

TO:	CHAIR AND MEMBERS BUILT AND NATURAL ENVIRONMENT COMMITTEE
FROM:	JOHN M. FLEMING DIRECTOR OF LAND USE PLANNING AND CITY PLANNER
SUBJECT:	APPLICATION BY: RIVERSIDE UNITED CHURCH 675 RIVERSIDE DRIVE PUBLIC PARTICIPATION MEETING ON OCTOBER 17, 2011 8:30 PM

RECOMMENDATION

That, on the recommendation of the Director of Land Use Planning & City Planner, the following actions be taken with respect to the application of Riverside United Church relating to the property located at 675 Riverside Drive: the proposed by-law attached hereto as Appendix "B" **BE INTRODUCED** at the Municipal Council meeting on October 24, 2011 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 (R1-10) Zone **TO** a Holding Neighbourhood Facility (h-())*NF) Zone to allow for the 'Church' use which would result in an expansion of the existing parking lot for the Riverside United Church resulting in approximately 36 additional parking spaces, in addition to permitted uses such as Elementary schools. The (h-()) has been added to ensure that development takes a form compatible with the adjacent land uses so that the issues identified below as a condition of approval can be implemented. The "h-()" symbol shall not be deleted until an agreement is entered into for subject the lands with the City of London, and a lot grading plan, storm water servicing plan, landscape plan, a site plan and security sufficient to cover the works identified in these plans is provided to the satisfaction of The City of London.

IT BEING NOTED that submitted plans are to show at a minimum:

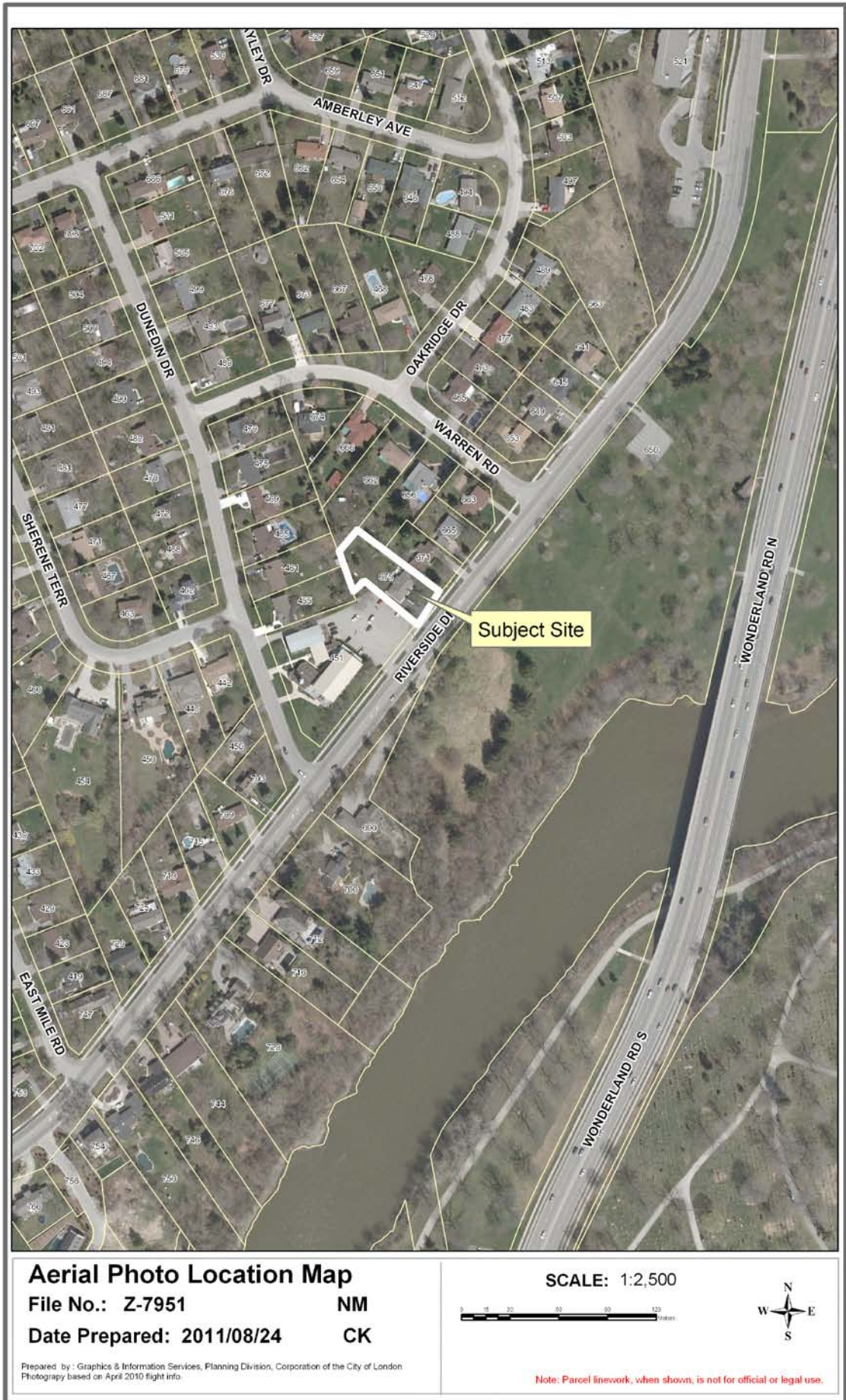
- required road widening and location of accesses;
- trees preserved, trees/vegetation to screen the view of the new parking area from Riverside Drive;
- definition of pedestrian circulation in the parking area using contrasting paving materials or colors to distinguish between pedestrians and vehicle routes;
- 6 foot high wood screen fence along all common property lines;
- a landscaped buffer of at least 3m between the new parking area and the abutting residential properties to address privacy;
- full cut-off lighting to reduce glare to the adjacent residential properties.

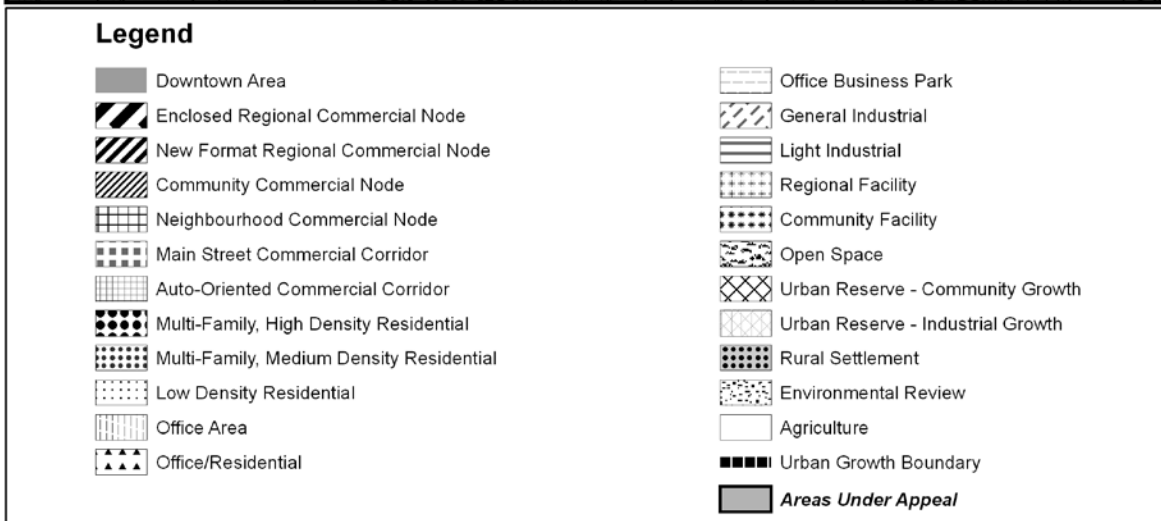
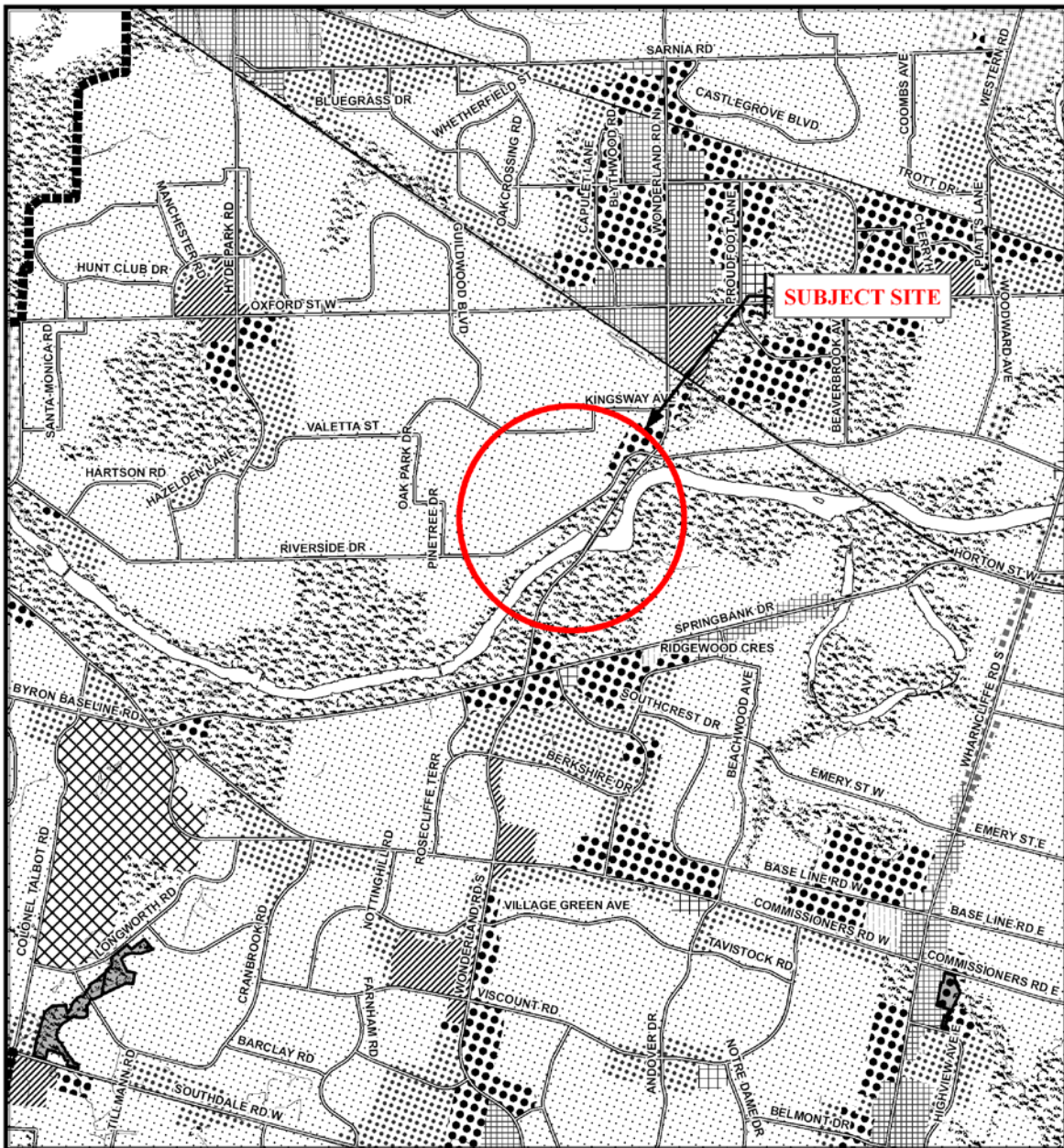
PURPOSE AND EFFECT OF RECOMMENDED ACTION

The purpose and effect of this zoning change is to rezone 675 Riverside Drive to allow for an expansion of the existing parking lot for the Riverside United Church resulting in approximately 36 additional parking spaces

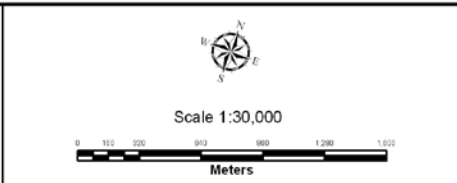
RATIONALE

1. The recommended amendments are consistent with the polices of the Provincial Policy Statement (2005).
2. The recommended amendments are consistent and compatible with the existing and proposed uses in the area.
3. The holding (h-()) provision has been added to ensure that an agreement is entered into with the City of London and to ensure minimum necessary measures to protect the amenity of abutting adjacent residential properties.





CITY OF LONDON
 Department of
 Planning and Development
 OFFICIAL PLAN SCHEDULE A
 - LANDUSE -
 PREPARED BY: Graphics and Information Services



FILE NUMBER: Z-7957
 PLANNER: NM
 TECHNICIAN: CK
 DATE: 2011 Aug 23

PROJECT LOCATION: e:\planning\projects\p_officialplan\work\consolid00\excerpts\mxd_templates\scheduleA_NEW_b&w_8x14.mxd

BACKGROUND

Date Application Accepted: July 29, 2011	Agent: Patton Cormier and Associates (Alan R. Patton)
REQUESTED ACTION: Possible amendment to the Zoning By-law Z.-1 FROM a Residential (R1-10) Zone TO a Neighbourhood Facility (NF) Zone to allow for the 'Church' use which would result in the expansion of existing parking lot for the Riverside United Church resulting in an approximate 36 parking spaces, in addition to uses such as Elementary schools.	

SITE CHARACTERISTICS: Current Land Use – Single Family Residential Frontage – 22.8 meters Depth – 62.8 meters Area – 1,505 m ² Shape - Rectangular
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SURROUNDING LAND USES: North: Single Family Detached South: McKillop Park East: Single Family Detached West: Single Family Detached
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OFFICIAL PLAN DESIGNATION: (refer to map)
<ul style="list-style-type: none"> Low Density Residential <p>The primary permitted uses in areas designated Low Density Residential shall be single detached; semi-detached; and duplex dwellings. Multiple-attached dwellings, such as row houses or cluster houses may also be permitted subject to the policies of this Plan and provided they do not exceed the maximum density of development permitted under policy 3.2.2. Residential Intensification may be permitted subject to the provisions of policy 3.2.3. Zoning on individual sites would not normally allow for the full range of permitted uses. Where they are determined to be appropriate according to the provisions of Section 3.6, the following community facilities permitted as secondary uses in all Residential land use designations include churches; day care centres; branch libraries; schools; community centres; public parks and public recreation facilities.</p>
EXISTING ZONING: (refer to map)
<ul style="list-style-type: none"> Residential (R1-10) <p>The primary permitted uses include single family residential dwellings. The R1 Zone is the most restrictive residential zone, and provides for and regulates single detached dwellings. There is no main Residential R1 Zone variation as the zone is restricted to only single detached dwelling units</p>

SIGNIFICANT DEPARTMENT/AGENCY COMMENTS

PUBLIC LIAISON:	On August 5, 2011, 38 members of the public were notified. Notice of Application was also published in the "Living in the City" section of the London Free Press on July 2, 2011. A land use change sign was posted on the property.	8 letters 9 phone calls (2 in support / 7 opposed)
Nature of Liaison: Possible amendment to the Z.-1 Zoning By-law FROM a Residential (R1-10) Zone TO a Neighbourhood Facility (NF) Zone to allow for the 'Church' use which would result in the expansion of existing parking lot for the Riverside United Church resulting in an approximately 36 additional parking spaces, in addition to uses such as Elementary schools.		

Responses:

- *Issues include: garbage, noise, privacy and unsightly views compared to the gardens in many residence's backyards;*
 - *Snow removal;*
 - *Changing this property would ruin property values and resale capabilities as an extension of the already troublesome parking lot would further remove the remaining peace and tranquility;*
 - *The rezoning of the land on Riverside warrants further investigation as to the church's intentions of long-term usage*
 - *Oakridge is a neighborhood comprised primarily of single-family homes. Please leave this parcel of land zoned for use only as a single-family home;*
 - *What we are objecting to is the additional asphalt that will be replacing our lovely residential area of lush and mature vegetation;*
 - *The option of creating another parking lot in addition to the existing one is not acceptable;*
 - *The following suggestions should be considered before any action is taken:*
1. *Add extra church services on Sundays;*
 2. *Additional angle parking spaces created on the one way traffic on Riverside Drive (site plan);*
 3. *Develop a larger parking lot going into McKillop Park extending it to the west with a pedestrian walkway across Riverside or even a traffic light. This would also slow down the traffic as needed. This is an extremely viable option to the neighbors of the church;*
 4. *Additional shuttle services to church;*
 5. *if Riverside United Church cannot work with the above options, then I suggest that they look at building in another area (last option).*
- *Oakridge is known for its large lots and is prized throughout London for its mature character.*
 - *This is a residential neighbourhood and the amendment to allow additional parking for the church would not only spoil the local area it will also lower property values for those around it.*
 - *It would seem like the pro's for the church and its parishioners is far outweighed by the impact that this unnecessary lot would have on those living next door.*
 - *It is very unclear as to why for only 36 cars does the neighbourhood and all that entails with respect to homes and trees have to be destroyed for 1 day of service?*
 - *I am against the proposal of the Riverside United Church.*
 - *The removal of the house at 675 Riverside would expose the entire Block (Dunedin, Warren, Riverside) to more traffic noise from Riverside and Wonderland Road, as well as a visual impact from the loss of the house and mature trees.*

- *The removal of the house also diminishes the continuity of the "streetscape" of Riverside Drive as well as Oakridge Acres in general.*
- *The applicant only appears to require street parking on Sundays and perhaps a few times a year.*
- *We implore the Committee to look at the long range effect on the neighbourhood and reject this application.*
- *The church and the surrounding housing have been there for over 50 years. What has changed that now requires the expanded parking after 50 years?*
- *The existing dwelling at 675 Riverside, the landscaping of the property, and the property itself act to provide a noise barrier from traffic noise on Riverside to our property, a noise barrier from the church parking lot to our property, a privacy barrier for our property, and provide some security for our property.*
- *If the parking lot is constructed our property will be more exposed to noise, will be less private and be less secure.*
- *If the project is to move ahead, we would like the landscape plan to address our concerns with noise, privacy and security. Green space, tree planting and fencing could help mitigate our concerns.*

Transportation (City of London)

Transportation has reviewed the Z-1 Zoning by-law amendment Z-7951 for 675 Riverside Dr and has the following comments:

- A road widening dedication measured 18 m from the centre line of Riverside Dr will be required
- A review of the parking lot design and the number and location of accesses will be undertaken. These and other transportation issues will be discussed during site plan review.

Wastewater (City of London)

Wastewater Engineering has no comment with respect to this application.

Stormwater Management Unit (City of London)

The Stormwater Management Unit has concerns with the direction of drainage and affecting adjacent properties. It is requested that the owner is required to provide a lot grading plan for stormwater flows on site that is designed by a Professional Engineer for EESD review. Central Thames subwatershed requirements must be met and due to the amount of paved surface area the owner is required to have a consulting Professional Engineer design and install an Oil/Grit Separator to the standards of the Ministry of the Environment and to the satisfaction of the City Engineer.

Parks Planning and Design (City of London)

Parks Planning and Design has no issues with this proposal.

Development Approvals Business Unit (City of London)

- 6 meter radius to drives.
- If the drive is reconfigured as shown on the site plan, a 3 meter setback is required fronting Dunedin Drive.
- Sidewalk needs to be continuous through drive.
- All drainage contained on site.
- Development Approvals does not support westerly lane and parking.
- Limit of fencing is required to be shown on the easterly limit of site plan.
- Show and label fencing on the north and east boundary of 675 Riverside.

Urban Design (City of London)

The subject site is located within a single family residential area characterised by the presence of mature trees on the streetscape and a natural heritage system that includes the River Thames. The proposed new parking area needs to be compatible with the existing area character and contribute towards the enhancement of the streetscape on Riverside Drive.

1. Provide a landscape plan that incorporates a tree preservation plan and includes trees to screen the new parking area on Riverside Drive.
2. Provide a noise study that addresses the impact of noise from the new parking area to the properties at numbers 671, 656, 662, 461, and 455.
3. Define pedestrian circulation in the parking area with contrasting paving materials or colors to minimize conflicts between pedestrians and vehicles.
4. Introduce landscaped islands within the parking area to provide shade for pedestrians and vehicles.
5. Provide a landscaped buffer of at least 3m (on the recommendation of the Planner/Residents) between the new parking area and the adjacent residential properties to address privacy.
6. Ensure that proposed new lighting does not result in glare to the adjacent residential properties



Upper Thames River Conservation Authority

The Upper Thames River Conservation Authority has no objection to this proposal.

London Hydro

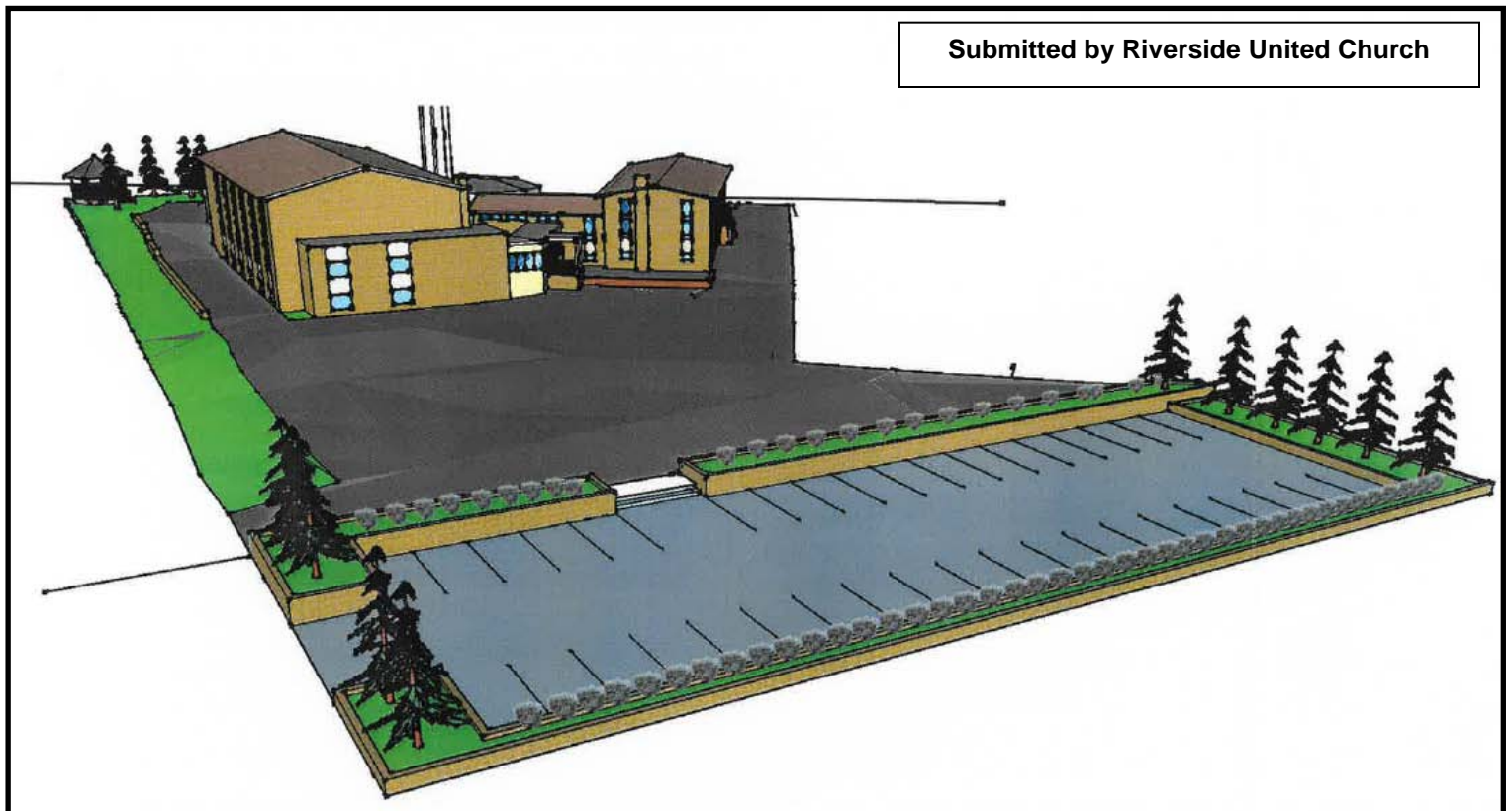
London Hydro has no objection to this proposal.

ANALYSIS

The subject site is located on the north side of Riverside Drive and east of Dunedin Drive. The subject property has 75 feet of frontage on Riverside Drive and a depth of approximately 200 feet. The property is irregular in shape and there is currently a single detached dwelling located on the site. Riverside United Church is located at the intersection of Riverside Drive and Dunedin Drive immediately adjacent to and abutting 675 Riverside Drive.

Proposal

A Zoning By-law amendment is required to rezone the land to a Neighbourhood Facility (NF) Zone to permit the expansion of the Riverside United Church's parking lot. This will require the demolition of the existing dwelling unit and the construction of a paved parking lot with landscaping integrated with the existing parking lot of the church. The parking on 675 Riverside Drive will provide approximately 36 additional parking spaces for the Church.



Provincial Policy Statement

The Provincial Policy Statement, 2005 (PPS) provides policy direction on matters of provincial interest related to land use planning and development. It is intended to be read in its entirety and the relevant policies are to be applied in each situation. As it relates to this application, the PPS provides some direction to this matter.

- 1.3.1 Planning authorities shall promote economic development and competitiveness by:
- a) providing for an appropriate mix and range of employment (including industrial, commercial and institutional uses) to meet long-term needs;
 - b) providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses;
 - c) planning for, protecting and preserving employment areas for current and future uses;
 - d) ensuring the necessary infrastructure is provided to support current and projected needs.

Official Plan

The Official Plan contains Council's objectives and policies to guide the short-term and long-term physical development of the municipality. The policies promote orderly urban growth and compatibility among land uses. While the objectives and policies in the Official Plan primarily relate to the physical development of the municipality, they also have regard for social, economic and environmental matters.

The Low Density Residential designation is applied to lands that are primarily developed or planned for low-rise, low density housing forms including detached, semi-detached, and duplex dwellings. Where appropriate, some multiple-attached dwellings at densities similar to neighbouring detached units may be permitted. Policies in this Plan promote development which shall enhance the character of the residential area. Certain secondary uses of a non-residential nature which are integral to, and compatible with, a neighbourhood environment, are also permitted.

3.6.4 Community Facilities

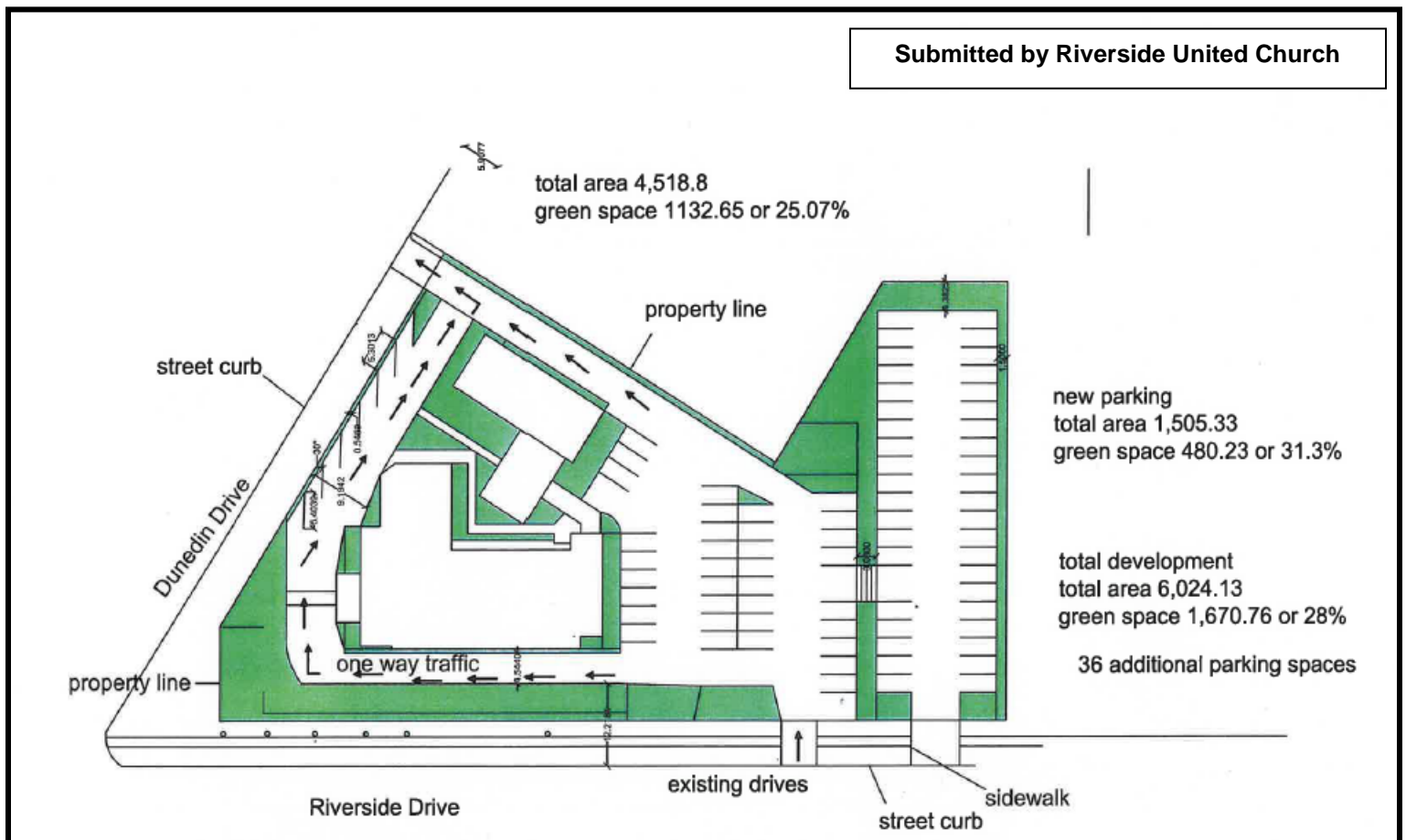
The residential land use designations shall permit a range of non-residential community facilities that are normally associated with, and integral to, a residential environment. Where they are determined to be appropriate the following community facilities permitted in all Residential land use designations include churches; day care centres; branch libraries; schools; community centres; public parks; and public recreation facilities. Zoning on individual sites may not allow for the full range of permitted uses. New community facility uses will require a zone change subject to the following criteria:

Zoning By-law

The current zone is Residential (R1-10). The primary permitted uses include single family residential dwellings. The R1 Zone is the most restrictive residential zone, and provides for and regulates single detached dwellings. There is no main Residential R1 Zone variation as the zone is restricted to only single detached dwelling units

The requested zone is Neighbourhood Facility (NF). The primary permitted uses include churches and elementary schools. The Neighbourhood Facility Zone provides for and regulates public and private facility uses which primarily serve a neighbourhood function. They include small to medium scale uses which have minimal impact on surrounding land uses and may be appropriate adjacent to or within residential neighborhoods. The NF Zone variation permits the lowest impact uses permitted in the zone and typically uses are developed independently.

The neighbourhood facility zone is compatible with the surrounding land uses.



Planning Impact Analysis

The relevant criteria to be reviewed include compatibility with adjacent uses; the size and shape of the subject site; supply of vacant land which is already designated and/or zoned for the proposed use; the height location and spacing of buildings and their impact on surrounding land uses; impacts on natural features or existing vegetation; location of vehicular access points; exterior design and layout of the buildings; environmental constraints and measures to mitigate adverse impacts on adjacent land uses and services.

Purpose of the Application

The Church has a very active congregation which supports various religious and social activities within the community. The Church's existing parking lot is undersized for the Church's many needs often resulting in the parking of motor vehicles on local streets creating an undesirable situation. The Church's existing parking lot and driveways will be redesigned to accommodate a more functional and efficient traffic flow and parking design, therefore assisting in the activities of the Church.

The proposed expansion to the neighbourhood facility use is being proposed to alleviate some of the on-street parking that currently occurs on abutting streets. Problems, as a consequence of on-street parking have been occurring for several years now and the proposed parking lot expansion will remove some pressures experienced in the neighbourhood.

Compatibility

With careful consideration to the existing character, residents and streetscape on Riverside Drive, the proposed expansion to the community facility can be designed as to be compatible and sensitive to the scale and appearance of surrounding residential uses. In order to protect the amenity of adjacent residential properties and the Riverside Drive streetscape, the Planning Department **would not** support the further expansion of the parking lot for the Riverside United Church beyond the current application.

Holding Provision and Public Concerns

Planning staff have recommended that a holding provision be added to the subject lands. This measure sets an expectation from the neighbourhood, the developer and the City that the development will be built to satisfy the applicable criteria cited in section 5.3.6.4 of the Official Plan.

Planning Staff recognize that due to the nature of the proposed use there is no provision in the Planning Act to require a development agreement that would secure compliance with standards for parking areas normally implemented through site plan control. Typically, the removal of a holding provision occurs with the execution of a development agreement. In this case, there is no method available to the City of London to require such an agreement. Planning Staff are relying on the applicant to consent to enter into an agreement to ensure that development takes form compatible with adjacent land uses so that issues identified as a condition of approval can be implemented.

CONCLUSION

The proposed rezoning will accommodate an expansion of the existing church use of the property in conformity with the Official Plan. It will assist the Church in continuing to fulfil its purpose within the community; will help alleviate an existing situation of over flow of parking on local streets to a level of intensity proportionate with the building coverage. Provisions will be made for landscaping, privacy screening and other appropriate measures necessary to protect the amenity of adjacent residential properties.

PREPARED BY:	SUBMITTED BY:
NICOLE MUSICCO – PLANNER II COMMUNITY PLANNING AND URBAN DESIGN	JIM YANCHULA, MCIP, RPP MANAGER OF COMMUNITY PLANNING AND URBAN DESIGN
RECOMMENDED BY:	
JOHN M. FLEMING, MCIP, RPP DIRECTOR OF LAND USE PLANNING & CITY PLANNER	

October 6, 2011

/nm

Y:Shared/Implem/Dev Apps/2011/Z-7951

Responses to Public Liaison Letter and Publication in “Living in the City”

LETTERS

Date	Name and Address	Comments
September 12, 2011	Richard Zelinka, Zelinka Priamo Limited, 318 Wellington Road	Letter to N. Musicco on behalf of area resident (671 Riverside Drive). Will oppose application unless strong controls are implemented.
September 6, 2011	Kim Marsh, 656 Warren Road	Opposed.
September 6, 2011	Ingo Molly, 465 Dunedin Drive	Opposed.
September 6, 2011	Mike & Melissa Pottruff, 461 Dunedin Drive	Opposed.
September 5, 2011	Mary Lou Vanderhoeven, 422 Sherene Drive	Opposed.
September 5, 2011	Peter Henderson, 450 Dunedin Drive	Took notes for Community Meeting on August 30, 2011.
August 24, 2011	Randy Wright, 455 Dunedin Drive	Opposed.
September 6, 2011	Glenn & Mary MacDonald, 662 Warren Drive.	Opposed.

TELEPHONE CALLS

Date	Name and Address	Comments
August 19, 2011	Leah and Roger Meadows, 469 Dunedin	Opposed. Concern with further expansion of parking.
August 22, 2011	Anne Innes, 663 Riverside Drive	Opposed. Concern with further expansion of parking.
August 24, 2011	Dave Blochansen, 835 Hickory Road	In support.
August 24, 2011	Randy Wright, 455 Dunedin Drive	Completely opposed.
August 24, 2011	John Yandreski, 431 Palmtree Avenue	Opposed.
September 6, 2011	Landon Telles, area resident	Opposed. Church should offer two services to deal with overflow parking.
September 11, 2011	Linda Marginson (Mother and Father own 675 Riverside Drive).	Opposed. Church should offer two services to deal with overflow parking.
September 6, 2011	Dick Vanbart, 671 Riverside Drive	Opposed. Would like to see privacy measures.
September 19, 2011	Susan Day, 735 Green Lane	In support
September 7, 2011	Jane Newman, 780 Sunninghill Avenue	Opposed.

Bill No. (number to be inserted by Clerk's Office)
2011

By-law No. Z.-1-_____

A by-law to amend By-law No. Z.-1 to rezone an area of
land located 675 Riverside Drive

WHEREAS the Riverside United Church has applied to rezone an area of land located 675
Riverside Drive, 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 675
Riverside Drive, as shown on the attached map comprising of Key Map No. 64, **FROM** a Residential
(R1-10) Zone **TO** a Holding Neighbourhood Facility (h-() *NF) Zone.
2. Section Number 3.8(2) of the Holding Provisions Section to By-law No. Z.-1 is amended by adding the
following:

_____) h-(*) Purpose: To ensure that development takes a form compatible with the adjacent
lands uses so that the issues identified as a condition of approval can be implemented.
The "h-()" symbol shall not be deleted until an agreement is entered into for the subject
lands with the City of London, and a lot grading plan, storm water servicing plan,
landscape plan, a site plan and security sufficient to cover the works identified in these
plans is provided to the satisfaction of The City of London.

Permitted Interim Uses: Existing single detached dwelling

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 subsection 34(21) of
the *Planning Act, R.S.O. 1990, c. P.13*, either upon the date of the passage of this by-law or as otherwise
provided by the said subsection.

PASSED in Open Council on October 24, 2011

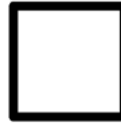
Joe Fontana
Mayor

Catharine Saunders
City Clerk

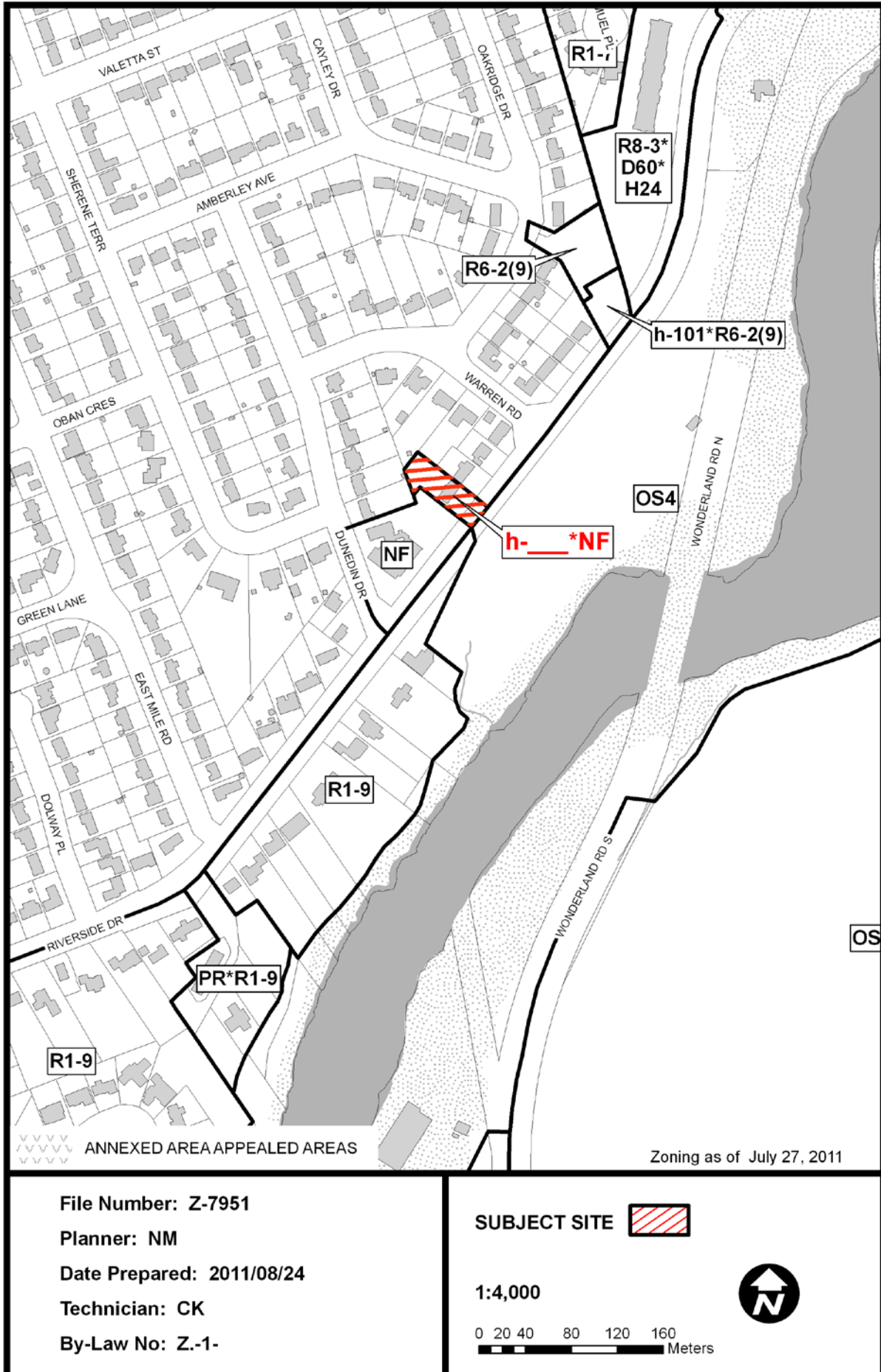
First Reading - October 24, 2011
Second Reading - October 24, 2011
Third Reading - October 24, 2011

Agenda Item #

Page #



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



Bibliography of Information and Materials (Z-7951)

Request for Approval:

City of London Zoning By-law Amendment Application Form, completed by Alan Patton, July 22, 2011.

Reference Documents:

City of London. *Official Plan*, June 19, 1989, as amended.

City of London. *Zoning By-law No. Z.-1*, May 21, 1991, as amended.

Ontario. Ministry of Municipal Affairs and Housing. *Provincial Policy Statement*, March 01, 2005.

City of London, Notice of Application, August 5, 2011

City of London, Living in the City – August 5, 2011

City of London, Notice of Public Meeting, September 30, 2011

City of London, Living in the City - Saturday October 1, 2011

Correspondence: (all located in City of London File No. Z-7951 unless otherwise stated)

City of London

N. Musicco and A. Patton (Various emails – August 2011-September 2011).

Email to N. Musicco from Transportation - A. Couvillon – September 25, 2011

Email to N. Musicco from D. Harron – September 1, 2011

Email to N. Musicco from EESD (B. Masschelein) - August 26, 2011

Email to N. Musicco from Stormwater (A. Galloway) – August 26, 2011

Memo to N. Musicco from Parks Planning and Urban Design (B. Page) – August 10, 2011

External

Letter to N. Musicco from R. Zelinka – September 12, 2011

Upper Thames River Conservation Authority (Christine Creighton) – Letter to N. Musicco – August 22, 2011

London Hydro (Dave Dalrymple) Memo to N. Musicco – August 8, 2011

APPENDIX -1-

Public Comments

675 Riverside Drive

Z-7951



ZELINKA PRIAMO LTD
A Professional Planning Practice

September 12, 2011

City of London
Planning Division
204 – 206 Dundas Street
London, ON N6A

Attention: Nicole Musicco

Dear Ms. Musicco:

Re: ZBA Application by Riverside United Church
675 Riverside Drive #Z-7951
Our File: VBR/LON/11-01

CITY OF LONDON
PLANNING DIVISION

Sept. 15-2011

SENT TO
AGENT REFERRALS
SECTION

We are the planners for the family of Mrs. Alida Van Bart who resides at 671 Riverside Drive, immediately east of the proposed parking lot expansion.

The proposed demolition of the existing single-family dwelling at 675 Riverside Drive has the potential to expose Mrs. Van Bart, who is elderly and has lived in this home for more than 36 years, to unacceptable adverse impacts from the non-residential use being introduced.

The use should not be allowed to proceed, as requested by the zoning application, unless strong controls are set in place to require:

1. Site Plan Approval for the establishment of the parking lot;
2. A substantial and wide, treed buffer adjacent to 671 Riverside (based on the submitted concept plan, a 3 metre wide buffer is readily achievable);
3. A 6 foot high wood screen fence along the common property line; and
4. Any lighting for the parking lot being directed away from 671.

Without this commitment (which we consider to be a basic minimum) at the time of rezoning, my clients would be forced to appeal any approval of the parking lot expansion.

Yours very truly,

ZELINKA PRIAMO LTD.

Richard Zelinka, MES, MCIP, RPP
Principal Planner

RZ/ld

318 Wellington Road
London, Ontario N6C 4P4
Tel: 519-474-7137 Fax: 519-474-2284
Email: zp@zpplan.com Website: zpplan.com

Musicco, Nicole

From: nicola.warden.72@rogers.com
Sent: Tuesday, September 06, 2011 5:32 PM
To: Musicco, Nicole
Subject: Riverside United Church File # Z-7951

Good afternoon Nicole,

I am writing this email with respect the Notice of Application for the Riverside United Church located at 675 Riverside Drive, London.

Not only has my family resided at 656 Warren Road for the past 55 years, my father designed and built our home. Throughout the years we have become very close with our neighbours and found that people have desired to live in this area of the city for its great lots, peaceful serene landscape, mature trees that are rare in newer subdivisions, safety, security and all amenities close by.

In receiving this Notice of Application, many of us neighbours have spoken and attended the meeting held at the church, and needless to say, besides a handful of people, most like myself are angered and upset by this proposal. Our side streets get jammed with church parking on Sundays, this has been accepted, but the proposed parking lot that will tear down homes and trees is appalling for 36 spots! We have been harassed by the church prior to this to sell our homes at well below market value, and with the proposed lot it will only decrease the value of our upstanding neighbourhood. At the meeting at the church, many of the supporters against the church lot that were in attendance will not even be directly affected.

My property alone is beautifully landscaped and has a pool along side my fence...what will happen to my peaceful Sundays and family times bbq-ing with a lot adjoining me and cars starting and stopping and doors banging, not to mention the "hang out" it will become and we can just foresee the mess and disturbance that follows. No mention of a fence to be built to secure privacy and as a noise barrier??

It is very unclear as to why for only 36 cars does the neighbourhood and all that entails with respect to homes and trees have to be destroyed for 1 day of service??

If it has not been made clear from above, I am against the proposal of the Riverside United Church.

Thank you for your time and I apologize for lateness of my reply.

Sincerely,
Kim Marsh
656 Warren Road
London, ON
N6H 2V5
519 471 4797
Sent from my BlackBerry device on the Rogers Wireless Network

Musicco, Nicole

From: Ingo & Molly Schmedchen [mailto:ingo.molly@schmedchen.co.nz]
Sent: Tuesday, September 06, 2011 5:32 PM
To: Musicco, Nicole
Cc: SCHMIEDCHEN Ingo
Subject: FILE: Z- 7951 (RIVERSIDE UNITED CHURCH)

With respect to this application; my wife and I oppose this amendment.

The removal of the house at 675 Riverside would expose the entire Block (Dunedin, Warren, Riverside) to more traffic noise from Riverside and Wonderland Road, as well as a visual impact from the loss of the house and mature trees. The effect in the summer is less because of the leaves. In winter, of course this is wide open and the noise level is significantly higher.

The removal of the house also diminishes the continuity of the "streetscape" of Riverside Drive as well as Oakridge Acres in general.

The applicant only appears to require street parking on Sundays and perhaps a few times a year. We have not heard of any neighbourhood issues regarding the parking, since the issue with respect to parking on one side of the street was resolved some seven years ago. It is our opinion that the demolition of a house and altering the immediate area seems rather unnecessary just to provide parking for a few parishioners once a week.

We implore the Committee to look at the long range effect on the neighbourhood and reject this application.

As an aside:

The church also owns 665 Riverside Drive.

They have approached the owners of 671 and 663 to sell their property to them. What is the Church's long range plan if they do acquire more property along this strip?

This was a neighbourhood church, it has now been transformed into an "Area" church because of its recent amalgamation.

How about the loss of Realty Taxes???? forever.....

The demographics also should be taken into consideration....I don't see many young families walking by my house, most are seniors. Is there a real need for this parking lot in the long term?

Ingo & Molly Schmedchen
465 Dunedin Drive

Musicco, Nicole

From: Mike Pottruff [mailto:mikepottruff@rogers.com]
Sent: Tuesday, September 06, 2011 12:10 AM
To: Musicco, Nicole
Subject: Fw: Z-7951

----- Forwarded Message -----

From: Mike Pottruff <mikepottruff@rogers.com>
To: "nicolemusicco@london.ca" <nicolemusicco@london.ca>
Sent: Monday, September 5, 2011 1:02:21 PM
Subject: Z-7951

Hi Nicole

In regards to the zoning change for the Riverside United Church and the associated property at 675 Riverside Dr, I am against the proposal. My wife and I own and live at the property at 461 Dunedin Dr, which if the amendment goes through, will have the parking lot butt up against 1/3 of our back property line.

Having lived on the street for only 2 year,s I can tell you that the church's overflow parking requirements typically only happen on Sunday mornings and the odd event mid week, where cars will also park up along Dunedin. The building of a parking lot for the church to convenience parishioners or others, for 4-6 times per month at the cost to the neighbourhood seems abit extreme. Not to mention what it would do in terms of noise and light pollution for those surrounding the church lot.

Oakridge is known for its large lots and is prized throughout London for its mature character. This is a residential neighbourhood and the amendment to allow additional parking for the church would not only spoil the local area it will also lower property values for those around it. On the whole it would seem like the pro's for the church and its parishioners is far outweighed by the impact that this unnecessary lot would have on those living next to it.

Sincerely
Mike and Melissa Pottruff

Musicco, Nicole

From: John Vanderhoeven [john.vanderhoeven@yahoo.ca]
Sent: Monday, September 05, 2011 9:33 PM
To: Musicco, Nicole
Subject: Fw: File # Z-7951

Sorry this email bounced back. I am resending to you. Mary Lou

----- Forwarded Message -----

From: John Vanderhoeven <john.vanderhoeven@yahoo.ca>
To: "nicolemusicco@london.ca" <nicolemusicco@london.ca>
Sent: Monday, September 5, 2011 8:02:14 PM
Subject: File # Z-7951

This is in response to the Notice of Application to Amend the Zoning By-law under File Z-7951 pertaining to Riverside United Church.

We have lived here for many years....21 at 455 Dunedin Drive (1971-1992), moving away for 6 years in a new subdivision and returning to live at 442 Sherene Terrace (corner of Dunedin) since 1998. We loved the maturity of this area....large lots and beautiful trees. In the 6 years we were away, it was very evident to our family we missed this lovely neighborhood. New subdivisions only offered small lots, no trees, bricks and pavement. This is not why we moved back to this neighborhood.

Riverside United was here when we first moved to Dunedin Drive. Yes it is an asset to have churches and schools in our neighborhood. What we are objecting to is the additional asphalt that will be replacing our lovely residential area of lush and mature vegetation. We are also objecting to what this will do to the abutting owner's property values. I indicated this at the meeting on the 31st. There is no way you can convince me that putting another asphalt parking lot around these abutting properties would not affect their value.

The option of creating another parking lot in addition to the existing one is not acceptable. We, as neighbors to the church, have just had this proposal dumped into our laps without careful consideration to our feelings on this situation. The notice from the City + sign indicating a potential land change put on the property at 675 Riverside followed by the meeting at the church on August 31st indicates to me that this plan has been in progress for some time without our input.....only the church's. It has definitely created some bad thoughts towards the church's 'quiet plans' to expand the parking.

I walked around Sherene/Riverside/Warren/Dunedin yesterday taking pictures of the parking on the streets during church service. (This can be provided to you if needed.) There were very few cars on these streets. The cars that were parked could easily have been closer together. McKillop Park parking lot was completely empty.

I suggest that more thought be given to the following suggestions before any action is taken:

1. add extra church services on Sundays
2. additional angle parking spaces created on the oneway traffic on Riverside Drive (site plan)
3. develop a larger parking lot going into McKillop Park extending it to the west with a pedestrian walkway across Riverside or even a traffic light. This would also slow down the traffic as needed. This is an extremely viable option to the neighbors of the church.
4. additional shuttle services to church
5. if Riverside United Church cannot work with the above options, then I suggest that they look at building in another area (last option)

Mary Lou Vanderhoeven 442 Sherene¹ Terrace

Musicco, Nicole

From: Peter Henderson [mailto:peter.henderson2@sympatico.ca]
Sent: Monday, September 05, 2011 4:55 PM
To: Musicco, Nicole; Peter Henderson
Subject: Pave Paradise to Put Up a Parking Lot (Joni Mitchell 1970)

Attention:
Nicole Musicco,
City of London Planning Department
206 Dundas Street
PO Box 5035
London, ON N6A 4L9

File #: Z-7951

Rezoning Application for 675 Riverside Dr

In accordance City of London Notice of Rezoning Application for 675 Riverside Dr, I would like to submit my personal comments and opinions. My comments reference information shared by Riverside United Church and the following discussion with Oakridge neighbors.

Date

- August 31, 2011, 7.00pm

Meeting Location

- Riverside United Church, 451 Dunedin Dr

Attendees

1. Riverside United Church Council - Parking Committee
2. City of London, Planning Department
3. Oakridge Neighbors

Church's Motivation - for additional on-site parking

1. parking shortage (80 cars stated) since:
 - o Riverside Dr eliminated streetside parking
 - o Dunedin, Sherene, Warren was reduced to parking on 1 side of the road
2. parking problem worsens with future growth of the church
3. safety for seniors having to walk from the street
4. growth required to sustain church finances
5. overloading existing parking space creates obstructions for fire vehicles, ambulances - albeit, fire hydrants are on Dunedin
6. the church is considering combining the parking lot expansion with several additional building upgrades

Parking Alternatives - suggested by the Oakridge neighborhood in attendance to minimize parking shortage

1. church currently runs 1 service - parking shortage should be reassessed after adding new services at 7.30am, 9.00am, 11.00am - most other churches have 2 or 3 services
2. convert existing land along Riverside Dr to additional parking spots - potential capacity for 10~20? angle parking spots
3. utilize & expand McKillop parking space, coordinate with the ongoing Rose Garden development in same location, add cross walk at Riverside/Warren for everyone's benefit and park access
4. consider neighborhood car-pooling - good opportunity for Christian fellowship
5. consider additional shuttle buses from senior residences or satellite parking
6. add new United Church where new neighborhoods are growing

Neighborhood Concerns - I have several kinds of concerns about this property rezoning and proposed parking lot

A) Parking Issues

1. the church's stated shortage of 80 parking space is very misleading since the parking overflow is nowhere near that
 - o actual car count Sunday Sept 4 was 32 ... it can be assumed that there will be some peak periods but it won't be every Sunday
 - o maximum capacity along Dunedin, Warren & Sherene (up to Oban) is about 50 parking spots - this is rarely filled as actual parking practice is never optimal
 - o home owners often account for some of these spaces
2. there are many other events at this church (cub scouts, church meetings) however peak demand is limited to when the pews are filled (during a few critical Sunday events at Christmas/Easter/Thanksgiving, special concerts)
3. this is considered insufficient cause to disrupt the neighborhood until sufficient time is given to actually evaluate/pilot suggested alternatives

B) Impact Assessment - neighborhood impact has not been considered

1. impact assessment on the value of properties adjacent to the proposed parking lot has not been evaluated
2. Riverside Drive street noise invading Oakridge properties adjacent to the proposed parking lot following the removal of the house/landscaping at 675 Riverside Dr has not been evaluated
3. impact of snow removal may harm neighboring landscapes if sufficient space is not allocated for plowed snow - fences usually suffer from negligence
4. planning adequate space for proper snow removal will limit some of the 36 additional spaces in the proposed lot
5. parking lot light pollution requires evaluation - current church parking lot turns night into day for 455 Dunedin
6. unsupervised space in the deeper section of 675 Riverside poses a security problem
7. expanded parking lot may impact Oakridge green, environmental appearance
8. how could \$1.2m be better spent in the community
9. once 1 property goes to church property expansion, will a precedent for further expansion be achieved?
10. reduction of city income from property tax at 675 Riverside (or potentially many future homes in this block) has not been considered

C) Challenge Church's Need for Property & Membership Growth

1. church capacity (seats, parking, facilities) has adequately served the Oakridge community for more than 50 years
2. it was stated by the church that current membership and income remains strong with balanced representation across the ages in Sunday services and school
3. if parking capacities increase, then the next issue becomes a shortage of church seating - can we anticipate future building and parking lot expansions?
4. once this initial precedent is established for property rezoning, will future expansion be pursued/granted?
5. The church stated that the proposed parking expansion & church modifications was estimated at \$1.2m - in today's economic environment, reckless spending without exploring reasonable alternatives seems out of step with other charitable priorities
6. this church already appears to be financially strong without need for further growth in membership & property - the Hyde Park United recently consolidated with Riverside United bolstering membership and potentially financial

resources - we were told by the church that they can't accumulate large sums of cash while claiming non-profit, charitable status? Does the church need to spend or donate these monies to remain non-profit ... this doesn't sound like the current membership is financially challenged necessitating future membership growth

D) Protecting Senior Citizen's from Real Estate Abuse

1. seniors are vulnerable to real-estate abuse and must be protected - they are dependent on real-estate value for their future livelihood - consider the following observations and confirm whether this poses any threat to the neighborhood
2. it was suggested by at least 2 speakers (dismissed as rumor by the church) at this meeting that they were pressured by the church and real-estate agents into selling their homes to the church - either stating that
 - o the church would have to move to survive financially (what a guilt trip for a lifetime of patronage to this church)
 - o as a last remaining property along Riverside block (663~675), their property value would erode
3. the residents of 675 Riverside stated that they would happily remain in their house for another 10 years - they had recently completed housing upgrades (roof, furnace, windows) - so, why are they selling now? - their major house renovations seem very inconsistent to the removal or destruction of their family home?
4. the church already owns & rents out a Riverside property (671~663?) to one of their member families
5. beyond the church's current focus of 675 Riverside Dr, the church has historically displayed a thirst for property acquisition from 663~675 Riverside Dr, and potentially other neighboring properties 658 Warren, 450 & 455 Dunedin, 463 Sherene
6. if these rumors were true, this would be unacceptable behavior and should be investigated formally

Trust

1. many of the above concerns challenge the trust I have for an organization so focused on growth and pursuit of money beyond the needs of their community
2. this church feels much more like a big business than a community oriented, non-profit, charitable, religious organization
3. if they have \$1.2m to squander, how far is this church willing to go for future development? - will 1 property satisfy this thirst for additional properties?
4. what is the church's business plan and next steps for future growth? Will it be to gradually chip away at 663~675 Riverside, 1 property at a time until the neighborhood collapses?

Recommendations

1. explore specific parking alternatives and give sufficient time to assess effectiveness of lower impact alternatives
2. explore all other impact assessment of all additional concerns
3. confirm there has been no harassment of seniors
4. for the comfort of this neighborhood (and potentially even their own church membership), consider whether this group requires oversight by the United Church of Canada and the City of London

Please confirm the receipt of this message and forward any response to these comments.

Regards
Peter Henderson
450 Dunedin Drive,
London, Ontario
peter.henderson2@sympatico.ca
ph 519 640 6588

http://en.wikipedia.org/wiki/Big_Yellow_Taxi

Musicco, Nicole

From: Musicco, Nicole
Sent: Wednesday, August 24, 2011 10:08 AM
To: 'Randy Wright'
Subject: RE: File Z-7951

Hi Randy,

Thank you very much for your comments.

If you have any other questions please do not hesitate to call.

Thank you,

Nicole

Nicole Musicco
Planner II

City of London Planning Division
Community Planning & Urban Design
206 Dundas St
P.O. Box 5035 London, ON
N6A 4L9

From: Randy Wright [mailto:randy.wright@cityoflondon.ca]
Sent: Wednesday, August 24, 2011 10:04 AM
To: Musicco, Nicole
Subject: re: File Z-7951

Nicole,

It was a pleasure to speak to you this morning regarding the rezoning application for 675 Riverside Drive. Attached is a detail of my concerns as discussed on the phone.

8/23/2011

Attention: Nicole Musicco

Re: Notice of Application to amend the zoning by-law at 675 Riverside Drive, London, Ontario

Please be advised that as the owner of adjacent property to 675 Riverside Dr. and as an owner and resident at 455 Dunedin Dr. for over a decade, I am AGAINST the rezoning of this property for use as a parking lot and to the acquisition of this adjacent land by the United Church.

In 1997, I purchased 455 Dunedin Dr. in Oakridge as I felt the neighborhood was a safe and quite place to live. Oakridge is a mature established neighborhood that homes, seldom come up for sale, as people are happy with the fabric of the neighborhood, as it has been of over 50+ years. Homes were built on large building lots, many in 200-ft+ depths now covered by mature trees and the overall vibe of the area is peaceful.

As an adjacent neighbor to the United Church, I was naive in my understanding that the Church is only about worshipping religion on Sunday prior to my purchase of 455 Dunedin Dr. This church holds many community functions beyond religious services such as community meetings for the following; Brownies, Scouts, AA, Thai Chi and teen dances throughout the weekdays and the parking lot is abuzz most days / weeknights and weekends with cars and people coming and going.

The parking lot adjacent to my property runs the full length of backyard. It has an elevation that is in some areas 3ft+ higher than my backyard. The church has not provided or offered a privacy fence for reducing noise and for privacy to be enjoyed by it's neighbors for the entire time I have owned and lived at the adjacent property.. A standard fence would only yield 3 ft of privacy, which as per the city by-law height limitation would be less than useful. If the proposed rezoning of the land on Riverside were approved, water drainage may become an issue. To create a continuous parking lot, re-grading of the current parking lot would be required as the current drop in elevation to the proposed rezoned land is 1.5 ft- 2ft from their existing property to the proposed rezoned parcel of land. Where would the rainwater be collected?

The current parking lot creates the following issue for it's adjacent landowners. Issues include: garbage, noise, privacy and unsightly views compared to the gardens in many residence's backyards. Snow removal has been in the past an issue and was pushed onto my property until at my expense and maintenance, a cedar hedge was planted on the south edge of my lot for both privacy and beauty. This still is insufficient, as the church has not built, nor offered to build a proper sound barrier and fence along adjacent residential property lines, containing the issues or at least

making bearable by others, the issues created by the parking lot in a residential neighborhood.

Parking lot security lighting at night is a current issue for adjacent property owners. Currently high capacity commercial lighting is attached to the church building and unavoidably spills onto our backyard destroying the use of garden mood lighting and the use of a nighttime fire pit, which has been installed for tranquil night time backyard usage and ambiance. With the addition of more proposed parking comes additional light, making my backyard lit up like daytime. The use of a fire-pit or mood light is further destroyed,

Changing this property would ruin the value of my property and resale capabilities as an extension of the already troublesome parking lot would further remove the remaining peace and tranquility, not already encroached upon by the patrons of the church. Not only would my property have an ugly parking lot on one side, it would also then be bordered on two of the three sides by an even larger parking lot. Who wants to live next to a parking lot?

Further, the parking issue was addressed by council approx 5 years ago by allowing street parking on one side of the street only on Sundays. This allows for emergency vehicles safe passage in the wintertime and for patrons to use street parking in addition to the parking lot during worship and events held at the church. Residents in the area all have sufficient driveways to accommodate their personal vehicles plus many have sufficient parking over and above for additional guests. Seldom do the residents use street parking, which allows street parking to be used by patrons of the church. The continued usage of street parking should provide sufficient for patrons of the church. The parking lot in McKillop Park is also being used more regularly and does accommodate additional parking from which no issues have come about in recent years to my knowledge.

Please leave this residential property as a residential property as parking lots are very, very unsightly and in this case unnecessary. Also, I do believe that no complaints regarding the parking issue have been raised by adjacent and near-by residents as per my poll of the neighborhood. The parking issues have been resolved for the past five years, after it was corrected by city council. The patrons of the church can use adjacent Oakridge streets to park their cars as they are currently doing.

Lastly, the rezoning of the land on Riverside warrants further investigation as to the church's intentions of long-term usage. Recently, the property at 665 Riverside Drive, which is to the east of the currently owned land by the United Church has been purchased by the United Church. The question then arises; "What is the church going to do if they acquire the adjacent land at 675 Riverside Drive?" Will the church pursue and purchase the last "middle" property to the east of the existing church property, 671 Riverside Drive. Allowing the rezoning for parking use will make this last parcel, not acquired an obvious target for the next acquisition by the church.

This would give an ownership of all three properties along Riverside and thus creating a contiguous block of land. A future rezoning may be requested by the church to allow the church to expand its current building footprint and create an even large parking / neighborhood issue. This seems to be a logical long-term plan as per their acquisition plans to the demise of the existing residential use of this block along Riverside Dr.

Oakridge is a neighborhood comprised primarily of single-family homes. Please leave this parcel of land zoned for use only as a single-family home. The condition of the home on the property has recently undergone a substantial 60K+ renovation and can remain as a home for many decades to come. It should remain as a home for the sake and wishes of the neighborhood and the residents within. No one is objecting that it should remain a single-family home. I would hate to be forced to move from my home due to further disruptions and intrusions caused by the United Church upon my enjoyment of my home. Sadly, with rezoning approval this may be the case so why disrupt a neighborhood that already works?

Again, my voice and my concerns are within this letter and I am in clear OBJECTION as per the reasons contained within. For any questions or comments, I may be reached at 519 472-2455 ext. 22 during business hours or at my residence 519 472-2344.

Sincerely,

Randy Wright

Nicole Musicco
Planner
Planning and Development Department
City Of London

Glenn Rutherford and Mary McDonald
662 Warren Road
London, Ontario N6H 2V5

Re: Comments on Rezoning of 675 Riverside Drive (File # Z-7951)

While we have some sympathy for the Riverside United Church's desire for additional parking, overall we feel that the rezoning of 675 Riverside is neither in our best interest nor that of the neighbourhood.

Below are our comments and concerns with the proposed rezoning of 675 Riverside Drive:

- Our property shares a border with 675 Riverside.
- The church and the surrounding housing have been there for over 50 years. What has changed that now requires the expanded parking after 50 years?
- We have never complained or had concerns with church patrons parking on Warren Road.
- There are never more than 10 cars parked on Warren Road from the church. This only occurs during the Christmas and Easter periods. We find the estimate provided by Riverside United Church of over 80 cars parked on the surrounding streets to be unsupported by our observations in the 13 years we have lived here.
- The existence of a parking lot at 675 Riverside will hurt our property value, and the value of the other houses nearby, thus potentially changing the neighbourhood.
- There are many churches in the city which utilize street parking to meet their needs. The best example is the Church of the Transfiguration (Anglican) located on Bromleigh Avenue. This church has no parking lot what so ever.
- Generally, street parking is only necessary for approximately two hours on Sunday mornings. The rest of the week the parking lot appears adequate. Per hour of usage, the proposed parking spots will be the most expensive in the city (taking into account purchase of property, dwelling removal, construction, etc.).
- During weekday community events, there is congestion generally only for the drop-off and pick-up. The choirs and Guiding parents need only a better "kiss and ride" drop off area and system to deal with this congestion.
- Riverside United Church already owns 665 Riverside Drive, has previously made an offer to purchase 663 Riverside and according to rumour the church is interested in 671 Riverside. The Church had earlier (2009) discussions with City Staff about acquiring and re-zoning all these properties for some larger project. The Church is now denying they have any such plan. Because of these points, I do not completely trust the Church in terms of their stated plans for 675 Riverside.
- The existing dwelling at 675 Riverside, the landscaping of the property, and the property itself act to provide a noise barrier from traffic noise on Riverside to our property, a noise barrier from the church parking lot to our property, a privacy

barrier for our property, and provide some security for our property. If the parking lot is constructed our property will be more exposed to noise, will be less private and be less secure.

- We have two daughters aged eleven and nine. The encroachment of the parking lot will make our yard less secure for our daughters. Currently, 675 Riverside provides a barrier.
- Previously, the property at 675 Riverside Drive was expanded when a portion of 656 Warren Road was severed and added to (purchased) 675 Riverside Drive. The neighbours would have objected to the severance had they foreseen the request for 675 Riverside to be rezoned. I am not sure of the date of the severance as it predated our ownership of 662 Warren Road. The owners of 656 Warren Road sold this land in good faith.
- We purchased the property at 662 Warren Road because it bordered on residential property, not to be next to a parking lot.
- Based on demographic trends in Canada, I would not expect the congregation to grow substantially or to even maintain its existing size.
- If the project is to move ahead, we would like the landscape plan to address our concerns with noise, privacy and security. Green space, tree planting and fencing could help mitigate our concerns.

Thank you for considering these comments.

Sincerely,

Glenn Rutherford
And
Mary McDonald