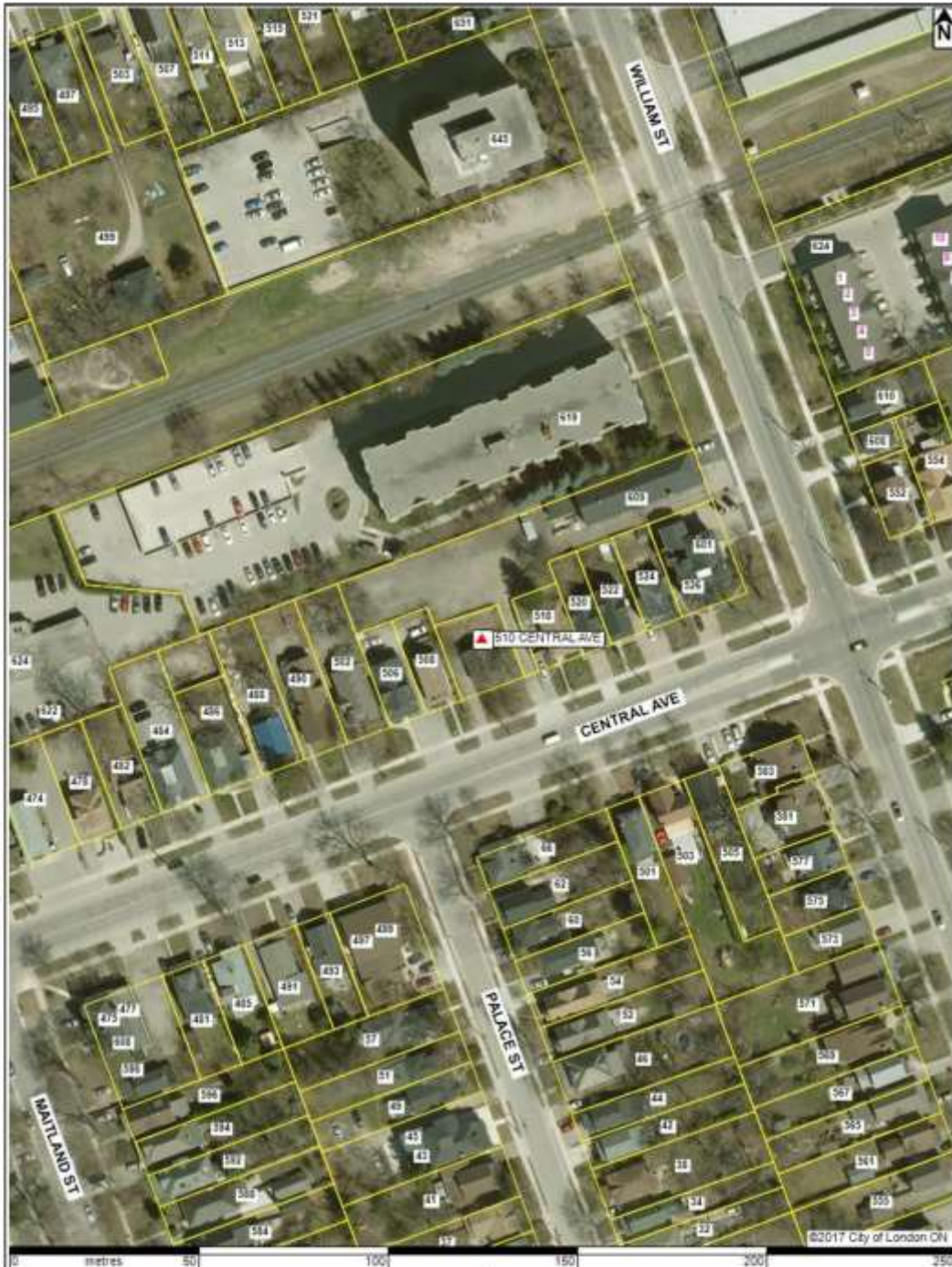
**VARIANCE(S) REQUESTED UNDER SECTION 45(1) OF THE PLANNING ACT R.S.O. 1990:**






1. To permit a 2.4m (7.8') rear yard setback whereas 7.0m (22.9') is required.
2. To permit a 1.2m (3.9') west interior side yard setback whereas 2.4m (7.8') is required.
3. To permit zero parking spaces whereas 5 and 1 minimum onsite are required.
4. To permit 16.48% parking area coverage whereas 15% is the maximum.

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**Location Map**

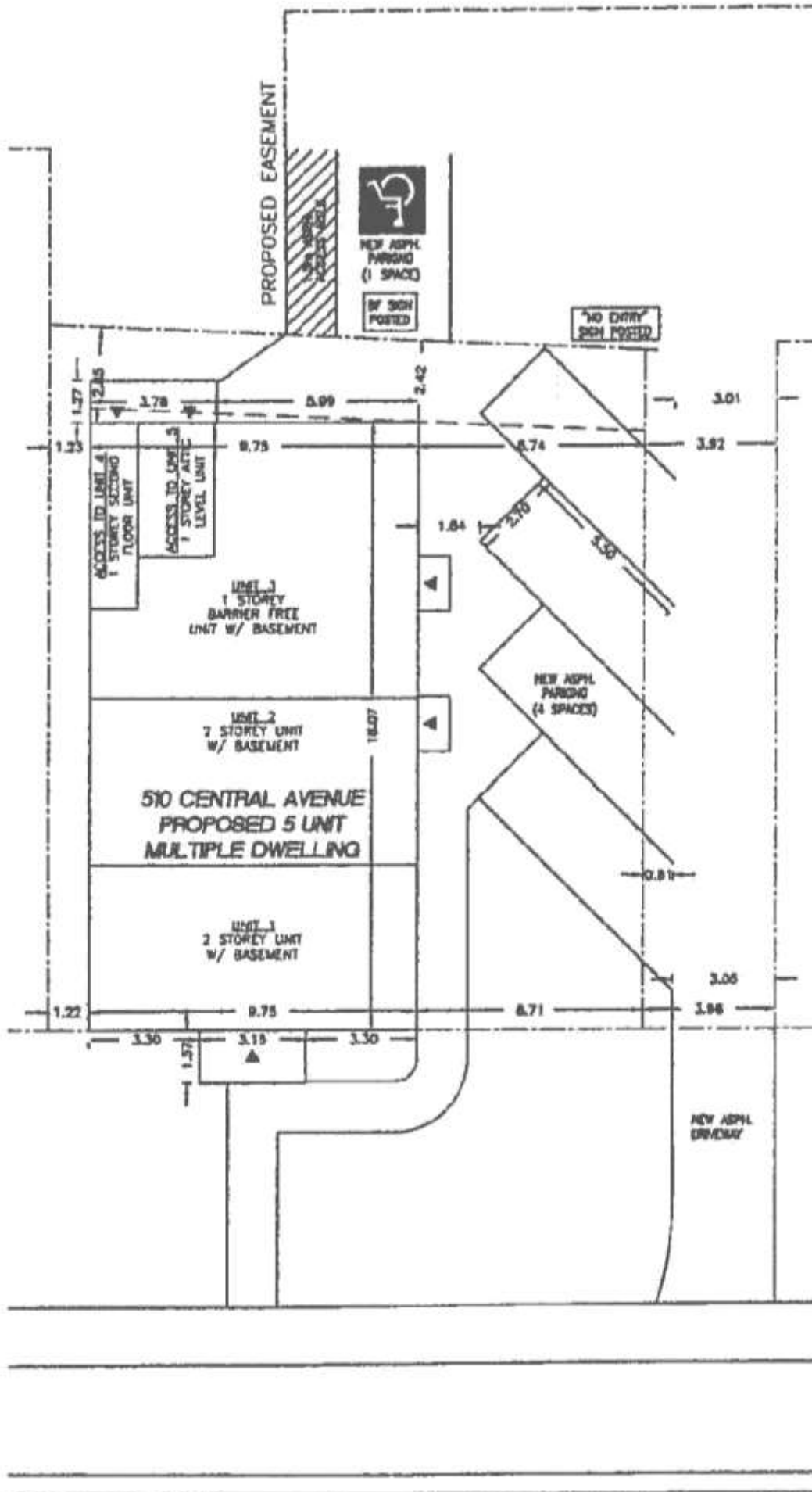


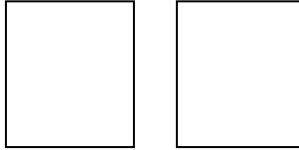
<p style="text-align: center;"><b>LOCATION MAP</b></p> <p>Subject Site: 510 Central Avenue Applicant: 2353034 Ontario Ltd. File Number: SPA17-021 Planner: Robert Patterson Created By: Meg Sundercock Date: 2017-05-26 Scale: 1:1200</p> <p style="text-align: right;">Corporation of the City of London Prepared By: Development</p>	<p style="text-align: center;"><b>LEGEND</b></p> <ul style="list-style-type: none"><li> Subject Site</li><li> Parks</li><li> Assessment Parcels</li><li> Buildings</li><li> Address Numbers</li></ul>
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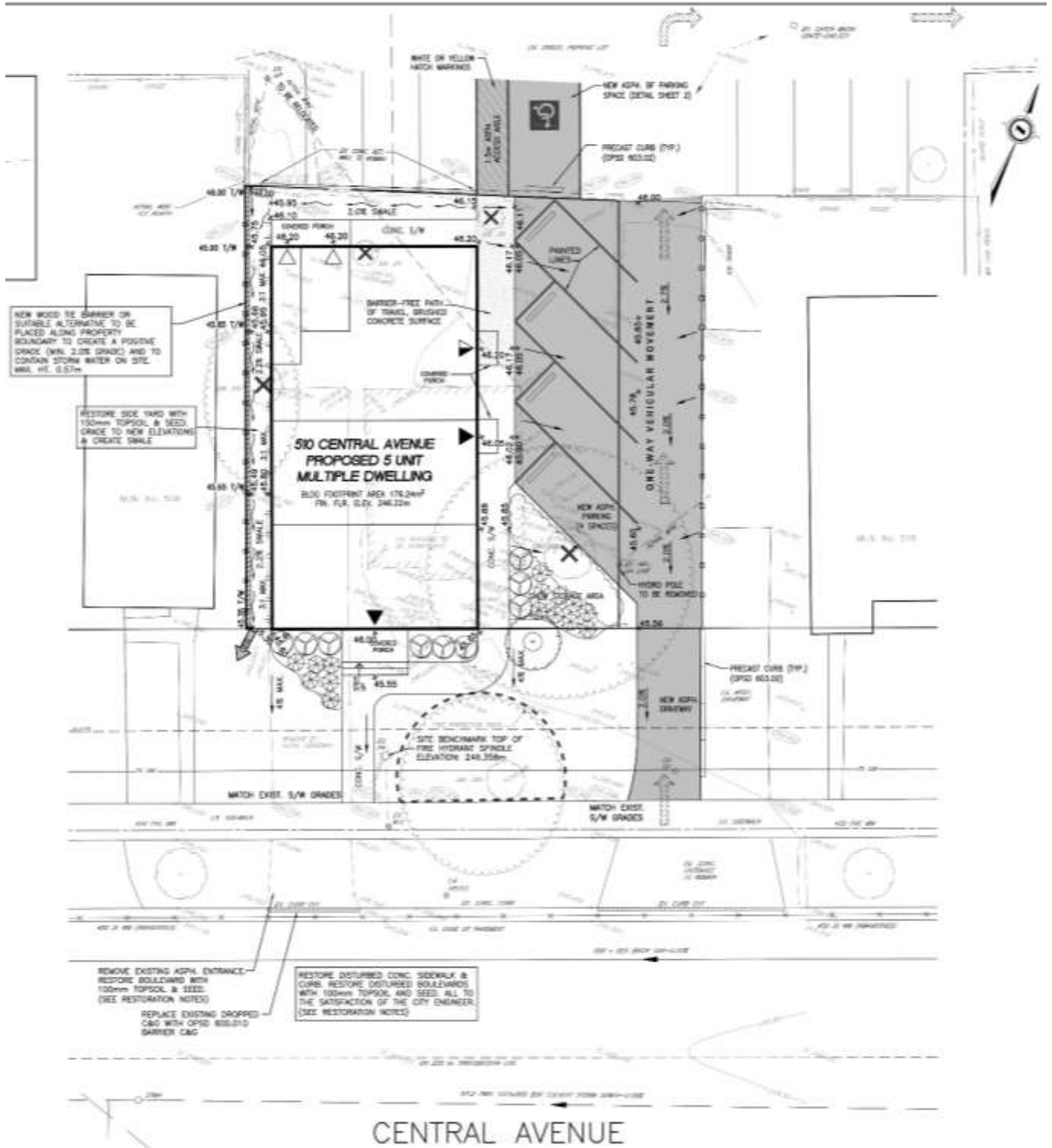
Site Plan





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**Landscape Plan**



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**South Building Elevation**



**East Building Elevation**

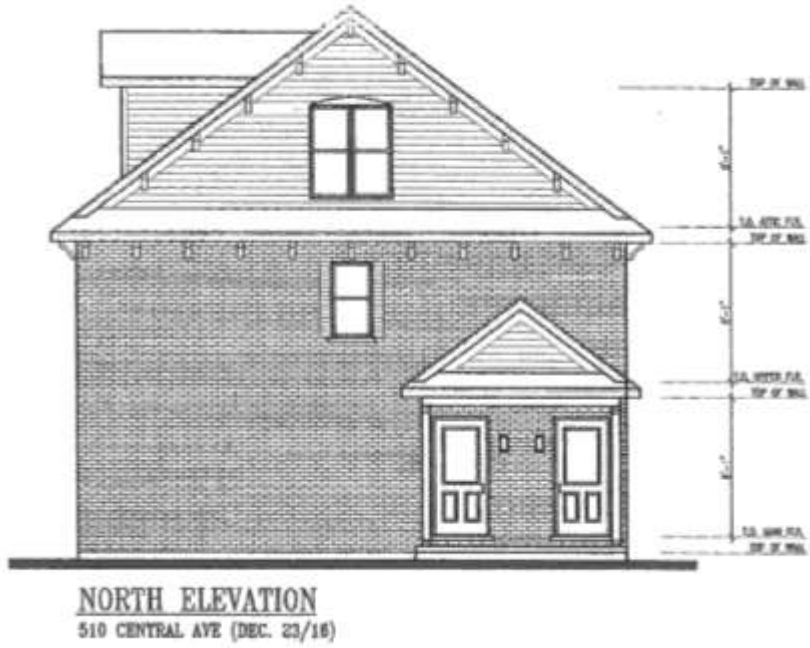




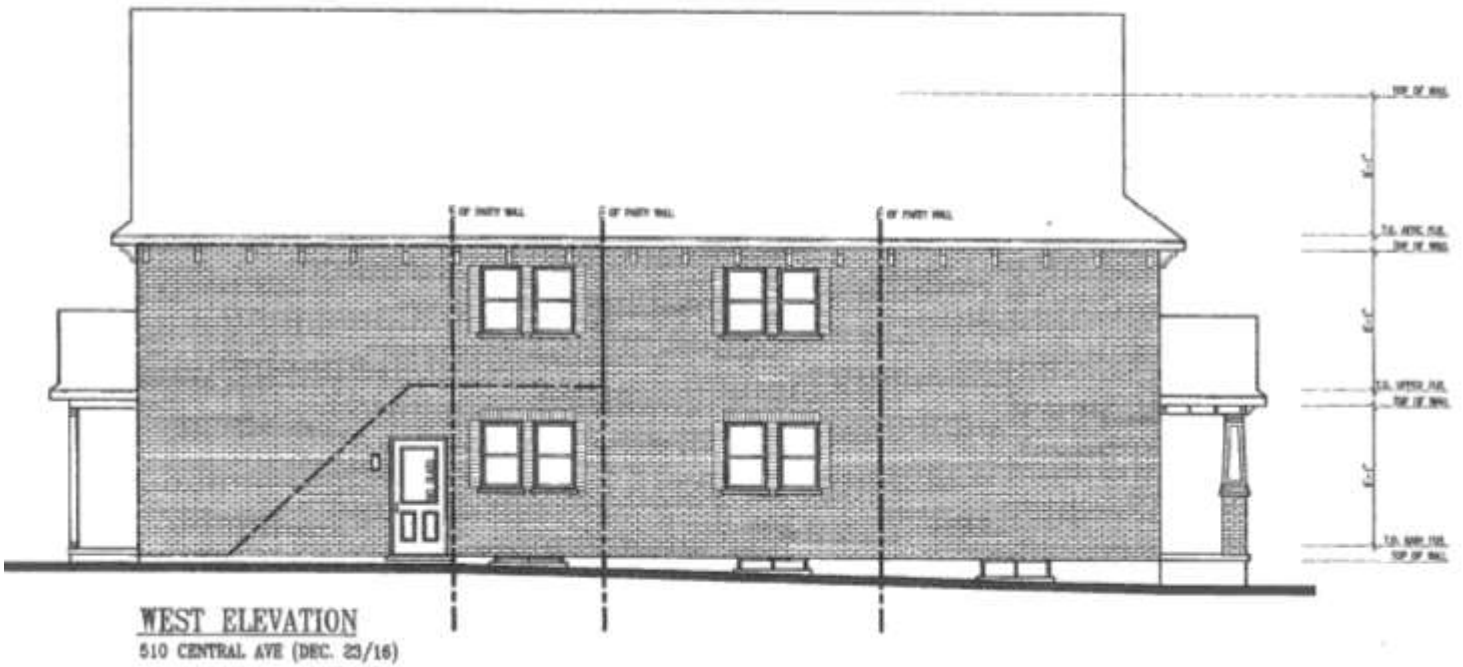
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**North Building Elevation**



**West Building Elevation**



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**APPLICATION DETAILS**

<b>Date Application Accepted:</b> April 19, 2017	<b>Agent:</b> 2353034 Ontario Ltd. (c/o Donald De Jong)
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**REQUESTED ACTION:** An application for Site Plan Approval for a three-storey Multiple dwelling, with five dwelling units, and to lift the holding provision (h-5) to allow the development.

<b>SITE CHARACTERISTICS:</b>
<ul style="list-style-type: none"> <li>• <b>Current Land Use</b> – residential, vacant</li> <li>• <b>Frontage on Central Avenue</b> – approximately 17.75 m</li> <li>• <b>Depth</b> – approximately 21 m</li> <li>• <b>Area</b> – 0.036 ha (0.089 acres)</li> <li>• <b>Shape</b> – rectangular</li> </ul>

<b>SURROUNDING LAND USES:</b>
<ul style="list-style-type: none"> <li>• <b>North</b> – Rail lands, and Apartment buildings with some with office components.</li> <li>• <b>South</b> – one and two storey single detached houses; some with heritage listing and/or designation; some with rental licenses.</li> <li>• <b>East</b> – one and two storey single detached houses; some with heritage listing; some with rental licenses.</li> <li>• <b>West</b> – one and two storey single detached houses; some with heritage listing; some with rental licenses.</li> </ul>

<b>OFFICIAL PLAN DESIGNATION:</b> Low Density Residential.
<b>EXISTING ZONING:</b> h-5*h-193* R3-2(11)

**BACKGROUND**

**2014 Re-Zoning**

Municipal Council at a meeting on November 25, 2014 supported an amendment to the Zoning By-law to rezone 510 Central Avenue to a Holding Residential R3 Special Provision (h-5•h-193.R3-2(11)) Zone (Z.-1-142366). The approved Zone permits, in addition to the low density uses of the R3 Zone (Single detached, Semi-detached, Duplex, Triplex, Fourplex), multiple dwelling units (up to 5 units) with restrictions on number of bedrooms. Other special provisions include height, side yard, coverage and parking regulations.

The rezoning was approved with two holding provisions, requiring:

- h-5**      *Purpose:* To ensure that development takes a form compatible with adjacent land uses, agreements shall be entered into following public site plan review specifying



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the issues allowed for under Section 41 of the *Planning Act, R.S.O. 1990, c. P.13*, prior to the removal of the "h-5" symbol.

*Permitted Interim Uses:* **Existing uses.** (Z.-1-94236)

**h-193** *Purpose:* To ensure that adequate parking is provided for 510 Central Avenue, the "h-193" symbol shall not be deleted until an easement for parking and vehicular ingress/egress is provided over 609 William Street to the satisfaction of the Managing Director, Planning and City Planner.

*Permitted Interim Uses:* Only within existing buildings

Municipal Council also resolved to request that staff consider through the site plan approval process various specific considerations in the review of the application which are further outlined in another section of this report.

### **2015 Public Site Plan Meeting**

On July 20, 2015 a public meeting was held by the Planning & Environment Committee, to review a proposed three-storey Multiple dwelling, with five dwelling units, following which Planning & Environment Committee provided the following direction to the Approval Authority:

- a) *the Approval Authority BE ADVISED that the following issues were raised at the public participation meeting held with respect to the application for Site Plan approval to permit the construction of a five(5) unit multiple residential dwelling:*
  - i) *the increase in the number of residential units from four to five units and the potential negative impacts from the increased intensification on the neighbourhood;*
  - ii) *retention of a second driveway will lead to parking and safety issues; and,*
  - iii) *insufficient provision of landscaped open space on the site; and,*
- b) *the Approval Authority BE ADVISED that Municipal Council requests that the westerly driveway on the proposed draft site plan be removed and replaced with landscaping and the required parking space be provided at 609 William Street;*

The items noted above provide further direction for Site Plan staff in the review of this application.

### **Appeal to the Ontario Municipal Board**

On August 4, 2015, subsequent to the July 20, 2015 Planning & Environment Committee resolution, the proposal was appealed to the Ontario Municipal Board by the applicant.

On November 10, 2015 Municipal Council directed the City Solicitor to provide legal representation at the Ontario Municipal Board to support Municipal Council's position.

On January 8, 2016 the Ontario Municipal Board provided the following disposition in regards to the Site Plan:

- The applicant was ordered to remove the proposed westerly driveway & to revise their Site Plan accordingly.
- The applicant was ordered to incorporate a pedestrian walkway along the eastern access driveway to allow tenants and visitors of the front units to access those units safely.

The Ontario Municipal Board withheld its order pending confirmation from the parties that the site plan has been finalized in accordance with the Board's direction above.

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The items noted above provide further direction for Site Plan staff in the review of this application.

**2016 revised request for Site Plan Consultation**

On October 25, 2016, a revised proposal was brought forward by the applicant as a request for Site Plan Consultation.

A Community Meeting was held on Thursday, December 15, 2016 at City Hall hosted by the applicant to solicit community input in regards to the proposed Site Plan. Multiple residents and stakeholders attended the meeting as did staff from Development Services and Urban Design. The revised plans were well received by residents. Some minor adjustments were requested and most were reflected in the revised plans which is attached to this report.

**2017 Committee of Adjustment**

On March 6, 2017 an application for the following Minor Variance was made to the Committee of Adjustment to allow for the construction of a multiple dwelling with 5 units:

1. To permit a 2.4m (7.8') rear yard setback whereas 7.0m (22.9') is required.
2. To permit a 1.2m (3.9') west interior side yard setback whereas 2.4m (7.8') is required.
3. To permit zero parking spaces whereas 1 is required.
4. To permit 16.48% parking area coverage whereas 15% is the maximum.
5. To permit a maximum of 5 required parking spaces at 609 William Street where a Maximum of 4 were permitted.

The Variance was granted subject to the following conditions:

1. A site plan approval shall be obtained.
2. A building permit shall be required to the satisfaction of the Chief Building Official.

**2017 revised Site Plan Application**

Following the Notice of Final Decision by the Committee of Adjustment, on March 28, 2017 a revised application for Site Plan Approval was brought forward by the applicant

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<b>PUBLIC LIAISON:</b>	<p>On May 1, 2017, letters were sent out to area property owners within 120 metre radius advising of a Public Site Plan Meeting, and of the revised site plan application for this property.</p> <p>On May 11, 2017 Notice of the Public Meeting was published in the Londoner.</p>	2 written
<b>Nature of Liaison:</b>		
<p>The purpose and effect of this proposal is to develop the subject lands, as shown on the attached map. The Site Plan, as proposed, would result in the demolition of an existing structure and the construction of a <b>five-unit, Multi-Unit dwelling</b></p> <p>The site is presently zoned h-5*h-193*R3-1(11) Zone which permits Single detached dwellings; Semi-detached dwellings; Duplex dwellings; Triplex dwellings; Converted dwellings; Fourplex dwellings; Multiple dwellings.</p> <p>Consideration of the Site Plan will result in the construction of a five-unit, Multi-Unit dwelling consistent with the Zoning Bylaw Z-1.</p> <p>The City of London is also considering an amendment to Zoning By-law Z.-1 to remove the h-5 for purposes described above.</p>		
<b>Responses:</b>		
<ul style="list-style-type: none"> <li>- Multiple development proposals have been presented for this site, respondents were concerned as to the ongoing nature of the changes.</li> <li>- Concern for maintaining the historical integrity of the Woodfield district.</li> <li>- Concerns regarding the operation of the parking arrangement for 510 Central and impact on adjacent lands.</li> <li>- The property line on the east side of 510 Central is in dispute as the adjacent owner claims the property line is 12 to 15 inches west of where the current fence is.</li> <li>- Privacy and overlook.</li> </ul>		

<b>ANALYSIS</b>
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**Is the Proposed Site Plan in conformity with the Official Plan and is it consistent with the Provincial Policy Statement?**

The subject lands are designated Low Density Residential in the Official Plan. Low Density Residential permits low-rise, low density housing forms including detached, semi-detached, and duplex dwellings. Where appropriate, some multiple attached dwellings at densities similar to neighbouring detached units may be permitted.

The Provincial Policy Statement encourages building strong communities, the wise use and management of resources and protecting public health and safety. Intensification on this site in accordance with the Official Plan and Zoning By-law is consistent with the Provincial Policy Statement. Full municipal services are available to service this site including public transit.

The development of this is in accordance with the Site Plan Control By-law, Zoning By-law and the Council resolutions of November 18, 2014, July 20, 2015 & November 2, 2015, and will be in conformity with the Official Plan and consistent with the Provincial Policy Statement.

**London Plan**

The subject site is within the Neighbourhood Place Type of the London Plan. The policies of this Place Type permit low rise forms of residential development including single detached dwellings and also contemplate multiple-unit forms of residential development near major employment

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centres, shopping areas, and transportation routes. The proposed use, form and scale on the subject lands meets the intent and purpose of the London Plan.

**Proposed Site Plan**

510 Central Avenue is generally flat site with an existing vacant single family house on the property that is proposed to be demolished, to allow for the construction of a 5-unit Multiple dwelling.

The property of 510 Central Avenue is immediately bordered to the west by a two-story residential property at 508 Central Avenue; by a mixed-use apartment building at 609 William Street to the north & east; to the east the property of 609 William Street takes the form of an approximately 3.9 meter wide one-way (entry only) driveway to 609 William Street. An existing one-story residential ‘cottage’ at 518 Central Avenue is located immediately east of the 609 William Street driveway, immediately east of 510 Central Avenue.

The proposed structure is a three-storey 5-unit Multiple dwelling, with the third story located within the sloped roof of the building, and with two dormer windows looking east. A covered porch is proposed to encroach into the municipal right-of-way. The structure is proposed to be constructed out of yellow ‘London’ brick and with a reasonable level of architectural detail and ornament, and generally in keeping with adjacent properties.

The structure is proposed to be located immediately adjacent Central Avenue and on the front property line; biased towards the west side of the site.

One entrance is proposed on the south façade to an at-grade unit; two entrances on the east façade to at-grade units; and two entrances on the north façade to upper floor units. A concrete sidewalk connects the porch and south façade entrance to the street, and continues along the east façade, wrapping along the north façade, connecting all of the unit entrees to the street.

Along the east property line of 510 Central Avenue there are four proposed angled parking spaces, provided partly on 609 William Street, and accessed off of the easement on 609 William Street, as part of this proposal the applicant proposes to construct an additional accessible space dedicated to 510 Central Avenue, provided wholly on and accessed off of 609 William Street; located immediately adjacent the north property line of 510 Central Avenue.

An existing Easement on the Title of 609 William Street, in favor of 510 Central Avenue, allows for access from Central Avenue to the proposed side-yard parking, and includes the areas of the proposed parking space(s) on 609 William Street and access to them, as well as allowing for access out to William Street from 510 Central Avenue.

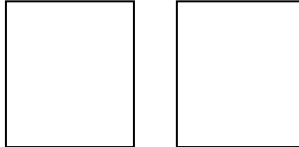
To manage runoff along the north and west property lines of 510 Central Avenue, the applicant proposes to grade those areas off away from the proposed structure, towards adjacent properties (at a maximum slope of approximately 33%), and towards the street (at a slope of approximately 2.0% to 2.2%).

A small landscaped area, which the applicant proposes to be engineered to accommodate snow storage is proposed south of the parking area on the east of the site, and minor other plantings are proposed in the municipal right of way, adjacent to the south façade of the building.

A 1.8 meter wooden privacy fence, along with new Wooden Tie Barrier and existing Concrete retaining walls is proposed along the west property line of 510 Central Avenue (towards 508 Central Avenue), and part of the north property line (towards 609 William Street).

Along the eastern side of the 609 William Street driveway from Central Avenue (adjacent to 518 Central Avenue), as part of this proposal the applicant proposes to construct a 1.8 meter wooden privacy fence to buffer the parking on 510 Central Avenue, and the abutting access driveway located on 609 William Street.

The site plan complies with the regulations of the Varied R3-2(11) zone in relation to East, West and Rear setbacks, as well as those regulations pertaining to off-street parking, minimum



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frontage, maximum parking area coverage, landscaped open space, lot area, maximum height, and lot coverage.

The applicant is proposing the maximum number of dwelling units and bedrooms allowed by the Zoning By-law regulations (5 units, four two-bedroom units and one one-bedroom unit) and providing the minimum amount of parking as specified by the Zoning by-law (1 space per dwelling unit). No visitor parking is provided as recommended by the Site Plan Design Manual. Snow storage is proposed in the landscaped area during the winter months.

All of the existing vegetation on-site is proposed to be removed. The applicant has provided a tree preservation plan for trees on properties abutting this development located within 3 m of a common property line and within the adjacent boulevard. A Tree Protection Report has been received but not accepted by staff. It is expected that the report will be revised with minor changes and that a plan incorporating appropriate tree protection measures will be carried out at the time of development. These measures will be in place prior to any issuance of building permits.

### **Compliance with Council Resolution**

As previously noted Council provided further direction relating to the development of this site in their November 25, 2014 and July 28, 2015 resolutions. Key items of those resolutions included:

November 25, 2014 Resolution:

b) *the Site Plan Approval Authority BE REQUESTED to consider, through the site plan approval process, a building design that is generally constant with the conceptual front elevation, as appended to the staff report dated November 18, 2014 and subject to possible design modifications consistent with the following design principals:*

i) *to ensure that the building is compatible and in keeping with the character of the existing buildings in the neighbourhood:*

a. *designing the proposed building's Central Avenue façade with an appropriate width for the building to be in keeping with existing massing rhythm found along the street; a step back may be implemented into the building façade to address a wider building form;*

**The width of the proposed Central Avenue façade has been reduced to create a more appropriate massing rhythm, consistent with what is found along the street.**

b. *incorporating articulation in the proposed roof, such as but not limited to: gables, step backs, varied heights, etc., in order to break up the massing of the roof;*

**The proposed gables and asymmetric dormers break up the massing of the roof and are generally consistent with what is found along the street.**

c. *incorporating a porch which is in harmony with the scale, massing and design considerations of the building;*

**The proposed porch is appropriately scaled in relation to the massing and design of this building.**

d. *providing window style(s) and sizes that are in keeping with the architectural style proposed for the building as well as being constant with the existing buildings in the neighbourhood to ensure architectural continuity;*

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**The proposed window style(s) and sizes are in keeping with the architectural style proposed for the building as well as being constant with the existing buildings in the neighbourhood.**

- e. ensuring the building massing respects the one storey cottage to the east, including the possible further reduction in height of the east roof line;*

**The height of the proposed building is constant with other existing buildings in the neighbourhood, and is located along the west property line, away from the one storey cottage to the east. The dormers on the third story are oriented to the east, and the windows are of moderate size.**

- f. including a high level of architectural detail in the Central Avenue façade, such as, gables, wood trim detailing, triangular knee brackets, barge boards, window sills, keystones, stone and brick detailing, ect., in order to be in keeping with the majority of the existing buildings in the neighbourhood; and,*

**The proposed building has a high level of architectural detail in the Central Avenue façade, including apparent: gables, wood trim detailing, triangular knee brackets, window sills, keystones, stone and brick detailing, and is generally in keeping with the majority of the existing buildings in the neighbourhood.**

- g. incorporating brick cladding on the majority of the proposed building in order to ensure a high quality finish in keeping with the existing buildings in the neighbourhood;*

**The owner is proposing to construct the entirety of the building out of yellow ‘London’ brick, to be in keeping with existing buildings in the neighbourhood.**

- ii) ensuring appropriate consideration is given to detailed site design issues identified by the surrounding property owners by:*

- h. providing for one-way on-site traffic circulation with the entrance on Central Avenue and exit on William Street;*

**The applicant is proposing one-way on-site traffic circulation with the entrance on Central Avenue and exit on William Street.**

- i. maximizing safety where possible, to mitigate potential for conflict between the abutting driveways at 609 William Street and 518 Central Avenue;*

**The applicant is proposing a concrete curb in the Municipal Right of Way to delineate the abutting driveways. Development Services staff are supportive of a concrete curb with flexible warning bollards affixed to it, to ensure its visibility under all weather conditions.**

- j. locating any outdoor garbage storage facilities away from existing dwellings and outdoor amenity areas on adjacent properties;*

**The applicant has not detailed the garbage storage facilities and how waste will be managed on the site.**

- k. maintaining the tree on the Central Avenue boulevard;*

**The tree in the Central Avenue boulevard has been protected by a Tree Protection Zone, the existing Sanitary Private Drain does run through the Tree Protection Zone and is proposed to be reused.**

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**If the existing Sanitary Private Drain can not be reused, Development Services staff are supportive of abandoning the connection, capping the line at the street and at the building, and relocating any new Sanitary Private Drain outside of the Tree Protection Zone.**

- l. maintaining the maple tree to the rear of 518 Central Avenue;*

**The proposed work at 510 Central Avenue is not expected to impact this tree.**

- m. accurately locating new privacy fencing on the property line behind existing dwellings on Central Avenue, if site plan approval in accordance with Section 41 of the Planning Act, R.S.O., 1990, is required for 609 William Street;*

**As there are no buildings proposed on 609 William Street, site plan approval is not required for this property at this time.**

- n. providing safe lighting of the parking area while respecting possible lighting impacts on neighbouring properties;*

**The applicants lighting design is under review by Development Services staff & a Photometric Plan will be required demonstrating no impacts on adjacent lands.**

- o. reserving off-site parking at 609 William Street for residential uses by the occupants of 510 Central Avenue;*

**The Owner has provided us with a joint use and maintenance agreement which provides for this shared parking arrangement. This information will also be included in the development agreement to ensure that any future purchaser is aware of this arrangement.**

- p. providing for appropriate on-site parking arrangements; and*

**Four parking spaces are provided on 510 Central Avenue, and one additional space is provided on 609 William Street; with entry to both properties via a one-way driveway at 510 Central Avenue, and exit via 609 William Street.**

- q. providing a landscape feature within the front yard to ensure that vehicles cannot be driven over or parked on the front lawn; it being noted that 27 parking spaces will be provided on the site;*

**The applicant is has provided a small depressed landscaped area south of the parking located at 510 Central Avenue, which will be designed as a Bio-Swale engineered for use for snow storage during the winter.**

- ii) ensure Canadian Pacific Railway requirements are met; it being noted that Canadian Pacific Railway has indicated that it will not require a noise study but requested that its standard warning clause for development within 300 meters of the railway be included in the development agreement;*

**The standard Canadian Pacific Railway warning clause for development within 300 meters of the railway be included in the development agreement.**



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July 28, 2015 resolution:

a) *the Approval Authority BE ADVISED that the following issues were raised at the public participation meeting held with respect to the application for Site Plan approval to permit the construction of a five(5) unit multiple residential dwelling:*

i) *the increase in the number of residential units from four to five units and the potential negative impacts from the increased intensification on the neighbourhood;*

**The current zoning allows for up to five (5) units on 510 Central Avenue, with a maximum of nine bedrooms.**

ii) *retention of a second driveway will lead to parking and safety issues; and,*

**The number of driveways on site have been reduced from two to one.**

iii) *insufficient provision of landscaped open space on the site; and,*

**Minimal landscaped open space is provided on the site.  
A landscaped area has been provided south of the parking area & landscaping is proposed adjacent to the building façade in the municipal Right of Way.**

b) *the Approval Authority BE ADVISED that Municipal Council requests that the westerly driveway on the proposed draft site plan be removed and replaced with landscaping and the required parking space be provided at 609 William Street;*

**Following the 2016 Ontario Municipal Board Decision, the proposed westerly driveway was removed and the Site Plan was revised.**

**Site Plan Agreement**

A Development Agreement, incorporating the site plan, landscape plan, site engineering plans, external work plans, and building elevations designs is required to implement the approved plans. Special Provisions within the agreement will address any other outstanding issues pertaining specifically to this site, including parking and access via 609 William Street & warning clauses related to the railway if required. Once a site plan agreement has been entered into, a separate report will be submitted recommending amending the zoning by-law to remove the h-5, and h-193 holding provisions.

The Owner must provide the necessary security at the time of executing the agreement(s) to ensure all surface works are completed in accordance with the approved plans (including any additional separate security for external works).

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**Public Concerns**

Most of the concerns raised were regarding the number of versions of development proposals that the community has seen for this site, their changing nature, and a desire to ensure that the development is appropriate for the neighbourhood & in keeping with the historical character of the Woodfield district.

Additional concerns related to the potential for overlook into 518 Central Avenue; the management of the shared driveway; and impacts from the driveway and parking on 510 Central Avenue, on its immediately adjacent neighbour to the east, 518 Central Avenue, and the durability of a wood fence adjacent to this driveway.

Privacy fencing is proposed along the east and west common property lines with abutting residences and plantings have been proposed to screen the parking on 510 Central Avenue from the street. A tree preservation plan was prepared inventorying all existing trees on site and within 3 m of the property line demonstrating how trees on abutting properties and in the boulevard will be protected.

<b>CONCLUSION</b>
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The proposed site plan has been reviewed against applicable Official Plan policies, the Provincial Policy Statement and the existing Zoning By-law and is considered to be in conformity with the applicable policies and regulations. The proposed site plan and elevations will result in development that will maintain the character of the area and comply with the Site Plan Control By-law. The proposed plans represent good land use planning.

<b>PREPARED:</b>	<b>REVIEWED BY:</b>
<b>ROBERT PATTERSON LANDSCAPE PLANNER</b>	<b>LOU POMPILII MANAGER, DEVELOPMENT PLANNING</b>
<b>RECOMMENDED BY:</b>	<b>SUBMITTED BY:</b>
<b>TERRY GRAWAY MANAGER, DEVELOPMENT SERVICES &amp; PLANNING LIAISON</b>	<b>GEORGE KOTSIFAS, P. ENG. MANAGING DIRECTOR, DEVELOPMENT &amp; COMPLIANCE SERVICES &amp; CHIEF BUILDING OFFICIAL</b>

cc: 2353034 Ontario Ltd.  
c/o 200-609 William Street.  
London ON N6C 3T9

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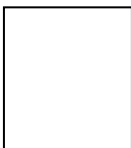
**R. Patterson**  
**File No: SPA17-021**

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

**Written**

Audrey & Barry Francis – 503 Central Avenue

Jane Graydon – 518 Central Avenue



R. Patterson  
File No: SPA17-021

**From:** Jane Graydon  
**To:** [Patterson, Robert](#)  
**Cc:** [Audrey & Barry Francis: jameshoulachan@borell.com](#)  
**Subject:** Fw: File SPA17-021 Applicant 2353034 Ontario Limited AF  
**Date:** Sunday, May 14, 2017 9:36:14 AM

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Dear Robert,

I have received and reviewed the Notice of Public Meeting regarding the site plan for the project at 510 Central Ave. I live immediately east of this property, at 518 Central Ave. and I will be at the meeting on the 6th of June, 2017.

My neighbours across the street, Barry and Audrey Francis have been extremely helpful in promoting the neighbourhood concerns about this project and it has been an ongoing endeavour over nearly 3 years. Previously we have agreed on various aspects of the development on a couple of occasions but then changes have been thrown in by the developer. We need that eyesore of a building at 510 dealt with and we all look forward to a new and presentable, acceptable design that maintains the historical integrity of the Woodfield district.

I have read the email submitted by Barry and Audrey Francis and support all of their points and concerns, including the fact that my current fence at the east end of the east lane (which is to be in-going only) is not on the property line.

If you look at the sketch, you can see that, in addition to commercial traffic accessing both 510 Central AND the larger office building at the rear (609 William Street), it will also be used for vehicles backing up against my property (see the sketch showing the 4 parking spots). This is concerning to me for safety reasons. As part of the development, we feel that it is appropriate that the developer would install a commercial grade barrier (on the property lines) that is consistent with the integrity of the neighbourhood - brick would be ideal, or at least a solid substantial wood privacy fence at least as high as the current fence - this should be along their property line which would also include the west and north boundaries of my property (518 Central).

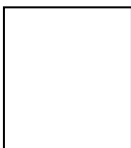
The old shed currently on my property is forming part of the boundary division between the properties and I cannot remove it until the boundary issues are resolved. At that point I can then remove the old shed (10' x 20') and the old fencing within my property.

Also of concern are the boundary markers along the south end of the lane, from Central up to the fencing - they should be replaced as boundary markers in a similar location to the current old concrete, and they should be at least as tall as the current markers.

As my neighbours have indicated, we look forward to having these issues resolved in order that we can approve of these final changes. We look forward to the old dilapidated house being removed and being replaced with something suitable that addresses the historical integrity of the Woodfield district.

Your consideration is appreciated. Thank you.

Jane Graydon  
518 Central Ave.  
London, ON N6B 2G1



**R. Patterson**  
**File No: SPA17-021**

**From:** Audrey & Barry Francis  
**To:** [Patterson, Robert](#)  
**Subject:** File SPA17-021 Applicant 2353034 Ontario Limited  
**Date:** Monday, May 08, 2017 2:23:04 PM

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Dear Robert

I have received and have reviewed the Notice Of Public Meeting Re the Site Plan for this project at 510 Central Ave. I will be at the meeting on June 6, 2017.

We have been working with this applicant now for over 3 years. We have almost come to a agreement concerning this building. Last fall we meet at City Hall and went over the proposed site plan. We also attended the meeting concerning the variances that were requested and did not object to them. They were approved.

Here is my concern. In the fall at the above referred to meeting we all agreed on what would be a good site plan and a building that we all could accept on that location. Each and every time this applicant has changed whatever they said would be the end product. To be truthful we have know faith in this developer at all but we do want something done about the building on site at present.

The picture that is attached to this application is different than the one we looked at in the fall. The dormer on the west side was shown on the October 2016 plans but in this current plan dated December 2016 it is not. Is that an error or have they once again met with us and then changed their mind. The property line on the east side is also in dispute as the adjacent owner claims the property line is 12 to 15 inches west of where the current fence is.

We will be looking to you to get the answers to these issues before we or Woodfield Community Association will approve of this current plan.

Given that we do hope that these issues can be resolved and the project moved forward.

Barry & Audrey Francis  
503 Central Ave.  
LONDON, Ontario.  
N6B 2G3  
519-433-4458