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S. Bellaire
File No: SP12-022939

TO:	CHAIR AND MEMBERS PLANNING AND ENVIROMENT COMMITTEE MEETING
FROM:	GEORGE KOTSIFAS MANAGING DIRECTOR, DEVELOPMENT AND COMPLIANCE SERVICES AND CHIEF BUILDING OFFICIAL
SUBJECT:	APPLICATION BY: LONDON AFFORDABLE HOUSING FOUNDATION 1461 HURON STREET PUBLIC SITE PLAN MEETING SEPTEMBER 24, 2012 after 4:15 PM

RECOMMENDATION

That on the recommendation of the Manager, Development Planning, the following actions be taken with respect to the site plan approval application of London Affordable Housing Foundation for an apartment building with 25 one bedroom units at 1461 Huron Street:

- a) On behalf of the Approval Authority, the Planning and Environment Committee **BE REQUESTED** to conduct a public meeting on the subject site plan 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 to permit the apartment building with 25 one bedroom units; and
- 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 an apartment building with 25 one bedroom units.

PURPOSE AND EFFECT OF RECOMMENDED ACTION

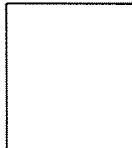
The purpose of this application is to obtain site plan approval for a new apartment building with 25 one bedroom units located at 1461 Huron Street. The application for site plan approval has been made to ensure the development takes a form compatible with adjacent land uses.

The submitted site plan conforms to the Holding Neighbourhood Facility Special Provision / Residential R8 Bonus (h*h-5*Nf(2)/R8-4*B(17)) Zone. Development of the lands as shown on the attached site plan is in conformity with the zoning by-law and will result in the construction of an apartment building with 25 one bedroom units.

PREVIOUS REPORTS PERTINENT TO THIS MATTER
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Z-8005- Report to the Planning and Environment Committee to amend Zoning By-law to change the zoning of the land FROM a Holding Neighbourhood Facility Special Provision (h*Nf(2)) Zone which permits a church or elementary school TO a Holding Neighbourhood Facility Special Provision / Residential R8 Bonus (h*h-5*Nf(2)/R8-4*B(17)) Zone to permit the above listed uses and an apartment building with a density of 81 units/ha (25 units) and a maximum height of 13m (3 storeys) and a public site plan meeting be held. March 26, 2012.

Z-7452- Municipal Council amended the zoning at 1461 Huron Street to a Holding Residential R5 (h*R5-6*D52) Zone to permit cluster townhouses, cluster stacked townhouses at a maximum density of 52 units per hectare, and a Holding Neighbourhood



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Facility Special Provision (h*Nf (2)) Zone to permit a church, with special provisions for parking and reduced interior side yard setbacks. February 4, 2008.

B.11/08- Consent Authority Decision to sever the westerly portion of lands, which includes the affordable townhouse development from the subject site, together with easements which includes the existing church. There were 9 conditions to the decision which included: an easement agreement to be registered on title of the subject lands for right-of-way for both vehicular and pedestrians between the proposed severed and retained parcels; and that parkland dedication shall be taken as part of the Site Plan approval through the signed Development Agreement. Cash-in-lieu will be paid out at the time of building permit. February 28, 2008.

APPLICATION DETAILS	
Date Application Accepted: July 19, 2012	Agent: Eng Plus Ltd.

SITE CHARACTERISTICS:
<ul style="list-style-type: none"> • Current Land Use – church • Frontage – 41m • Depth – 74.6m • Area – 0.31 ha • Shape – Rectangular

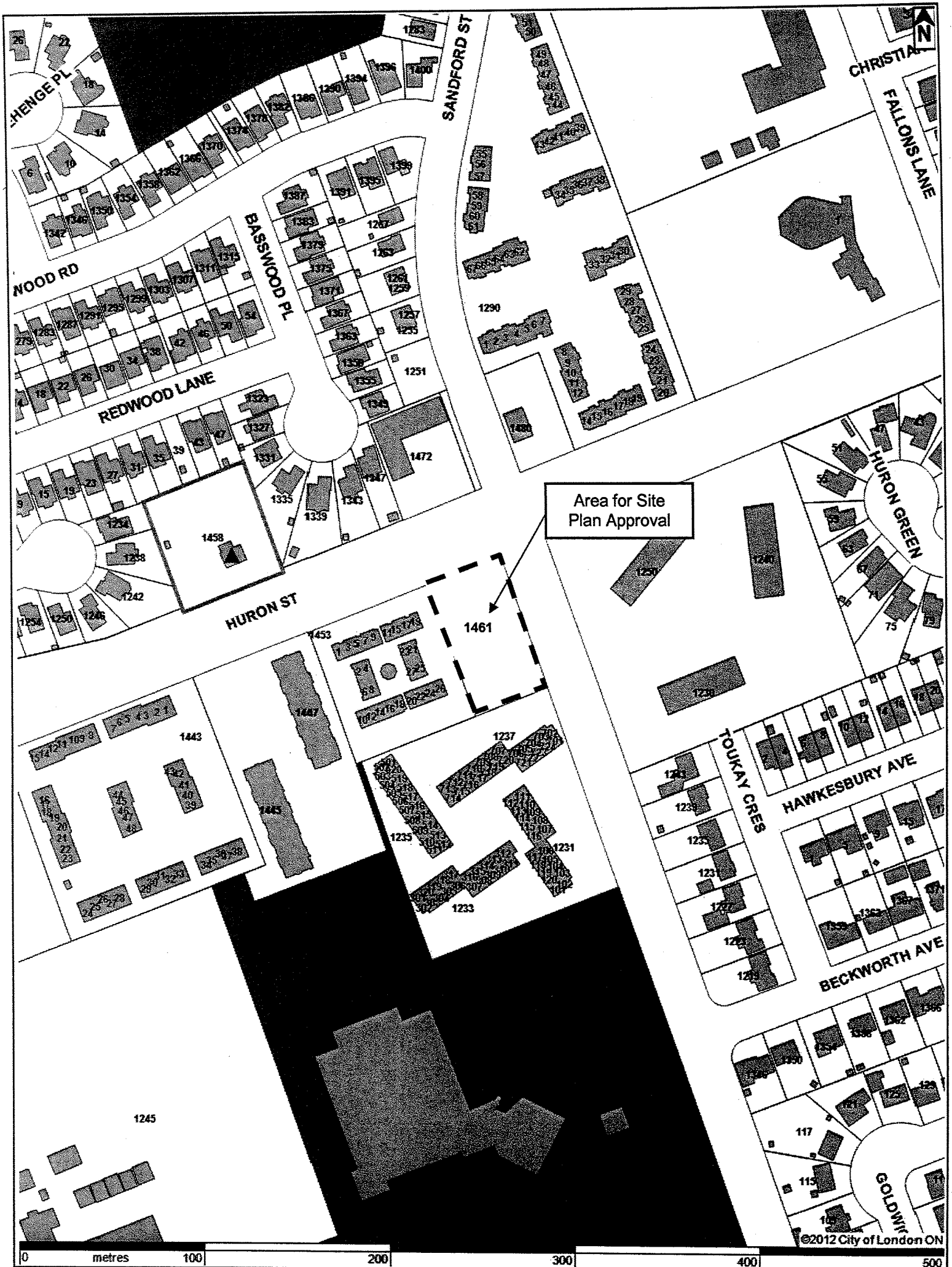
SURROUNDING LAND USES:
<ul style="list-style-type: none"> • North – Single Family Detached, Convenience Commercial Plaza • South – Townhouses • East – One 6 storey apartment building & Two 3 story apartment buildings • West – Townhouses

OFFICIAL PLAN DESIGNATION: Multi-Family, Medium Density Residential
EXISTING ZONING: Holding Neighbourhood Facility Special Provision / Residential R8 Bonus (h*h-5*Nf(2)/R8-4*B(17) Zone.

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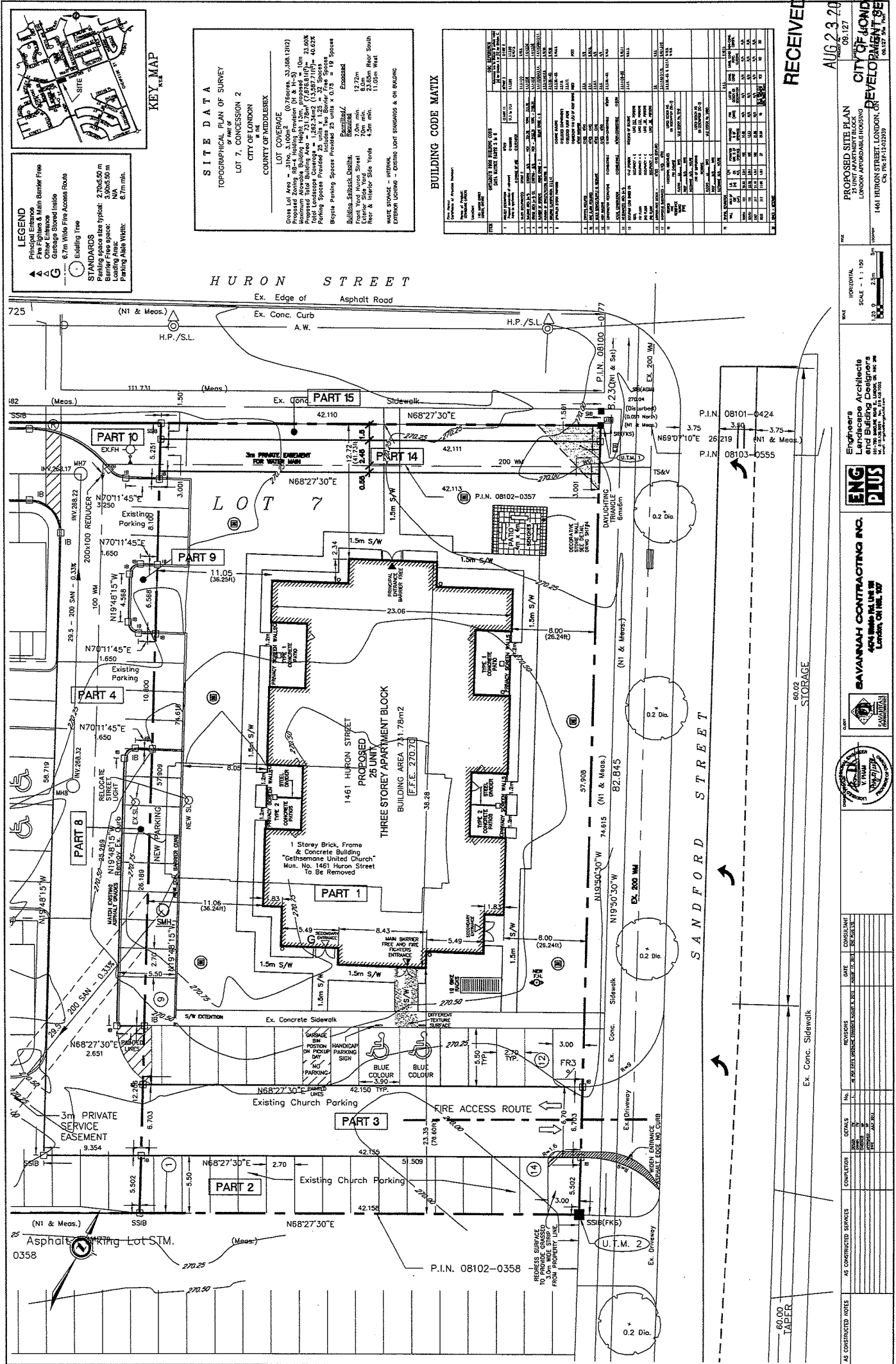
Location Map



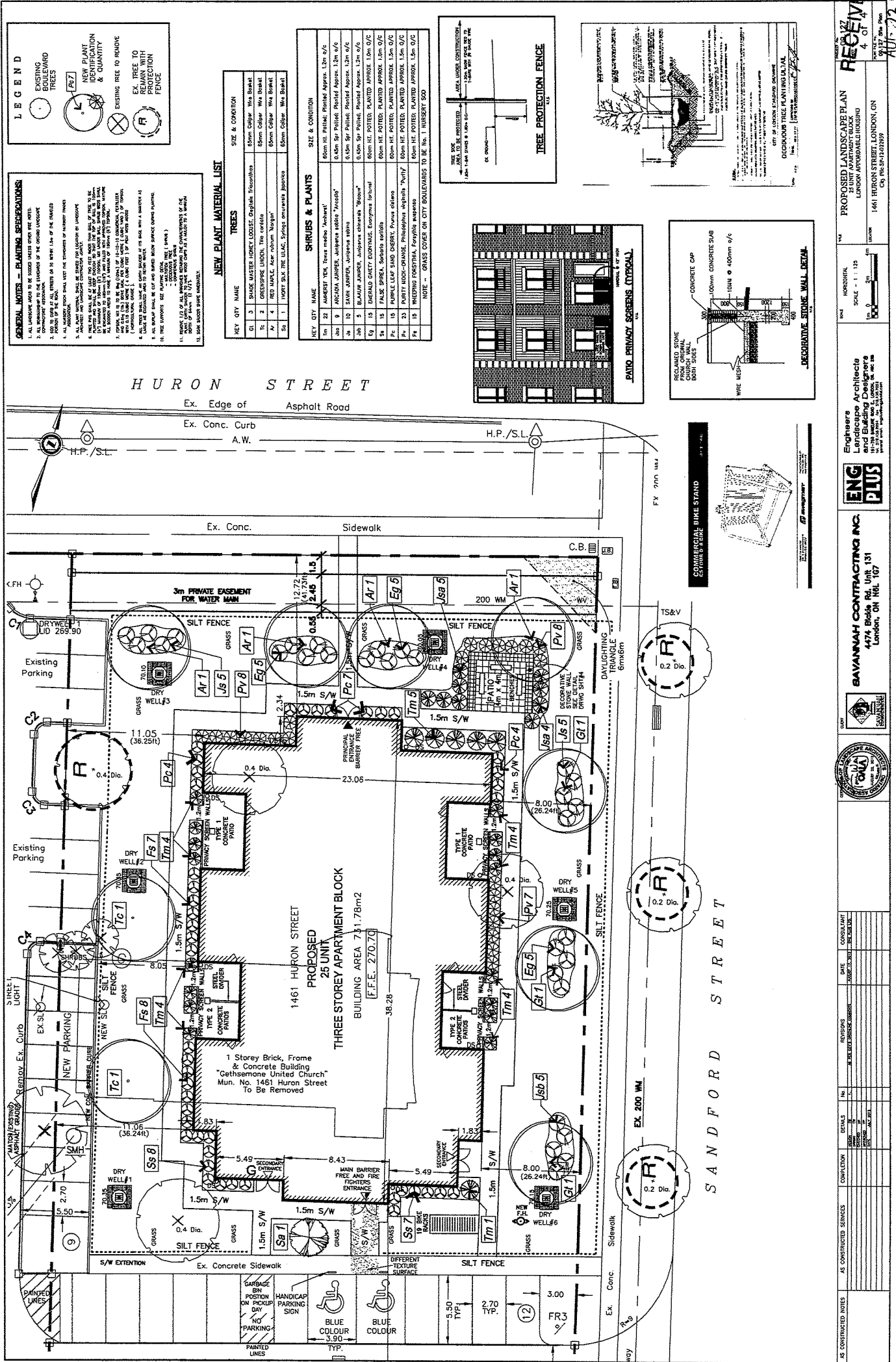


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Proposed Site Plan



Proposed Landscape Plan



LEGEND

- EXISTING BOLLIVARD TREES
- EXISTING TREE TO REMAIN WITH PROTECTION FENCE
- NEW PLANT
- EX. TREE TO REMAIN WITH PROTECTION FENCE

GENERAL NOTES - PLANTING SPECIFICATIONS

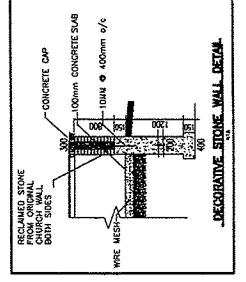
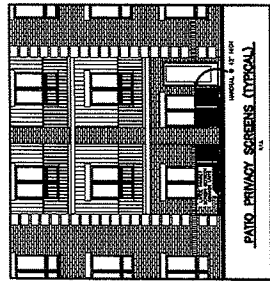
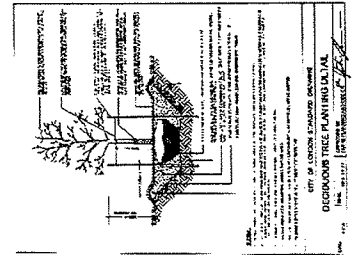
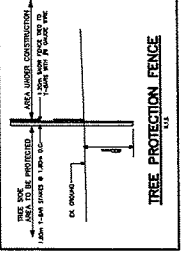
- All landscape areas to be created within 90 days after start.
- All landscape to be provided by the owner (contractor to provide to the owner).
- Minimum height of 1.5m above grade for all trees.
- Minimum canopy spread to be as specified on drawings.
- Plantings to be established in accordance with the following specifications:
- Use the best quality of plants available from a reputable nursery.
- Plants to be planted in accordance with the following specifications:
- Plants to be planted in accordance with the following specifications:
- Plants to be planted in accordance with the following specifications:
- Plants to be planted in accordance with the following specifications:
- Plants to be planted in accordance with the following specifications:
- Plants to be planted in accordance with the following specifications:

NEW PLANT MATERIAL LIST

KEY QTY	NAME	SIZE & CONDITION
10	SHRUB MASTER LONEY LOGGET, <i>Caprilla Thymifolia</i>	60cm Ht. Potted, Planted Approx. 1.5m x/0
10	SHRUB MASTER LONEY LOGGET, <i>Caprilla Thymifolia</i>	60cm Ht. Potted, Planted Approx. 1.5m x/0
10	SHRUB MASTER LONEY LOGGET, <i>Caprilla Thymifolia</i>	60cm Ht. Potted, Planted Approx. 1.5m x/0
10	SHRUB MASTER LONEY LOGGET, <i>Caprilla Thymifolia</i>	60cm Ht. Potted, Planted Approx. 1.5m x/0
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10	SHRUB MASTER LONEY LOGGET, <i>Caprilla Thymifolia</i>	60cm Ht. Potted, Planted Approx. 1.5m x/0

SHRUBS & PLANTS

KEY QTY	NAME	SIZE & CONDITION
10	SHRUB MASTER LONEY LOGGET, <i>Caprilla Thymifolia</i>	60cm Ht. Potted, Planted Approx. 1.5m x/0
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10	SHRUB MASTER LONEY LOGGET, <i>Caprilla Thymifolia</i>	60cm Ht. Potted, Planted Approx. 1.5m x/0



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4 OF 4

8/27/2019

2019-232

PROPOSED LANDSCAPE PLAN
LONDON APPROVAL/HOUSING

1461 HURON STREET, LONDON, ON
597.135.1122

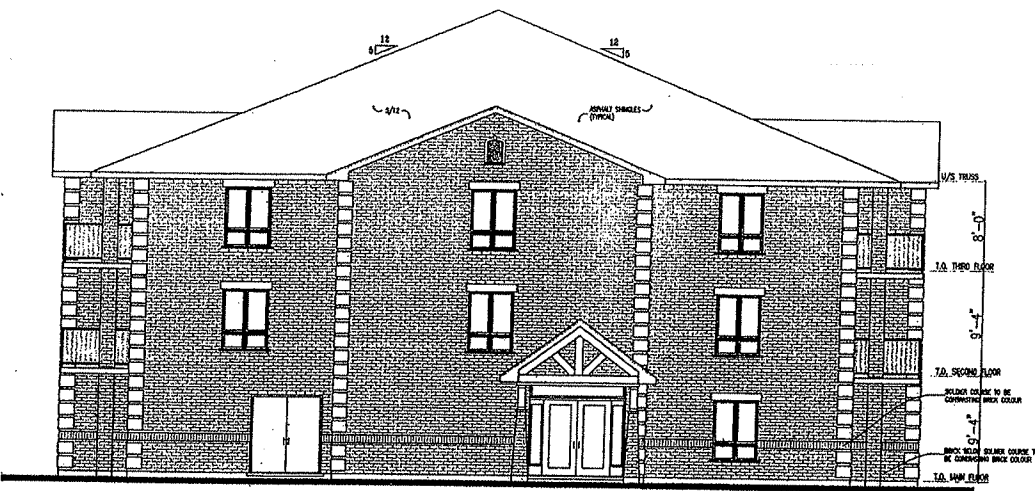
Engineers
Landscape Architects
and Building Designers

ENG PLUS

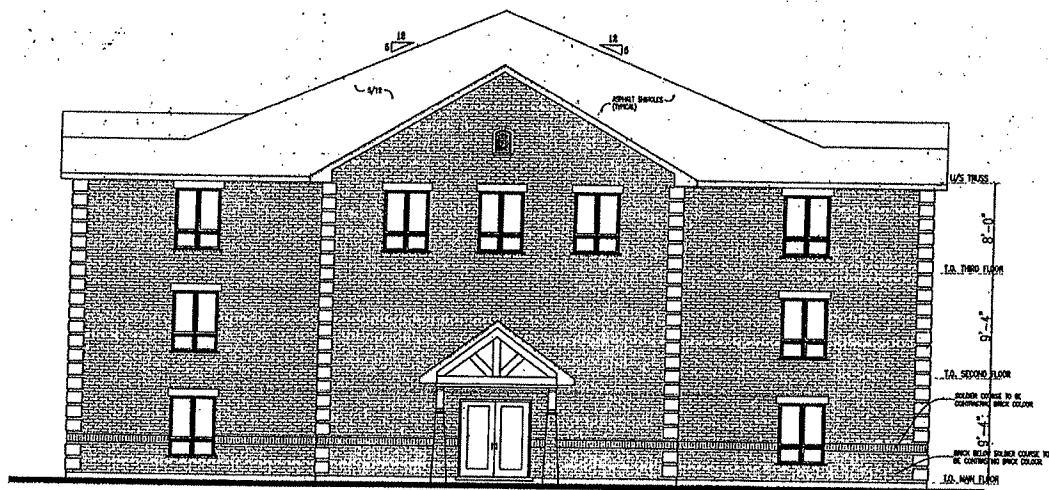
SAVANNAH CONTRACTING INC.
4474 Belsir Rd. Unit 131
London, ON N6L 1G7

NO.	REVISIONS	DATE	DRAWN BY	CHECKED BY
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				

NO.	DESCRIPTION	DATE	STATUS
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			



SOUTH ELEVATION



NORTH ELEVATION
(facing Huron Street)

ACCEPTED FOR
URBAN DESIGN

AUG 0 2 2012
E. Rebecca Webb-Orr
URBAN DESIGNER

REV	DATE	DESCRIPTION OF REVISION	BY

All construction shall comply with the
INTERNATIONAL BUILDING CODE (2009).
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:

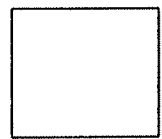
ENG PLUS
Engineers
Landscape Architects
and Building Designers
Tel. (616) 438-8884
Fax. (616) 438-7000

PROJECT TITLE:
1461 HURSON ST.
GETTSEMANE GARDENS
APARTMENT BUILDING

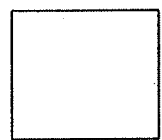
DRAWING NAME:
ELEVATIONS

DESIGNED BY: K.W.	CONSTRUCTION MARK
DRAWN BY: K.W.	
CHECK BY: D.M.	
DATE: 09/12/12	SHEET: A-8
SCALE: 1/4"=1'-0"	REVISION NO.:
DATE ISSUED: 09/12/12	
FILE NO.:09.127	

Proposed Elevations



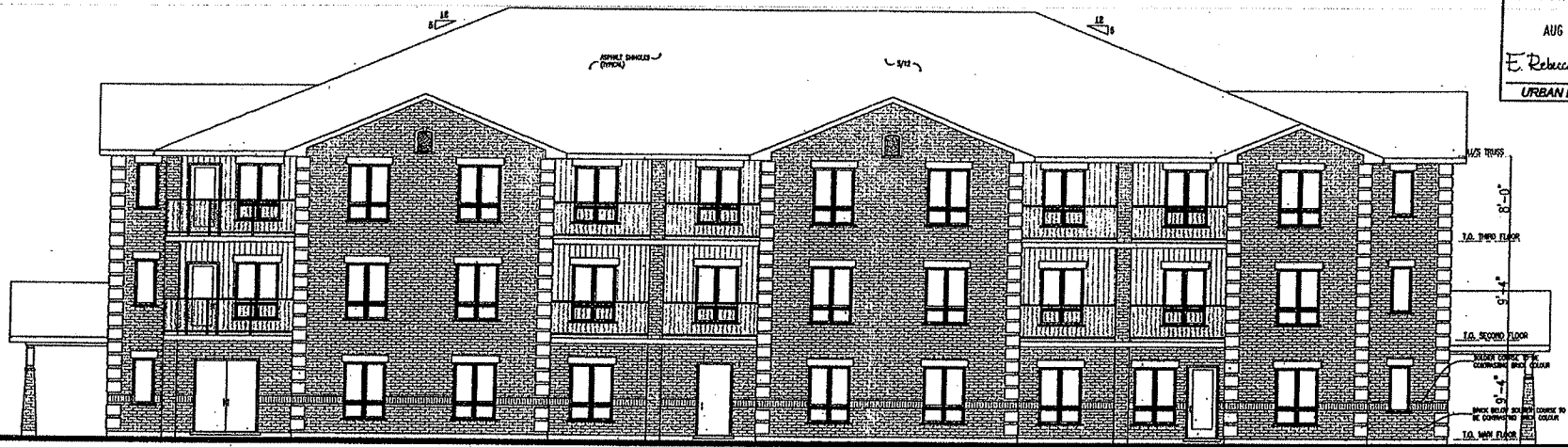
Agenda Item #



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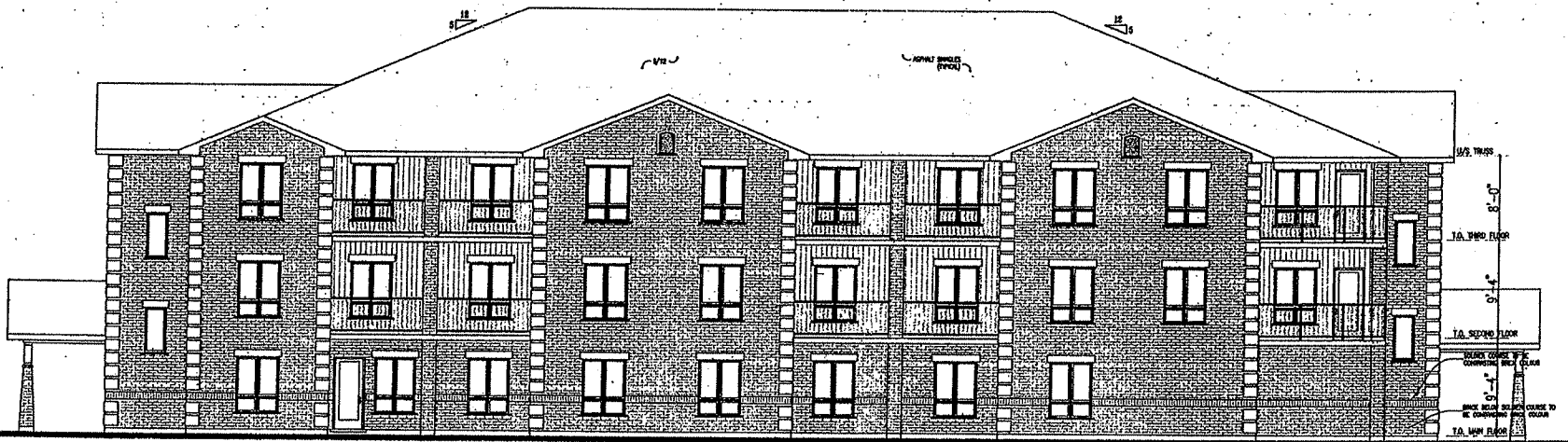
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EAST ELEVATION

(facing Sanford Street)



WEST ELEVATION

ACCEPTED FOR
URBAN DESIGN
AUG 02 2012
E. Rebecca Webb-Cox
URBAN DESIGNER

NO.	DATE	DESCRIPTION OF REVISION	BY

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DETROIT BUILDING CODE (2006).
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slightly during construction.

CONSULTANTS:

ENG PLUS
Engineers
Landscape Architects
and Building Designers
tel. (616) 436-8204
fax. (616) 436-7058

PROJECT NAME:
1461 HURSON ST.
GETTISEMANE GARDENS
APARTMENT BUILDING

DESIGNED BY	CONSTRUCTION DATE
K.W.	
CHECK BY	K.W.
DATE DATE	D.M.
SCALE	SHEET
DATE ISSUED	A-7
FILE NO.	09.127
REVISION NO.	

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JUL 20 2012
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DEVELOPMENT SERVICES

Proposed Elevations

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BACKGROUND

Re- Zoning

On January 13, 2012, the applicant submitted an application for a Zoning By-law amendment to change the zoning of the subject lands from a Holding Neighbourhood Facility Special Provision (h*NF (2)) Zone to a Holding Neighbourhood Facility Special Provision / Residential R8 Bonus (h*h-5*NF(2)/R8-4*B(17) Zone to permit the development of an apartment building in exchange for a development that incorporates high quality urban design supporting the City's urban design principles (our file Z-8005). Council adopted a Zoning By-law Amendment on April 11, 2012, to permit an apartment building and included the following bonus provisions:

- *Site the building in general alignment with property lines and prevailing setbacks of adjacent buildings;*
- *Provide landscaping which:*
 - *Incorporates a hard surface forecourt with fixed seating that defines the building's main entrance and corner lot location;*
 - *Integrates stone salvaged from the demolished church;*
 - *Defines private outdoor amenity areas with hard surfaced terraces and fence-wall privacy screens for all at-grade residential units;*
 - *Minimizes the need for extensive watering;*
- *Provide a building which:*
 - *Clearly expresses a base, middle, and top (roof) on all elevations, predominantly using masonry materials;*
 - *Uses variations in massing, materials, scaling and architectural features to identify the north facade and entrance as the front of the building and the south facade and entrance as a service egress; and,*
 - *Employs ample glazing to distinguish stairwell forms from the residential units and maximize visibility for security purposes.*

Holding Provision h is as follows:

To ensure the orderly development of lands and the adequate provision of municipal services, the "h" symbol shall not be deleted until a subdivision agreement or development agreement is entered into for the lands in question with the City of London.

Holding Provision h-5 is as follows:

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.

Urban Design Peer Review Panel

Prior to the Zoning By-law public meeting, the proposal was presented before the Urban Design Peer Review Panel (UDPRP) who had the following comments regarding the proposed development:

- Align building's east elevation parallel to the Sanford Street property line;
- Associate building's main elevation to the building's municipal address by reorienting and rescaling the building entrance and entry doors to Huron Street such that it is the feature element on the North Elevation;
- Add hard surfaced forecourt at corner of Huron and Sanford Streets leading to building's main entrance (see item 1). Landscape as an outdoor amenity area complete with fixed benches;

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- Enhance the building's architectural style which in turn will enhance the pedestrian realm by:
 - articulating the building's base, middle and top (roof);
 - integrating the salvaged angel stone from the demolished church;
 - creating a coherent architectural composition between end and side elevations;
 - adding additional windows to the north and south elevations to add rhythm to these facades and in the case of the north façade enhancing the street elevation;
 - delineating between the building's south facing entry and service doors by rescaling and articulating the entry; and
 - add design details, such as windows, to the vertical circulation towers to make them more coherent with the overall design thus enlivening the building's elevations, creating safer stairways and encouraging use of the stairs by the building's occupants;

- Relocate ground floor service rooms from the principal street façade facing Sanford Street to the west elevation facing the interior property line;

- Add defined outdoor amenity areas to all residential units at grade i.e. hard surfaced terrace complete with fence-wall privacy screen;

- Consider relocation of the storm water management cells to the south parking area if the proposed current locations will have frequent "ponding" or be wet areas; and

- Collect rain water from building's roof in a cistern for reuse in watering the landscaping.

SIGNIFICANT DEPARTMENT/AGENCY COMMENTS

Planning, Engineering, and Environmental Services Department

The applicant is advised that an existing sanitary service to serve the subject property is connected to the system serving Municipal 1453 Huron Street outletting to the 200mm diameter sanitary on Huron Street. The Owner is to confirm appropriate joint use/maintenance agreement and easement registered on title of both properties is in place or established; also as noted in the development agreement for MN 1453 Huron St.

The applicant is advised that currently there is no storm sewer on Huron Street fronting the subject property. There is a 300 mm municipal storm sewer on Sandford Street. The applicant's professional engineer may have to complete a storm sewer capacity analysis study to confirm that there is enough capacity in the existing storm sewer system for the proposed development, all to the satisfaction of the City Engineer.

The Owner is advised that the City Design Requirements for Permanent Private Stormwater Systems were approved by City Council and is effective as of January 1, 2012. The stormwater requirements for PPS for all medium/high density residential, institutional, commercial and industrial development sites are contained in this document, which may include but not be limited to quantity/quality control, erosion, stream morphology, etc.

SWM Unit has no objection to the proposed dry-well system subject to the person undertaking development providing a Certificate of Approval, design drawings, and a geotechnical report to support the proposed dry well system which is to be certified by a Professional Engineer to the satisfaction of the City Engineer.

Transportation Planning and Design

The applicant is advised that a 6m x 6m sight triangle will be required to be dedicated at the intersection of Huron Street and Sandford Street.

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Parks Planning

A consent to sever application was granted for the subject lands in 2008 (B.011/08). Condition 7 of the approved severance stated “*The required parkland dedication shall be taken as part of Site Plan approval through the signed Development Agreement. Cash-in-lieu will be paid out at the time of building permit.*”

Consistent with this condition, the applicant will provide cash-in-lieu of parkland as a condition of site plan approval, to be provided in its entirety at the time of building permit, pursuant to the rates as outlined in By-law CP-9.

Urban Forestry

Tree protection is required for all existing City trees located in the boulevard.

Urban Design

To date, the Urban Design department has approved the proposed elevations for the subject property and indicated that the drawings address Clause 21 (b) from the Municipal Council Resolution dated April 11, 2012 to ensure urban design features are incorporated into the development that is bonused for density.

PUBLIC LIAISON:	<p>On July 20, 2012, 81 letters indicating the application for site plan approval were sent out to area property owners within a 120 metre radius of the proposal. On July 28, 2012, notice of the Application was published in the London Free Press. On August 28th, 2012, 81 letters indicating the notice for Site Plan Public Meeting were sent out to area property owners within a 120 metre radius of the proposal. On Saturday September 15th 2012 Notice of the Site Plan Public Meeting was published in the London Free Press.</p>	<p>0 replies have been received to date.</p>
Nature of Liaison: Same as Requested Action		
Responses: None.		

ANALYSIS

Description of the Site Plan

The applicant is proposing a 3 storey, 25 unit apartment building all with one bedroom units. It has been purposefully located to align with the prevailing setbacks of adjacent buildings while following the alignment of both Huron Street and Sandford Street in order to comply with the bonusing intent of the Zoning By-law for enhanced Urban Design to permit the proposed density.

There are two proposed accesses to the site including one at the southeast property boundary and another which is shared with the adjacent townhouse property at 1453 Huron Street. There are 33 on-site surface parking spaces located in the south and west yards. There are also 19 bicycle parking spaces which are located adjacent to the parking area in the south of the property in a separate bicycle parking area.

The landscape plan addresses the Bonusing intent of the Zoning By-law by incorporating a hard-surfaced forecourt at the corner of Huron Street and Sandford Street along with private

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outdoor amenity areas for all at-grade units. The design incorporates stone salvaged from the demolished church built into a stone wall surrounding the forecourt patio and the proposed plant material does not require extensive watering.

The elevations have been reviewed and approved by the Urban Design Section and comply with the Bonusing intent of the Zoning By-law as the building elevations clearly express a base, middle, and top (roof) predominantly of masonry materials; uses variations in massing, materials, scaling and architectural features to identify the north facade and entrance as the front of the building and the south facade and entrance as a service egress; and employs ample glazing to distinguish stairwell forms from the residential units to maximize visibility for security purposes.

Based on the siting of the building, the landscape plan and the elevations, the submitted plans will result in a development that is compatible with surrounding land uses and appropriate for the lands.

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

The proposed apartment building conforms to the Official Plan. The Provincial Policy Statement encourages efficient land use and development patterns, provides for an appropriate range of housing types and densities, and is serviced in an efficient and cost-effective manner. The proposal is within a developed and serviced neighbourhood that provides additional housing options which complement the existing surroundings and is consistent with the Provincial Policy Statement. Existing noise impacts are to be addressed through special provision clauses in the Development Agreement.

Does the Plan Conform to the Holding Neighbourhood Facility Special Provision / Residential R8 Bonus (h*h-5*NF(2)/R8-4*B(17) Zoning?

The proposed site plan has been reviewed against the Holding Neighbourhood Facility Special Provision / Residential R8 Bonus (h*h-5*NF(2)/R8-4*B(17) Zone and conforms to the requirements of the Bonused Zone as outlined below.

- *Site the building in general alignment with property lines and prevailing setbacks of adjacent buildings;*

The building has been aligned with property lines and prevailing setbacks of adjacent buildings and also complies with the Zoning setbacks specified for this zone.

Provide landscaping which:

- *Incorporates a hard surface forecourt with fixed seating that defines the building's main entrance and corner lot location;*
- *Integrates stone salvaged from the demolished church;*
- *Defines private outdoor amenity areas with hard surfaced terraces and fence-wall privacy screens for all at-grade residential units;*
- *Minimizes the need for extensive watering;*

The landscape plan incorporates a hard surface forecourt with fixed seating at the corner of Huron Street and Sandford Street adjacent to the building's main entrance. There is a stone wall surrounding and defining this forecourt which is to be built from stone salvaged from the demolished church which defines the corner lot location. All at-grade residential units have been provided with a private hard surface terrace with privacy screens to ensure that residents are comfortable in this space. The plant materials chosen for the landscape design are hardy and once established will not require an extensive amount of watering.

- *Provide a building which:*
 - *Clearly expresses a base, middle, and top (roof) on all elevations, predominantly using masonry materials;*

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- *Uses variations in massing, materials, scaling and architectural features to identify the north facade and entrance as the front of the building and the south facade and entrance as a service egress; and,*
- *Employs ample glazing to distinguish stairwell forms from the residential units and maximize visibility for security purposes.*

The building elevations have been approved by Urban Design after a review of the elevations against these bonus provisions and general Urban Design standards for all site plans.

Also, the proposal was reviewed against the General Provisions of the Zoning By-law and demonstrated conformity.

Is the Site Plan Compatible with Adjacent Properties?

The proposed site plan is consistent with the Council Resolution of the Zoning By-law Amendment which includes provisions for Urban Design features and is compatible with adjacent properties.

Response from Area Residents

None

Claims and Revenue

Upon review of the Development Charges By-law, the following claims and revenue information has been estimated.



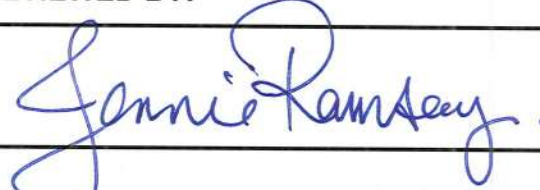
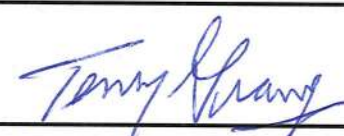
	<u>Estimated Revenue</u>	<u>Estimated Claims</u>
Urban Works Charges	\$70,525.00	\$NIL
City Services Charges	\$175,000.00	\$NIL
TOTAL	\$245,525.00***	\$NIL

*** Less the demolition credits which are dependent on the size of the existing church. The final amount is to be calculated at the time of the building permit application.

CONCLUSION

Based on a review of the applicable Official Plan policies, the Provincial Policy Statement, and Bonus provisions, approval of the submitted site plan, landscape plan, and elevations are considered appropriate for the development of these lands. The proposal represents good land use planning and subject to the results of the public meeting, could be recommended for approval along with a standard Development Agreement. Special provisions to the Development Agreement are required to address noise from the abutting arterial road. Removals of the holding provisions for the subject property are forthcoming in a separate report.

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PREPARED BY:	RECOMMENDED BY:
	
SARA BELLAIRE, OALA CSLA LANDSCAPE PLANNER DEVELOPMENT SERVICES	JEFF LEUNISSEN, MCIP RPP MANAGER, DEVELOPMENT PLANNING DEVELOPMENT SERVICES
REVIEWED BY:	SUBMITTED BY:
	
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September 13, 2012

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S. Bellaire
File No: SP12-022939

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