

--	--

T. KARIDAS
File No: SP12-080528

TO:	CHAIR AND MEMBERS – PLANNING AND ENVIRONMENT COMMITTEE MEETING
FROM:	G. KOTSIFAS CHIEF BUILDING OFFICIAL, DIRECTOR OF DEVELOPMENT & COMPLIANCE DIVISION
SUBJECT:	APPLICATION BY: WESTFIELD VILLAGE ESTATES 915 SOUTHDALE ROAD WEST PUBLIC SITE PLAN MEETING AUGUST 20, 2012

RECOMMENDATION

That on the recommendation of the Manager, Development Planning, the following actions be taken with respect to the site plan approval application by Westfield Village Estates relating to the property located at 915 Southdale Road West:

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

PREVIOUS REPORTS PERTINENT TO THIS MATTER
--

Report regarding the rezoning of the lands and the abutting subdivision.

PURPOSE AND EFFECT OF RECOMMENDED ACTION

The purpose of the report is to request the Planning & Environment Committee conduct a public participation meeting to receive feedback from the public and for Planning & Environment Committee and Council to provide advice to the Approval Authority when they are considering the plans, elevations, and requirements for the Site Plan.

The need for public engagement is to satisfy the h-5 holding provision.

--

--

T. KARIDAS
File No: SP12-080528

APPLICATION DETAILS

Date Application Accepted: June 29, 2012	Agent: Sean Eden, Westfield Village Estates Inc.
--	--

REQUESTED ACTION:
Application for Site Plan Approval for a commercial plaza with two buildings and 94 parking spaces.

SITE CHARACTERISTICS:
<ul style="list-style-type: none"> • Current Land Use – Vacant • Frontage – 59.7 m • Depth – 120.02 m • Area – 7164 m² • Shape – Rectangular

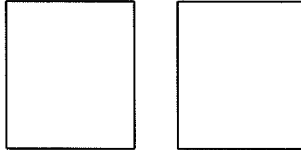
SURROUNDING LAND USES:
<ul style="list-style-type: none"> • North – Residential • South – Residential • East – Apartment (under construction) • West – Commercial

OFFICIAL PLAN DESIGNATION: Community Commercial Node
EXISTING ZONING: h-5.h-55.h-84.CSA3

SIGNIFICANT DEPARTMENT/AGENCY COMMENTS

No significant issues.

PUBLIC LIAISON:	On August 3, 2012 notice of public meeting was sent out to area property owners and on August 4, 2012, notice of public meeting was placed in the London Free Press.	
Nature of Liaison: Application for Site Plan Approval for a commercial plaza with two buildings and 94 parking spaces.		
Responses: To date there have been no calls.		



T. KARIDAS
File No: SP12-080528

ANALYSIS

Description of the Site Plan

The property will have a joint access with the land to the west know as 3000 Colonel Talbot Road. This owner will construct the east half and adjust the west half to provide a proper full access into Southdale Road. The property will have one building near the front. This will contain a financial institution with a drive thru on the east side and north side. There will be one building with two tenants near the south limit of the site. All buildings will be one storey and the designs have been reviewed and accepted by Urban Design staff.

Parking is generally between the north and south buildings; however, there is some parking on the west side of the north building.

An urban court yard has been created north of the financial institution and will receive vehicles that exit from the drive thru.

There are several pedestrian links to the city sidewalk. These walks also connect the proposed building as well as the pedestrian sidewalk to the residential subdivision to the south.

Does the Site Plan Comply to the CSA3 Zone?

The proposed site plan conforms to the zoning by-law as varied (A.036/12).

The front yard setback was reduced from 10m to 5.9m for the financial institution. In addition to this, the setback to a residential zone for the drive thru was reduced from 3.0 m to 2.5 m.

With respect to the rear retail store, the east interior side yard was reduced from 3.0 m to 0.6 m and the rear yard was reduced from 10.0 m to 1.5 m.

These variances were approved subject to a number of conditions. There are three holding provisions. We have been advised that these conditions will be addressed through the site plan approval process or have been incorporated into the approved plans.

There are three holding provisions:

h-5

Purpose: To ensure that development takes a form compatible with adjacent land uses, agreements shall be entered into following public site plan review specifying the issues allowed for under Section 41 of the Planning Act, R.S.O. 1990, c.P.13, prior to the removal of the "h-5" symbol.

Permitted Interim Uses: Existing uses (Z.-1-94236)

This holding provision requires the holding of a site plan public meeting and the entering into a development agreement.

h-55

Purpose: To ensure the appropriate development of the site and limit the impact of the development on the existing roadways, a traffic impact study for the entire site is to be completed prior to site plan approval to determine the location and number of access points, the traffic impact on surrounding roads and roadway improvements required to accommodate this development. The "h-55" symbol shall be deleted upon the acceptance of the traffic study by the City of London (Z.-1-041295).

At the time the subdivision was approved there was concern with the potential access for this block and how it would integrate with the lands to the west.

--	--

T. KARIDAS
File No: SP12-080528

When the site plan for 3000 Colonel Talbot Road was approved, a design for a joint access was established. An interim access was provided for the Colonel Talbot Road property. The owner of 915 Southdale Road West will have to work closely with their neighbour when they construct the enlarged joint access.

The design of 915 Southdale Road West will need to be carefully coordinated to properly match the grades for the Colonel Talbot Road property to the west and the lands to the east currently under construction.

h-84

Purpose: To ensure that there is a consistent lotting pattern in this area, the "h-84" symbol shall not be deleted until the part block has been consolidated with adjacent lands.

During the development of the plan of subdivision, there was a concern with the property known as 909 Southdale Road West which was outside the plan of subdivision. In the past, remnant parcels have resulted in awkward forms of development.

The property, 909 Southdale, has been amalgamated with 3045 Pomeroy Lane and the site plan has been approved.

Consequently this is no longer an issue, and the h-84 can be removed in the future.

Subsequent to all the plans being approved by the Approval Authority and after the development agreement has been entered into, a separate report will be submitted to PEC and Council for the removal of the holding provisions.

Is the Site Plan Compatible with the Neighbourhood?

The proposed site will be extensively landscaped. The design has been prepared by T. Wey OALA, Eng. Plus. The plan has included urban design objectives and the Director of Land Use Planning and City Planner is satisfied the plans adequately include all of the elements such as bollards, wrought iron fencing, masonry pillars, shade trees, pedestrian links, a strong street presence, height elements on the north building, as well as a diversity of building material as set out as conditions for the minor variance. There will be low key lighting on the south face of the south building. This will provide a safe connection at the rear of the building without impacting the homes to the south. A wood fence (1.8m ht) will be constructed on the south property line.

Other Issues

It is important that the grades of this site are coordinated with all the abutting properties. In addition to this, the existing access on Southdale for 3000 Colonel Talbot, will be enlarged to create a joint access with 915 Southdale Road. The proposed plan reflects the previously agreed configuration. The owner of 915 Southdale will need to coordinate their work schedule with the owner of 3000 Colonel Talbot in order to maintain operation of this entrance for customer vehicles.



--	--

T. KARIDAS
File No: SP12-080528

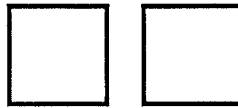
CONCLUSION

Based on a review of the applicable Official Plan policies, the Zoning By-law, permitted uses and 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, the plans and drawings could be recommended for approval to the Approval Authority along with a standard Development Agreement subject to the approval of the servicing plans and ultimately the removal of the holding provisions.

ACKNOWLEDGEMENTS: This report was prepared under the supervision of Bruce Henry Manager, Development Planning for West London with review of Planning Rational by Jeff Leunissen Manager, Development Planning for East London.

PREPARED BY:	RECOMMENDED BY:
	
T. KARIDAS SITE PLAN APPROVAL OFFICER DEVELOPMENT SERVICES	JEFF LEUNISSEN MANAGER, DEVELOPMENT PLANNING
REVIEWED BY:	SUBMITTED BY:
	
JENNIE A. RAMSAY, P.ENG MANAGER, DEVELOPMENT SERVICES	GEORGE KOTSIFAS, P.ENG. CHIEF BUILDING OFFICIAL & DIRECTOR, DEVELOPMENT AND COMPLIANCE DIVISION

c : Wharncliffe Village Estates
c/o York Developments
233 Horton Street East
London, ON N6B 1L1
Fax: 519-433-4469



File Number: SP-12-080528

Schedule "B"

Related Estimated Costs and Revenues

915 Southdale Road West

Estimated Costs – This Agreement	
Claims from Urban Works Reserve Fund – General	Nil
Stormwater Management	Nil
Capital Expense	Nil
Other	Nil
Total	Nil
Estimated Revenues - This Agreement (2012 rates)	
CSRF	\$166,632.30
UWRF	\$93,069.90
Total	\$259,702.20

1. Estimated Revenues are calculated using 2012 DC rates and may take many years to recover. The revenue estimates includes DC cost recovery for "soft services" (fire, police, parks and recreation facilities, library, growth studies). There is no comparative cost allocation in the Estimated Cost section of the report, so the reader should use caution in comparing the Cost with the Revenue section.
2. The revenues and costs in the table above are not directly comparable. This subdivision, like others in the area, also relies on the recently constructed roadwork and SWM facilities, the cost of which is not reported above. Other growth related costs (like wastewater treatment plant and road capacity expansion) incurred to serve this subdivision and surrounding areas are not reported above, though the revenue for those service components is included in the "Estimated Revenues – This Agreement" section above. As a result, the revenues and costs reported above are not directly comparable. The City employs a "citywide" approach to recovery of costs of growth – any conclusions based on the summary of Estimated Costs and Revenues (above table) should be used cautiously.

Reviewed By:

Peter Christiaans
 Director, Development Finance



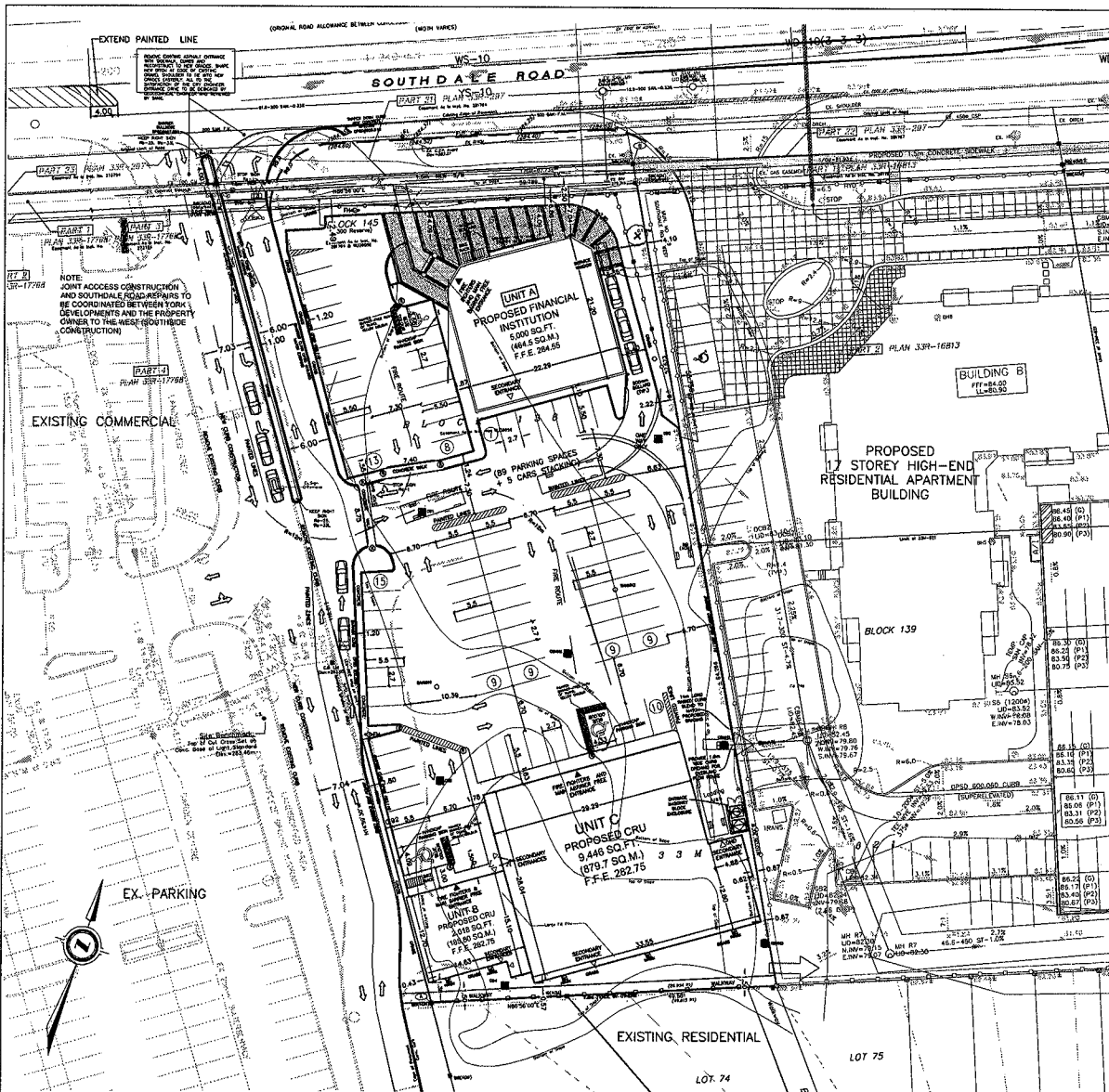
NOTIFICATION MAP

120m Radius Buffer
 Subject Site: 915 Southdale Rd W
 File Number: SP12-020528
 Created By: Jeffrey Shaughnessy
 Date: 2012-07-06
 Scale: 1:3700

LEGEND

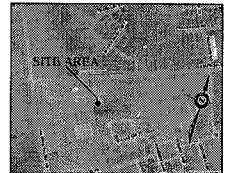
-  Subject Site
-  Parks
-  Assessment Parcels
-  Buildings
-  Address Numbers





SITE DATA

ITEM	REQUIREMENT	PROPOSED	AS SHOWN/NOTED
1	MINIMUM SETBACK FROM FRONT PROPERTY LINE	10.00	10.00
2	MINIMUM SETBACK FROM SIDE PROPERTY LINE	5.00	5.00
3	MINIMUM SETBACK FROM REAR PROPERTY LINE	5.00	5.00
4	MINIMUM SETBACK FROM ADJACENT ALLEY	5.00	5.00
5	MINIMUM SETBACK FROM ADJACENT STREET	10.00	10.00
6	MINIMUM SETBACK FROM ADJACENT LOT	5.00	5.00
7	MINIMUM SETBACK FROM ADJACENT LOT	5.00	5.00
8	MINIMUM SETBACK FROM ADJACENT LOT	5.00	5.00
9	MINIMUM SETBACK FROM ADJACENT LOT	5.00	5.00
10	MINIMUM SETBACK FROM ADJACENT LOT	5.00	5.00
11	MINIMUM SETBACK FROM ADJACENT LOT	5.00	5.00
12	MINIMUM SETBACK FROM ADJACENT LOT	5.00	5.00
13	MINIMUM SETBACK FROM ADJACENT LOT	5.00	5.00
14	MINIMUM SETBACK FROM ADJACENT LOT	5.00	5.00
15	MINIMUM SETBACK FROM ADJACENT LOT	5.00	5.00
16	MINIMUM SETBACK FROM ADJACENT LOT	5.00	5.00
17	MINIMUM SETBACK FROM ADJACENT LOT	5.00	5.00
18	MINIMUM SETBACK FROM ADJACENT LOT	5.00	5.00
19	MINIMUM SETBACK FROM ADJACENT LOT	5.00	5.00
20	MINIMUM SETBACK FROM ADJACENT LOT	5.00	5.00



LOCATION MAP

TOPOGRAPHICAL PLAN OF SURVEY OF ALL OF
BLOCK 138
 REGISTERED PLAN N° 33M-621
 IN THE
CITY OF LONDON
 COUNTY OF MIDDLESEX
ENG LAND SURVEYORS

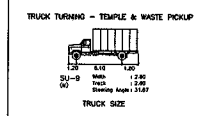
WASTE STORAGE - AS NOTED
 CLOSEST FIRE HYDRANT - FRONT OF PROPERTY
 EXTERIOR LIGHTING - ON BUILDING IN LIGHT STANDARDS
 FIRE FIGHTERS PRINCIPAL ENTRANCE - MAIN ENTRANCE TO BUILDINGS

UNIT A - Building Code Matrix

Code	Description	Unit A
1	Residential - Single Detached	100
2	Residential - Semi-Detached	100
3	Residential - Row House	100
4	Residential - Town House	100
5	Residential - Duplex	100
6	Residential - Triplex	100
7	Residential - Fourplex	100
8	Residential - Row House	100
9	Residential - Town House	100
10	Residential - Duplex	100
11	Residential - Triplex	100
12	Residential - Fourplex	100
13	Residential - Row House	100
14	Residential - Town House	100
15	Residential - Duplex	100
16	Residential - Triplex	100
17	Residential - Fourplex	100
18	Residential - Row House	100
19	Residential - Town House	100
20	Residential - Duplex	100

UNITS B & C - Building Code Matrix

Code	Description	Unit B	Unit C
1	Residential - Single Detached	100	100
2	Residential - Semi-Detached	100	100
3	Residential - Row House	100	100
4	Residential - Town House	100	100
5	Residential - Duplex	100	100
6	Residential - Triplex	100	100
7	Residential - Fourplex	100	100
8	Residential - Row House	100	100
9	Residential - Town House	100	100
10	Residential - Duplex	100	100
11	Residential - Triplex	100	100
12	Residential - Fourplex	100	100
13	Residential - Row House	100	100
14	Residential - Town House	100	100
15	Residential - Duplex	100	100
16	Residential - Triplex	100	100
17	Residential - Fourplex	100	100
18	Residential - Row House	100	100
19	Residential - Town House	100	100
20	Residential - Duplex	100	100



EXISTING SERVICES	DRAWING #	SOURCE	DATE	CONSTRUCTED SERVICES	COMPLETION	DETAILS	NO.	REVISIONS	DATE	CONSULTANT	COMMENT

ENG PLUS
Engineers Landscape Architects and Building Designers
 10-762 BURGESS ROAD E., LONDON, ON N6G 8E9
 TEL: 514-438-0900 FAX: 514-438-7062
 WWW: ENGPLUS.COM

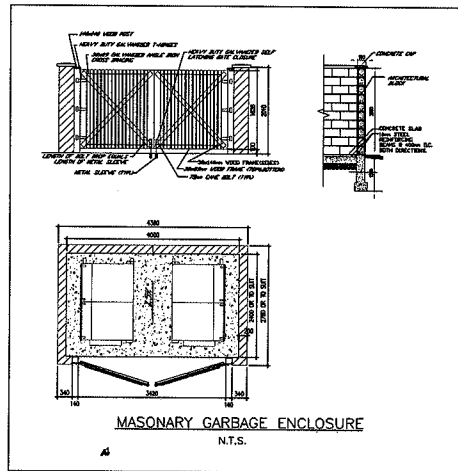
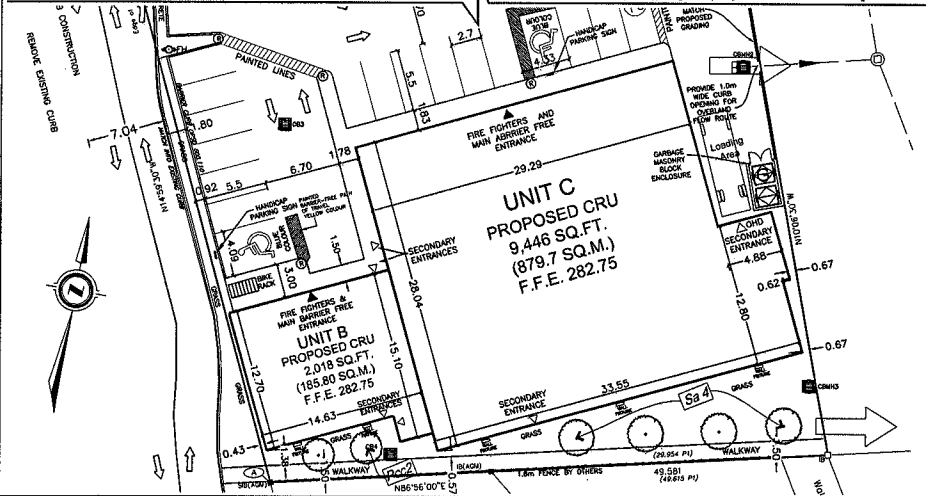
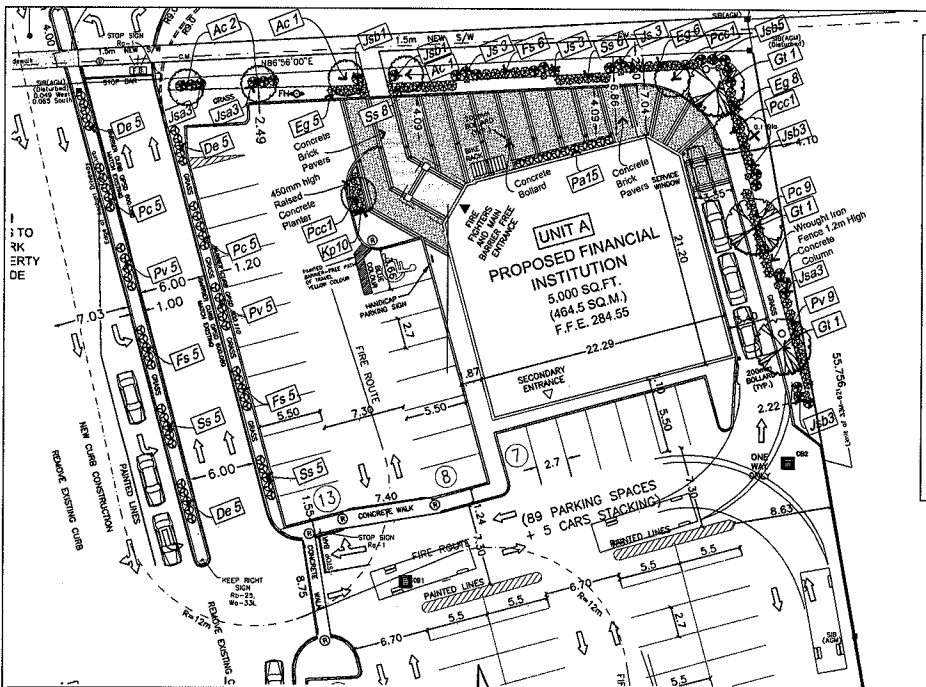


YORK DEVELOPMENT GROUP
 233 HORTON STREET, LONDON, ON N6B 1L1

SCALE: 1 : 300
 2.5 0 5m

PROPOSED SITE PLAN
 SP #12-020528
COMMERCIAL PLAZA
 915 SOUTHDALE ROAD, LONDON, ON

PROJECT NO. **12.018**
 SHEET NO. **1 of 5**
 PLAN FILE NO. **12.018 S16a Plan**

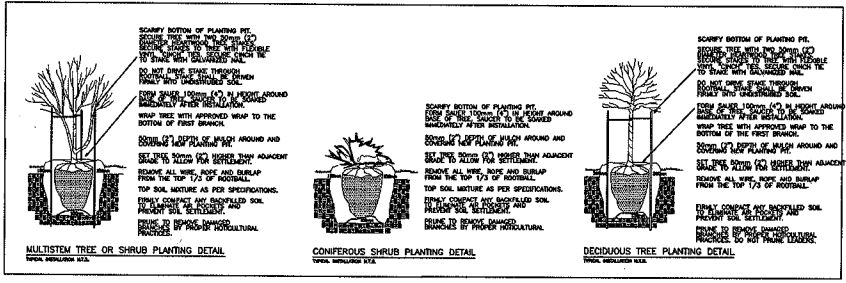


LANDSCAPE - NEW PLANT MATERIAL LIST

KEY QTY	NAME	TREES	SIZE & CONDITION
Q1	3	SHADE MASTER HONEY LOCUST, <i>Gleditsia Trochantos</i>	65mm Caliper Wire Basket
Pv	8	CHANDLER FLOWERING PEAR "Chenticide"	85mm Caliper Wire Basket
Sa	4	IVORY SILK TRE LILAC, <i>Syringa amurensis Japonica</i>	85mm Caliper Wire Basket
Ac	4	AMELANCHIER CANADENSIS 'LOWY SERVICEBERRY TREE FORM'	65mm Caliper Wire Basket

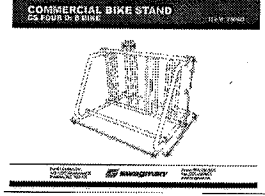
KEY QTY	NAME	SHRUBS & PLANTS	SIZE & CONDITION
Jc	9	SAVIN JUNIPER, <i>Juniperus sabota</i>	0.45m Spr Potted, Planted Approx. 1.2m o/c
Jc	9	ARCADIA JUNIPER, <i>Juniperus sabota</i> "Arcadia"	0.45m Spr Potted, Planted Approx. 1.2m o/c
Jc	13	EMERALD JUNIPER, <i>Juniperus chinensis</i> "Reitou"	0.45m Spr Potted, Planted Approx. 1.2m o/c
Eg	10	EMERALD GAIETY EUCHYALIS, <i>Eucalyptus fortunei</i>	60mm HT. POTTED, PLANTED APPROX. 1.0m O/C
Ds	15	DWARF BURNING BUSH, <i>Eurothoe elata</i> "Compoart"	60mm HT. POTTED, PLANTED APPROX. 1.5m O/C
Sr	18	FALSE SPIREA, <i>Sorbaria sorbifolia</i>	60mm HT. POTTED, PLANTED APPROX. 1.0m O/C
Pa	16	PURPLE LEAF SAND CHERRY, <i>Prunus cistena</i>	60mm HT. POTTED, PLANTED APPROX. 1.5m O/C
Pv	18	PURITY MOCK-ORANGE, <i>Philadelphus virginiana</i> "Turley"	60mm HT. POTTED, PLANTED APPROX. 1.5m O/C
Fa	18	WEEPING FORESYTHIA, <i>Forsythia suspensa</i>	60mm HT. POTTED, PLANTED APPROX. 1.5m O/C
Kd	10	PRAIRIE JUNE GRASS, <i>Koeleria pyramidata</i>	45mm HT. POTTED, PLANTED APPROX. .85m O/C
Pd	15	DWARF FOUNTAIN GRASS, <i>Panicum obliquicaule</i> "Noma"	45mm HT. POTTED, PLANTED APPROX. .75m O/C

NOTE - GRASS COVER ON QTY BOULEVARDS TO BE No. 1 NURSERY SOD



LOCATION MAP N.T.S.

- LEGEND
- VEGETATION TO BE REMOVED
 - NEW PLANT IDENTIFICATION & QUANTITY (Tm 9)
 - FIRE FIGHTERS AND MAIN BARRIER FREE ENTRANCE
 - ACCESSORY DOORS
 - CURB CUT AND/OR RAMP
 - GARBAGE ENCLOSURE
 - WALL MOUNT LIGHT FIXTURE
 - FUTURE



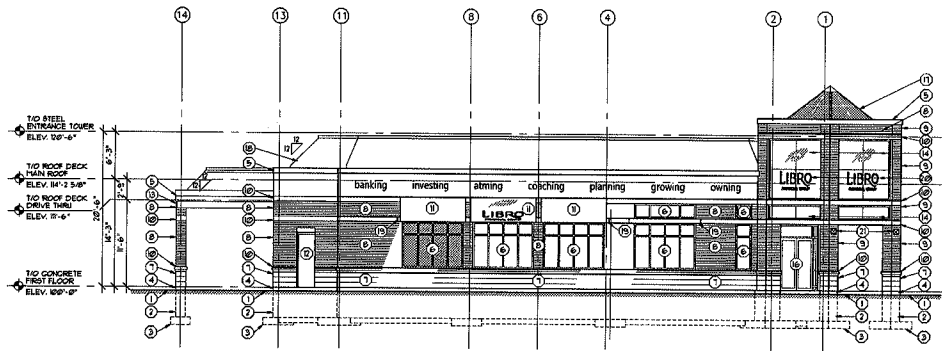
EXISTING SERVICES	DRAINING & SOURCE	DATE	CONSTRUCTED SERVICES	COMPLETION	DETAILS	No.	REVISIONS	DATE	COMPLETION	COMMENTS
					FILENAME.DWG		1	CITY ORDINANCE JAN 26, 2011	AUGUST 2011	END FILE UPD.
							2	CITY ORDINANCE JUNE 3, 2011	AUGUST 2, 2011	END FILE UPD.
							APPROVED			
							DATE	BY		

ENG PLUS Engineers
Landscape Architects
and Building Designers
101-776 BROADWAY ROAD E., LONDON, ON N6C 5K9
TEL: 914-693-9999 FAX: 914-693-7052
WWW.ENGPLUS.COM

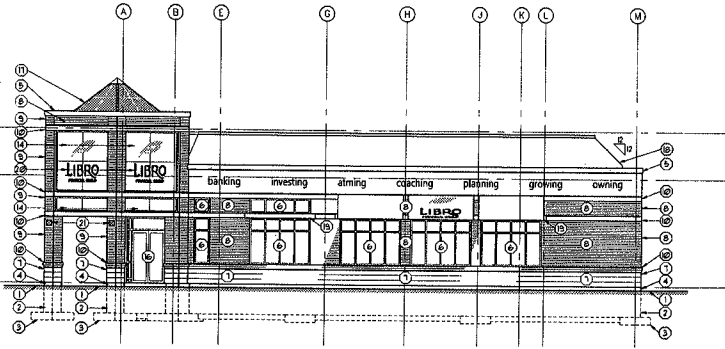


YORK
YORK DEVELOPMENT GROUP
213 HORTON STREET, LONDON, ON N6B 1L1

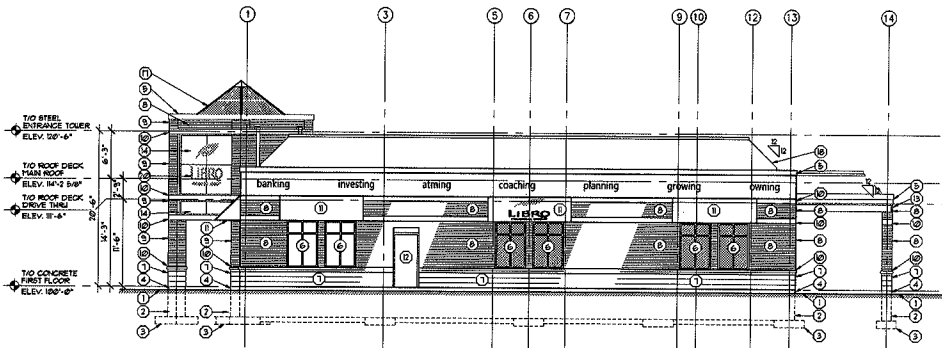
SCALE	TITLE	PROJECT	PROJECT NO.	DATE
HORIZONTAL SCALE - 1 : 200 2.5 0 5m	PROPOSED LANDSCAPE PLAN SP #12-020528	COMMERCIAL PLAZA 915 SOUTHDALE ROAD, LONDON, ON	12.018	12.018 5 of 5



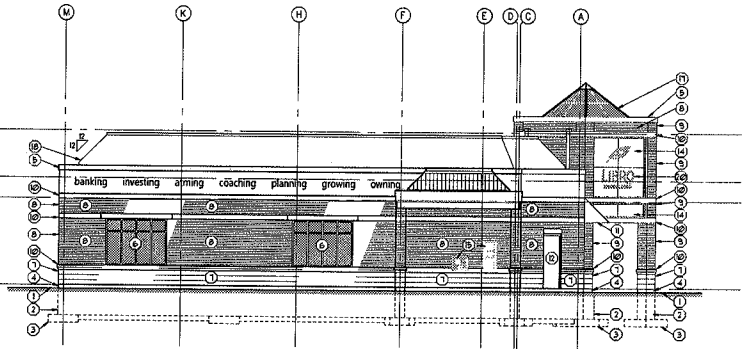
NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

MATERIALS LEGEND

- | | |
|--|---|
| 1 FINISHED GRADE | 12 PAINTED INSULATED HOLLOW METAL DOOR AND FRAME |
| 2 CONCRETE FOUNDATION (DOTTED) | 13 PREFINISHED BENT METAL FLASHING DETAIL |
| 3 CONCRETE FOOTING (DOTTED) | 14 PREFINISHED EXTRUDED ALUMINUM CAPPED CURTAIN WALL SYSTEM C/W TEMPERED GLAZING. |
| 4 EXPOSED CONCRETE FOUNDATION WALL - PARSED FINISH | 15 OWNER PROVIDED ATM AND DROP BOX |
| 5 PREFINISHED METAL GAP FLASHING | 16 THERMALLY BROKEN PREFINISHED EXTRUDED ALUMINUM DOOR C/W TEMPERED SAFETY GLASS |
| 6 SEALED DOUBLE GLAZING SET IN THERMALLY BROKEN PREFINISHED EXTRUDED ALUMINUM FINISHED WINDOW SYSTEM | 17 PREFINISHED EXTRUDED ALUMINUM CURTAIN WALL FRAME PYRAMID SKYLIGHT C/W SINGLE LAMINATED GLAZING |
| 7 STONE VENEER | 18 HARBARD ROOF - PREFINISHED METAL SYSTEM |
| 8 BRICK VENEER - RUNNERS BOND | 19 MASONRY HEADER |
| 9 BRICK VENEER - SOLDIER COURSING | 20 BUILDING SIGNAGE |
| 10 PRECAST CONCRETE CAP | 21 EXTERIOR LIGHTING - REFER TO ELECTRICAL |
| 11 FABRIC CANOPY C/W TUBE FRAME SUPPORTS TIED BACK TO BUILDING - CLIENT LOGO WHERE SHOWN | |

ORIGINAL

FILE PATH: C:\Users\libro\Documents\55374219_01.libro\55374219_01.dwg - 1/20/2013 11:58:11 AM - 1/20/2013 11:58:11 AM - 1/20/2013 11:58:11 AM

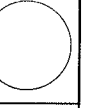
ENC. 1/20/2013 PM

PROJ. NO.: 55374219-01

Gregory M. Ward Architect
 1111 17th Street, Suite 300
 Denver, Colorado 80202
 Phone: 303.733.1988
 Fax: 303.733.1989
 Website: www.gmwarchitect.com
 GMAA MEMBER
 IFCMAA MEMBER
 AIA MEMBER

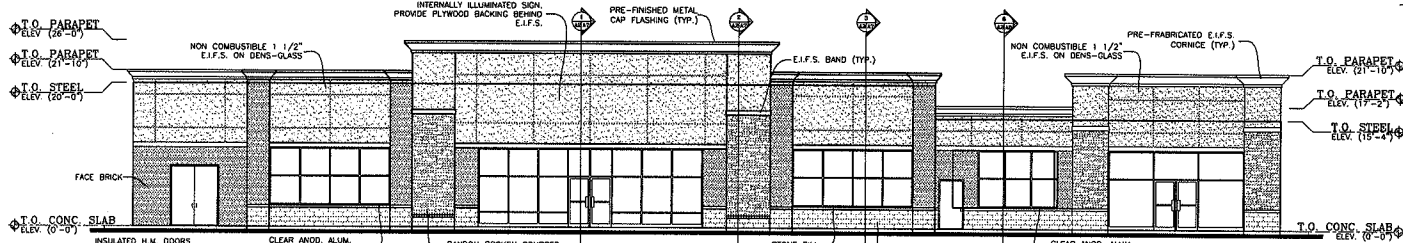


NO.	DATE	DESCRIPTION



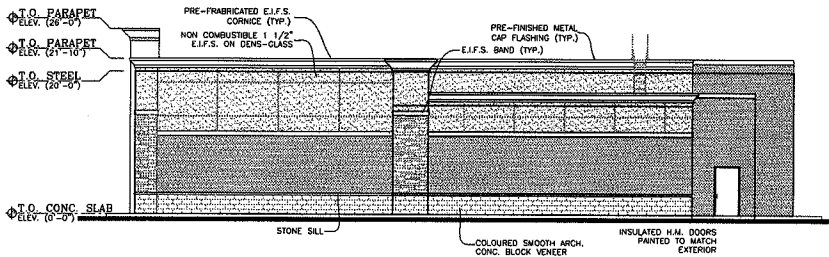
EXTERIOR ELEVATIONS

A3.1



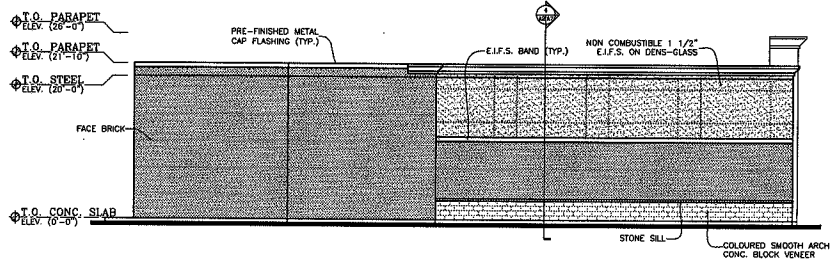
NORTH ELEVATION

SCALE - 1/8" = 1'-0"



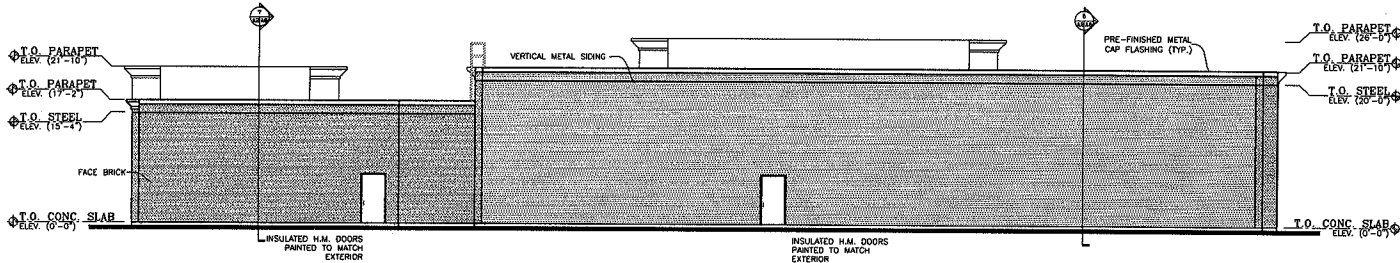
WEST ELEVATION

SCALE - 1/8" = 1'-0"



EAST ELEVATION

SCALE - 1/8" = 1'-0"



SOUTH ELEVATION

SCALE - 1/8" = 1'-0"

REV. NO.	DESCRIPTION OF REVISION	DATE

All construction shall comply with the ONTARIO BUILDING CODE (2000). Building contractor to verify all dimensions before proceeding. Dimensions always take precedence over scale dimensions. Latest approved drawings only to be used for construction purposes. Discrepancies are to be reported to the design office of ENG PLUS LTD. before proceeding with any construction work. Dimensions may vary slightly during construction.

CONSULTANTS:

ENG PLUS
 Engineers
 Landscape Architects
 and Building Designers
 Tel. (519) 538-8936
 fax. (519) 438-7052

PROJECT TITLE:
 915 SOUTHDAL RD.
 BASE BUILDING
 COMMERCIAL PLAZA

DRAWING NAME:
ELEVATIONS

DESIGNED BY: K.W.	CONSTRUCTION NUMBER
DRAWN BY: K.W.	
CHECK BY: M.B.	
START DATE:	SHEET
SCALE: 1/8" = 1'-0"	A-6
DATE ISSUED: 02/07/12	REVISION NO.
FILE NO: 12.018	