

That, on the recommendation of the Director of Land Use Planning and City Planner, the following actions be taken with respect to the application of 1307918 Ontario Limited (Helen Wilson) relating to the property located at 763 Colborne Street:

- (a) the request to amend Zoning By-law No. Z.-1 to change the zoning of the subject lands **FROM** a Residential (R2-2) Zone which permits single, semi, duplex dwellings and converted dwelling maximum 2 units **TO** a Residential R3 Special Provision (R3-1 (L)) Zone to permit the above use and a three unit converted dwelling with a lot frontage of 9.75m, a 4.5m front yard setback, a 0m north interior side yard setback, a 1.4m interior side yard setback and 1 parking space, **BE REFUSED**, as the requested Zoning By-law amendment is not consistent with the Official Plan as follows:
- the North London/Broughdale Neighbourhood policies of the Official Plan require that multiple unit residential development is directed to those areas within the Oxford, Richmond and Adelaide Street corridors that are designated Multi-Family, High and Multi-Family, Medium Density Residential;
  - the current zoning for this area is appropriate, promotes neighbourhood stability, and allows redevelopment of residential properties in a manner which is compatible with the surrounding neighbourhood, consistent with the Provincial Policy Statement;
  - the requested amendment has the potential to create impacts on the abutting land owners resulting from the introduction of a multiple unit residential development into a stable residential area;
  - the requested amendment could set a further precedent for additional multiple unit residential uses and erode the residential character of the area;
  - the proposed amendment would constitute “spot” zoning, and is not considered appropriate in isolation from the surrounding neighbourhood; and,
  - for the foregoing reasons, the requested Zoning By-law amendment is not consistent with the Official Plan;
- (b) subject to Policy 19.1.1. of the Official Plan, the subject lands **BE INTERPRETED** to be located within the “Low Density Residential” designation;

it being noted that the Built and Natural Environment Committee reviewed and received the attached communication dated September 9, 2011 from J. McGuffin, Monteith Brown Planning Consultants, with respect to this matter;

it being pointed out that at the public participation meeting associated with this matter, the following individuals made an oral submission in connection therewith:

- J. McGuffin, Monteith Brown Planning Consultants, on behalf of the applicant – see attached presentation; advising that at the pre-application meeting in March, 2011, Mr. McGuffin met with staff and received a favourable response to the proposed application; advising that the only concern expressed was the parking; indicating that he was advised that at the pre-consultation meeting that a zoning by-law amendment would be required and the staff requested that the tree in front of the property be retained; advising that the concerns received by the neighbours were illegal parking and student housing; indicating that the Provincial Policy Statement charges municipalities with finding infill housing; enquiring as to how the staff can ask the Council to ask for something different than what he was asked for in the pre-consultation meeting; advising that this is not spot zoning and that the application will not set a precedent; advising that his client purchased the property in June of 2010 and has spent \$65,000 in improvements, including an interlocking brick driveway and a new storage shed.

D. Bale, 776 Colborne Street – expressing opposition to the application; indicating that he is happy that the property has been improved to a degree; advising that no one is sanguine about the property being rezoned; advising that there are usually three vehicles parked in front of the house; indicating that it may be true that there is a plan in place for a shared driveway in the back; advising that if you increase the dwelling numbers, you will have more people parking; advising that Mr. McGuffin's map indicates that the parking is straddling the boundary; advising that all the businesses are on Oxford Street; advising that approving the application will drive a wedge into the neighbourhood and that it is setting an unfortunate precedent.