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File: Z-8836
Planner: Mike Corby

TO:	CHAIR AND MEMBERS PLANNING & ENVIRONMENT COMMITTEE
FROM:	JOHN M. FLEMING MANAGING DIRECTOR, PLANNING AND CITY PLANNER
SUBJECT:	APPLICATION BY: FUTURESTREETS INC. 1843 FREDERICK CRESCENT PUBLIC PARTICIPATION MEETING ON JANUARY 8, 2018

RECOMMENDATION

That, on the recommendation of the Managing Director, Planning and City Planner, with respect to the application of Futurestreets Inc. relating to the property located at 1843 Frederick Crescent, the proposed by-law attached hereto as Appendix "A" BE **INTRODUCED** at the Municipal Council meeting January 16, 2018 to amend Zoning By-law No. Z.-1, in conformity with the Official Plan, to change the zoning of the subject property **FROM** a Holding Residential R1 (h-82*R1-3) Zone, **TO** a Residential R1 (R1-3) Zone;

EXECUTIVE SUMMARY

Summary of Request

The requested amendment would remove the existing holding provision on the subject site and allow for the development of a single detached dwelling.

Purpose and Intent of Recommended Action

The recommended amendment would facilitate the removal of the Holding Provision and allow the site to develop as a single detached dwelling within the existing zoning regulations.

Rationale of Recommended Action

- 1) A single detached dwelling can be accommodated on the subject site by way of the recommended zoning without any special provisions therefore, it is unreasonable to hold out this lot from future development.
- 2) Any future development to the west will need to address the street alignment between developments and any "sliver" of the land that might be created abutting the subject site. The future development may be required to merge this silver of land with the subject site to avoid an inconsistent lot pattern or realign the street to avoid creating a sliver.

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ANALYSIS

1.0 Site at a Glance

1.1 Property Description

The subject site is standard lot on a local road created through a plan of subdivision. It is located at the end of the street (future road extension) and is the last lot before it abuts another property that has yet to develop.

1.2 Current Planning Information (see more detail in Appendix D)

- Official Plan Designation – Low Density Residential
- The London Plan Place Type – Neighbourhoods
- Existing Zoning – h-82*R1-3 Zone

1.3 Site Characteristics

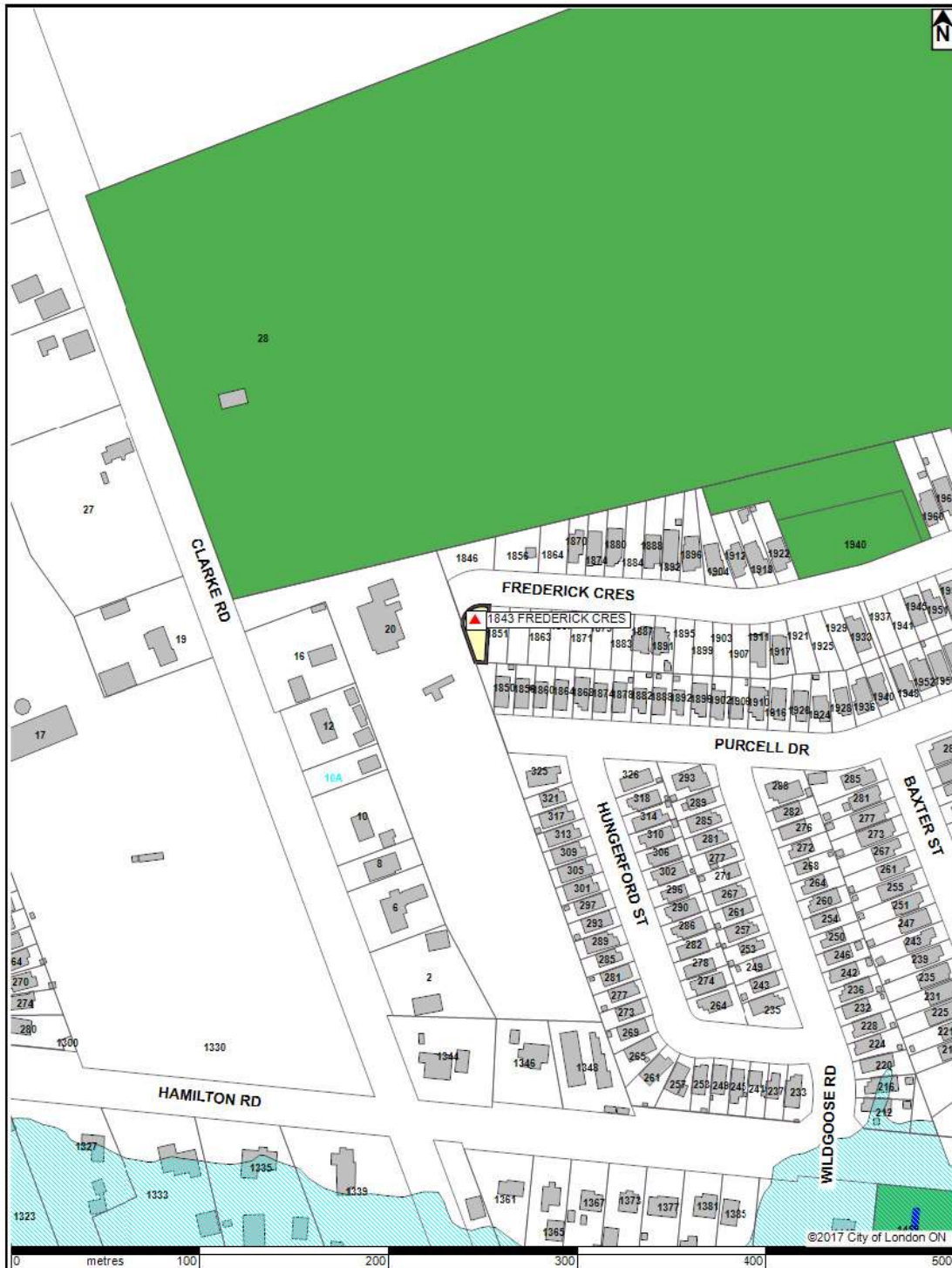
- Current Land Use – Undeveloped
- Frontage – 10m (32.80ft)
- Depth – 30m (98.42 ft)
- Area – 300 m² (3229 square feet)
- Shape – Irregular

1.4 Surrounding Land Uses

- North – Open Space
- East – Low Density Residential
- South – Low Density Residential
- West – Autobody/Auto Repair/Auto Sales

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1.5 Location Map



<p style="text-align: center;">LOCATION MAP</p> <p>Subject Site: 1843 Frederick Crescent Applicant: Futurestreets Inc File Number: Z-8836 Planner: Mike Corby Created By: Mike Corby Date: 2017-10-16 Scale: 1:2500</p>	<p style="text-align: center;">LEGEND</p> <ul style="list-style-type: none"> Subject Site Parks Assessment Parcels Buildings Address Numbers
<p>Corporation of the City of London Prepared By: Planning and Development</p>	

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2.0 Description of Proposal

2.1 Development Proposal

The applicant is proposing to build a single detached dwelling on the subject site.

3.0 Relevant Background

3.1 Planning History

The subject site was created through a Plan of Subdivision in 2009. Phase one of the subdivision consisted of 46 single detached dwelling lots, and was granted final approval on June 11, 2007, and registered as 33M-571 on June 22, 2007. On March 17, 2008 a proposed zoning amendment was presented to Planning Committee as part of Phase 2 of the subdivision which added the existing holding provision (h-82) to the subject site. Phase 2 received final registration of 93 single detached dwelling lots on June 24, 2009.

3.2 Requested Amendment

The requested amendment is to rezone the subject site without the existing holding provision (h-82). The removal of the holding provision would allow for the development of a single detached dwelling.

3.3 Community Engagement

No concerns were raised.

3.4 Policy Context (see more detail in Appendix C)

The Provincial Policy Statement (PPS) 2014 provides policy direction on matters of provincial interest related to land use and development. Section 1.1 Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns of the PPS encourages healthy, livable and safe communities which are sustained by accommodating an appropriate range and mix of residential, employment and institutional uses to meet long-term needs. It also promotes cost-effective development patterns and standards to minimize land consumption and servicing costs. The PPS encourages settlement areas (1.1.3 Settlement Areas) to be the main focus of growth and development and directs municipalities to provide for appropriate range and mix of housing types and densities to meet projected requirements of current and future residents (1.4 Housing).

Official Plan

The subject site is designated as Low Density Residential which permits single detached; semi-detached; and duplex dwellings. Multiple-attached dwellings, such as row houses or cluster houses may also be permitted subject to the policies of the Plan and provided they do not exceed the maximum density of development permitted (3.2.1. Permitted Uses). Developments within this designation should have a lowrise, low coverage form that minimizes problems of shadowing, view obstruction and loss of privacy (3.2.2. Scale of Development).

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London Plan

The subject site is located in the Neighbourhoods Place Type on a neighbourhood street which permits single detached, semi-detached, duplex, converted dwellings, townhouses, secondary suites, home occupations and group homes.

4.0 Key Issues

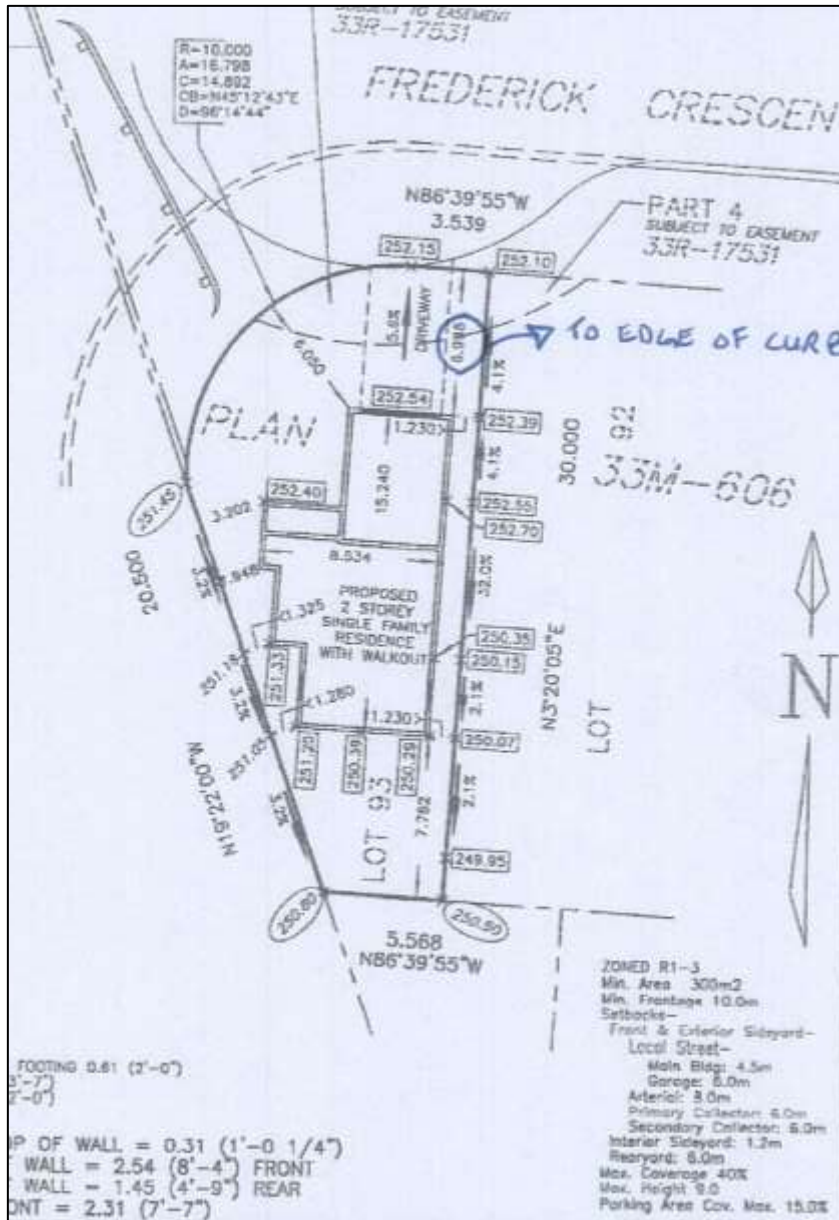
The existing zoning on the site has a holding provision (h-82) that does not permit development until a consistent lotting pattern is established.

h-82 Purpose: To ensure that there is a consistent lotting pattern in this area, the “h-82” symbol shall not be deleted until the part block has been consolidated with adjacent lands.

The removal of the holding provision is dependent on the abutting lands located to the west of the site developing for residential purposes and in a lotting pattern that will align with the subject site. This will require the merging of the subject site with a portion of the abutting lands prior to development to avoid an inconsistent lot pattern or realign the street to avoid creating a sliver.

The applicant has been able to demonstrate that a single detached dwelling can be accommodated on the existing lot without the need for any special provisions within the existing R1-3 zoning regulations (see image below). This illustrates that the current lot configuration, though different in shape in the rear yard, can function in the same manner as the rest of the subdivision ensuring compatibility and continuity within the subdivision. At a future time when the lands to the west develop it is likely that a remnant parcel “sliver” will be created abutting these lands or an alternative road alignment will be established. If a sliver is created the developer may be required to merge this sliver with the subject site in order to ensure an appropriate lot pattern is established.

Since the existing lot is functional under the current R1-3 zone and the holding provision is dependent on abutting lands proceeding with development it is appropriate to remove the holding provision and allow these matters to be addressed when the lands to the west develop.



More information and detail is available in Appendix B and C of this report.

5.0 Conclusion

The requested amendment to rezone the subject site without a holding provision to permit the construction of a single detached dwelling is appropriate as the applicant has demonstrated that a single detached dwelling can be accommodated on the subject site without special provisions and future development to the west will address the street alignment between developments; any “sliver” of the land that might be created may be required to merge with the subject site.

Agenda Item # Page #

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Planner: Mike Corby

PREPARED BY:	SUBMITTED BY:
MIKE CORBY, MCIP, RPP CURRENT PLANNING	MICHAEL TOMAZINCIC, MCIP, RPP MANAGER, CURRENT PLANNING
RECOMMENDED BY:	
JOHN M. FLEMING, MCIP, RPP MANAGING DIRECTOR, PLANNING AND CITY PLANNER	

December 18, 2017

MC/mc

Y:\Shared\implemen\DEVELOPMENT APPS\2017 Applications 8723 to\8836Z - 1843 Frederick Cres (MC)\Report\AODA Revised Amendment Report.docx

Appendix "A"

Bill No. (number to be inserted by Clerk's Office)
2018

By-law No. Z.-1-18____

A by-law to amend By-law No. Z.-1 to
rezone an area of land located at 1843
Frederick Crescent.

WHEREAS Futurestreets Inc. has applied to rezone an area of land located at 1843 Frederick Crescent, 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:

- 1) Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to lands located at 1843 Frederick Crescent, as shown on the attached map comprising part of Key Map No. A.113, from a Holding Residential R1 (h-82*R1-3) Zone to a Residential R1 (R1-3) Zone.

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 Section 34 of the *Planning Act, R.S.O. 1990, c. P13*, either upon the date of the passage of this by-law or as otherwise provided by the said section.

PASSED in Open Council on January 16, 2018.

Matt Brown
Mayor


Catharine Saunders
City Clerk

First Reading – January 16, 2018
Second Reading – January 16, 2018
Third Reading – January 16, 2018


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



File Number: Z-8836
 Planner: MC
 Date Prepared: 2017/11/20
 Technician: MB
 By-Law No: Z.-1-

SUBJECT SITE 

1:2,000

0 10 20 40 60 80 Meters 

Geodakbase

Appendix B – Public Engagement

Community Engagement

Public liaison: On October 25, 2017, Notice of Application was sent to 60 property owners in the surrounding area. Notice of Application was also published in the *Public Notices and Bidding Opportunities* section of *The Londoner* on October 26, 2017. A “Planning Application” sign was also posted on the site.

Nature of Liaison: The purpose and effect of the requested Zoning By-law amendment is to permit the development of a single detached dwelling.

Change Zoning By-law Z.-1 from Holding Residential R1 (h-82*R1-3) Zone which single detached dwellings to a Residential R1 (R1-3) Zone which permits single detached dwellings.

Responses: None

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

“None”

Agency/Departmental Comments

Development Services - November 10th, 2017

General Comments/Concerns for the Re-zoning Application:

1. There is a temporary turning circle easement (33R-17531) located over a portion of the subject site.
2. The site is located within a methane gas/landfill designated area.

Transportation

1. Driveway to have a minimum length of 6.0m from the back of sidewalk/curb.

Wastewater and Drainage

The sewer available for the subject lands is the 200mm sanitary sewer on Frederick Crescent.

WADE has no objection to this application.

Appendix C – Policy Context

The following policy and regulatory documents were considered in their entirety as part of the evaluation of the requested land use change. The most relevant policies, by-laws, and legislation are identified as follows:

PPS

1.1 Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns

1.1.1 a, b, c, e, f

1.1.3 Settlement Areas

1.1.3.1, 1.1.3.2, 1.1.3.3, 1.1.3.4, 1.1.3.6

1.4 Housing

1.4.1

Official Plan

3.2. Low Density Residential

3.2.1 Permitted Uses

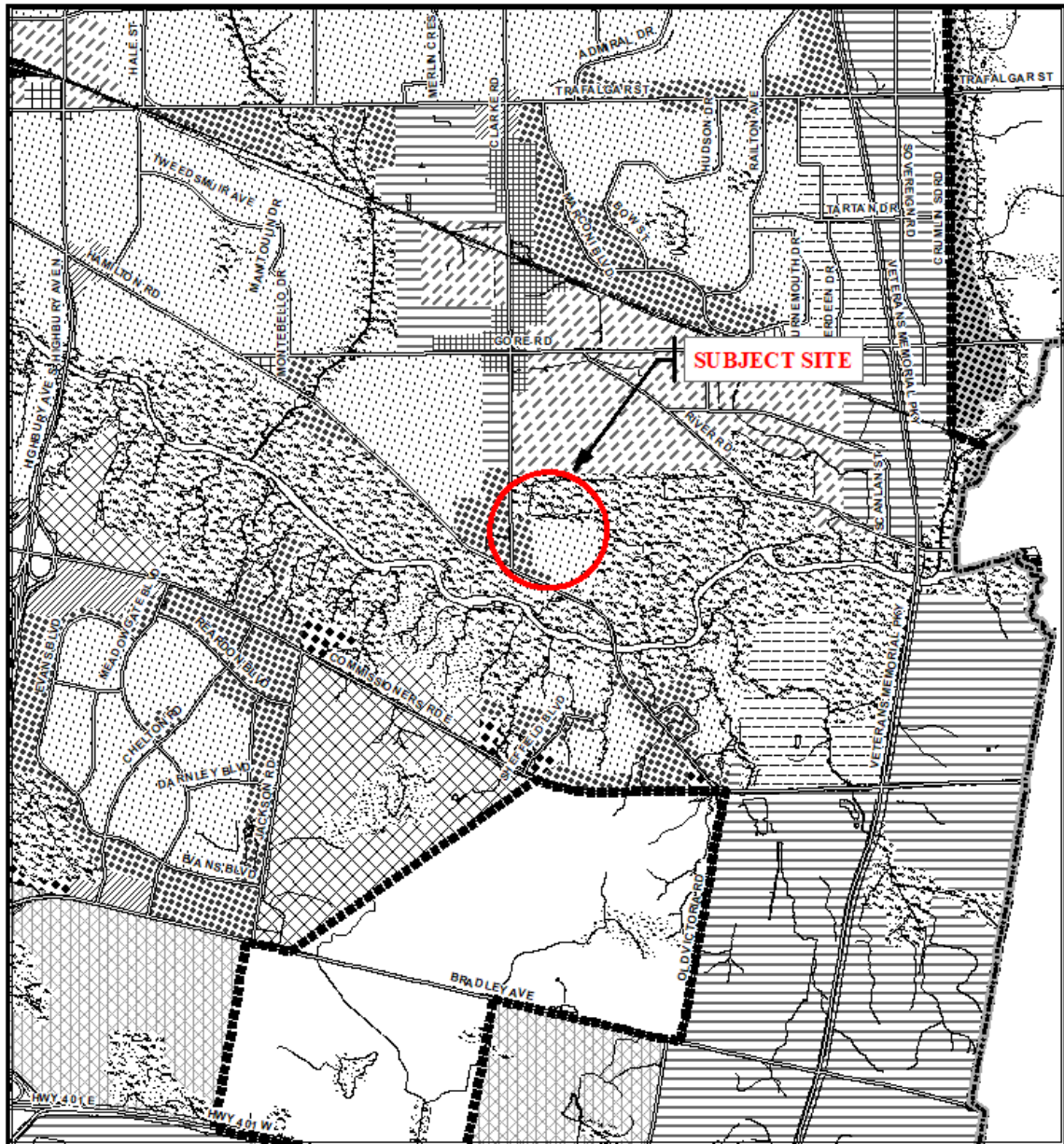
3.2.2. Scale of Development

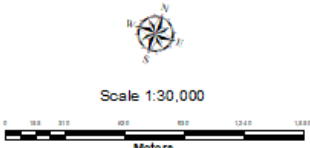
London Plan

Neighbourhood – 921

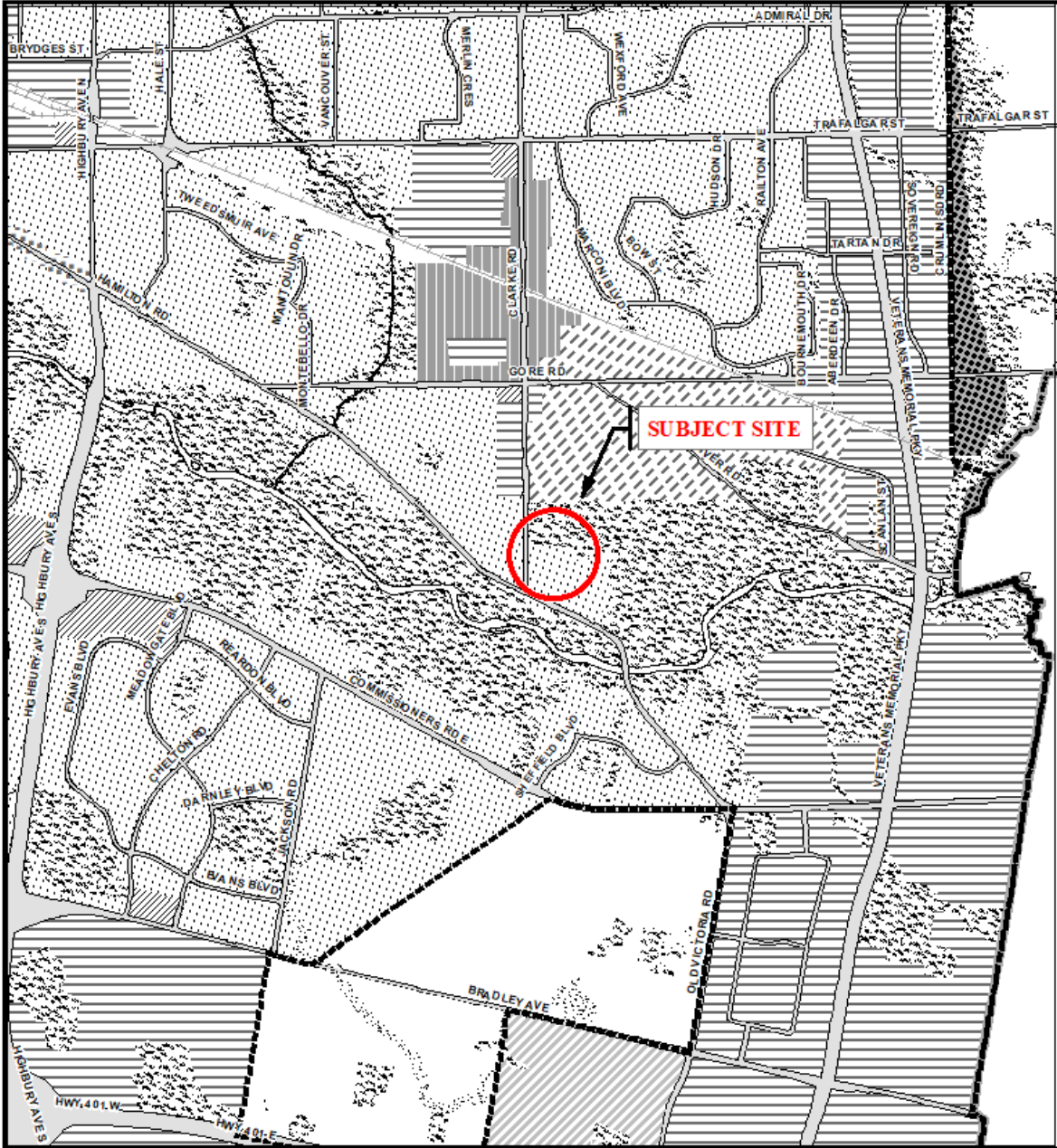
APPENDIX D – RELEVANT BACKGROUND

Additional Maps



Legend		
<p>■ Downtown</p> <p>■ Wonderland Road Community Enterprise Corridor</p> <p>▨ Enclosed Regional Commercial Node</p> <p>▨ New Format Regional Commercial Node</p> <p>▨ Community Commercial Node</p> <p>▨ Neighbourhood Commercial Node</p> <p>▨ Main Street Commercial Corridor</p> <p>▨ Auto-Oriented Commercial Corridor</p> <p>▨ Multi-Family, High Density Residential</p>	<p>▨ Multi-Family, Medium Density Residential</p> <p>▨ Low Density Residential</p> <p>▨ Office Area</p> <p>▨ Office/Residential</p> <p>▨ Regional Facility</p> <p>▨ Community Facility</p> <p>▨ Open Space</p> <p>▨ Urban Reserve - Community Growth</p> <p>▨ Urban Reserve - Industrial Growth</p>	<p>▨ Office Business Park</p> <p>▨ General Industrial</p> <p>▨ Light Industrial</p> <p>▨ Commercial Industrial</p> <p>▨ Transitional Industrial</p> <p>▨ Rural Settlement</p> <p>▨ Environmental Review</p> <p>▨ Agriculture</p> <p>▨ Urban Growth Boundary</p>
<p style="text-align: center;">CITY OF LONDON Planning Services / Development Services</p> <p style="text-align: center;">OFFICIAL PLAN SCHEDULE A - LANDUSE -</p> <p style="font-size: small; text-align: center;">PREPARED BY: Graphics and Information Services</p>	 <p>Scale 1:30,000</p> <p>Meters</p>	<p>FILE NUMBER: Z-8836</p> <p>PLANNER: MC</p> <p>TECHNICIAN: MB</p> <p>DATE: 2017/11/20</p>

PROJECT LOCATION: e:\planning\projects\p_officialplan\work\koo\00\excerpts\mxd_templates\scheduleA_b&w_8x14_with_SWAP.mxd



Legend

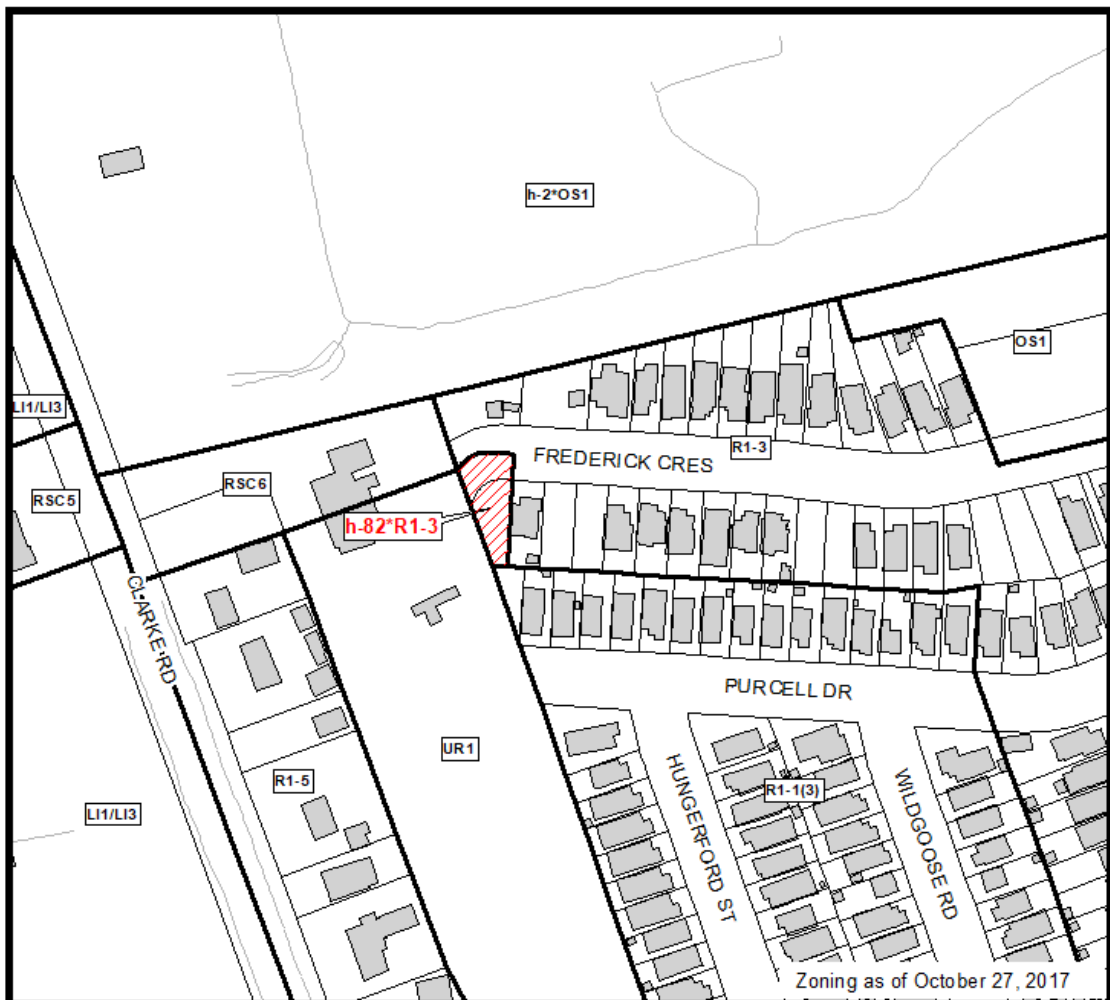
- | | | |
|------------------------|--------------------------|---|
| Downtown | Future Community Growth | Environmental Review |
| Transit Village | Heavy Industrial | Farmland |
| Shopping Area | Light Industrial | Rural Neighbourhood |
| Rapid Transit Corridor | Future Industrial Growth | Waste Management Resource Recovery Area |
| Urban Corridor | Commercial Industrial | Urban Growth Boundary |
| Main Street | Institutional | |
| Neighbourhood | Green Space | |

This is an excerpt from the Planning Division's working consolidation of Map 1 - Place Types of the London Plan, with added notations.

At the time of the printing of this map, the Rapid Transit EA is in progress. This map shows the Rapid Transit Corridors and Urban Corridors to recognize potential alignments. These Place Types will be modified to align with the results of the EA process for the final version of The London Plan.

<p>CITY OF LONDON Planning Services / Development Services</p> <p>LONDON PLAN MAP 1 - PLACE TYPES -</p> <p>PREPARED BY: Planning Services</p>	<p>Scale 1:30,000</p> <p>Meters</p>	<p>File Number: Z-8836</p> <p>Planner: MC</p> <p>Technician: MB</p> <p>Date: November 20, 2017</p>
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Project Location: E:\Planning\Projects\lp_officialplan\work\consolid00\excerpts_LondonPlan\EXCERPT_Map1_PlaceTypes_b&w_8x14.mxd



COUNCIL APPROVED ZONING FOR THE SUBJECT SITE: h-82*R1-3

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

- | | |
|---|-----------------------------------|
| R1 - SINGLE DETACHED DWELLINGS | RF - REGIONAL FACILITY |
| R2 - SINGLE AND TWO UNIT DWELLINGS | CF - COMMUNITY FACILITY |
| R3 - SINGLE TO FOUR UNIT DWELLINGS | NF - NEIGHBOURHOOD FACILITY |
| R4 - STREET TOWNHOUSE | HER - HERITAGE |
| R5 - CLUSTER TOWNHOUSE | DC - DAY CARE |
| R6 - CLUSTER HOUSING ALL FORMS | OS - OPEN SPACE |
| R7 - SENIOR'S HOUSING | CR - COMMERCIAL RECREATION |
| R8 - MEDIUM DENSITY/LOW RISE APTS. | ER - ENVIRONMENTAL REVIEW |
| R9 - MEDIUM TO HIGH DENSITY APTS. | OB - OFFICE BUSINESS PARK |
| R10 - HIGH DENSITY APARTMENTS | LI - LIGHT INDUSTRIAL |
| R11 - LODGING HOUSE | GI - GENERAL INDUSTRIAL |
| DA - DOWNTOWN AREA | HI - HEAVY INDUSTRIAL |
| RSA - REGIONAL SHOPPING AREA | EX - RESOURCE EXTRACTIVE |
| CSA - COMMUNITY SHOPPING AREA | UR - URBAN RESERVE |
| NSA - NEIGHBOURHOOD SHOPPING AREA | AG - AGRICULTURAL |
| BDC - BUSINESS DISTRICT COMMERCIAL | AGC - AGRICULTURAL COMMERCIAL |
| AC - ARTERIAL COMMERCIAL | RRC - RURAL SETTLEMENT COMMERCIAL |
| HS - HIGHWAY SERVICE COMMERCIAL | TGS - TEMPORARY GARDEN SUITE |
| RSC - RESTRICTED SERVICE COMMERCIAL | RT - RAIL TRANSPORTATION |
| CC - CONVENIENCE COMMERCIAL | |
| SS - AUTOMOBILE SERVICE STATION | "h" - HOLDING SYMBOL |
| ASA - ASSOCIATED SHOPPING AREA COMMERCIAL | "D" - DENSITY SYMBOL |
| OR - OFFICE/RESIDENTIAL | "H" - HEIGHT SYMBOL |
| OC - OFFICE CONVERSION | "B" - BONUS SYMBOL |
| RO - RESTRICTED OFFICE | "T" - TEMPORARY USE SYMBOL |
| OF - OFFICE | |

CITY OF LONDON

PLANNING SERVICES / DEVELOPMENT SERVICES

**ZONING
BY-LAW NO. Z-1
SCHEDULE A**



THIS MAP IS AN UNOFFICIAL EXTRACT FROM THE ZONING BY-LAW WITH ADDED NOTATIONS

FILE NO:

ZZ-ZZZZ CP

MAP PREPARED:

YYYY/MM/DD CK

1:2,000

