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Z-8808
Sonia Wise

TO:	CHAIR AND MEMBERS PLANNING & ENVIRONMENT COMMITTEE
FROM:	JOHN M. FLEMING MANAGING DIRECTOR, PLANNING AND CITY PLANNER
SUBJECT:	APPLICATION BY: LONDON LANGUAGE INSTITUTE 653 TALBOT STREET PUBLIC PARTICIPATION MEETING ON JANUARY 8, 2018

RECOMMENDATION

That, on the recommendation of the Managing Director, Planning and City Planner, the following actions **BE TAKEN** with respect to the application of London Language Institute relating to the property located at 653 Talbot Street:

- a) The proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting on 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 Residential R3/Office Conversion (R3-1/OC2) Zone, **TO** a Residential R3 Special Provision/Neighbourhood Facility Special Provision (R3-1(_)/NF1(_)) Zone, and an Open Space (OS4) Zone; and
- b) That on the advice of the London Advisory Committee on Heritage at its meeting held on September 13, 2017, Civic Administration **BE DIRECTED** to prepare a Statement of Cultural Heritage Value or Interest for the property at 653 Talbot Street and report back to the Planning and Environment Committee at a future date with respect to a Notice of Intent to Designate under the provisions of section 29 of the *Ontario Heritage Act*.

EXECUTIVE SUMMARY

Summary of Request

The proposal is to expand and reuse the existing dwelling as a new private school and day care facility for the London Language Institute.

Purpose and Effect of Recommended Action

The purpose and effect of the recommended action is to re-zone 653 Talbot Street to allow for the proposed private school and day care, with special provisions to recognize the reduced frontage, building setbacks, and parking reduction. The Open Space (OS4) Zone will be applied to the western portion of the property to facilitate the future parkland dedication.

Rationale of Recommended Action

- 1. The conversion and enlargement of the existing building for the private school use is consistent with the Provincial Policy Statement, 2014 and contributes to the existing mix of uses that area complementary to the neighbourhood;

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2. The recommended amendment is consistent with the Community Facility policies of the existing Official Plan as well as the Neighbourhoods policies of The London Plan;
3. The proposed London Language Institute is compatible with the surrounding residential neighbourhood, and represents a positive adaptive reuse of an existing heritage resource.

ANALYSIS

1.0 Site at a Glance

1.1 Property Description

The subject site is located in Central London on the west side of Talbot Street directly across from John Street. There is an existing heritage listed dwelling on site which is now vacant. The lands directly to the north are vacant high density residential lands (Locust Mount) which have been approved by Council for development of a residential apartment of 16 storeys, which is currently under appeal. The lands to the south and east are residential in nature, and lands to the west (rear) of the site form part of the Thames River Valley Corridor and Ann Street Park. The subject site is within a central location of the City and north of the Downtown.

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

- Official Plan Designation – Multi-Family, High Density Residential
- The London Plan Place Type – Neighbourhoods and High Density Residential Overlay
- Existing Zoning – R3-1/OC2

1.3 Site Characteristics

- Current Land Use – Vacant Dwelling
- Frontage – 25.3m
- Depth – Varies
- Area – 2,250m²
- Shape – Irregular

1.4 Surrounding Land Uses

- North – Vacant High Density Residential
- East – Mixed Low-Multi-Family, High Density Residential
- South – Mixed Low-Multi-Family, High Density Residential
- West – Thames River Valley Corridor

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1.5 Location Map



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2.0 Description of Proposal - Development Proposal

The proposal is to generally adaptively re-use the existing dwelling for a private school for the London Language Institute. The main floor has common areas and is proposed to function as the administration level. The instruction areas are located on the second and third floor with a total of six (6) classrooms. A portion of the existing building (garage) will be removed at the north side of the property to provide for access to the rear yard where the parking is proposed to be located. The second-storey portion of the garage, including the dormers, is proposed to be maintained. A three storey addition is proposed at the southwest portion of the building creating an additional 161m² of gross floor area for a total building of 848m². A day care use is also proposed for this site which is contemplated by the applicant in the future, but is not accompanied by specific details relating to size or location at this time.



Figure 1: Streetview of Subject Site - Front Façade

3.0 Relevant Background

3.1 Planning History

The existing 2.5 storey red brick dwelling was built circa 1908 in the Georgian Revival Style. The property is on the heritage register as a priority 1 listed property. The garage located at the north of the building is not original and it is unknown when it was added. An existing masonry landscape wall is located along the frontage of the property which is proposed to be generally maintained with modifications such as the widening of the brick pillars to provide vehicular access. The subject site is located in an area of the City that may be considered as a future heritage conservation district (Talbot).

3.2 Requested Amendment

The subject site is currently zoned Residential R3/Office Conversion (R3-1/OC2) which permits single, semi-detached, duplex, triplex, fourplex, converted dwellings, and professional and service offices in existing buildings, with at least one dwelling unit. The proposed amendment is to rezone the site to a Residential R3 Special Provision/ Neighbourhood Facility Special Provision (R3-1(__)/NF1(__)) Zone to permit the additional requested neighbourhood facility uses, including the private school and day care uses, as well as places of worship, elementary schools, community centres, libraries, fire

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stations, private clubs and police stations. Special provisions are required to permit a reduced frontage of 25m where 30m is required, a reduction in the required number of parking spaces, and to recognize the existing deficient interior yard setbacks.

3.3 Community Engagement (see more detail in Appendix B)

There was one response received from the circulation and notice period, which expressed concern for the lack of environmental assessment for the proposed use of the site. Concerns were raised with the Subject Land Status Report prepared for 661-667 Talbot Street which is the property north of the subject site. Similar concerns were expressed for the consideration of the application at 653 Talbot Street as it is located one property south and felt to have similar impacts.

Environmental and Parks Planning staff have confirmed that neither a Subject Land Status Report nor an Environmental Impact Study is required for the change of use and works proposed on site as they are sufficiently located an adequate distance from the river corridor. More detail is contained within this report.

3.4 Policy Context (see more in Appendix C)

Provincial Policy Statement (PPS), 2014

The Provincial Policy Statement (PPS) 2014, provides policy direction on matters of provincial interest related to land use planning 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. The PPS also promotes cost-effective development patterns and standards to minimize land consumption and servicing costs and encourages settlement areas to be the main focus of growth and development (1.1.3).

Official Plan

The site is designated Multi-Family, High Density Residential, and located within the Talbot Mixed-use Area Special Policy Area. The Multi-Family High Density Residential designation is intended to accommodate large-scale, multiple-unit forms of residential development including low and high rise apartment buildings, multiple-attached dwellings, nursing homes and rest homes.

The Talbot Mixed-Use Special Policy Area anticipates requests for the conversion and redevelopment of lands which may be appropriate if the scale and form do not adversely impact the amenities and character of the surrounding area. The Special Policy Area permits a broader range of uses including office conversion of existing dwellings to commercial, as well as office uses including retail, personal service, restaurant and business service uses; though private schools and day care centres are not specifically identified as permitted uses (3.5.1.ii).

The general policies of the Official Plan for all residential designations also apply, including the policies which consider community facilities such as schools and day care centres to be essential to, and compatible with the Multi-Family, High Density Residential designation (3.6.4).

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The London Plan

The subject site is within the Neighbourhoods Place Type in The London Plan, and Talbot Street is classified as a Neighbourhood Connector. The Talbot Mixed-Use Area policies which contemplate office and commercial uses within existing buildings are also applicable to this site (1025). In addition to the range of residential uses, schools, places of worship and other small-scale community facilities to support all ages are permitted in appropriate locations within neighbourhoods (918_8).

High Density Residential Overlay

The London Plan directs higher density uses towards strategic locations to support and take advantage of public transit, such as in transit villages and along transit corridors, though also recognizes some remnant high density residential areas (954). The lands that are designated in the 1989 Plan as High Density Residential are recognized in the High Density Residential (HDR) Overlay, which retains greater development potential for those sites although they are not in a targeted growth location (955). Planning and development applications that conform with the underlying place type (Neighbourhoods) shall be encouraged for lands in the HDR overlay (957).

4.0 Key Issues & Considerations

4.1 Use

Section 1.3.1 a) of the PPS requires planning authorities to promote economic development and competitiveness by providing for an appropriate mix and range of employment and institutional uses. The recommended zoning amendment will facilitate a private school and day care which provides institutional and small-scale, local employment uses to the area.

In addition to the primary permitted uses within the Multi-Family High Density Residential designation, a range of non-residential community facilities that are normally associated with, and integral to, a residential environment are also contemplated by the Official Plan. The uses include places of worship; day care centres; branch libraries; schools; community centres; public parks; and public recreation facilities. Within established neighbourhoods, consideration is given to how a community facility would impact the residential amenity and character, and if there would be an undesirable concentration of facilities (3.6.4 i).

The proposal is to utilize the interior of the existing structure (with minor exterior modifications), which will maintain the historic building in the existing form and scale, and will not detract from the surrounding residential amenity and character. The private school and day care will provide a mix of appropriate uses within a central neighbourhood and complement the existing surrounding residential area, without resulting in an overuse or over concentration of facilities.

The current zoning already contemplates non-residential uses on the site within the existing dwelling by way of an office conversion. The recommended amendment will change the nature of the non-residential uses from office uses to institutional uses.

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4.2 Intensity

The PPS requires that land use patterns within settlement areas be based on densities and a mix of land uses that efficiently use land and resources (1.1.3.2 a) 1.) The proposed private school efficiently utilizes the existing form and is of a scale and intensity that is compatible with surrounding land uses and requires no additional land consumption or servicing.



Figure 2: Aerial View of Subject Site

Community facilities that locate in the residential designations should be large enough to accommodate the required number of parking spaces, and have provisions made for functional and adequate drop-off and pick-up facilities (3.6.4 iii). There is a pick up drop off area proposed between the building and road in the form of a semi-circle (see figure 3). The access to the north of the property that leads to the parking in the rear will also provide access to the pick-up/drop-off area in the front yard. There will be adequate stacking room and maneuverability to ensure there are no reversals onto Talbot Street.

The parking rate for a private school is based on 3 spaces per classroom for a total of 18 parking spaces required for the 6 classrooms proposed. There are a total of 8 spaces provided including one barrier free space which is a reduction of 10 parking spaces. The day care use requested is based on the consideration of 1 space per 40m² of gross floor area. The floor area breakdown for the two uses is not known at this time and the request is for the entire building to be supported by the 8 spaces provided. The reduction is considered to be reasonable given the highly walkable and bikable nature of the area, the proximity to numerous transit routes located in the downtown, and the nearby on-street parking located on John Street and metered on-street parking on Central Avenue. Transportation Planning and Design expressed no concern for the reduction in vehicular parking spaces.

The minimum amount of bicycle parking is proposed to be increased to 0.75 bicycle spaces per 1 required vehicle parking space, which will require 14 bicycle parking spaces to compensate for the reduction in vehicular parking. The increased bicycle parking will encourage cycle trips, the use of the nearby Thames Valley Parkway multi-use pathway, and provide alternative active transportation options to single vehicle trips.

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4.3 Form

The PPS encourages a sense of place, by promoting well-designed built form and cultural planning, and by conserving features that help define character, including built heritage resources (1.7.1 d). The existing dwelling is heritage listed and is proposed to be converted for the private school and day care uses which retains the existing built form.

Community facilities within residential designations are intended to be compatible with, and sensitive to, the scale and appearance of surrounding residential uses (3.6.4 ii). The adaptive reuse of the existing dwelling will maintain the historic building façade and scale, while incorporating certain modifications to facilitate the use. The building addition and parking area are both proposed to be located at the rear of the site, which will be entirely screened by the existing built form. There is existing mature vegetation along the south boundary of the site which is not proposed to be disturbed thereby maintaining the existing buffering to the adjacent property.

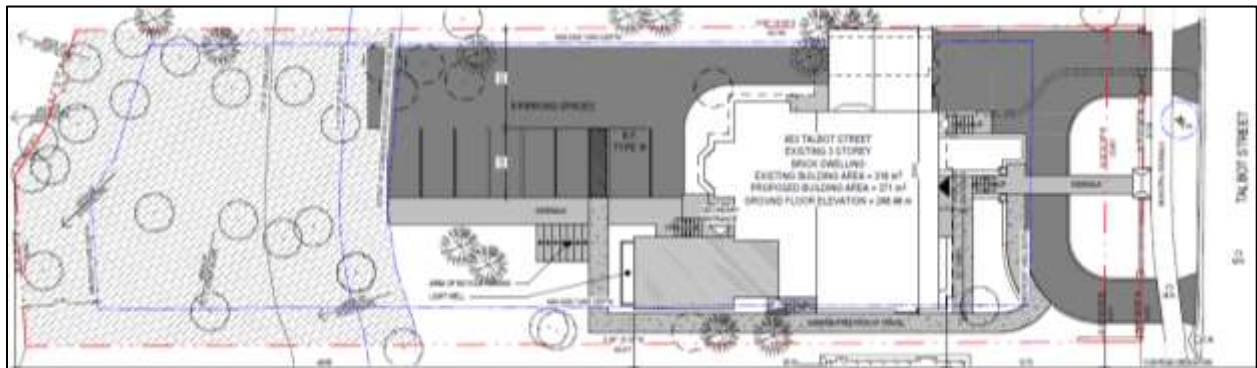


Figure 3: Conceptual Site Plan

The northern most portion of the building is currently used for a single car garage, and the proposal is to remove the rear wall to provide access through the garage to the west of the property where the vehicle parking will be located. The pillars of the existing masonry wall in the front yard are intended to be widened to provide for vehicle manoeuvring and to ensure adequate sightlines are provided. A new driveway is proposed in the front yard of the site to complete the “u-shaped” drop-off/pick-up area.

A future road widening dedication along Talbot Street will require the provision of lands 13m from centre line through the Site Plan Approval Process. The masonry wall which is currently located on private property will eventually become part of the City boulevard and on City owned land. The retention of the masonry wall is desirable as it is a historic feature of the property and provides screening for the front yard. An encroachment agreement or licensing agreement will be required to be entered into with the city to maintain the wall and address liability and insurance, which will be dealt with in greater detail through the Site Plan Approval Process.

Heritage

The property is identified as a priority 1 building of heritage interest on the City of London Heritage Inventory, and abuts a listed property to the south. The London Advisory Committee on Heritage (LACH) considered the zoning amendment application and Heritage Impact Statement on September 13, 2017 and expressed overall support for the retention of the building and the conclusions of the study. The LACH further recommended the property seek heritage designation, and that the maintenance of the

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existing windows was preferable to their replacement.

An archaeological assessment was identified as a requirement by the LACH prior to the development of the site given the updated Archaeological Master Plan (AMP). A stage 1 & 2 Archaeological Assessment was conducted by Bluestone Research Inc. which did not identify any archaeological resources and recommended no further work was required.

4.4 Open Space

The PPS supports publicly-accessible built and natural settings for recreation, including parklands, open space areas, trails and linkages, and public access to shorelines (1.5.1 b) & c) PPS). The site directly abuts the Thames Valley River Corridor and the Ann Street Park to the west. The parkland dedication required for this site will consist of the provision of land, rather than a cash-in-lieu contribution, which is comprised of the west boundary of the site to the top of stable slope plus 6m, equalling approximately 407m². The lands will be added to the existing Ann Street Park and the change in ownership will provide beneficial Municipal stewardship for the lands and increase the corridor width in this location. The lands to be dedicated are proposed to be zoned as Open Space (OS4) which will permit passive uses to maintain and enhance the integrity of the natural area.

Notwithstanding the proximity to the Thames River Corridor, the proposed location of the new works on site including the building addition and parking area, are of a sufficient distance from the natural features, that no environmental studies or works are required.

4.5 Zoning

Neighbourhood Facility (NF) Zone

The Neighbourhood Facility zone provides for and regulates public and private facility uses which primarily serve a neighbourhood function including places of worship; day care centres; branch libraries; schools; community centres; public parks; and public recreation facilities. They include small to medium scale uses which have minimal impact on surrounding land uses and may be appropriate adjacent to or within residential neighbourhoods. The NF1 zone variation permits the NF uses as well as any combination of uses, such as the school and day care uses proposed.

Special provisions are requested for a reduced frontage of 25m, where the requirement is for a minimum of 30m, as well for reduced north and south interior side yard setbacks. The requested special provisions are intended to recognize the location of the existing built form which has achieved a measure of compatibility in the neighbourhood. A reduction in total number of vehicle parking spaces will recognize the provision of a total of 8 spaces for the various uses on site, and an increased minimum of bicycle parking spaces is also proposed at a rate of 0.75 bicycle parking space per required vehicle parking space.

Residential R3 (R3-1) Zone

The Residential R3-1 Zone forms part of the existing compound zone for the property. The R3-1 zone will be retained to allow for future residential uses to occur on site. A special provision will recognize the “u-shaped” driveway to allow for the two proposed driveways on a site with 25m frontage where 30m is required.

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CONCLUSION

The recommended amendment is consistent with the policies of the Provincial Policy Statement (2014), the Official Plan Policies for Community Facilities within Residential Designations, and The London Plan. This proposed application is allowing for the conversion and expansion of an existing structure within a settlement area for a private school and future day care centre. The proposed private school efficiently facilitates the continuation of the existing heritage form and is a compatible use with surrounding land uses.

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

Dec 18, 2017

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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 653 Talbot Street.

WHEREAS the London Language Institute has applied to rezone an area of land located at 653 Talbot Street, 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 653 Talbot Street, as shown on the attached map comprising part of Key Map No. A107, from a Residential R3/Office Conversion (R3-1/OC2) Zone to a Residential R3 Special Provision/Neighbourhood Facility Special Provision (R3-1()/NF1()) Zone, and an Open Space (OS4) Zone.

2) Section Number 7.4 of the Residential R3 (R3-1) Zone is amended by adding the following Special Provision:

R3-1()	653 Talbot Street	
a)	Regulations	
	i) Number of driveways (Maximum)	2

3) Section Number 33.4 of the Neighbourhood Facility (NF) Zone is amended by adding the following Special Provision:

NF1()	653 Talbot Street	
b)	Regulations	
	ii) Frontage (Minimum)	25m (82ft)
	iii) Interior Side Yard Setback (north)	As existing on the date of the passing of this by-law
	iv) Interior Side Yard Setback (south) (Minimum)	2m (6.5ft)
	v) Required Parking Spaces (Minimum)	8
	vi) Required Bicycle Parking Spaces (Minimum)	14

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

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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

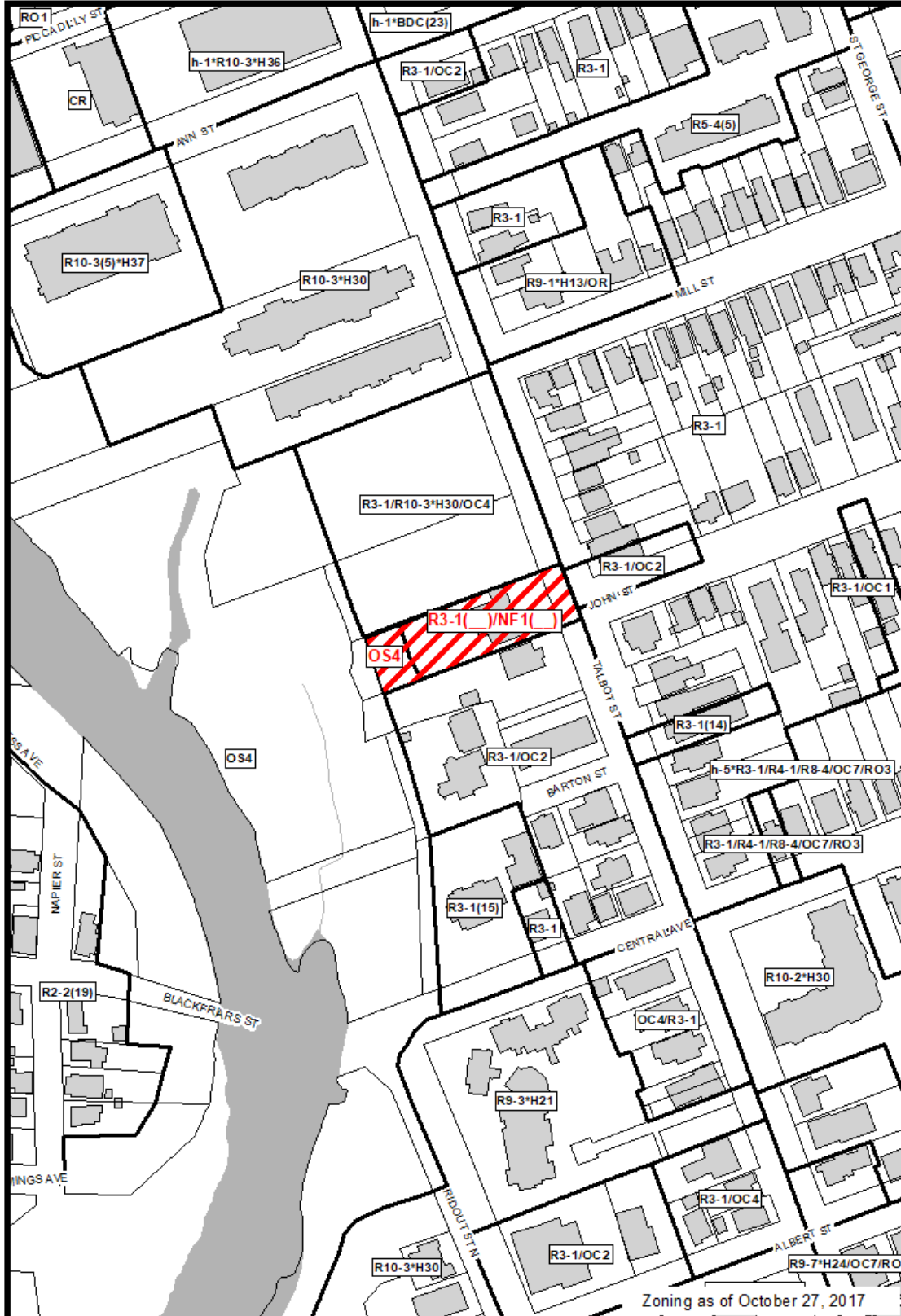
Catharine Saunders
City Clerk



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

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



<p>File Number: Z-8808 Planner: SW Date Prepared: 2017/11/27 Technician: MB By-Law No: Z.-1-</p>	<p>SUBJECT SITE </p> <p>1:2,000</p> <p>0 10 20 40 60 80 Meters</p> 
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GeoInformation

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Appendix “B” - Community Engagement

<p>Public liaison: On August 16, 2017, Notice of Application was sent to 64 property owners in the surrounding area. Notice of Application was also published in the <i>Public Notices and Bidding Opportunities</i> section of <i>The Londoner</i> on August 17, 2017. A “Possible Land Use Change” sign was also posted on the site.</p> <p>1 reply was received</p>
<p>Nature of Liaison: Possible Change Zoning By-law Z.-1 from a Residential R3/Office Conversion (R3-2/OC2) Zone which permits a range of residential and office uses within the existing building to a Residential R3/Office Conversion Special Provision (R3-2/OC4(_)) Zone which permits a range of residential and office uses within the existing building. A special provision is requested to permit the additional uses of private school and day care within the existing building and allow for a reduction in parking from 18 spaces required to 8 spaces provided.</p>
<p>Responses: A summary of the various comments received include the following: Concerns were raised with the Subject Land Status Report prepared for 661-667 Talbot Street which is the property north of the subject site. The concerns were similarly provided for the consideration of the application at 653 Talbot Street as it is located one property south and felt to have similar impacts. Comments and concerns include: 1) Protection of ground water recharge areas, 2) impact of hydrostatic pressure on heritage buildings, 3) impacts of the slope along the Thames River, 4) impact of development on species and habitat along Thames River, 5) impacts of shadowing on vegetation along Thames River, 6) lack of data for natural heritage in area, 7) impacts on woodland, 8) drainage and water entering the Thames River, 9) why wasn’t open space required</p>

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

Telephone	Written
AnnaMaria Valastro, 133 John Street unit B, London ON N6A 1N7	AnnaMaria Valastro, 133 John Street unit B, London ON N6A 1N7

Agency/Departmental Comments

Environmental and Parks Planning – Sept 11, 2017

The Environmental & Parks Planning Section has reviewed the proposed amendment application and offers the following:

1. The site is located adjacent to the Thames River Corridor which is identified on Schedule B-1 as a Significant Stream Corridor. Staff have reviewed the proposal and it appears the proposed development is outside of the trigger distance for an EIS. Staff will, at the site plan stage, seek clarification on the control of storm water from the site and the parking lot; noting there shall be no impact on the existing natural heritage lands.
2. Parkland dedication consistent with the provision of the Planning Act will be required at the site plan approval stage of development. Staff are seeking a portion of the parkland requirement to be satisfied through the dedication of land west of the stable slope line. These lands will be assembled with the existing Thames Valley Corridor. The balance of the requirement will be taken as CIL.

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3. Staff are requesting the applicant identify the top of stable slope and the required 6 meter access allowance on the proposed plan. These lands should be zoned OS4.

To note if the site redevelops in the future:

1. Consistent with the recommendations of the 2010 Thames Valley Corridor Study, the applicant shall, as part of the Urban Design Brief and proposal to the Urban Review Panel, address how the design of the building is sympathetic and complementary to the character of the Thames Valley Corridor and the Thames River. The site is within a prominent location of the Thames River and needs to reflex the unique and iconic perspective of this location.

September 7, 2017 - UTRCA: Excerpt: Recommendation

As indicated the subject lands are regulated by the UTRCA. We have no objections to this application and remind the applicant to contact the Conservation Authority to confirm whether a Section 28 permit will be required for the proposed use.

September 8, 2017: Additional Comments based on revised plan:

Given that the parking area is going to encroach into the regulated area, a Section 28 permit will be required for the proposed redevelopment of the site.

September 7, 2017: Heritage

1.0 Overview

653 Talbot Street is a property located on the west side of Talbot Street – adjacent to the Ann Street Park – backing along the Thames River. The property is included on the City’s Inventory of Heritage Resources and is identified as a priority 1 heritage resource indicating that it is among London’s most important heritage structures. The building located on the property is a 2 ½-storey, red brick dwelling – circa 1908 – built in the Georgian Revival style.

2.0 Heritage Impact Statement (HIS)

A Heritage Impact Statement (HIS) was submitted as part of the complete application. The property includes a heritage listed property, and is also adjacent to heritage listed properties and a heritage designated property. Zelinka Priamo Ltd. prepared an HIS (June 2017) – on behalf of the London Language Institute – as part of a Zoning By-law amendment application for a conversion from an office to private school/day care use. The primary purpose of the HIS is to assess the impacts of the proposed conversion and adaptive reuse on the cultural heritage value and attributes of adjacent significant heritage properties and surrounding context, and to make recommendations to mitigate any adverse impact that may arise.

3.0 Assessment of Impact – Comments + Summary

- The proposed conversion/adaptive reuse at 653 Talbot Street is consistent with the policies of the 2014 Provincial Policy Statement.
- The existing building will be retained with very little change to the exterior.
- The intent of the proposal is to maintain its existing appearance from the street and restore the heritage elements of the property with the main focus to front façade attributes.
- With the exception of proposed façade window replacement at 653 Talbot Street, conversion/adaptive reuse will not negatively impact the heritage attributes of adjacent designated and listed heritage properties.

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- There will be no change to the scale, massing, or form of the dwelling on the property, and its contribution to the streetscape will be maintained through the retention of the street wall and pergola.

Heritage staff strongly encourages the retention and restoration of the original windows on the front façade. The applicant is encouraged to seek designation of the property under Part IV of the Ontario Heritage Act, which would allow them to be eligible for financial incentives to help with rehabilitation of the building. The applicant is also encouraged to review heritage planning comments (May 17, 2017) provided as part of the site plan application (SPA17-058), and incorporate them in further refinement of the proposal's details. Finally with the high-rise residential development currently being proposed at adjacent property 665 Talbot Street, landscaping, buffering and the continuity of streetscape character, should be considered as design measures to mitigate potential adverse impacts to 653 Talbot Street.

Based on the review of the HIS, heritage staff is satisfied that there will be no adverse impacts to heritage designated and heritage listed properties adjacent to the site as a result of the proposed development at 653 Talbot Street; it has been sufficiently demonstrated that significant heritage attributes will be conserved. The London Advisory Committee on Heritage (LACH) will be consulted regarding the proposed Zoning By-law Amendment and Heritage Impact Statement at its meeting on Wednesday September 13, 2017. The recommendation of the LACH will be forwarded to the File Planner when it is available.

LACH: September 13, 2017

d) The following actions be taken with respect to the notice of application to amend the Zoning By-law, dated August 16, 2017, by the London Language Institute related to the property located at 653 Talbot Street:

- i) S. Wise, Planner II, BE ADVISED that the London Advisory Committee on Heritage (LACH) supports the conclusions of the Heritage Impact Statement related to the property located at 653 Talbot Street;
- ii) S. Wise, Planner II, BE ADVISED that the LACH, therefore, supports the above noted application to amend the Zoning By-law; and,
- iii) the following additional actions BE UNDERTAKEN with respect to the application:
 - A) a stage 1 and 2 archaeological assessment be done on the entire property;
 - B) the property located at 653 Talbot Street be designated under the *Ontario Heritage Act*, and,
 - C) the existing windows along the Talbot Street façade be restored and repaired rather than replaced;

London Hydro August: 23, 2017

No objection

Development Services: Engineering: August 22, 2017

Please find below Transportations comments regarding the Zoning application for 653 Talbot Street, Z-8808;

- Road widening dedication of 13.0m from centre line required on Talbot Street
- Access details and design will be discussed in greater detail through the site plan process

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The Stormwater Engineering staff have no new or additional SWM related comments to those provided as part of SPC17-058 (see attached e-mail).

Attached e-mail:

The Stormwater Engineering Division has reviewed the above noted application and offer the following comments. These comments are subject to change as needed, pending further review:

- The subject lands are located in the Central Thames Subwatershed. The Developer shall be required to provide a Storm/drainage Servicing Brief demonstrating that the proper SWM practices will be applied to ensure the maximum permissible storm run-off discharge from the subject site will not exceed the peak discharge of storm run-off under pre-development conditions.
- This site is tributary to the existing 900mm storm sewer on Talbot Street.
- The Owner agrees to promote the implementation of SWM Best Management Practices (BMP's) within the plan, including Low Impact Development (LID) where possible, to the satisfaction of the City Engineer. Consideration for matching pre and post development infiltration targets should be explored.
- The owner is required to provide a lot grading plan for stormwater flows and major overland flows on site and ensure that stormwater flows are self-contained on site and safely conveys up to the 250 year storm event, all to be designed by a Professional Engineer for review.
- The Owner shall allow for conveyance of overland flows from external drainage areas that naturally drain by topography through the subject lands
- Stormwater run-off from the subject lands shall not cause any adverse effects to adjacent or downstream lands
- An erosion/sediment control plan that will identify all erosion and sediment control measures for the subject site and that will be in accordance with City of London and MOECC standards and requirements, all to the specification and satisfaction of the City Engineer. This plan is to include measures to be used during all phases of construction. These measures shall be identified in the Storm/Drainage Servicing Brief.

The above comments, among other engineering and transportation issues, will be addressed in greater detail when/if these lands come in for site plan approval.

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Appendix “C”: Policy Context

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

Provincial Policy Statement (PPS) 2014

S1.1 – managing and directing land use to achieve efficient and resilient development and land use patterns

1.1.1 – Healthy, liveable and safe communities

1.1.3 – Cost-effective development patterns

1.3.1 a) – Economic development and competitiveness

1.1.3.2 a) 1. – Land use within settlement areas

1.5.1 b) & c) – Publicly accessible open space areas

1.7.1 d) Conserving features that help define character

Official Plan

3.4.1 – High Density Residential Designation - Permitted Uses

3.5.1 ii) – Talbot Mixed-use Area Special Policy Area

3.6.4 – Community Facilities

London Plan

918_8 – Neighbourhoods secondary permitted uses

Table 10 – Range of permitted uses in Neighbourhood Place Type

954-957 – High Density Residential Overlay

Z.-1 Zoning By-law

Section 4 – General provisions

Section 7 – Residential R3 (R3) zone

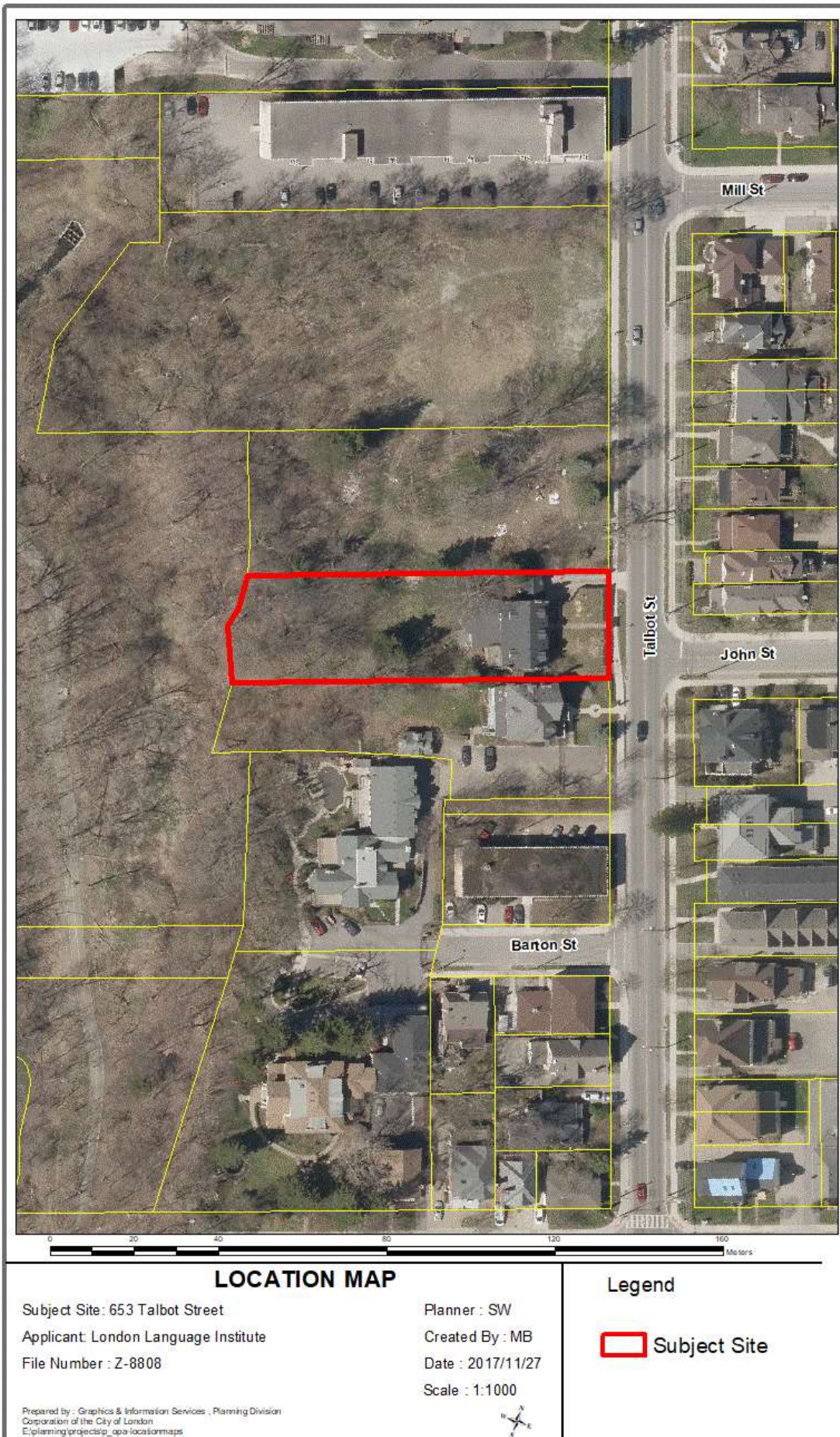
Section 33 – Neighbourhood facility (NF) zone

Section 36 – Open Space (OS) zone

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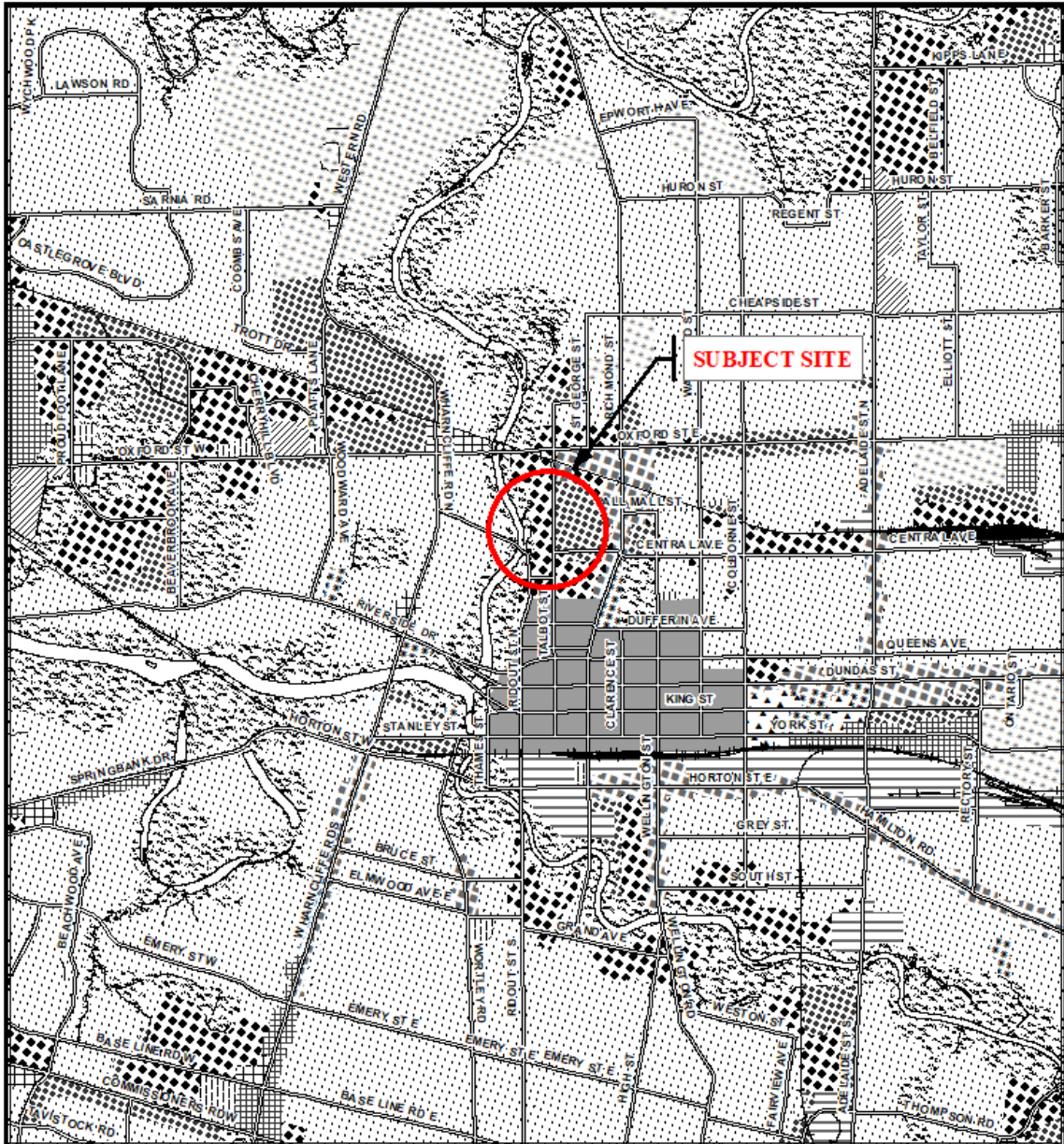
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Appendix "D" - Additional Maps



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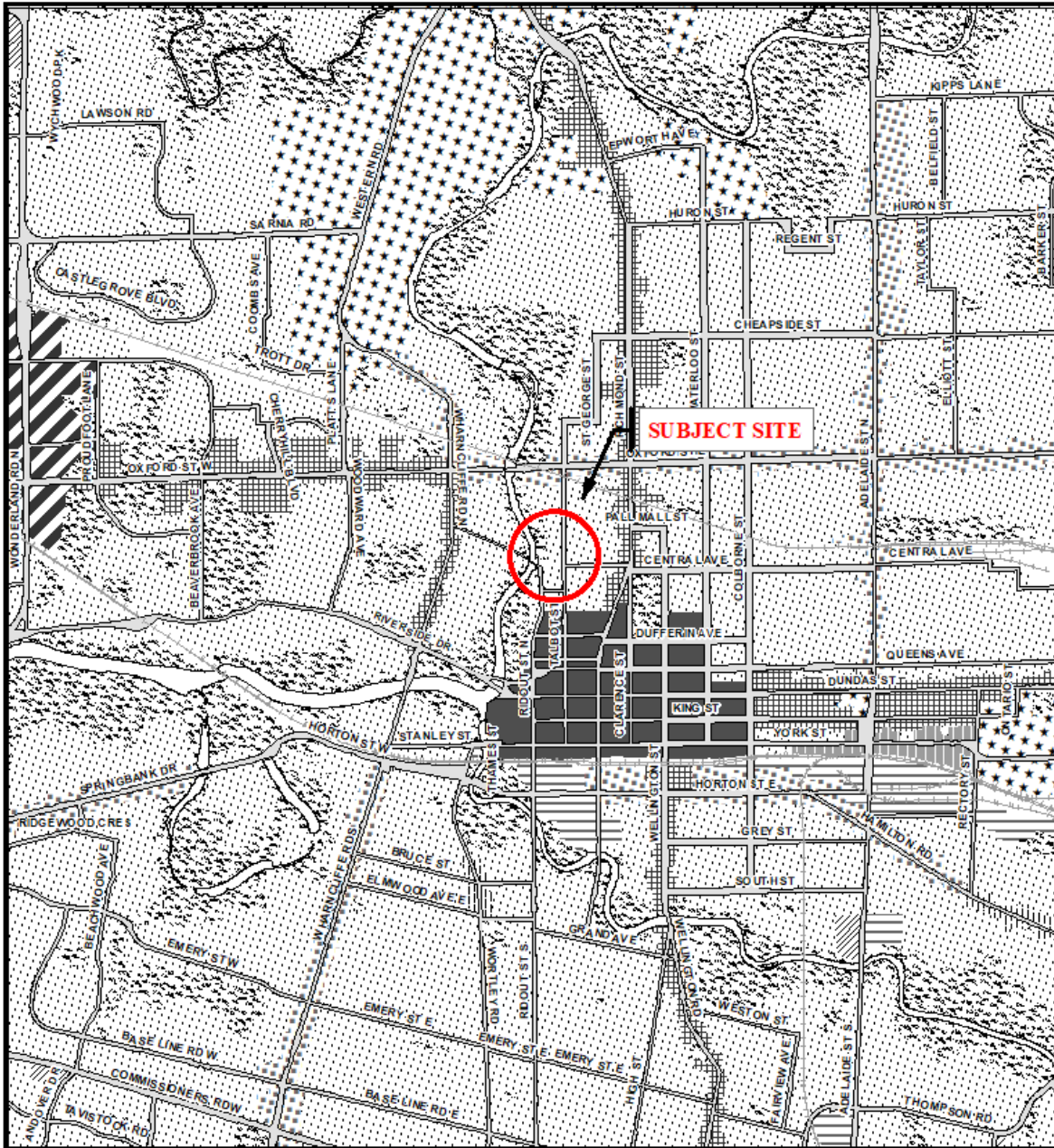
Legend		
Downtown	Multi-Family, Medium Density Residential	Office Business Park
Wonderland Road Community Enterprise Corridor	Low Density Residential	General Industrial
Enclosed Regional Commercial Node	Office Area	Light Industrial
New Format Regional Commercial Node	Office/Residential	Commercial Industrial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

<p>CITY OF LONDON Planning Services / Development Services</p> <p>OFFICIAL PLAN SCHEDULE A - LANDUSE -</p> <p><small>PREPARED BY: Graphics and Information Services</small></p>	<p>Scale 1:30,000</p> <p>Meters</p>	<p>FILE NUMBER: Z-8808</p> <p>PLANNER: SW</p> <p>TECHNICIAN: MB</p> <p>DATE: 2017/11/27</p>
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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 | |

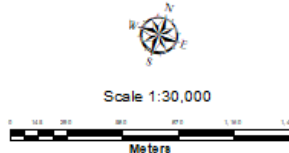
This is an excerpt from the Planning Division's working consolidation of Map 1 - Place Types of the London Plan, with added notations.

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.

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LONDON PLAN MAP 1
- PLACE TYPES -

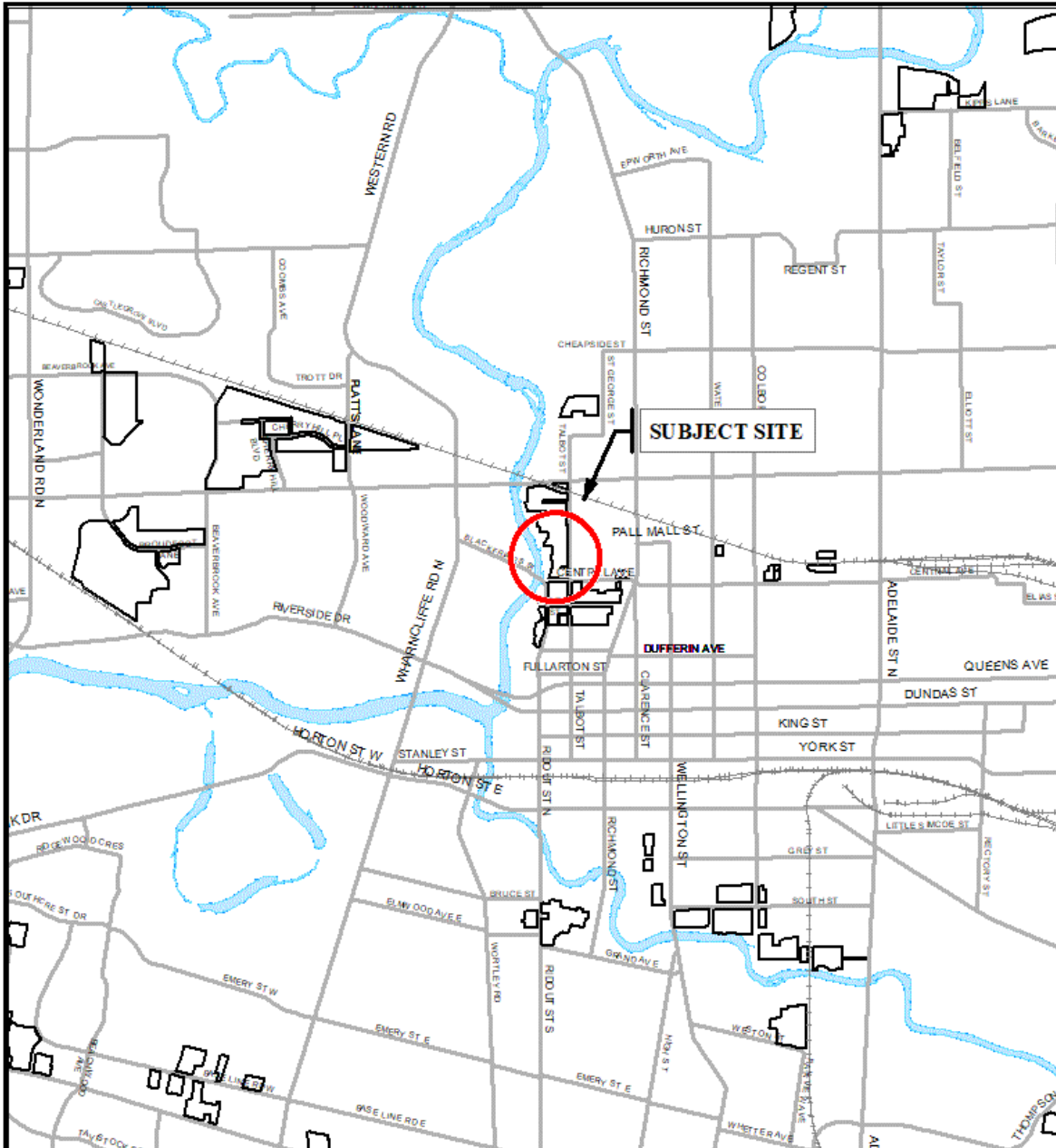
PREPARED BY: Planning Services



File Number: Z-8808
Planner: SW
Technician: MB
Date: November 27, 2017

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Legend

- High Density Residential Overlay (from 1989 Official Plan)
- Urban Growth Boundary

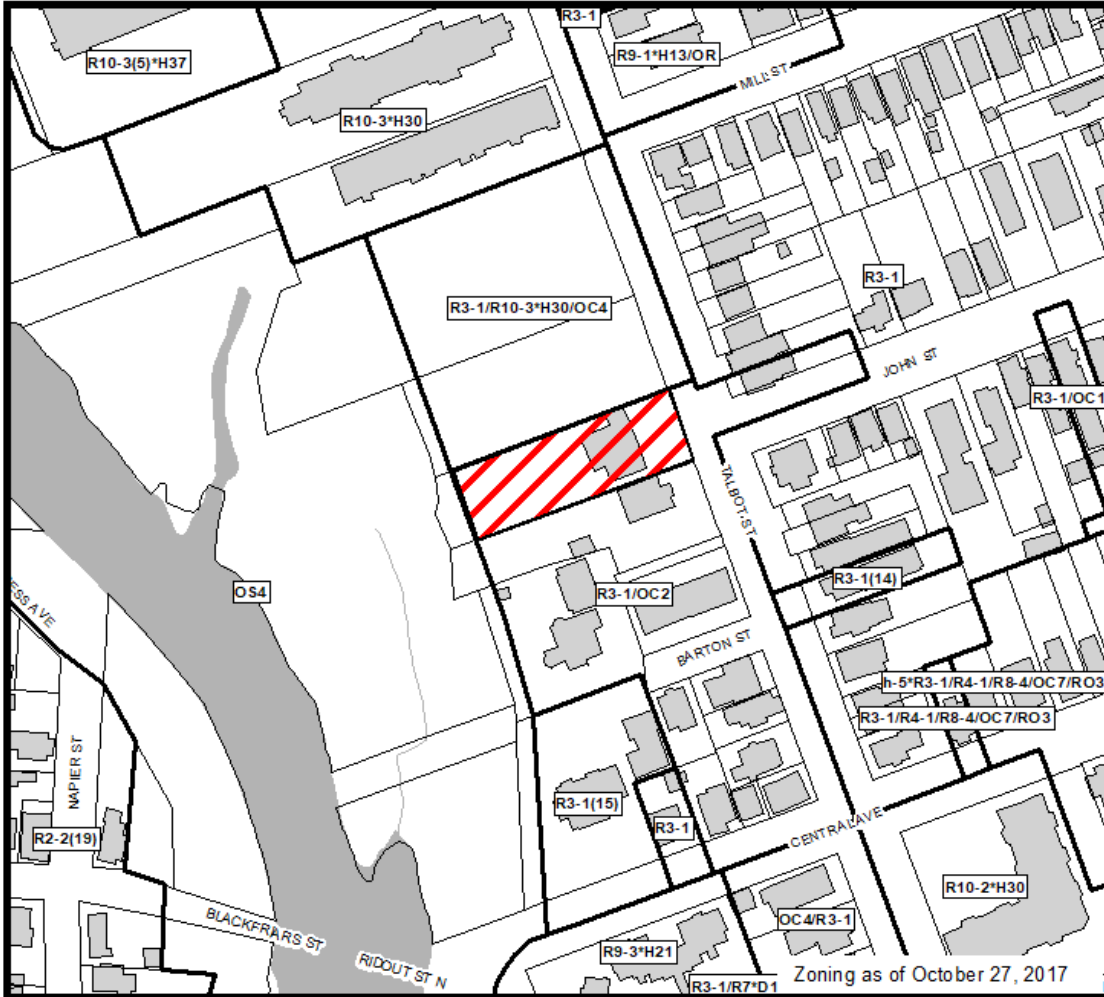
This is an excerpt from the Planning Division's working consolidation of Map 2 - High Density Residential Overlay (From the 1989 Official Plan) of the London Plan, with added notations.

<p align="center">CITY OF LONDON</p> <p align="center">Planning Services / Development Services</p> <p align="center">LONDON PLAN MAP 2 - HIGH DENSITY RESIDENTIAL OVERLAY - (FROM THE 1989 OFFICIAL PLAN)</p> <p align="center">PREPARED BY: Planning Services</p>	<p>Scale 1:30,000</p> <p>Meters</p>	<p>File Number: Z-8808</p> <p>Planner: SW</p> <p>Technician MB</p> <p>Date: November 27, 2017</p>
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COUNCIL APPROVED ZONING FOR THE SUBJECT SITE: R3-1/OC2

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

- | | |
|--|---|
| <ul style="list-style-type: none"> 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 | <ul style="list-style-type: none"> 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 |
|--|---|

CITY OF LONDON

PLANNING SERVICES / DEVELOPMENT SERVICES

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



FILE NO:

Z-8808

SW

MAP PREPARED:

2017/11/27

MB

1:2,000

0 10 20 40 60 80
Meters

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