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<b>TO:</b>	<b>CHAIR AND MEMBERS PLANNING AND ENVIRONMENT COMMITTEE</b>
<b>FROM:</b>	<b>GEORGE KOTSIFAS, P.ENG. MANAGING DIRECTOR, DEVELOPMENT &amp; COMPLIANCE SERVICES &amp; CHIEF BUILDING OFFICIAL</b>
<b>SUBJECT:</b>	<b>APPLICATION BY: LONDON AFFORDABLE HOUSING FOUNDATION 1461 HURON STREET MEETING ON OCTOBER 9, 2012</b>

**RECOMMENDATION**

That, on the recommendation of the Manager, Development Services, based on the application of London Affordable Housing Corporation relating to the property located at 1461 Huron Street, the attached proposed by-law **BE INTRODUCED** at the Municipal Council meeting on October 9, 2012 to amend Zoning By-law No. Z.-1 (in conformity with the Official Plan) to change the zoning of the subject lands **FROM** a Holding Neighbourhood Facility Special Provision/Residential R8 Bonus (h\*h-5\*Nf(2)/R8-4\*B(17)) Zone **TO** a Neighbourhood Facility Special Provision/Residential R8 Bonus (NF(2)/R8-4\*B(17)) Zone to remove the “h” and “h-5” holding provision, subject to Council endorsing the resolution of the Planning and Environment Committee with respect to the public meeting on the site plan.

**PURPOSE AND EFFECT OF RECOMMENDED ACTION**

The purpose and effect of this zoning change is to remove the “h” and “h-5” holding provisions, to permit the development of a three storey, 25 unit apartment building.

**PREVIOUS REPORTS PERTINENT TO THIS MATTER**

**Z-8005**

March 26, 2012 – Report to Planning & Environment Committee for Zoning By-law Amendment to permit apartment buildings.

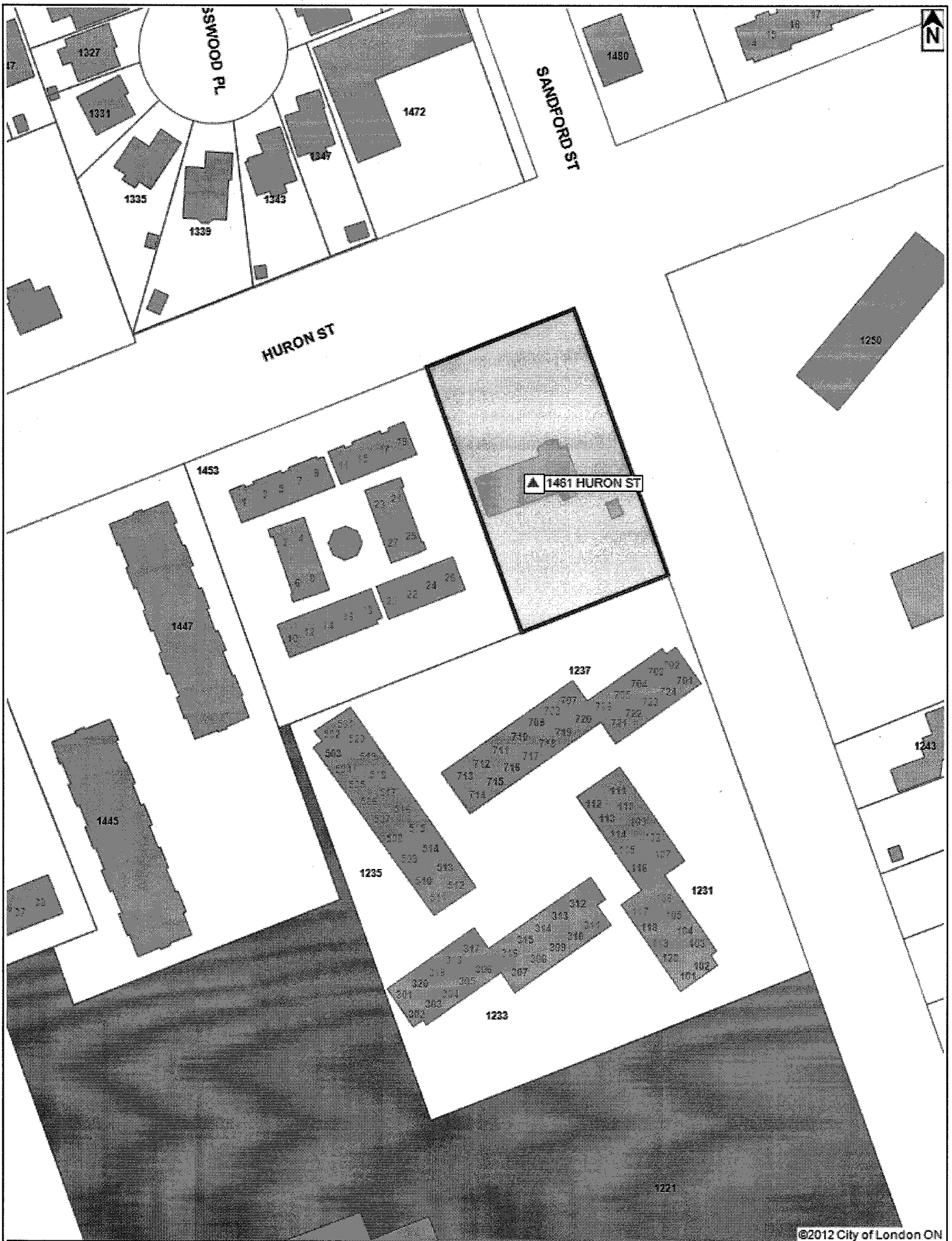
**SP12-022939**

September 24, 2012 – Report to Planning & Environment Committee on Public Site Plan Meeting for a 25 unit apartment building.

**BACKGROUND**

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 (our file Z-8005). Council adopted the Zoning By-law Amendment on April 11, 2012, to permit apartment buildings to a maximum density of 75 units per hectare (30 units per acre) and included Bonus Provisions to ensure the development will include high quality urban design. The Bonus Provisions included the following:

- Site the building in general alignment with property lines and prevailing setbacks of adjacent buildings;
- Provide landscaping which:








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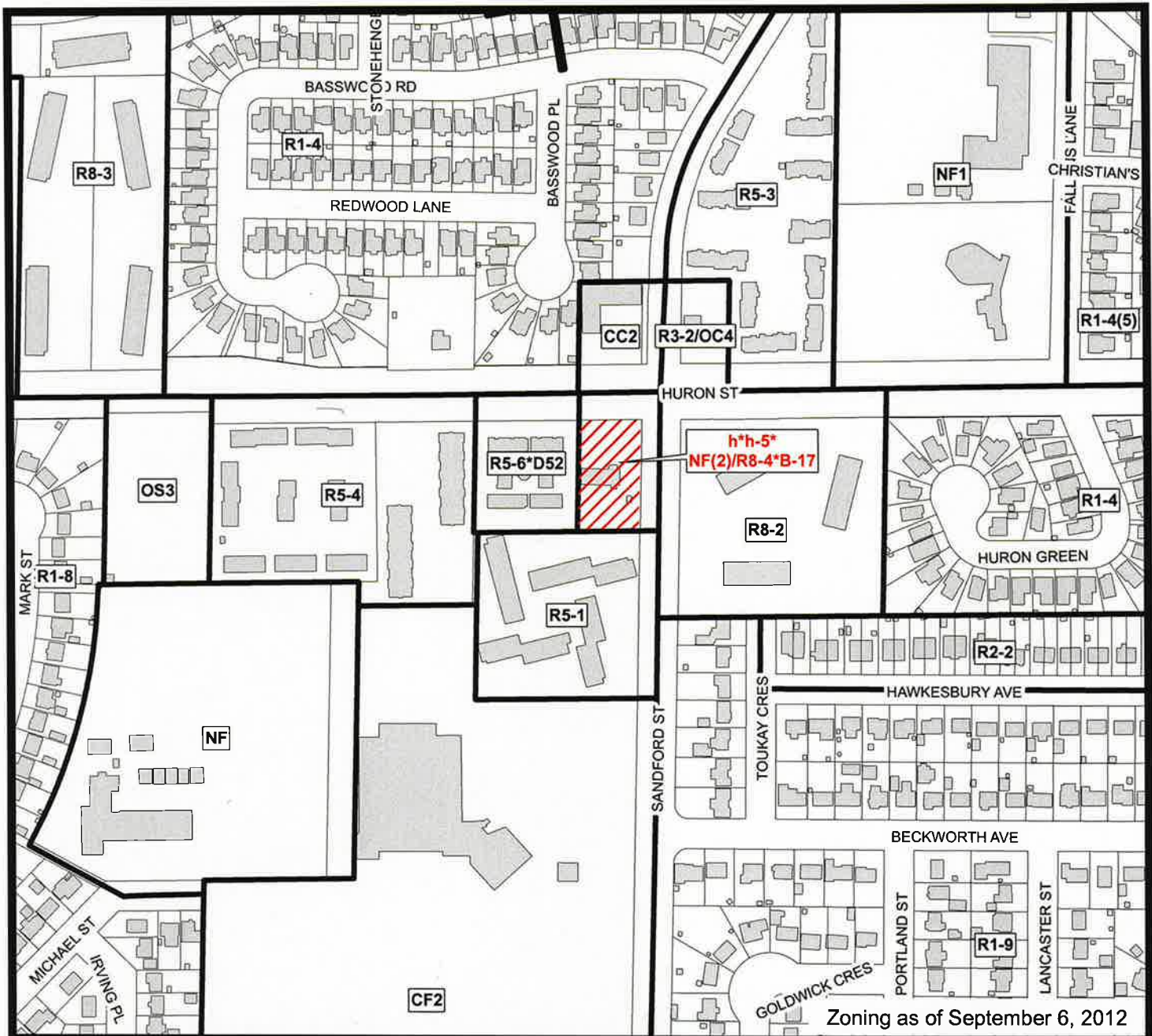
### LOCATION MAP

Subject Site: 1461 Huron Street  
 Applicant: London Affordable Housing  
 File Number: H-8101  
 Planner: Nancy McKee  
 Created By: Nancy McKee  
 Date: 2012-09-07  
 Scale: 1:1200

### LEGEND

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





Zoning as of September 6, 2012



**COUNCIL APPROVED ZONING FOR THE SUBJECT SITE: h\*h-5\*NF(2)/R8-4\*B-17**

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

- R1 - SINGLE DETACHED DWELLINGS
- R2 - SINGLE AND TWO UNIT DWELLINGS
- R3 - SINGLE TO FOUR UNIT DWELLINGS
- R4 - STREET TOWNHOUSE
- R5 - CLUSTER TOWNHOUSE
- R6 - CLUSTER HOUSING ALL FORMS
- R7 - SENIOR'S HOUSING
- R8 - MEDIUM DENSITY/LOW RISE APTS.
- R9 - MEDIUM TO HIGH DENSITY APTS.
- R10 - HIGH DENSITY APARTMENTS
- R11 - LODGING HOUSE
  
- DA - DOWNTOWN AREA
- RSA - REGIONAL SHOPPING AREA
- CSA - COMMUNITY SHOPPING AREA
- NSA - NEIGHBOURHOOD SHOPPING AREA
- BDC - BUSINESS DISTRICT COMMERCIAL
- AC - ARTERIAL COMMERCIAL
- HS - HIGHWAY SERVICE COMMERCIAL
- RSC - RESTRICTED SERVICE COMMERCIAL
- CC - CONVENIENCE COMMERCIAL
- SS - AUTOMOBILE SERVICE STATION
- ASA - ASSOCIATED SHOPPING AREA COMMERCIAL

- OR - OFFICE/RESIDENTIAL
- OC - OFFICE CONVERSION
- RO - RESTRICTED OFFICE
- OF - OFFICE
  
- RF - REGIONAL FACILITY
- CF - COMMUNITY FACILITY
- NF - NEIGHBOURHOOD FACILITY
- HER - HERITAGE
- DC - DAY CARE
  
- OS - OPEN SPACE
- CR - COMMERCIAL RECREATION
- ER - ENVIRONMENTAL REVIEW
  
- OB - OFFICE BUSINESS PARK
- LI - LIGHT INDUSTRIAL
- GI - GENERAL INDUSTRIAL
- HI - HEAVY INDUSTRIAL
- EX - RESOURCE EXTRACTIVE
- UR - URBAN RESERVE
  
- AG - AGRICULTURAL
- AGC - AGRICULTURAL COMMERCIAL
- RRC - RURAL SETTLEMENT COMMERCIAL
- TGS - TEMPORARY GARDEN SUITE
- RT - RAIL TRANSPORTATION

- "h" - HOLDING SYMBOL
- "D" - DENSITY SYMBOL
- "H" - HEIGHT SYMBOL
- "B" - BONUS SYMBOL
- "T" - TEMPORARY USE SYMBOL

2)  ANNEXED AREA APPEALED AREAS

**CITY OF LONDON**

PLANNING, ENVIRONMENTAL AND ENGINEERING SERVICES

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

**SCHEDULE A**



FILE NO:

H-8101

NM

MAP PREPARED:

September 10, 2012 DT

1:4,000

0 20 40 80 120 160 Meters

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H-8101/N. McKee

- 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.

<b>Date Application Accepted:</b> September 5, 2012	<b>Applicant:</b> London Affordable Housing Corporation
<b>REQUESTED ACTION:</b> Removal of the "h" and "h-5" holding provisions on the site to permit the development of a three storey, 25 unit apartment building.	

<b>PUBLIC LIAISON:</b>	Notice was published in the "Living in the City" section of the London Free Press on September 8, 2012.	No replies.
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<b>ANALYSIS</b>
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**When were the holding provisions applied?**

Holding provision h was applied to the site in 2008 in association with an application to amend the zoning to permit a 26 unit townhouse development on the western portion of the site (our file Z-7452). It was applied to ensure adequate sanitary sewer, water and access was available. It was removed from the townhouse development; municipally known as 1453, later that same year (our file H-7558). Holding provision h-5 was applied to the 1461 Huron Street in 2012 in conjunction with the Zoning By-law Amendment Application to permit apartment buildings.

**What is the purpose of the holding provisions?**

The purpose of applying holding provision to this property was to ensure that prior to development proceeding, the bonusing provisions outlined in the by-law were implemented through a Development Agreement between the City and the applicant and the public had an opportunity to comment on the final site plan and elevations.

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."*

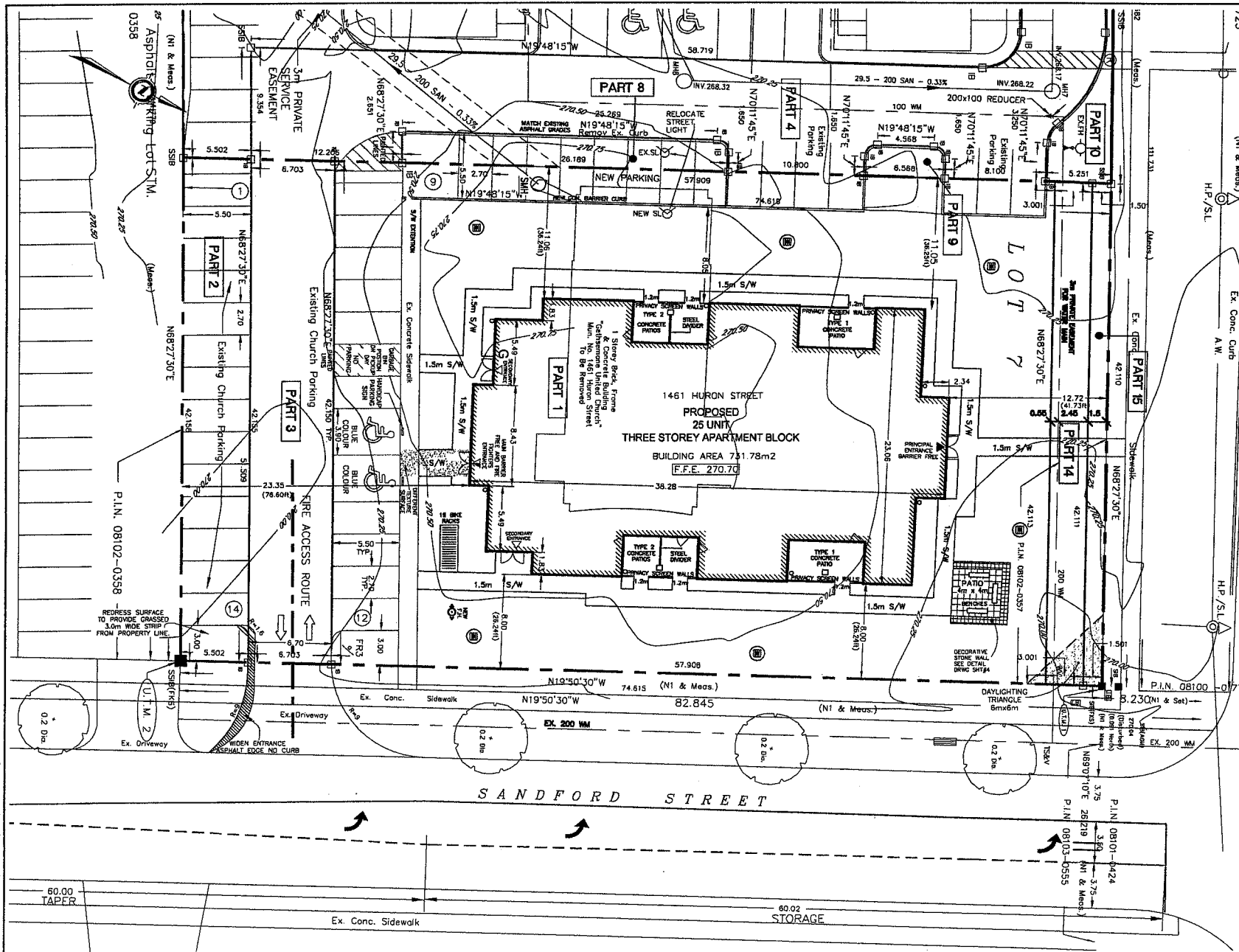
- This holding provision can be removed after the applicant enters into a development agreement with the City of London, which provides clearly defined requirements for the provision of municipal services and associated financial obligations of the owner.

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."*

- This holding provision can be removed once a public site plan meeting has occurred for the development.

# Proposed Site Plan



**LEGEND**

- ▲ Principal Entrance
- ▲ Fire Fighters & Main Barrier Free
- ▲ Other Entrances
- Garbage Stored Inside
- 6.7m Wide Fire Access Route
- Existing Tree

**STANDARDS**

- Parking space size typical: 2.70x5.50 m
- Barrier Free space: 3.50x5.50 m
- Loading Area: N/A
- Parking Aisle Width: 6.7m min.

**KEY MAP**

**SITE DATA**

TOPOGRAPHICAL PLAN OF SURVEY  
 OF THE  
 LOT 7, CONCESSION 2  
 CITY OF LONDON  
 IN THE  
 COUNTY OF MIDDLESEX

**LOT COVERAGE**

Gross Lot Area = .31ha, 3,100m<sup>2</sup> (0.76acres, 33,368.12ft<sup>2</sup>)  
 Proposed Zoning R8-4 Holding Provision (H & H-5)  
 Minimum Allowable Building Height 13m, proposed = 10m  
 Proposed Total Building Area = 731.78m<sup>2</sup> (7,876.81ft<sup>2</sup>) = 23.60%  
 Total Landscape Coverage = 1,262.24m<sup>2</sup> (13,567.71ft<sup>2</sup>) = 40.62%  
 Parking Spaces Provided 25 units x 1.25 = 31 Spaces  
 Includes Two Barrier Free Spaces  
 Bicycle Parking Spaces Provided 23 units x 0.75 = 17.25 Spaces

**Building setbacks:**

Building Setback:	Permitted/Required
Front Yard Huron Street	7.0m min / 12.72m
Exterior Side Yard	7.0m min / 6.0m
Rear & Interior Side Yards	4.5m min / 23.65m Rear South / 11.05m West

**WASTE STORAGE - INTERNAL**  
 EXTENSIVE LIGHTING - EXISTING LIGHT STANDARDS & ON BUILDING

**BUILDING CODE MATRIX**

Code	Requirement	Proposed	Code	Requirement	Proposed
1	MINIMUM BUILDING HEIGHT	10m	1	MINIMUM BUILDING HEIGHT	10m
2	MINIMUM BUILDING AREA	731.78m <sup>2</sup>	2	MINIMUM BUILDING AREA	731.78m <sup>2</sup>
3	MINIMUM BUILDING HEIGHT	10m	3	MINIMUM BUILDING HEIGHT	10m
4	MINIMUM BUILDING AREA	731.78m <sup>2</sup>	4	MINIMUM BUILDING AREA	731.78m <sup>2</sup>
5	MINIMUM BUILDING HEIGHT	10m	5	MINIMUM BUILDING HEIGHT	10m
6	MINIMUM BUILDING AREA	731.78m <sup>2</sup>	6	MINIMUM BUILDING AREA	731.78m <sup>2</sup>
7	MINIMUM BUILDING HEIGHT	10m	7	MINIMUM BUILDING HEIGHT	10m
8	MINIMUM BUILDING AREA	731.78m <sup>2</sup>	8	MINIMUM BUILDING AREA	731.78m <sup>2</sup>
9	MINIMUM BUILDING HEIGHT	10m	9	MINIMUM BUILDING HEIGHT	10m
10	MINIMUM BUILDING AREA	731.78m <sup>2</sup>	10	MINIMUM BUILDING AREA	731.78m <sup>2</sup>

AS CONSTRUCTED NOTES	AS CONSTRUCTED SERVICES	COMPLETION	DETAILS	No.	REVISIONS	DATE	CONSULTANT

**SAVANNAH CONTRACTING INC.**  
 4074 Blythe Rd. Unit 20  
 London, ON N6L 1Z7

**ENG PLUS**  
 Engineers  
 Landscape Architects  
 and Building Designers  
 101-770 Sandhill Road E. London, ON N6C 2M6  
 Tel: 519-333-0001 Fax: 519-333-0002

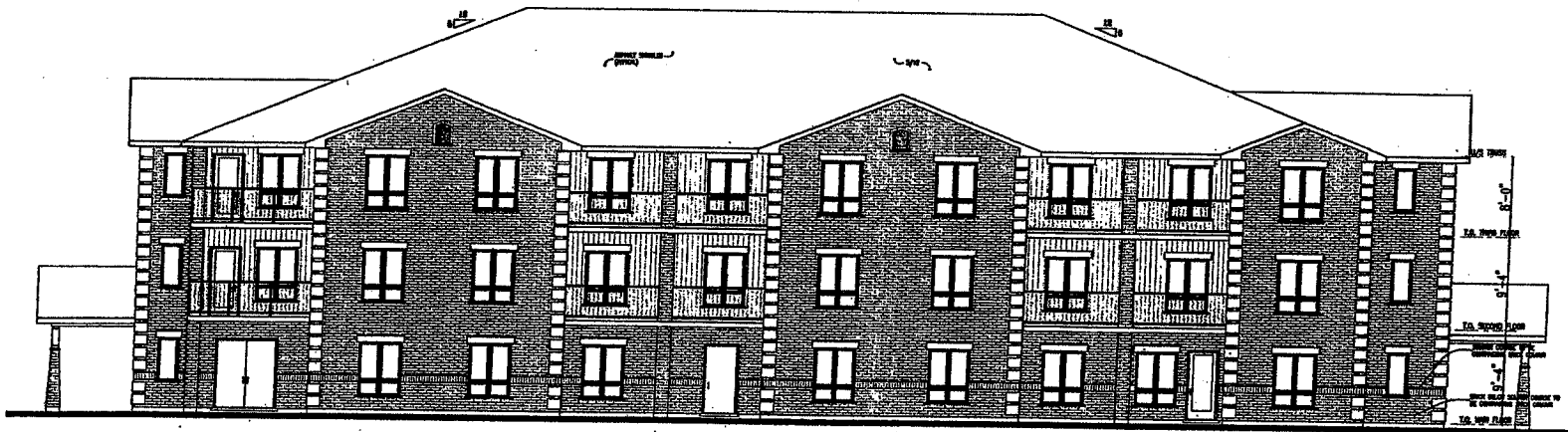
**PROPOSED SITE PLAN**  
 25 UNIT APARTMENT BLOCK  
 LONDON AFFORDABLE HOUSING

SCALE - 1 : 150  
 1:25 0 2.5m 5m

RECEIVED BY  
 AUG 23 2012  
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CITY OF LONDON  
 DEVELOPMENT SERVICE  
 1461 HURON STREET, LONDON, ON  
 City PRC SP-12-022939

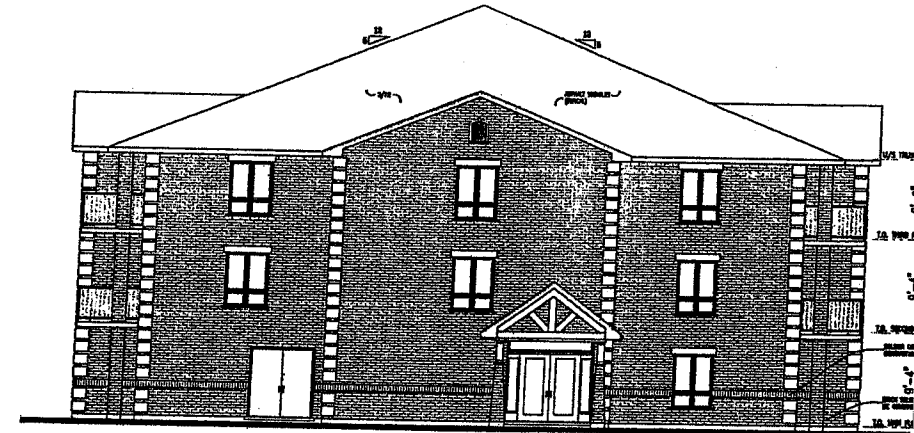
Proposed Building Elevations



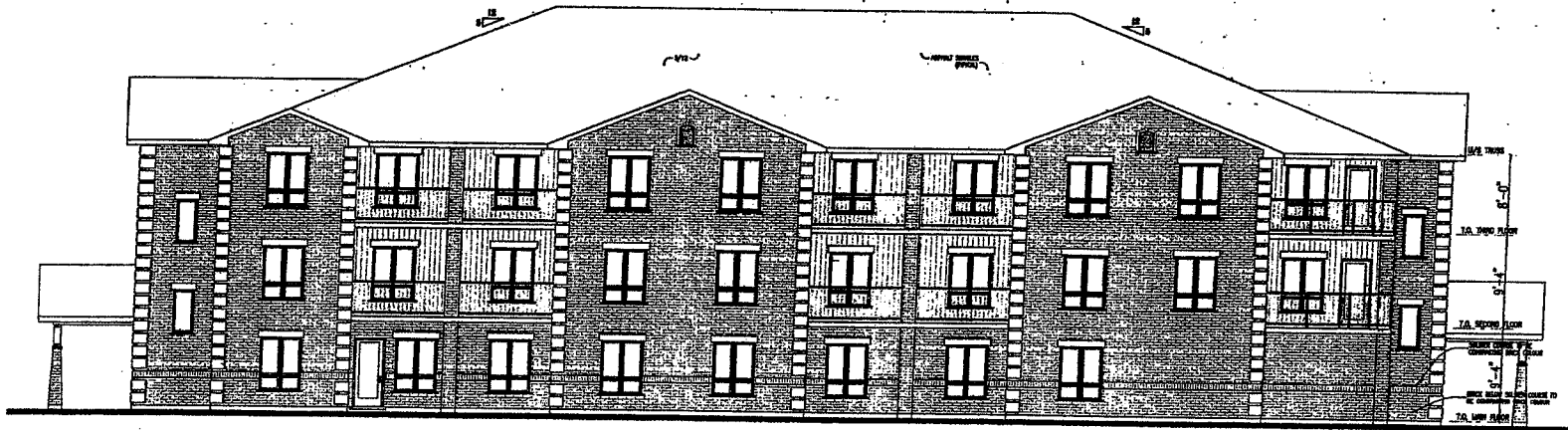
EAST ELEVATION

Sandford Street Frontage

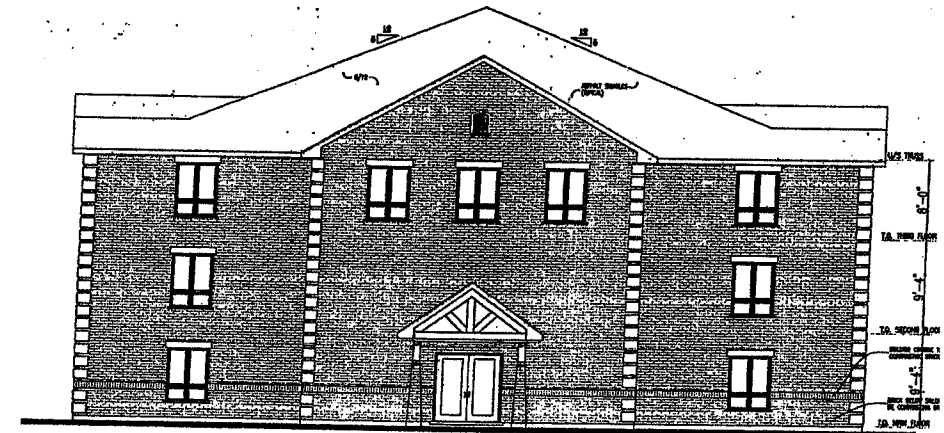
SEE PLAN FOR LOCATION



SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION

Huron Street Frontage

Two empty rectangular boxes for agenda item and page numbers.

**Why is it appropriate to remove the Holding Provision?**

A site plan application for a 25 unit apartment building on 1461 Huron Street submitted on July 19, 2012. The public site plan meeting occurred on September 24, 2012. No members of the public spoke at the meeting and the members of the Planning and Environment Committee had no comment on the site plan or elevations. Members of the Committee did discuss co-ordination of removal of the Holding Provisions and the applicant being able to execute the agreement. Staff committed to bringing the removal of holding provision report to a special meeting of the Planning and Environment Committee in order to allow construction to proceed as soon as possible and minimize construction costs.

Through the 2012 Official Plan and Zoning By-law amendment process, a public meeting was also held at the Planning and Environment Committee and no comments were provided by the public. Staff recommended a Bonus Zone be applied, in conformity with the Official Plan, which allowed apartment buildings to a density of 75 unit per hectare provided certain urban design elements be incorporated into the final design of the site. These elements have been incorporated into the final development. In the report submitted to the Planning and Environment Committee in association with the public meeting on the site plan, Development and Compliance staff, in consultation with the Urban Design Section, indicated the proposed site plan, landscape plan and elevations had been deemed to be in conformity with the bonus provisions zoning by-law.

The applicant has provided the necessary road widening, site plan security and indicated they have no objection to entering into the Development Agreement upon final acceptance of the servicing drawings.

Based on the fact there were no changes to any of the plans as a result of the public meeting on the site plan, the applicant has met the City's requirements with respect to road widening and security, and has publically advised they are willing to enter into the Development Agreement immediately following acceptance of the drawings, it is staff's opinion that it would be appropriate to remove the holding provisions upon Council accepting the advice of the Planning and Environment Committee.

It should be noted that a normal timeline for removal of a holding provision that requires a public meeting on the site plan and the developer to enter into a Development Agreement is after Council has taken a position on the site plan and the developer has executed a complete Development Agreement. Staff is support of a modified timeline in this instance because the application has satisfied the pre-Development Agreement requirements of the City and this is an affordable housing project.

**Is removal of the Holding Provision Consistent with the Provincial Policy Statement and Official Plan?**

The proposed removal of the holding provision is consistent with the Provincial Policy Statement (PPS). The proposed development is located within a "Settlement Area" and makes efficient use of underutilized serviced site. Currently occupied by a church but proposed to be demolished in the near future, the proposed redevelopment will take advantage of existing infrastructure. The proposed development will provide affordable housing, also consistent with the PPS.

The subject lands are designated Multi-Family, Medium Density Residential. Low rise apartment buildings are a main permitted use within this designation. Development of the lands as shown on the proposed plans on full municipal services would be inconformity with Official Plan policies applicable to this site.

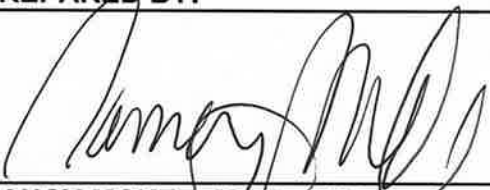
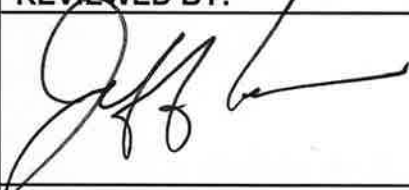


**CONCLUSION**

The applicant has met the requirements of the City and advised that upon acceptance of the final plans they will execute the Development Agreement, ensuring the requirement of the Bonus Zone are satisfied. A public meeting on the site plan was held and no members of the public attend. Planning and Environment members had no comment on the site plan, landscape plan or elevations. Therefore, Staff recommends the removal of Holding Provisions

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H-8101/N. McKee

"h" and "h-5", subject Council endorsing the resolution of the Planning and Environment Committee with respect to the public site plan meeting.

<b>PREPARED BY:</b>	<b>REVIEWED BY:</b>
	
<b>NANCY MCKEE, MCIP, RPP SENIOR PLANNER, DEVELOPMENT PLANNING</b>	<b>JEFF LEUNISSEN, MCIP, RPP MANAGER, DEVELOPMENT PLANNING</b>
<b>RECOMMENDED BY:</b>	<b>SUBMITTED BY:</b>
	
<b>TERRY GRAWAY, MCIP, RPP MANAGER, DEVELOPMENT SERVICES</b>	<b>GEORGE KOTSIFAS, P.ENG MANAGING DIRECTOR, DEVELOPMENT &amp; COMPLIANCE SERVICES AND CHIEF BUILDING OFFICIAL</b>

September 28, 2012  
NM/nm

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H-8101/N. McKee

Bill No.  
2012

By-law No. Z.-1-\_\_\_\_\_

A by-law to amend By-law No. Z.-1 to remove the holding provision from the zoning on land located at 1461 Huron Street.

WHEREAS London Affordable Housing Corporation has applied to remove holding provisions from the zoning on the lands located at 1461 Huron Street, as shown on the map attached to this by-law, as set out below;

AND WHEREAS it is deemed appropriate to remove the holding provision from the zoning of the said land;

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 1461 Huron Street, as shown on the attached map to remove the "h" and "h-5" holding provision so that the zoning of the lands as a Neighbourhood Facility Special Provision/Residential R8 Bonus (NF(2)/R8-4\*B(17)) Zone comes into effect.
2. This By-law shall come into force and effect on the date of passage.

PASSED in Open Council on October 9, 2012.

Joe Fontana  
Mayor

Catharine Saunders  
City Clerk

First Reading - October 9, 2012  
Second Reading - October 9, 2012  
Third Reading - October 9, 2012