

Agenda Item #	Page #

Z-8035
T. Grawey

TO:	CHAIR AND MEMBERS PLANNING AND ENVIRONMENT COMMITTEE
FROM:	GEORGE KOTSIFAS DIRECTOR OF BUILDING CONTROLS AND CHIEF BUILDING OFFICIAL
SUBJECT:	3200 & 3260 SINGLETON AVENUE PUBLIC PARTICIPATION MEETING ON MONDAY MAY 7, 2012 – NOT TO BE HEARD BEFORE 4:10 P.M.

RECOMMENDATION

That, on the recommendation of the Senior Planner, Development Services, the following actions be taken with respect to the application of Deerfield Homes Ltd. relating to the properties located at 3200 and 3260 Singleton Avenue:

- (a) The proposed by-law attached hereto as Appendix "A", **BE INTRODUCED** at the Municipal Council meeting on May 22, 2012 to amend Zoning By-law No. Z.-1 (in conformity with the Official Plan), to make the following changes:
- i) Amend Section 10.2 (Residential R6 Zone – Permitted Uses) by adding "Fourplex Dwelling" as a permitted use in the R6-5 Zone Variation, applicable City wide; and
 - ii) Amend Section 10.4 (Residential R6 Zone - Special Provisions) by replacing the R6-5(30) special provision, which is applicable to 3200 and 3260 Singleton Avenue only, with a new special provision that includes a minimum 60 metre setback from an arterial road for buildings over 9 metres in height; a 20 metre setback for dwellings from high pressure pipelines; and, a maximum permitted density of 55 units per hectare.

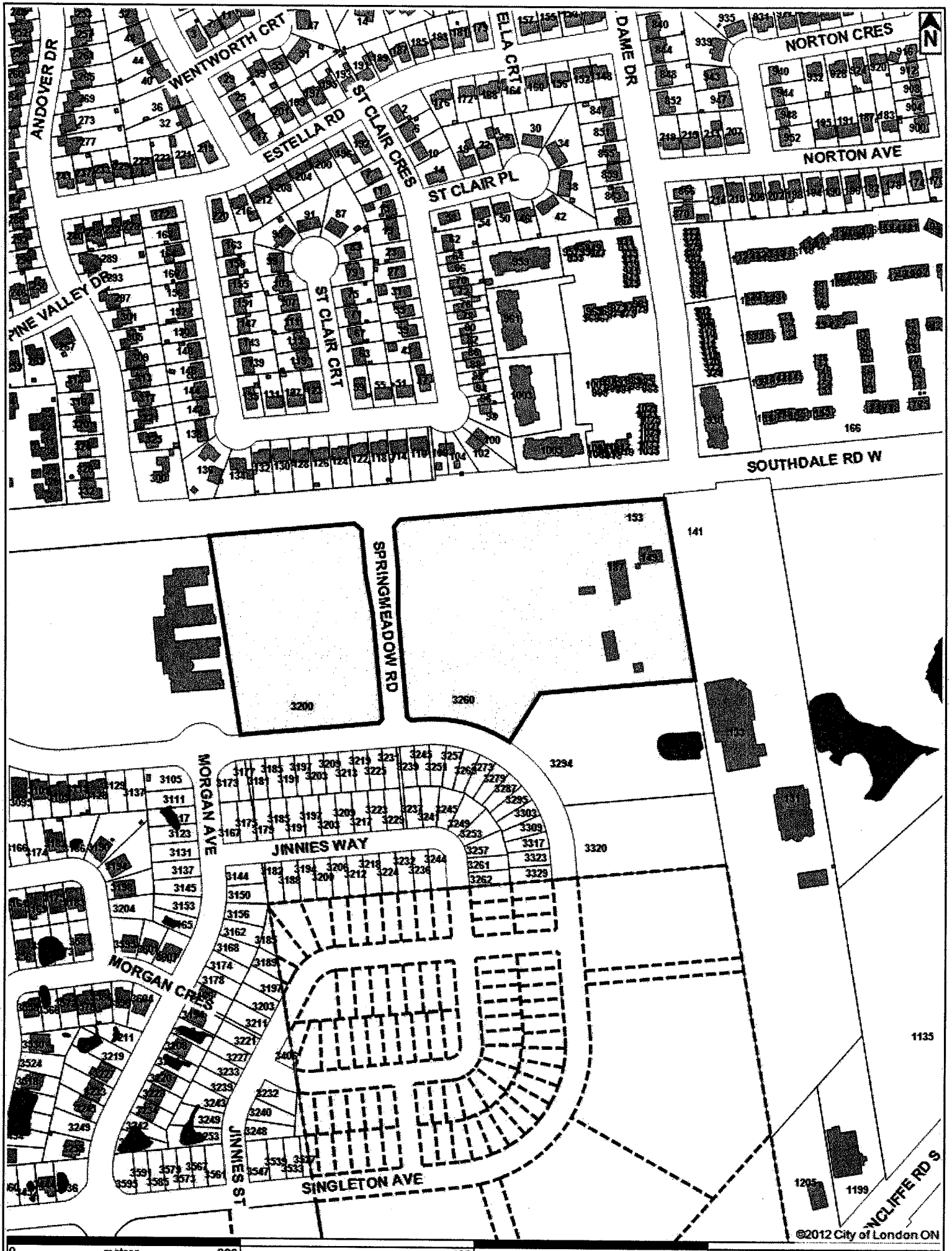
PREVIOUS REPORTS PERTINENT TO THIS MATTER
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Bostwick East Area Plan (O-6872) – Reports considered by Planning Committee on April 25, 2005, May 9, 2005, May 30, 2005, September 12, 2005, and December 12, 2005.

September 14, 2009 – Report to Planning Committee on application from Sifton Properties Limited for draft plan of subdivision approval and Zoning By-law amendment (39T-08508/Z-7621) relating to property located at 149/153/187 Southdale Rd. West.

June 8, 2011 – Report to Building and Natural Environment Committee on application from Sifton Properties Limited for Zoning By-law amendment (Z-7850) to apply holding provisions on properties within the Bostwick East Area Plan, to ensure that there will be adequate sanitary and transportation infrastructure capacity to accommodate full build out of the subject lands.

PURPOSE AND EFFECT OF RECOMMENDED ACTION



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LOCATION MAP

Subject Site: 3200 & 3260 Singleton Avenue
 Applicant: Deerfield Homes Ltd.

File Number: Z-8035
 Planner: Terry Grawey

Date: 2012-04-16
 Scale: 1:4000

LEGEND

-  Subject Site
-  Parks
-  Assessment Parcels
-  Buildings
-  Address Numbers



Agenda Item #	Page #

Z-8035
T. Grawey

The recommended action will provide for Zoning By-law amendments to permit cluster fourplex (quad) units in addition to other permitted uses in the Residential R6 Zones throughout the City; and to amend the R6-5(30) special provision that applies to the subject lands, to permit cluster housing up to a maximum density of 55 units per hectare, and a maximum height of 9 metres (in place of 8 metres) for buildings within 60 metres of Southdale Road.

RATIONALE

1. The recommended amendment will permit fourplex units, together with other forms of cluster housing in the R6-5 Zone, at a scale and density that are in conformity with the policies of the Official Plan, and in a manner that is consistent with the Provincial Policy Statement.
2. The recommended amendment for the special provision that applies to the subject lands represents good land use planning by permitting a range of uses and intensity of development that are compatible with existing and planned residential development in the surrounding area.

BACKGROUND

Application Accepted: March 13, 2012	Applicant: Deerfield Homes Ltd.
<p>REQUESTED ACTION: Change Zoning By-law Z.-1 from:</p> <ul style="list-style-type: none"> • Holding Residential Special Provision R5/R6/R8 (h.h-54.h-71.h-100.h-105.h-136.R5-6(6)/R6-5(30)/R8-4(16)); and • Holding Residential Special Provision R5/R6/R7/R8 (h.h-54.h-71.h-100.h-105.h-136.R5-6(6)/R6-5(30)/R7(15).D75.H13/R8-4(16)) <p>(which permit cluster housing in the form of single detached, semi-detached, duplex, triplex, townhouse, stacked townhouse and apartment buildings; as well as apartment buildings, senior citizens apartment buildings, handicapped persons and emergency care apartment buildings, lodging houses, stacked townhouses, and continuum-of-care facilities up to a maximum density of 75 units per hectare and a maximum height of 13 metres).</p> <p>To enact the following changes:</p> <ol style="list-style-type: none"> 1. add "fourplex dwelling" as a permitted form of cluster housing in the Residential R6 Zone (currently, cluster housing is permitted in the form of single detached, semi-detached, duplex, triplex, townhouse and stacked townhouse dwellings, and apartment buildings); 2. amend the Residential R6 Special Provision R6-5(30) Zone, by increasing the maximum permitted density from 35 units per hectare to 55 units per hectare; and 3. amend the Residential R6 Special Provision (R6-5(30)) Zone, by requiring a minimum 60 metre setback from an arterial road for buildings over 9 metres in height. Currently, the 60 metre setback is required for buildings over 8 metres in height. 	

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SITE CHARACTERISTICS:

- **Current Land Use** – 3200 Singleton Ave. is vacant and undeveloped; The property at 3260 Singleton (east of Springmeadow) includes vacant undeveloped lands and a nursery/garden centre (Evergreen Nursery). There is a Union Gas pipeline corridor running along the south side of Southdale Road, which affects the residential development setback on the northern part of the site.
- **Frontage** - Total frontage of approximately 352 metres along the south side of Southdale Rd., 170 metres along east & west sides of Springmeadow Road, and 208 metres along the north side of Singleton Avenue
- **Depth** – 170 metres (between Southdale Road and Singleton Avenue)
- **Area** - Total area (both blocks) of 6.174 hectares (15 acres)
- **Topography** – generally flat, with gradual downward slope from east to west

SURROUNDING LAND USES:

- **North** - Single detached residential, apartment building and townhouse complex on the north side of Southdale Road.
- **South** – Single detached residential lots (under development) south of Singleton Ave.
- **East** - Hellenic Community Centre & Holy Trinity Greek Orthodox Church
- **West** - Oakwood Retirement Community Seniors Residence

OFFICIAL PLAN DESIGNATION

- **Multi-Family, Medium Density Residential** (refer to map on the following page)

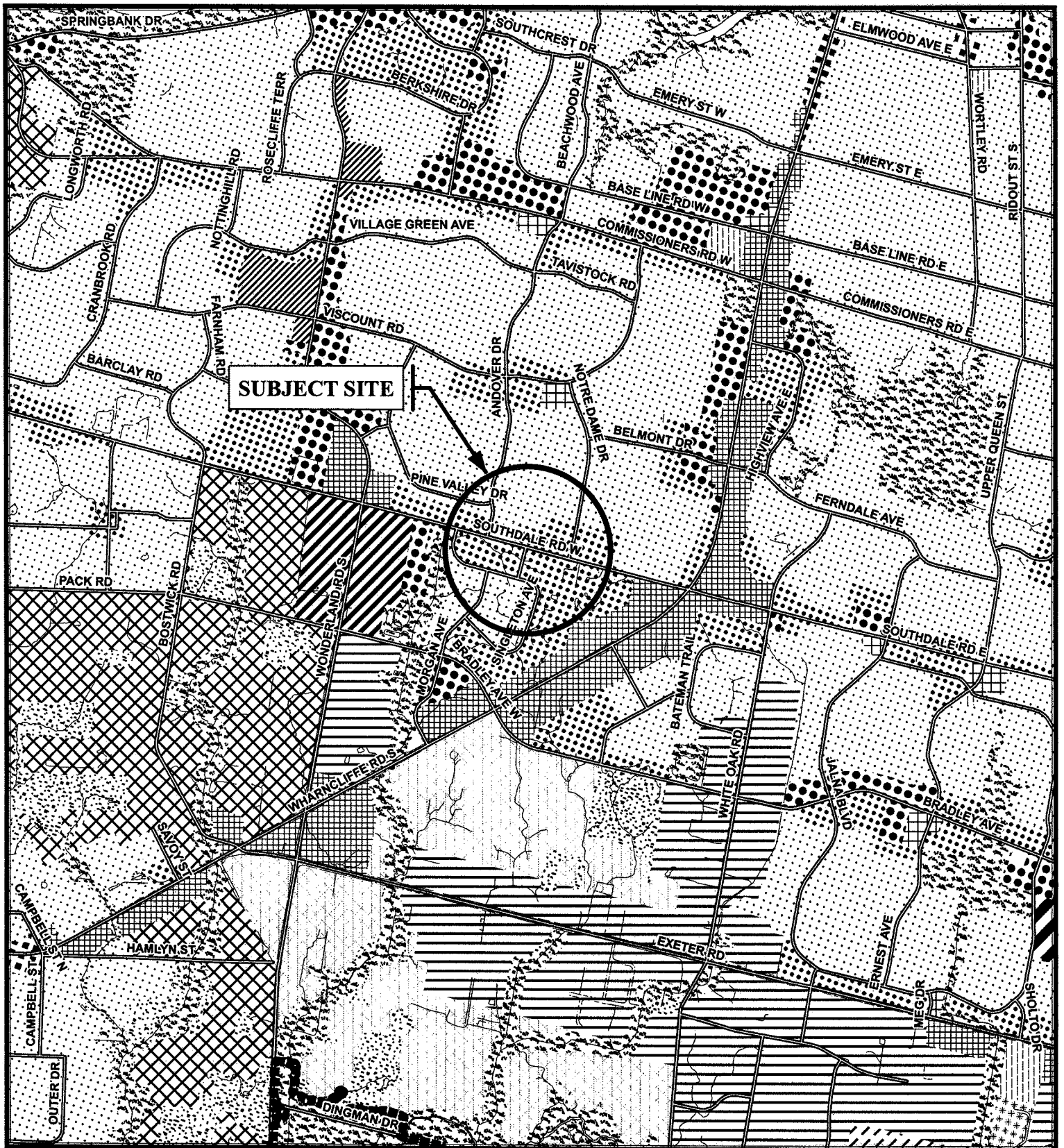
EXISTING ZONING: (refer to map on the following page)

- **Holding Residential Special Provision R5/R6/R8 (h.h-54.h-71.h-100.h-105.h-136.R5-6(6)/R6-5(30)/R8-4(16))** at 3200 Singleton Avenue.
- **Holding Residential Special Provision R5/R6/R7/R8 (h.h-54.h-71.h-100.h-105.h-136.R5-6(6)R6-5(30)/R7(15).D75.H13/R8-4(16))** at 3260 Singleton Avenue.

























PLANNING HISTORY

The subject lands are located within the Bostwick East Planning Area which comprises a total area of approximately 168 hectares (416 acres). The Area Plan was initiated by the City of London and funded by Sifton Properties Limited in 2003 as a developer-led community plan for the area bounded by Southdale Rd. West, Wharnccliffe Rd. South and Wonderland Rd. South.

The properties at 3200 and 3260 Singleton Avenue are located within the Sifton Bierens subdivision. These lands were designated as part of Official Plan Amendment No. 380, adopted by Council on February 27, 2006 and subsequently approved by the Ontario Municipal Board, with modifications, on December 11, 2007.



Legend

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

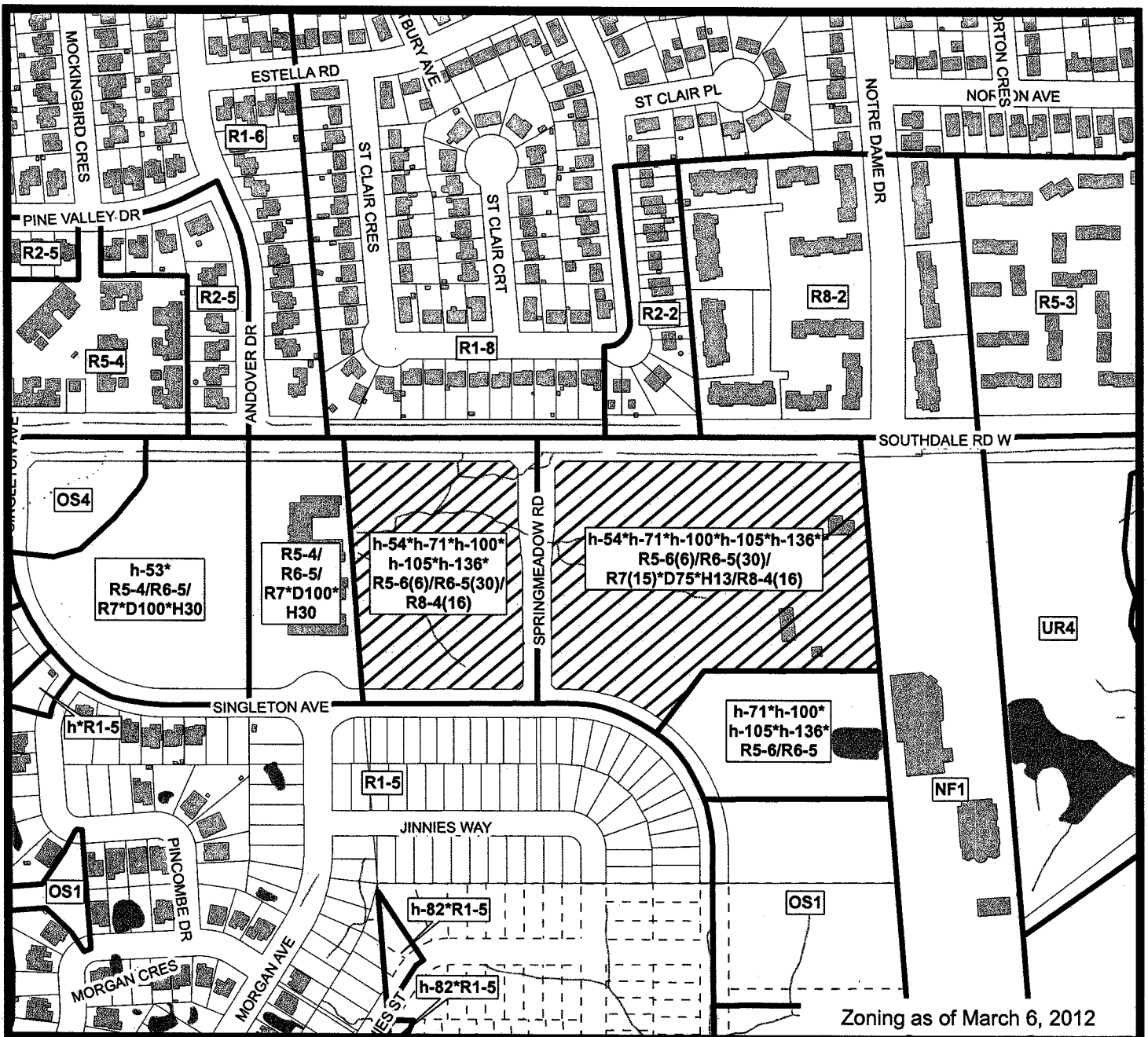


FILE NUMBER: Z-8035

PLANNER: TG

TECHNICIAN: DT

DATE: April 17, 2012



Zoning as of March 6, 2012



COUNCIL APPROVED ZONING FOR THE SUBJECT SITE:

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

- R1 - SINGLE DETACHED DWELLINGS
- R2 - SINGLE AND TWO UNIT DWELLINGS
- R3 - SINGLE TO FOUR UNIT DWELLINGS
- R4 - STREET TOWNHOUSE
- R5 - CLUSTER TOWNHOUSE
- R6 - CLUSTER HOUSING ALL FORMS
- R7 - SENIOR'S HOUSING
- R8 - MEDIUM DENSITY/LOW RISE APTS.
- R9 - MEDIUM TO HIGH DENSITY APTS.
- R10 - HIGH DENSITY APARTMENTS
- R11 - LODGING HOUSE

- DA - DOWNTOWN AREA
- RSA - REGIONAL SHOPPING AREA
- CSA - COMMUNITY SHOPPING AREA
- NSA - NEIGHBOURHOOD SHOPPING AREA
- BDC - BUSINESS DISTRICT COMMERCIAL
- AC - ARTERIAL COMMERCIAL
- HS - HIGHWAY SERVICE COMMERCIAL
- RSC - RESTRICTED SERVICE COMMERCIAL
- CC - CONVENIENCE COMMERCIAL
- SS - AUTOMOBILE SERVICE STATION
- ASA - ASSOCIATED SHOPPING AREA COMMERCIAL

- OR - OFFICE/RESIDENTIAL
- OC - OFFICE CONVERSION
- RO - RESTRICTED OFFICE
- OF - OFFICE

- RF - REGIONAL FACILITY
- CF - COMMUNITY FACILITY
- NF - NEIGHBOURHOOD FACILITY
- HER - HERITAGE
- DC - DAY CARE

- OS - OPEN SPACE
- CR - COMMERCIAL RECREATION
- ER - ENVIRONMENTAL REVIEW

- OB - OFFICE BUSINESS PARK
- LI - LIGHT INDUSTRIAL
- GI - GENERAL INDUSTRIAL
- HI - HEAVY INDUSTRIAL
- EX - RESOURCE EXTRACTIVE
- UR - URBAN RESERVE

- AG - AGRICULTURAL
- AGC - AGRICULTURAL COMMERCIAL
- RRC - RURAL SETTLEMENT COMMERCIAL
- TGS - TEMPORARY GARDEN SUITE
- RT - RAIL TRANSPORTATION

- "h" - HOLDING SYMBOL
- "D" - DENSITY SYMBOL
- "H" - HEIGHT SYMBOL
- "B" - BONUS SYMBOL
- "T" - TEMPORARY USE SYMBOL

2) **ANNEXED AREA APPEALED AREAS**



CITY OF LONDON

PLANNING, ENVIRONMENTAL AND ENGINEERING SERVICES

ZONING BY-LAW NO. Z-1

SCHEDULE A



FILE NO:

Z-8035

TG

MAP PREPARED:

April 18, 2012

DT

1:4,500

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Meters

Agenda Item #	Page #

Z-8035
T. Grawey

The Bierens subdivision application (39T-08508), was accepted on December 9, 2008 and draft approval was granted on October 20, 2009. Final approval was granted on November 25, 2011 and the plan was registered as Plan 33M-636 on November 30th, 2011.

Units are currently being constructed on the single detached residential lots in the Bierens subdivision. The subject lands constitute Blocks 58 and 59 on Plan 33M-636. The zoning that applies to the multi-family residential blocks is subject to several holding provisions, which must be satisfied before development can proceed.

SIGNIFICANT DEPARTMENT/AGENCY COMMENTS

Union Gas:

Union Gas has acquired and purchased an easement within your subject area for our high pressure pipeline running on the south side of Southdale Rd. for the purpose of maintaining our pipeline integrity. Union Gas has very stringent policies on what can and cannot be built over top or crossing our easement so that we can have 24/7 access to our facilities for quick response. No trees, fences, parking lots, or other above ground structures are allowed to be built on our easement, as they would interfere with this quick access. In addition, tree roots can become intertwined and damage our pipeline. Being able to service our pipeline as required allows us to provide a safe and reliable service to the community. Not having additional costs for maintenance allows us to keep costs down, which are ultimately reflected in our rates. Allowing utilities to cross our pipeline is on a case by case basis. Usually, we require a utility to cross only under our existing facilities – again, so maintenance activities are not hindered. It is expected that alternate locations for utility crossings are considered first, as having utilities close to our facilities increases risk of third party damage both during construction and throughout the life of the utility.

(Note: Special Provision clause 28(aw) of the subdivision agreement for the subject lands states that the owners shall comply with all restrictions recommendations and design requirements of Union Gas Ltd. with respect to construction in the vicinity or crossing of the existing Union Gas pipeline, all to the satisfaction of Union Gas)

Environmental and Engineering Services:

Comments were received from the EES Transportation Planning and Wastewater and Drainage Engineering Divisions. Both divisions indicated they had no objections to the proposed Zoning By-law amendments provided the “h-136” holding provision, which limits the number of multi-family units in draft plan 39T-08508 to a maximum of 263 units, remains in effect

(Note: the h-136 is not affected by the proposed amendment and will remain in effect until such time as the temporary Bostwick sanitary sewage pumping station and forcemain are decommissioned; and, a traffic impact study is prepared, which demonstrates that the transportation infrastructure in Bostwick East is adequate to accommodate forecast traffic volumes).

PUBLIC LIAISON:	Notice mailed out to area property owners on March 21 st , 2012 and published in “Living in the City” on March 24 th , 2012	No written responses received
Responses: One (1) telephone inquiry and one (1) e-mail inquiry have been received in response to the notice. No objections or specific concerns were identified.		

Agenda Item #	Page #

Z-8035
T. Grawey

ANALYSIS

Existing Situation:

The subject properties are located at 3200 and 3260 Singleton Avenue, bounded by Southdale Road on the north and Singleton Avenue on the south. These lands are within the subdivision commonly referred to as the "Bierens" subdivision, which is located within the Bostwick East Area Plan.

The property at 3200 Singleton (Block 58, Plan 33M-636) is 2.16 hectares and located on the west side of Springmeadow Road. The property at 3260 Singleton (Block 59, Plan 33M-636) is 4 hectares in area and located on the east side of Springmeadow Road.

There is a 0.3 m. (1 ft.) reserve running along the Southdale Road frontage, restricting vehicular access to both sites from suitable locations on Springmeadow Road and/or Singleton Avenue.

Servicing is currently underway in the Bierens subdivision. The subject lands constitute two of the three multi-family, medium density residential blocks in the subdivision.

As-of-right development is permitted on the single family lots in the Bierens subdivision; however, several holding provisions apply to Zoning on the three multi-family blocks including the "h-136", which establishes an upper limit of 263 residential units on the multi-family blocks in this plan of subdivision until such time as sanitary sewage and transportation infrastructure capacity requirements have been addressed.

Official Plan:

The subject lands are designated Multi-Family, Medium Density Residential in the Official Plan. The primary uses permitted in this designation include multiple attached dwellings such as row houses or 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 scale of development is normally limited to a maximum building height of four storeys and a maximum net residential density of 75 units per hectare. The general policies for this designation are supplemented by specific policies for defined areas, such as Bostwick East.

Section 3.5.17 of the Official Plan provides policy direction for the Bostwick East Area Plan. This includes the implementation of design guidelines to encourage street-oriented development and discourage noise attenuation walls along arterial roads; encourage alternative development standards; encourage the mixing of residential dwelling types and uses along the streetscape. One component of the policy specifically addresses development along the south side of Southdale Road, as follows:

For the "Multi-Family, Medium Density Residential" designated lands along the south side of Southdale Rd. West comprising 149, 153 and 187 Southdale Rd. between Andover Drive and Notre Dame Drive, for lands within 60 metres from Southdale Road West the maximum dwelling height will be 2 storeys. Development on the balance of these lands shall be stepped in height from the 2 storey dwellings up to a maximum of 4 storeys. Consideration will be given to design criteria in the Bostwick East Area Plan for "Multi-Family, Medium Density Residential" designated lands along the south side of Southdale Rd. West to address building form and massing, suitable scale, stepping of height from adjacent existing single detached dwellings, and encourage reasonable, visible sight lines to the Holy Trinity Greek Orthodox Church, prior to draft plan of subdivision approval and site plan approval.

Agenda Item #	Page #

Z-8035
T. Grawey

This policy is relevant to the current application and will be discussed below in relation to the requested zoning amendment.

Existing Zoning:

The property located at 3200 Singleton Avenue is currently zoned: *Holding Residential Special Provision R5/R6/R8 (h.h-54.h-71.h-100.h-105.h-136.R5-6(6)/R6-5(30)/R8-4(16))*.

This zoning permits cluster residential development in the form of single detached, semi-detached, duplex, triplex, townhouse, stacked townhouse and apartment dwellings. Stand-alone apartment buildings, including handicapped persons and senior citizen apartment buildings, emergency care establishments and continuum-of-care facilities are also permitted.

The maximum permitted density is 35 units per hectare in the R6-5 Zone, 50 units per hectare in the R5-6 Zone and 75 units per hectare in the R8-4 Zone. The maximum building height is 12 metres in the R5-6 Zone, 12 metres in the R6-5 Zone and 13 metres in the R8-4 Zone.

Notwithstanding the standard Zoning regulations the R6-5(30) Zone Variation, which applies to the subject lands only and no other sites in the City, requires a setback of 20 metres (66 ft.) from the high pressure (Union Gas) pipeline; and, a minimum setback of 60 metres from an arterial road (Southdale) for all portions of a building above the height of 8 metres (26.2 ft.). This setback regulation implements policy 3.5.17 of the Official Plan by limiting residential development along the south side of Southdale Road West to a two storey building height.

Zoning on the property at 3260 Singleton Avenue also includes the *R7(15).D75.H13* variation which permits, in addition to the previously noted uses, nursing homes and retirement lodges at a maximum density of 75 units per hectare and a maximum building height of 13 metres.

All of the zoning is subject to the following holding provisions, which must be satisfied prior to any development:

- h** Requires that a subdivision agreement or development agreement be entered into with the City of London.
- h-54** Requires preparation of a noise assessment report and implementation of required noise attenuation measures.
- h-71** Requires preparation of a building orientation plan which demonstrates how the front façade of dwelling units can be oriented to abutting streets.
- h-100** Requires the construction of a looped watermain system and appropriate access prior to the development of more than 80 units.
- h-105** Requires the preparation of a comprehensive storm drainage report to address the stormwater management strategy for lands within the subdivision, and external lands.
- h-136** Limits residential development on the multi-family blocks in Plan 39T-08508 to a maximum threshold of 263 units until such time as the temporary Bostwick sanitary pumping station and forcemain are decommissioned; and, a traffic impact study is prepared which indicates that the transportation infrastructure in Bostwick East is adequate to accommodate forecast traffic volumes.

These holding provisions will continue to apply and are not affected by the current zoning amendment application. All of the holding provisions will have to be addressed, to the satisfaction of the City, prior to any development on the subject lands.

Evaluation of Proposed Amendment:

Agenda Item #	Page #

Z-8035
T. Grawey

The application included concept plans and elevation drawings for residential development on the subject lands, showing cluster housing in the form of two storey townhouse and quad (i.e. fourplex) units. The plans show a total of 111 units at 3200 Singleton Avenue and 209 units at 3260 Singleton Avenue, with driveway access from Springmeadow Road and Singleton Avenue. While the plans are conceptual in nature and have no formal status, they provide a design context for the Zoning changes that are being requested.

The development concept includes cluster housing in the form of townhouse units and fourplex or "quad" units, which are designed as two-storey structures with two basement 1-bedroom units, and two 3-bedroom units on the first & second floor. All of the units would be accessed at grade. Three specific changes are being requested to facilitate the proposed development concept:

1. *Add "fourplex dwelling" as a permitted use in the Residential R6-5 Zone, which applies City-wide (currently, cluster housing is permitted in the form of single detached, semi-detached, duplex, triplex, townhouse and stacked townhouse dwellings, and apartment buildings).*

Fourplexes are not currently identified as a permitted form of cluster housing in the R6-5 Zone. This is considered to be an oversight in the by-law as other forms of permitted cluster housing include single detached, semi-detached, duplex, triplex, townhouse, stacked townhouse and apartment buildings.

Although not currently permitted in the R6-5 Zone, fourplex dwelling is defined in By-law Z-1, as *"a building that is divided horizontally and/or vertically into four separate dwelling units but does not include a converted dwelling or a townhouse dwelling."* This definition would permit the type of housing being proposed by the applicant, which includes buildings with two upper and two lower units.

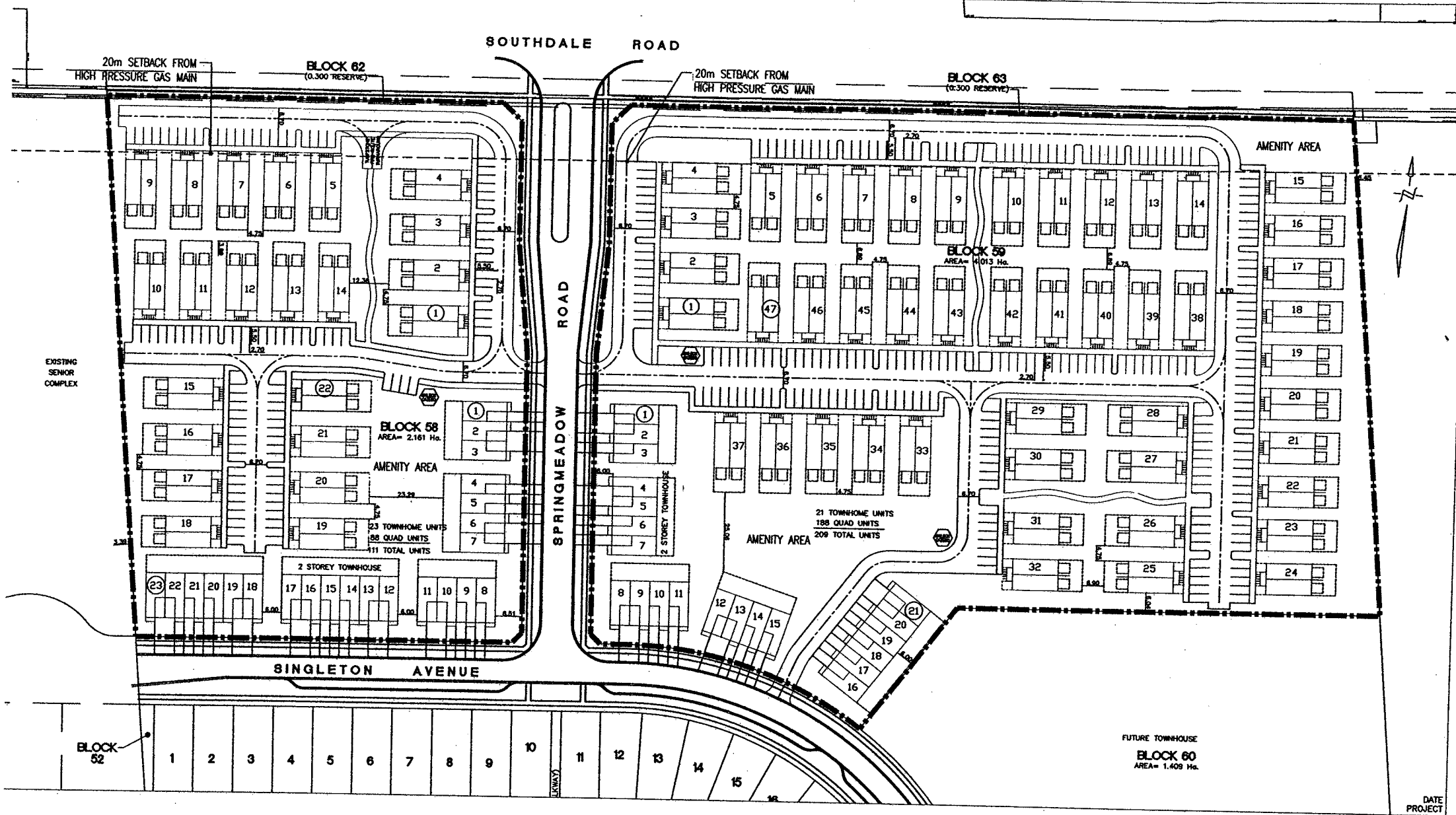
A change to add fourplex dwelling as a permitted use in the R6-5 Zone is appropriate as this type of dwelling is similar in function and intensity to other forms of permitted cluster housing. This change would offer greater flexibility in the mix of housing types in the area and is supported by policy 3.5.17 of the Official Plan, which encourages the mixing of residential dwelling types. The regulations in the R6-5 Zone would continue to apply to all permitted forms of cluster housing.

2. *Amend the regulations in Section 10.4 for the Residential R6 Special Provision R6-5(30) Zone that applies to the subject lands only, by increasing the maximum permitted density from 35 units per hectare to 55 units per hectare.*

The subject lands are designated Multi-Family, Medium Density Residential in the Official Plan, which typically allows densities of up to 75 units per hectare. The requested density of 55 units per hectare is within this range and may be considered appropriate for cluster housing in the form of fourplex, townhouse and stacked townhouse units.

The requested increase in density to 55 units per hectare in the R6-5(30) Special Provision Zone, would be comparable to the densities currently permitted on the subject lands. The R5-6(6) Zone variation permits cluster townhouse and cluster stacked townhouse dwellings at up to 50 units per hectare; and, the R8-4(16) Zone permits apartment buildings, senior citizen apartment buildings and stacked townhousing at up to 75 units per hectare.

The design concept submitted with the application shows how a mix of townhouse and fourplex units could be developed at up to 55 units per hectare, with provision for on site parking, access and amenity area. A formal site plan application process would include the implementation of detailed design standards and while some adjustments may be required, the concept provides a suitable basis to support the requested density. An increase in permitted density on the subject property would not affect regulations that apply to other site



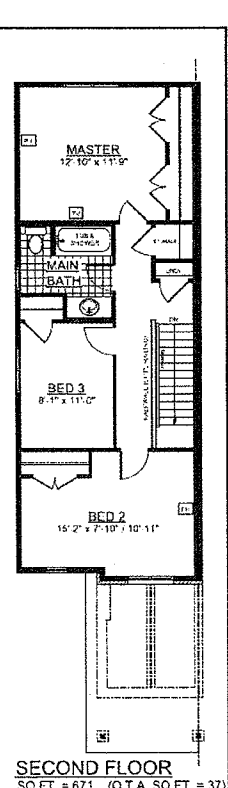
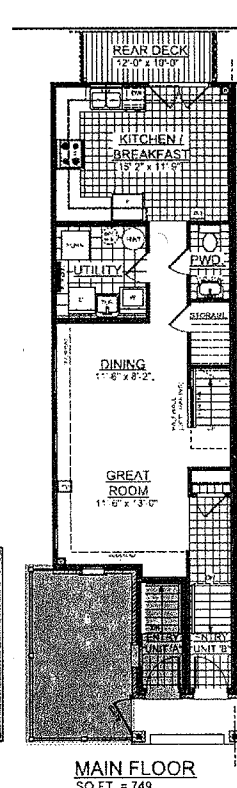
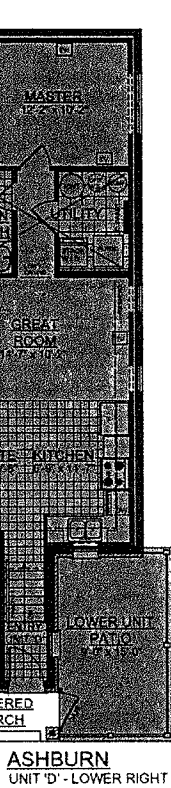
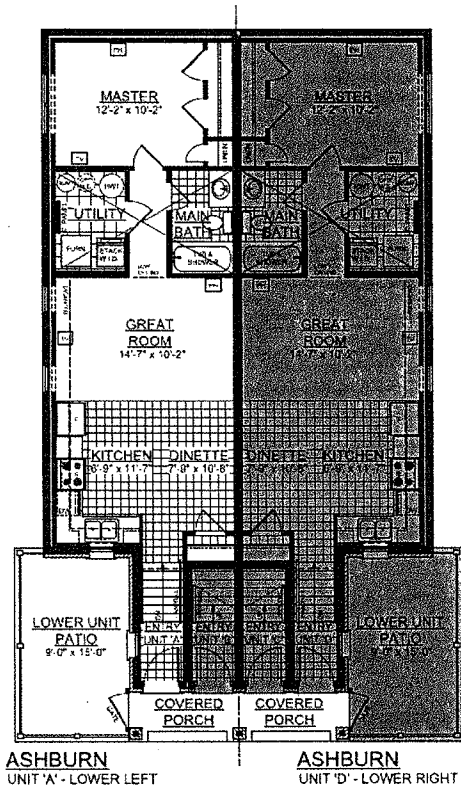
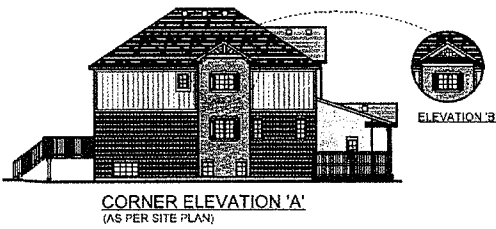
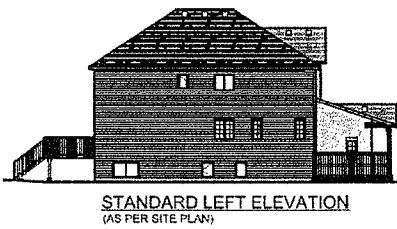
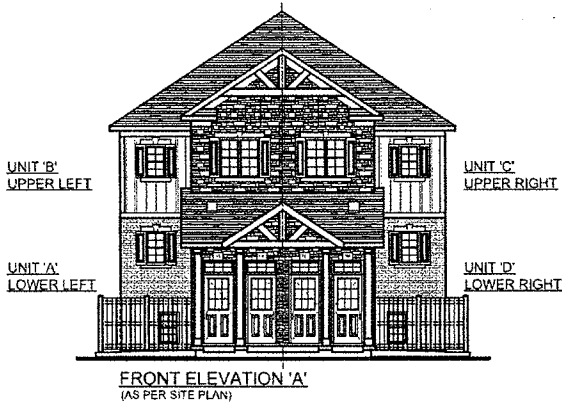
Z-8035 SITE CONCEPT PLAN



3200, 3260 SINGLETON ROAD, LONDON
 BIERENS LAND PARTS 58 AND 59

Schedule D

Elevations & Floor Plans – 4-plex Units



Agenda Item #	Page #

Z-8035
T. Grawey

requirements such as minimum building setbacks, landscaped open space and maximum lot coverage.

The requested change in density was liaised specifically for the special provision that applies to the subject lands. It is not proposed that the increase in maximum density be applied to the entire R6-5 Zone variation since there may be previously zoned locations in other parts of the City where it is appropriate to maintain a lower density threshold.

3. *Amend the regulations in Section 10.4 for the Residential R6 Special Provision R6-5(30) Zone that applies to the subject lands only, by requiring a minimum 60 metre setback from an arterial road for buildings over 9 metres in height. Currently, the 60 metre setback is required for buildings over 8 metres in height.*

The intent of the 60 metre setback regulation, is to maintain development along the south side of Southdale Road West to a two storey building height, in accordance with Official Plan policy 3.5.17. The proposed change would permit buildings up to 9 metres in height, based on the two storey design and roof pitch of the proposed residential units. The concept plans provided with the application include building elevations which maintain the two storey profile but require a slight increase in building height to 9 metres.

The change in height from 8 to 9 metres is considered to be minor in nature and will maintain the two storey building profile along the south side of Southdale Road West. In considering the requested amendment it is also relevant to note the zoning that currently applies to the existing residential areas north of Southdale Road West permits buildings up to a height of between 10.5 metres and 13 metres.

Overall, the proposed amendments will be in keeping with the purpose and intent of the Multi-Family, Medium Density Residential policies and Section 3.5.17 of the Official Plan relating to the and permit development that is compatible with the land use pattern in the surrounding area.

The recommended amendments will not affect other zoning regulations that are in effect and all development will be subject to the holding provisions that are currently applied to the site. These include requirements to address noise impacts, building orientation, area storm drainage, and a maximum overall threshold on the number of units permitted on the multi-family blocks within plan. The proposed changes represent good land use planning and it is recommended that the requested Zoning By-law amendment be approved by Council.

One issue to note is that notwithstanding the recommended Zoning amendments, the development concept submitted by the applicant shows a total of 320 multi-family residential units on the two blocks. This would exceed the maximum interim threshold of 263 residential units permitted in plan 39T-08508. If development proceeds, the number of units would be capped at 263 until such time as the requirements of the "h-136" holding provision have been satisfied.

CONCLUSION

This report recommends changes to the regulations of the Residential R6 Zone to permit "fourplex" dwellings as a form of cluster housing in the R6-5 Zone (City-wide); and, amend two regulations in the R6-5(30) Special Provision Zone which applies only to the subject lands. These changes will facilitate the development of cluster housing at a density of up to 55 units per hectare and a height of up to 9 metres on the lands located at 3200 & 3260 Singleton Avenue.

Agenda Item #	Page #

Z-8035
T. Grawey

The recommended changes are in conformity with the policies of the Multi-Family, Medium Density Residential designation and policy 3.5.17 of the Official Plan, which applies to Bostwick East. The changes will permit development that is appropriate for the subject lands, and compatible with the surrounding land use pattern. These changes represent good land use planning and are recommended to Council for approval.

RECOMMENDED BY:	REVIEWED BY:
	
TERRY GRAWEY SENIOR PLANNER – DEVELOPMENT SERVICES	D. N. STANLAKE DIRECTOR – DEVELOPMENT PLANNING
SUBMITTED BY:	
	
GEORGE KOTSIFAS DIRECTOR OF BUILDING CONTROLS AND CHIEF BUILDING OFFICIAL	

April 25, 2012
TG/

y:\shared\sub&spec\subdiv\2012\Z-8035\Report to P&E (final)

Agenda Item #

Page #

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Z-8035
T. Grawey

Bibliography of information and Materials – File Z-8035

- Provincial Policy Statement, 2005
- City of London Official Plan
- Zoning By-law Z-1
- Zoning By-law amendment application, Deerfield Homes Ltd., March 2012
- Proposal Summary Report for Singleton Avenue, London (Deerfield Homes Ltd.)
- Comments received from Union Gas
- Comments received from Engineering Services

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

Phone:

Paul Burrows
130 St. Clair Crescent
London, ON N6J 3V9
(request for clarification)

E-Mail

Anna Jacewicz
c/o Realty Executives Elite Ltd.
7-515 Wellington Rd. South
London, ON N6C 4R3
(request for information)

Agenda Item #	Page #

Z-8035
T. Grawey

Appendix "A"

Bill No. (number to be inserted by Clerk's Office)
2012

By-law No. Z.-1-_____

A by-law to amend By-law No. Z.-1 to add a permitted use in the R6-5 Zone Variation, and change the zoning on lands located at 3200 and 3260 Singleton Avenue.

WHEREAS Deerfield Homes Ltd. has applied to amend the R6-5 Zone variation, and rezone an area of land located at 3200 and 3260 Singleton Avenue, as set out below;

AND WHEREAS this rezoning conforms to the Official Plan;

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

1) Section number 10.2 of the Residential R6 Zone to By-Law No. Z-1 is amended by adding the following permitted use to the R6-5 Zone Variation, under clause 5):

h) Fourplex dwelling;

2) Section number 10.4 (SPECIAL PROVISIONS) of the Residential R6 Zone to By-law No. Z-1 is amended by deleting the R6-5(30) Special Provision in clause 30) in its' entirety, and replacing it with the following:

30) R6-5(30)

a) Regulations

- | | |
|--|---|
| i) Setback from Arterial Road (Minimum) | For all portions of a building above 9 metres (29.5 ft.) height, the required minimum setback shall be 60 metres. |
| ii) Dwelling setback from High Pressure Pipeline (Minimum) | 20 metres (66 ft.) |
| iii) Density (Maximum) | 55 units per hectare |

The inclusion in this By-law of imperial measure along with metric measure is for the purpose of convenience only and the metric measure governs in case of any discrepancy between the two measures.

This By-law shall come into force and be deemed to come into force in accordance with subsection 34(21) of the *Planning Act, R.S.O. 1990, c. P.13*, either upon the date of the passage of this by-law or as otherwise provided by the said subsection.

Agenda Item #

Page #

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Z-8035
T. Grawey

PASSED in Open Council on May 22, 2012.

Joe Fontana
Mayor

Catharine Saunders
City Clerk

First Reading - May 22, 2012
Second Reading - May 22, 2012
Third Reading - May 22, 2012