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T. KARIDAS
File No: SP12-015522
File No: SP12-027228

TO:	CHAIR AND MEMBERS – PLANNING AND ENVIRONMENT COMMITTEE MEETING
FROM:	G. KOTSIFAS, P.ENG. MANAGING DIRECTOR, DEVELOPMENT & COMPLIANCE & CHIEF BUILDING OFFICIAL
SUBJECT:	APPLICATION BY: SORIN MARINESCU 3 FRONT STREET & 5 FRONT STREET PUBLIC SITE PLAN MEETING MAY 28, 2013

RECOMMENDATION

That on the recommendation of the Manager, Development Planning, the following actions be taken with respect to the site plan approval application by Sorin Marinescu relating to the properties located at 3 Front Street & 5 Front Street:

- a) on behalf of the Approval Authority, the Planning and Environment Committee **BE REQUESTED** to conduct a public meeting on the subject site plan applications and **REPORT TO** the Approval Authority the issues, if any, raised at the public meeting with respect to these applications for Site Plan approval;
- b) Council **ADVISE** the Approval Authority of any issues they may have with respect to these Site Plan applications and **ADVISE** the Approval Authority whether they support these Site Plan applications for two duplex dwellings; and,
- c) the applicant **BE ADVISED** that the Director, Development Finance has summarized the claims and revenues information as shown on attached Schedule A.

PURPOSE AND EFFECT OF RECOMMENDED ACTION

The purpose of the report is to obtain feedback from the public and for Planning & Environment Committee and Council to provide advice to the Approval Authority when considering the plans, elevations and requirements for the Site Plan.

The need for public engagement is required to satisfy the requirement of the h-5 holding provision which applies to this site.

PREVIOUS REPORTS PERTINENT TO THIS MATTER
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Z-7815 – Report to Planning Committee on rezoning(March 2011).

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APPLICATION DETAILS

Date Application Accepted: August 21, 2012	Owner: Sorin Marinescu
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SITE CHARACTERISTICS:
<p>3 Front Street</p> <ul style="list-style-type: none"> • Current Land Use – Vacant • Frontage – 15.24m (50 feet) • Area – 530.5 m² (5710 sqft) • Shape – Rectangular <p>5 Front Street</p> <ul style="list-style-type: none"> • Current Land Use – Vacant • Frontage – 15.24m (50 feet) • Area – 488.3 m² (5256 sq ft) • Shape – Rectangular

SURROUNDING LAND USES:
<ul style="list-style-type: none"> • North – Multi – Family Residential; Thames River • South – Multi-Family Residential (multi-family) • East – Single detached Residential (single-detached) • West – Multi-Family Residential (multi-family)

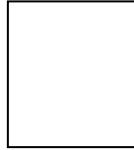
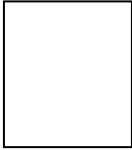
OFFICIAL PLAN DESIGNATION: Multi-Family Medium Density Residential
EXISTING ZONING: 3 Front Street - h-5.h-80.h-121 R3-2(7); 5 Front Street - h-5.h-80.h-121 R3-2(8)

SIGNIFICANT DEPARTMENT/AGENCY COMMENTS

Community Planning and Urban Design

Community Planning and Urban Design have reviewed the elevations and recommend that the base, middle, and top of the proposed building be appropriately scaled; establish a rhythm of windows that complements the building design; use materials consistent with the neighbourhood character (ie. Hardie Board siding and brick are preferred for their durability and consistency with the neighbourhood); and ensure that there is a direct pedestrian connection from the principal entrance to Front Street.

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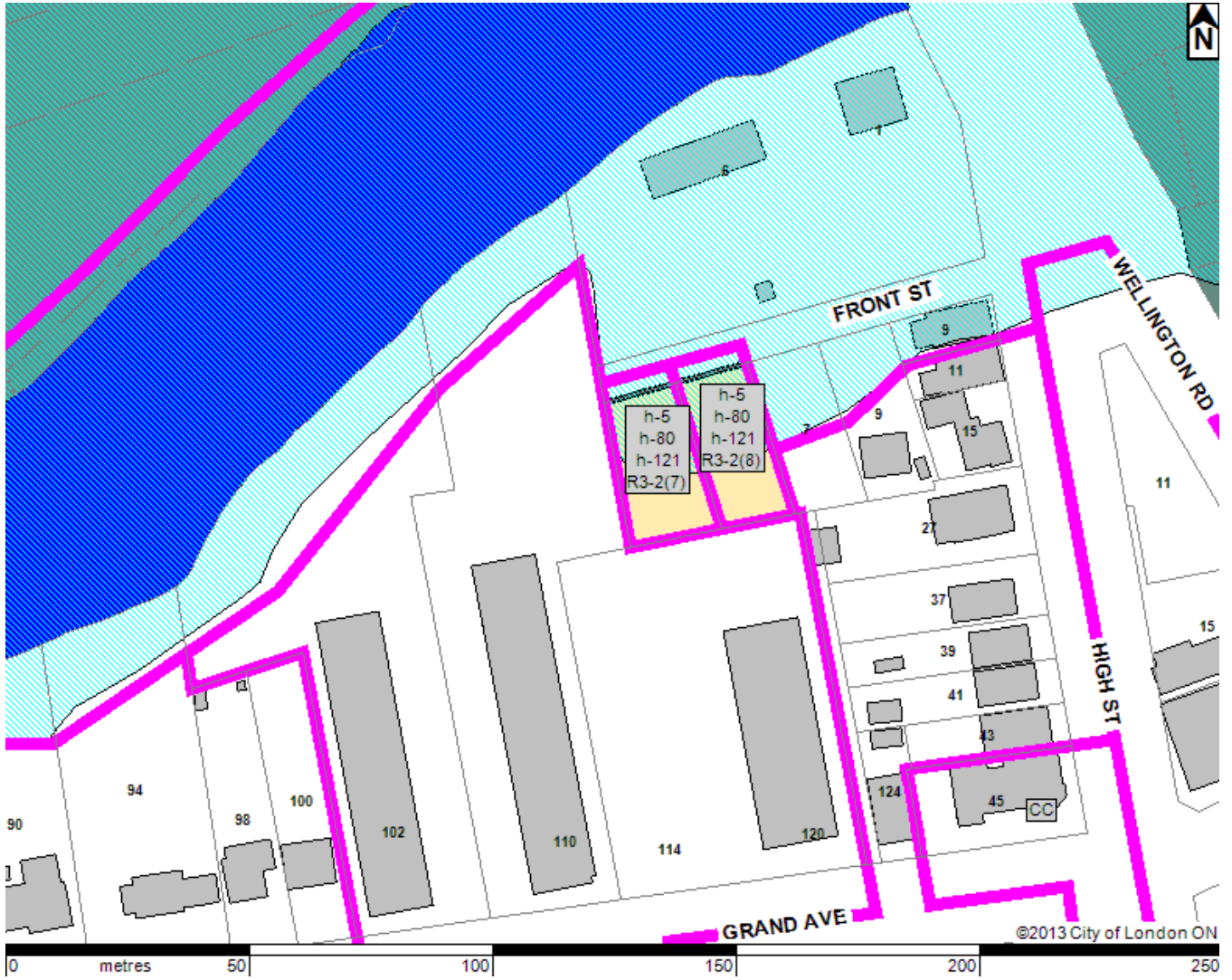
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Location Map

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Zoning Excerpt



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Surrounding Area
(aerial view of site)



South west corner of Front Street and High Street



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PUBLIC LIAISON:	On May 16, 2013 a combined Notice of Application for Site Plan Approval and Notice of Public Meeting was sent out to surrounding property owners and the nature of the application was advertised in the Living in the City section of the Londoner on May 9, 2013.	0 responses received to date.
Nature of Liaison: The purpose of the Public meeting is to consider the appropriateness of the Site Plan application for a proposed duplex dwelling at 3 Front Street and a proposed duplex dwelling at 5 Front Street. The application for Site Plan Approval has been made to satisfy the h-5 holding provision of the Zoning By-law Z-1.		
Responses: None		

ANALYSIS

Description of the Site Plans

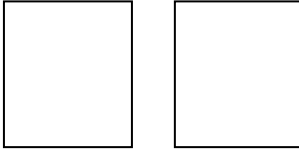
The Owner has two abutting vacant residential lots and is proposing to construct a duplex dwelling on each of the lots. The parcels are zoned to permit single detached dwellings, semi-detached dwellings, duplex and fourplex dwellings. There are Special Provisions to these zones which require a minimum front yard setback of 2 metres; minimum lot areas; and a minimum of three off-street parking spaces.

The proposed buildings are both two storeys in height. The proposed duplex dwellings are set back the minimum front yard setback of 2 metres. The lots meet the minimum lot area requirements of the applicable zones. Vehicular access to the property is a shared driveway between the two buildings. The applicant has provided the minimum 3 parking spaces per building in the rear yards to serve each of the lots.

Extensive planting is proposed in front of the building to soften the view. Specific Urban Design issues which are to be addressed as part of the Site Plan review include pedestrian access to the buildings; exterior building materials and colours; and the design and number of windows (with an emphasis on increasing views to the Thames River). The owner is providing a direct pedestrian connection to the principal entrance from Front Street. The owner is proposing a additional windows along the northern façade of the building. The issue of building materials; colours and window spacing will be examined in greater detail prior to granting Site Plan Approval.

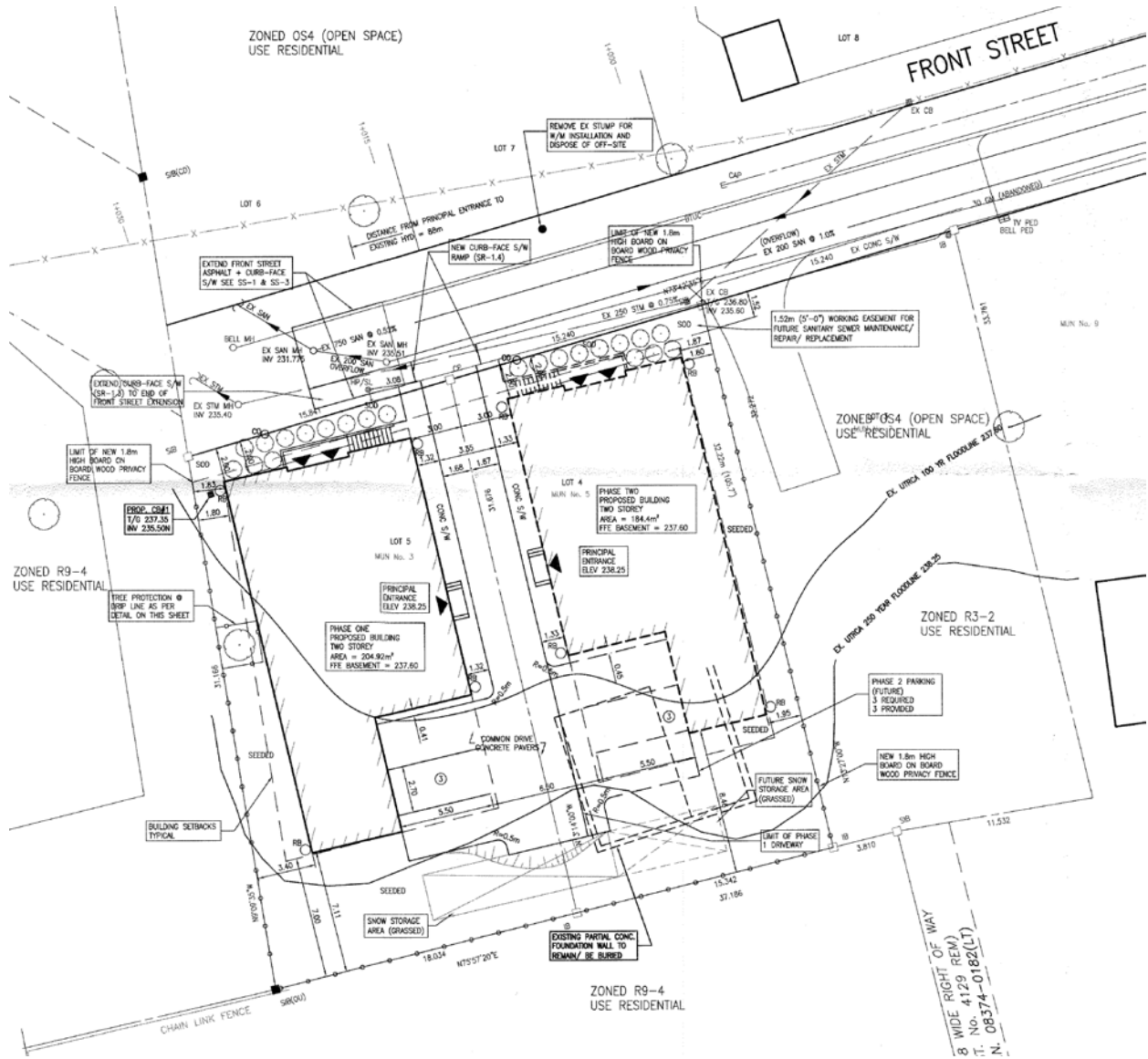
Is the Proposed Site Plan in conformity with the Official Plan and is it consistent with the Provincial Policy Statement?

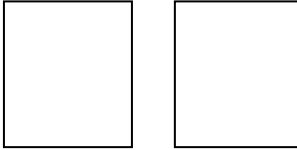
The development of duplex dwellings conforms to the Official Plan Multi Family Medium Density residential policies. The proposed residential intensification is consistent with the Provincial Policy Statement in that it provides for an efficient use of land.



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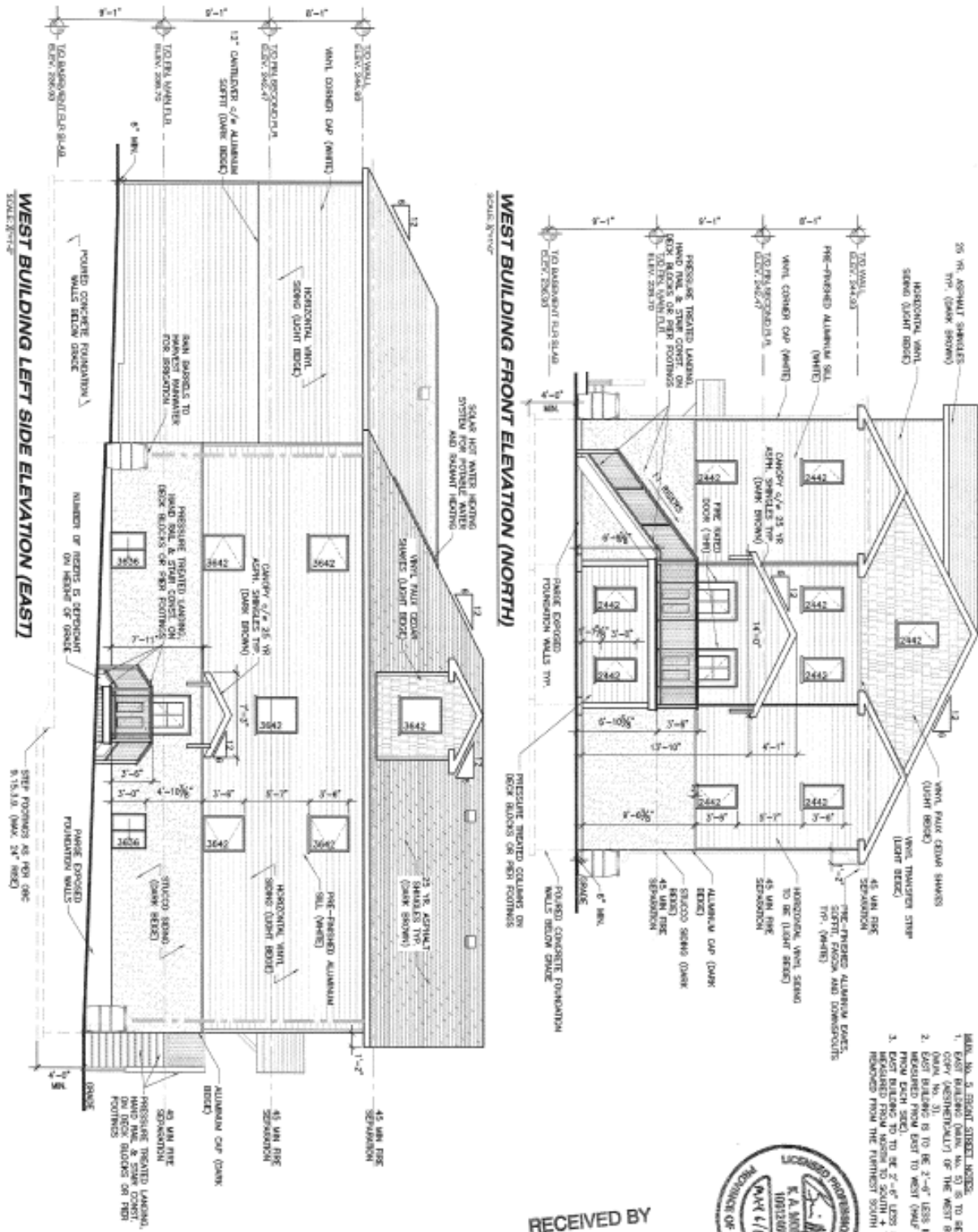
Site Plan





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Elevations



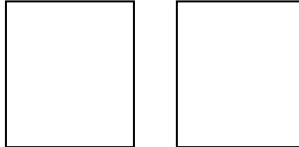
- MAN. No. 5 FRONT STREET NORTH
1. EAST BUILDING (MAN. No. 5) IS TO BE A MIRROR COPY (ESSENTIALLY) OF THE WEST BUILDING (MAN. No. 5).
 2. EAST BUILDING IS TO BE 3'-6" LESS IN WIDTH FROM EACH SIDE TO WEST STREET FRONT.
 3. EAST BUILDING IS TO BE 2'-6" LESS IN LENGTH REARWARD FROM WESTER TO SOUTH + TO BE REARWARD FROM THE FRONTIER SOUTH WALL.

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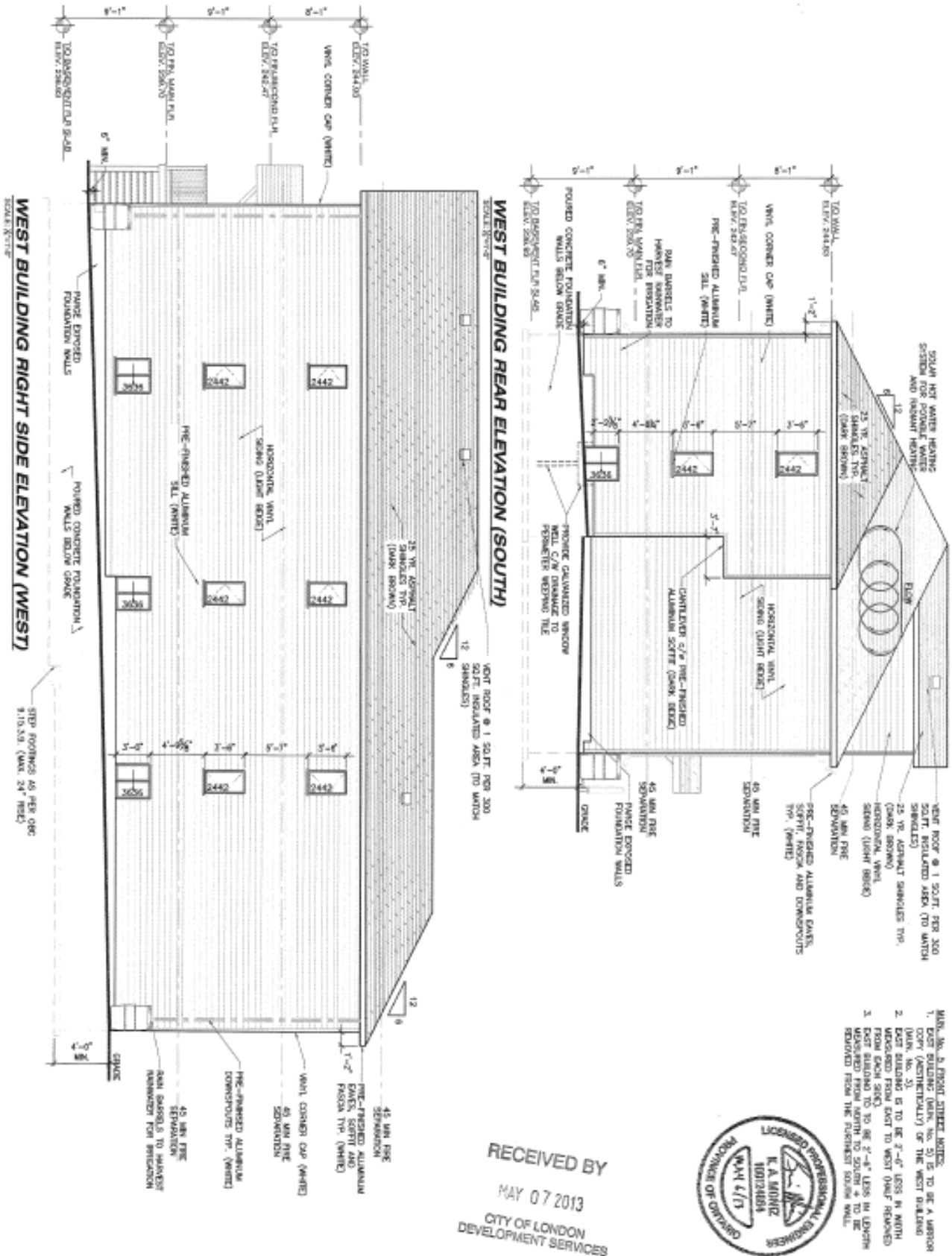
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Do the Plans Conform to the Residential R3-2(7) and R1-3(8) Special Provision Zoning and the City’s Site Plan Control By-law?

The proposed duplex dwelling conforms to the applicable zoning regulations. There are three holding provisions which currently apply to these zones (h-5; h-80; and h-121). The h-5 holding provision requires the developer to enter into an agreement with the City following public site plan review to ensure that development takes a form compatible with adjacent land uses. This report and public meeting is intended to satisfy this holding provision. The property owner has applied to have this holding provision lifted. The h-5 may be removed once the owner has entered into a development agreement as noted above.

The h-80 requires that full municipal services are available to the site. This issue will be addressed through conditions of the development agreement relating to the Site Plan.

The h-121 holding provision requires that appropriate flood proofing measures are incorporated and/or that dry, safe access to the Regulatory Flood Elevation is achieved to the satisfaction of the Upper Thames River Conservation Authority(UTRCA). The owner has applied to the UTRCA to address this issue of dry access.

The application to remove these holding provisions will be brought forward to a future meeting of the Planning and Environment Committee for consideration.

Is the Site Plan Compatible with Adjacent Properties?

The area surrounding the subject land is an eclectic mix of residential uses ranging from apartment buildings, older one-storey homes and commercial buildings on the east side of High Street. The site plan as submitted is compatible with the surrounding uses and is considered appropriate for the development of these lands. The site will function with adequate off street parking and will not cause any adverse impacts in the neighbourhood.

CONCLUSION

Based on a review of the applicable Official Plan policies, the Zoning By-law regulations, and the Provincial Policy Statement, approval of the submitted site plan and elevations by the Approval Authority will be appropriate for the development of these lands. The proposal represents good land use planning and subject to the results of the public meeting and further urban design considerations, the plans and drawings could be recommended for approval to the Approval Authority along with a standard Development Agreement.

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PREPARED BY:	RECOMMENDED BY:
T. KARIDAS SITE PLAN APPROVAL OFFICER DEVELOPMENT SERVICES	A. MACLEAN MANAGER, DEVELOPMENT PLANNING
REVIEWED BY:	SUBMITTED BY:
T. GRAWAY MANAGER, DEVELOPMENT SERVICES & PLANNING LIAISON	G. KOTSIFAS MANAGING DIRECTOR, DEVELOPMENT AND COMPLIANCE & CHIEF BUILDING OFFICIAL

AM/tk

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Bibliography of Information and Materials

Reference Documents:

City of London. *Official Plan*, June 19, 1989, as amended.

City of London. *Zoning By-law No. Z.-1*, May 21, 1991, as amended.

City of London, Site Plan By-law C.P.-1455-451.

Provincial Policy Statement, March 1, 2005.

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