

Report to Planning and Environment Committee

To: Chair and Members
Planning & Environment Committee

From: George Kotsifas, P.ENG
Managing Director, Development & Compliance Services and
Chief Building Official

Subject: Application By: Kenmore Homes (London) Ltd.
255 South Carriage Road

For: Zoning By-law Amendment (Z-8850)

Meeting on: February 20, 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 Kenmore Homes relating to the property located at 255 South Carriage the proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting on March 6, 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 R4 (R4-4) Zone, **TO** a Residential R4 Special Provision (R4-4 (_)) Zone.

Executive Summary

Purpose and the Effect of Recommended Action

The purpose and effect of this application is to permit street townhouse development with 45% lot coverage.

Rationale of Recommended Action

The proposed zoning amendment to allow for the subject lands to be developed for street townhouse uses with 45% coverage is appropriate as:

1. The proposed development is consistent with the Provincial Policy Statement;
2. The proposed Zoning By-law Amendment provides for a form of residential development that is consistent with the Hyde Park Community Plan;
3. The proposed Zoning By-law Amendment provides for a form of residential development that is consistent with the Multi Family Medium Density Residential policies of the Official Plan;
4. The proposed Zoning By-law Amendment provides for a form of residential development that is consistent with the Neighbourhood Place Type and Neighbourhood Collector Street Classification policies of the London Plan; and
5. The proposed development is compatible with the surrounding residential development.

Analysis

1.0 Site at a Glance

1.1 Property Description

The property is located on the south side of South Carriage Road and East of Hyde Park Road. The lands are currently vacant and have been draft approved for subdivision approval (39T-08502).

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

- Official Plan Designation – Multi Family Medium Density Residential
- The London Plan Place Type – Neighbourhood
- Existing Zoning – Residential R4 (R4-4) Zone

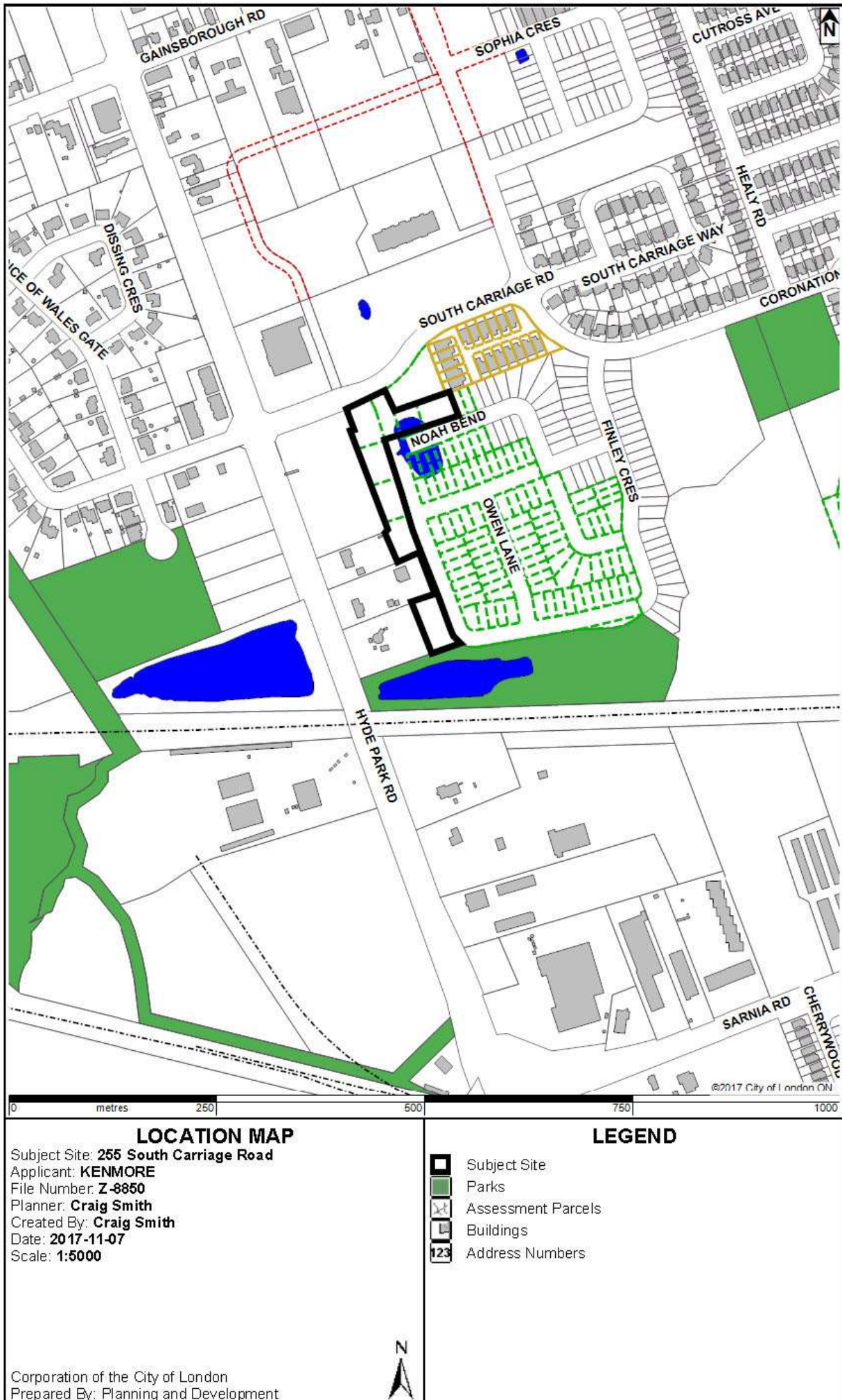
1.3 Site Characteristics

- Current Land Use – Vacant Residential
- Frontage – Varied
- Depth – Varied
- Area – approx. 2.1ha
- Shape – irregular

1.4 Surrounding Land Uses

- North – High Density Residential (Apartment uses)
- East – Single detached dwellings
- South – Storm water management pond and CPR main rail line
- West – Commercial

1.5 Location Map

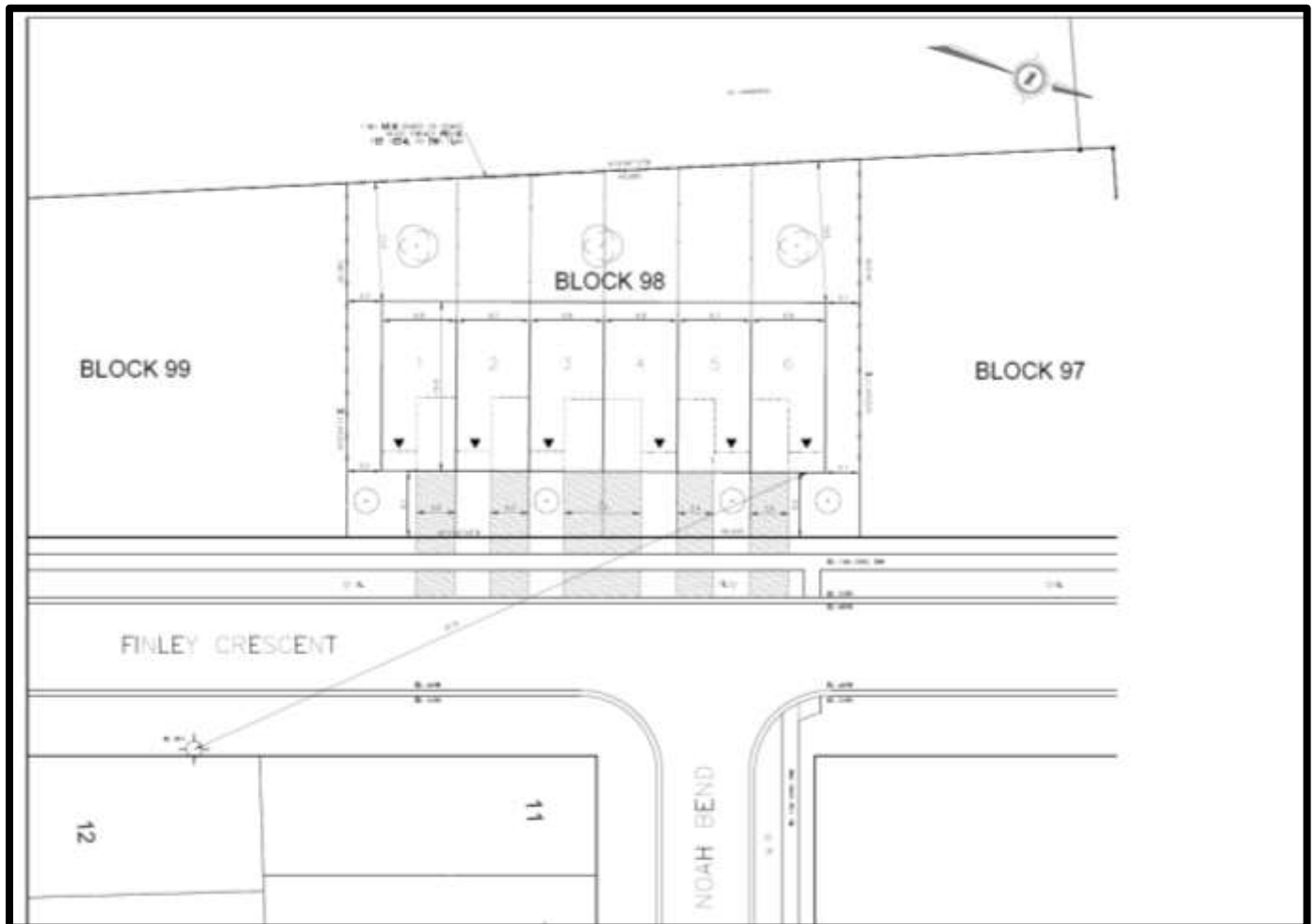


2.0 Description of Proposal

2.1 Development Proposal

To permit 41 street townhouses to be developed on 6 multifamily residential blocks with a maximum lot coverage of 45% where 35% is currently permitted. See below proposed site plan example.

Site Plan Showing 45% Maximum Lot Coverage Townhouse (Typical)



3.0 Revelant Background

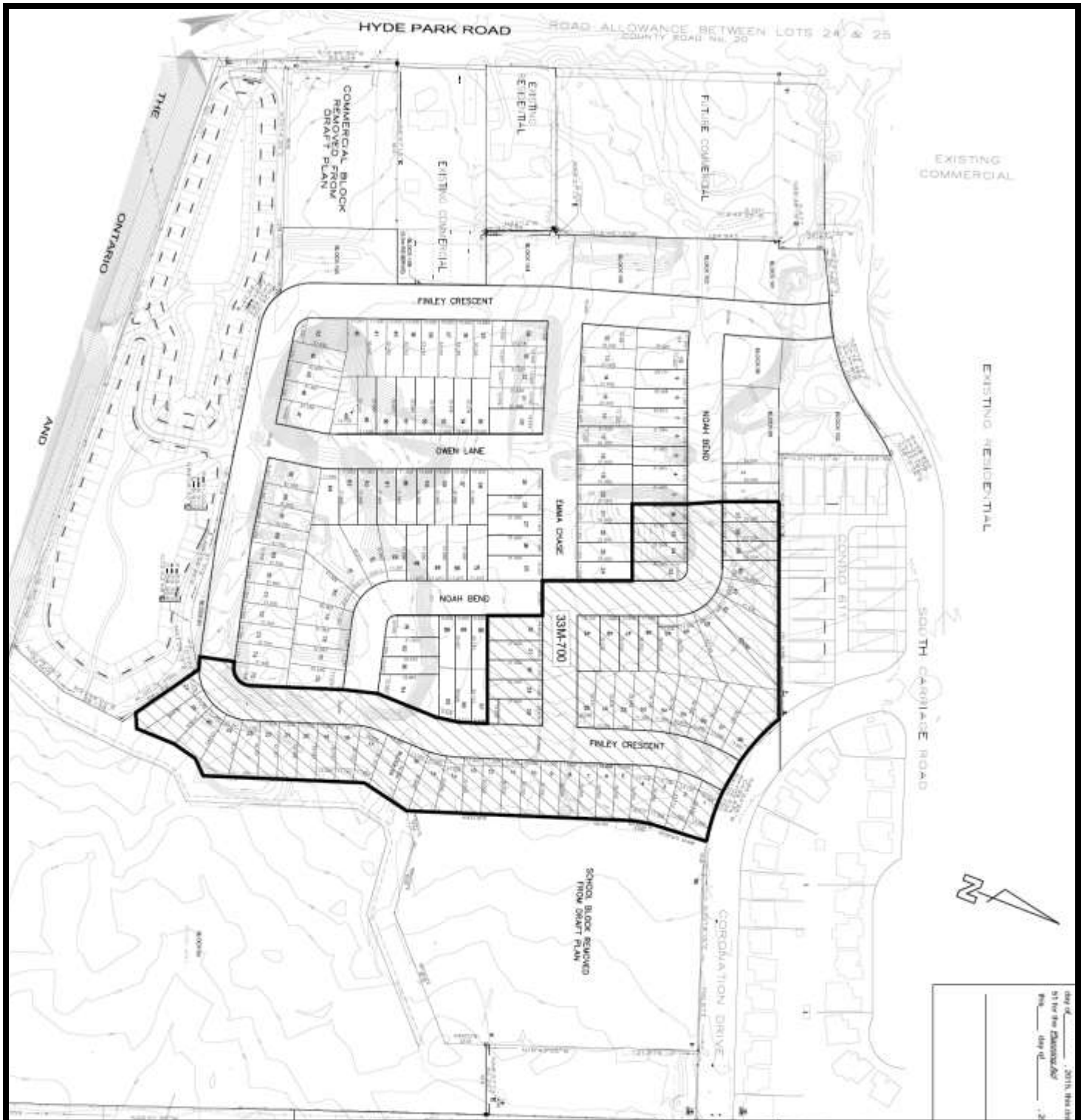
3.1 Planning History

On August 3, 2012 the City of London Approval Authority granted draft plan of subdivision approval. On August 28, 2012 the decision of draft plan of subdivision was appealed by Sydenham Investment Inc. On November 6, 2013, the Ontario Municipal Board issued a notice advising the City of London Approval Authority that the appeal by Sydenham Investments was withdrawn and the draft approval of subdivision was granted for three (3) years, lapsing on September 14, 2016.

The applicant requested and extension and revision of draft approval in 2016. The revisions included more lots with 11m lot frontages and to allow for street townhouse blocks fronting on Finley Crescent and Noah Bend where single detached dwellings had been proposed. On November 9, 2016, City Council resolved that a three year extension to draft subdivision approval be granted and also passed Zoning By-law Amendment (Z.-1-162533) that zoned the street townhome blocks Residential R4 (R4-4) with a maximum lot coverage of 35%.

The applicant submitted an application for site plan consultation on May 16, 2017. Through the detailed site plan consultation process the proposed development could not meet the 35% maximum lot coverage requirement. A Zoning By-law Amendment was request to permit a maximum 45% lot coverage to allow for the proposed three (3) bedroom unit townhomes.

Draft Plan Approval (2016) with Street Townhouse Blocks



3.2 Community Engagement (see more detail in Appendix B)

On November 7, 2017, Notice of Application was sent to all property owners within 120 metres. Notice of Application was also published in The Londoner on November 16, 2017. No responses were received by the public.

4.0 Key Issues and Considerations

The proposed Zoning Amendment was evaluated to determine whether it was compatible with the surrounding neighbourhood.

Provincial Policy Statement (PPS)

The PPS promotes and directs efficient land use and development patterns. The proposed development is consistent with Section 1.0 Building Strong Communities and Section 3.0 Protecting Public Health and Safety as it:

- provides for a mix of residential development
- provides for intensification; and
- efficiently uses land and resources in the City of London.

Official Plan Polices

The Hyde Park Area Plan designated the subject lands Multi Family Medium Density Residential designation to allow for residential uses with a maximum density of 75 units per hectare.

Does the Proposed Development Conform to the Official Plan?

The Multi-Family Medium Density Residential designation which applies to the townhouse blocks permits multiple-unit residential developments having a low rise profile, with a maximum density of 75 units per hectare (uph). Uses may include row houses, cluster houses, low-rise apartment buildings and certain specialized residential facilities such as small scale nursing homes. The proposed townhouses are consistent with the Multi-Family Medium Density Residential policies and provide an appropriate mix of housing types and density in the subdivision.

The London Plan

The proposed development is consistent with the Neighbourhood place type and street classification and their intended character, goals and functions as it:

- Provides for a high level quality pedestrian realm along the neighbourhood streets.
- Provides for attractive streetscapes, buildings, and public spaces.
- Provides for a diversity of housing choices.

The proposed development is consistent with the policies of the London Plan.

Zoning

The lands are located within a Residential R4 (R4-4) Zone. These lands were zoned during the subdivision extension and revision approval process in 2016. The intent of the zone was to permit street townhouse development.

The existing Residential R4 (R4-4) zone requires that lots have a maximum lot coverage of 35% for all structures including accessory buildings. The applicant is requesting a maximum lot coverage of 45% for all structures including accessory buildings. The Residential R4-4 Zone requires a minimum 30% landscaped open space, 1.2 m interior side yard setbacks and a 6m rear yard setback. The minimum lot size in the Residential R4-4 Zone is 180m². The existing maximum 35% lot coverage permits a maximum 63 m² (678ft²) coverage on a 180m² lot. The proposed 45% maximum lot coverage would allow for 81m² (871ft²) coverage on a 180m² lot, an approximate 18m² (190ft²) increase. The additional floor area will allow for flexibility in the units floor plan and could allow for a maximum of three (3) bedrooms as permitted in street townhouse dwellings.

The proposed maximum 45% lot coverage and the 35% minimum landscaped open space will ensures that an adequate area for amenity (green) space is provided. The applicant intends on meeting the requirements of the zone with regard to landscaped open space, interior and rear yard setbacks and parking area percentage. The proposed 45% maximum lot coverage is consistent with the form of development on the abutting single detached lots and will not cause any substantial impacts on abutting uses.

Planning Impact Analysis

Planning Impact Analysis under Section 3.7 in the Official Plan was used to evaluate this application for the proposed Zoning Amendment, to determine the appropriateness of a proposed change in land use, and to identify ways of reducing any adverse impacts on surrounding uses. The proposed Zoning Amendment is consistent with Section 3.7 as:

- it is compatible with the surrounding land uses and will not impact development on present and future land uses in the area;
- the size and shape of the parcel can accommodate the intensity of the proposed use; and,
- the proposed development is consistent with the City's Official Plan, London Plan and Zoning By-law.

Staff has reviewed the proposed zoning of the subject property. The proposed Zone will allow for development that is compatible with the zoning of surrounding lands and will not negatively impact future land uses in the area. The proposed amendment is appropriate and represents good land use planning.

Details regarding Community feedback and existing zoning are available in Appendix B and C of this report.

5.0 Conclusion

The proposed amendment is in conformity with the City of London Official Plan and the London Plan. The proposed amendment will permit development that is appropriate for the subject lands, and compatible with the surrounding land use pattern. These proposed amendments represent good land use planning and are recommended to Council for approval.

Prepared and Recommended by:	C. Smith MCIP, RPP Senior Planner, Development Planning
Reviewed by:	Lou Pompili, MCIP, RPP Manager, Development Planning
Reviewed by:	Matt Feldberg Manager Development Services (Subdivisions)
Concurred in by:	Paul Yeoman, RPP, PLE Director, Development Services
Submitted by:	George Kotsifas, P. Eng. Managing Director, Development and Compliance Services and Chief Building Official

February 12, 2018
CS/

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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 255
South Carriage Road.

WHEREAS Kenmore Homes (London) Ltd. has applied to rezone an area of land located at 255 South Carriage Road, 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 255 Kenmore Homes (London) Inc., as shown on the attached map from a Residential R4 (R4-4) Zone to a Residential R4 Special Provision (R4-4 ()) Zone.
- 2) Section Number 8.4 of the Residential R4-4 Zone is amended by adding the following Special Provision:
 -) R4-4 ()
 - a) Regulation[s]

Lot Coverage 45%

Maximum

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.

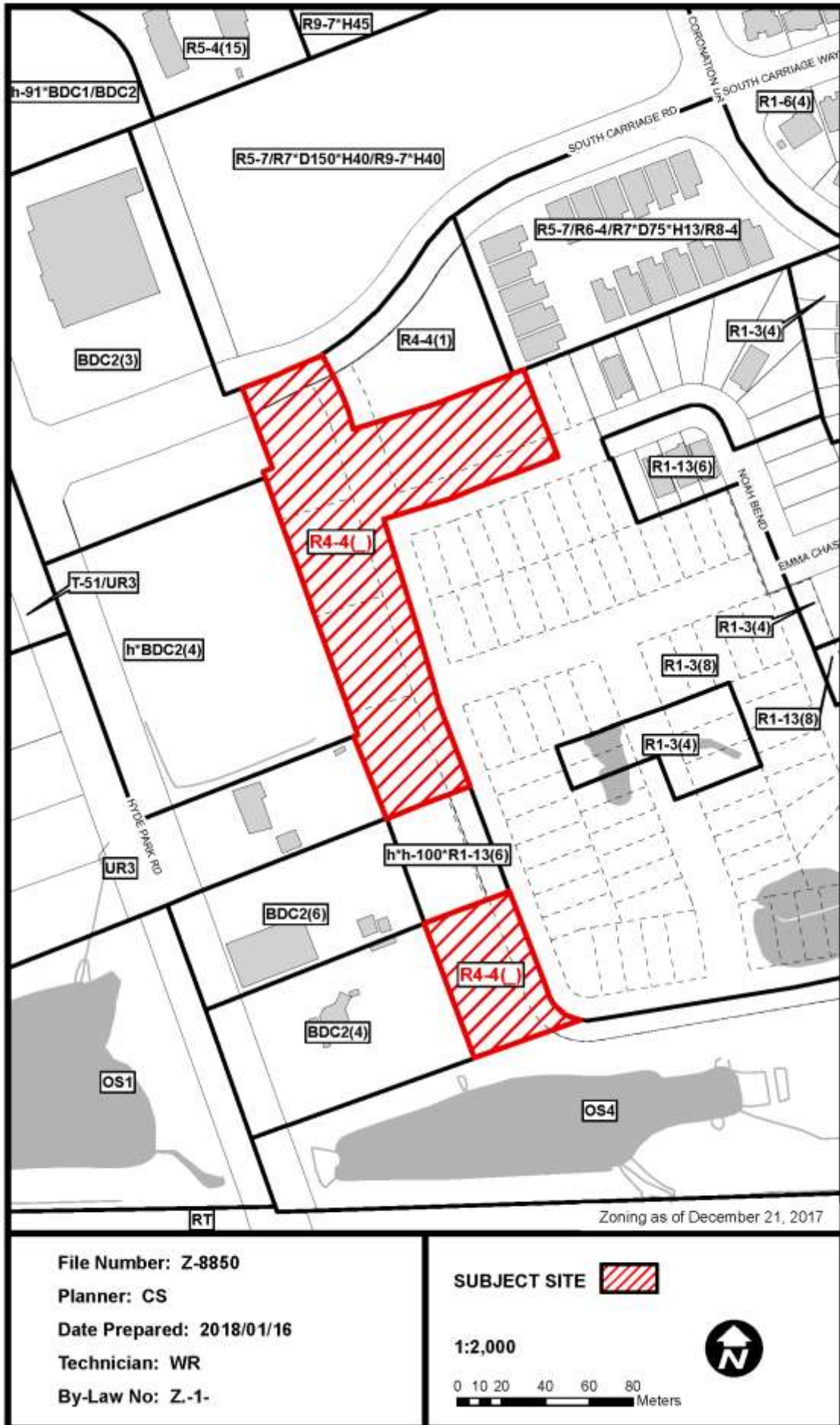
PASSED in Open Council on March 6, 2018

Matt Brown
Mayor

Catharine Saunders
City Clerk

First Reading – March 6, 2018
Second Reading – March 6, 2018
Third Reading – March 6, 2018

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



File Number: Z-8850
Planner: CS
Date Prepared: 2018/01/16
Technician: WR
By-Law No: Z.-1

SUBJECT SITE 

1:2,000

0 10 20 40 60 80 Meters



Appendix B – Public Engagement

Community Engagement

Public liaison: On November 7, 2017 Notice of Application was sent to all property owners within 120m of the subject property. Notice of Application was also published in the *Public Notices and Bidding Opportunities* section of *The Londoner* on November 16, 2018 A “Planning Application” sign was also posted on the site.

Nature of Liaison: The purpose and effect of this application is to permit street townhouse development with 45% lot coverage

Responses: No public responses.

Appendix C – Relevant Background

ZONING BY-LAW MAPPING EXCERPT

