

Report to Planning and Environment Committee

To: Chair and Members
Planning & Environment Committee

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

Subject: Drewlo Holdings Inc.
172-174 and 176 Pond Mills Road
Application for Zoning By-law Amendment

Public Participation Meeting on: December 10, 2018

Recommendation

That, on the recommendation of the Senior Planner, Development Services, based on the application by Drewlo Holdings Inc., relating to lands located at 172-174 and 176 Pond Mills Road, the proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting to be held on December 18, 2018 to amend Zoning By-law No. Z.-1, in conformity with the Official Plan, to change the zoning of the subject lands **FROM** a Convenience Commercial CC Zone, Urban Reserve UR1 Zone, and Residential R1/Neighbourhood Facility (R1-6/NF) Zone **TO** a Residential R1 (R1-1) Zone to permit single detached dwellings on lots with a minimum lot frontage of 9.0 metres and minimum lot area of 250 square metres.

Executive Summary

Purpose and the Effect of Recommended Action

The purpose and effect of the recommended action is to amend the Zoning By-law to permit the development of nine (9) residential lots fronting the south side of the future extension of Deveron Crescent.

Rationale of Recommended Action

1. The recommended Zoning By-law Amendment is consistent with the Provincial Policy Statement.
2. The recommended zoning is appropriate, and conforms with The London Plan and the Official Plan.
3. The zoning will permit single detached dwelling lots that are appropriate for this location, and compatible with the pattern of existing and planned development in the immediate area.

Analysis

1.0 Site at a Glance

1.1 Property Description

The property at 172-174 Pond Mills Road is the site of a former neighbourhood convenience store. The building was demolished in 2014 and the site has remained vacant ever since. The adjacent parcel at 176 Pond Mills Road is also vacant. The topography is gently downward sloping from east to west towards Pond Mills Road. There is some existing tree cover across the middle and rear portions of the site. Both Pond Mills Road and the future extension of Deveron Crescent are classified as Neighbourhood Connectors in the London Plan. Pond Mills Road is classified as a Primary Collector and Deveron Crescent is classified as a Secondary Collector in the 1989 Official Plan.

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

- The London Plan Place Type – Neighbourhoods
- Official Plan Designation – Multi-family, Medium Density Residential
- Existing Zoning – Convenience Commercial CC, Urban Reserve UR1 and Residential R1/Neighbourhood Facility (R1-6/NF)

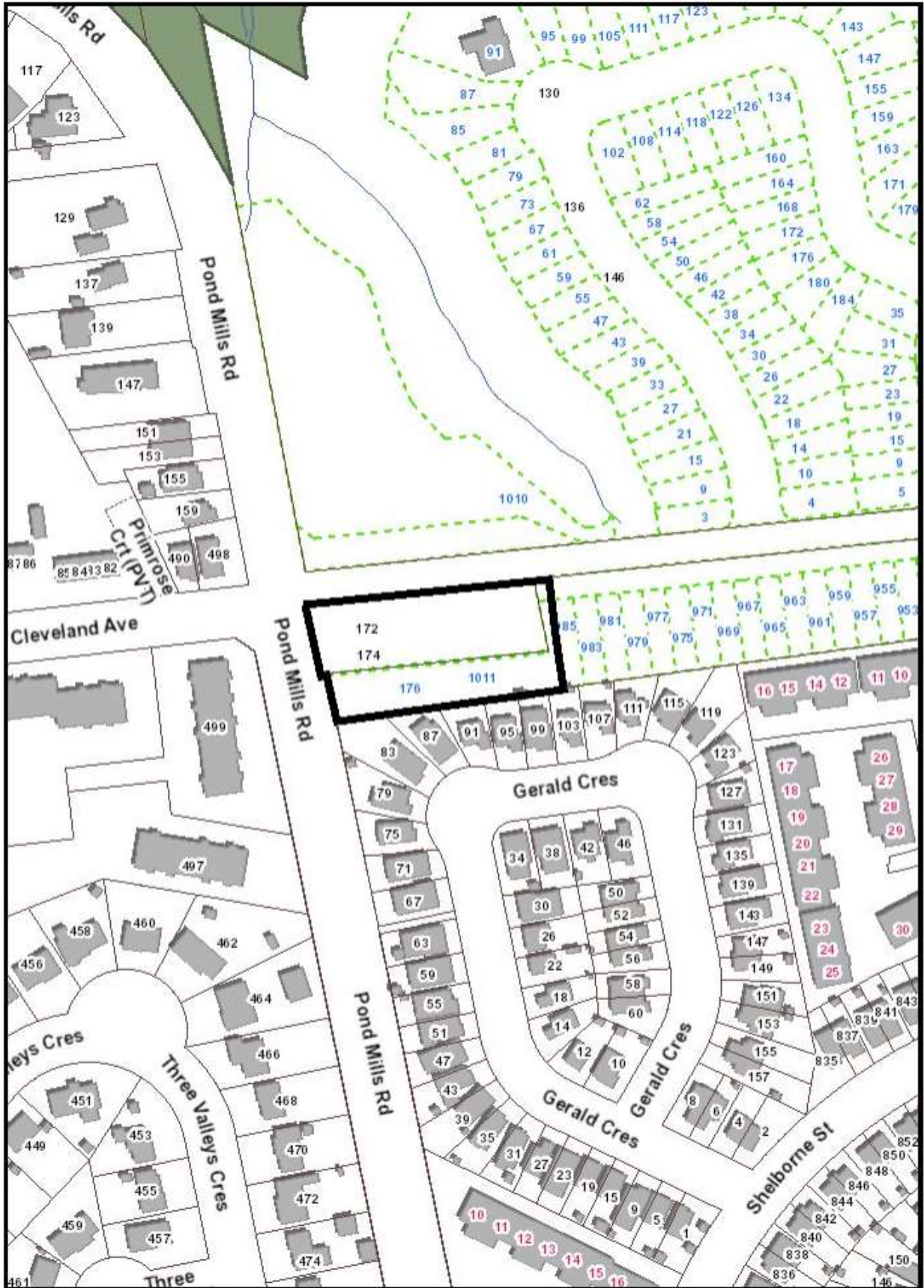
1.3 Site Characteristics

- Current Land Use – vacant
- Frontage – 48 metres
- Depth – approx. 92 metres
- Area – 0.44 hectares
- Shape – regular

1.4 Surrounding Land Uses

- North – vacant lands for future development
- East – vacant lands for future development
- South – residential single detached dwellings
- West – residential apartment building

1.5 Location Map



Location Map

Subject Property: 172 and 174 Pond Mills Road
 Applicant:
 File Number: Z-8944
 Created By: Larry Mottram
 Date: 9/11/2018
 Scale: 1:2000

Legend

- Subject Property
- Parks
- Assessment Parcels
- Buildings
- 123 Address Numbers

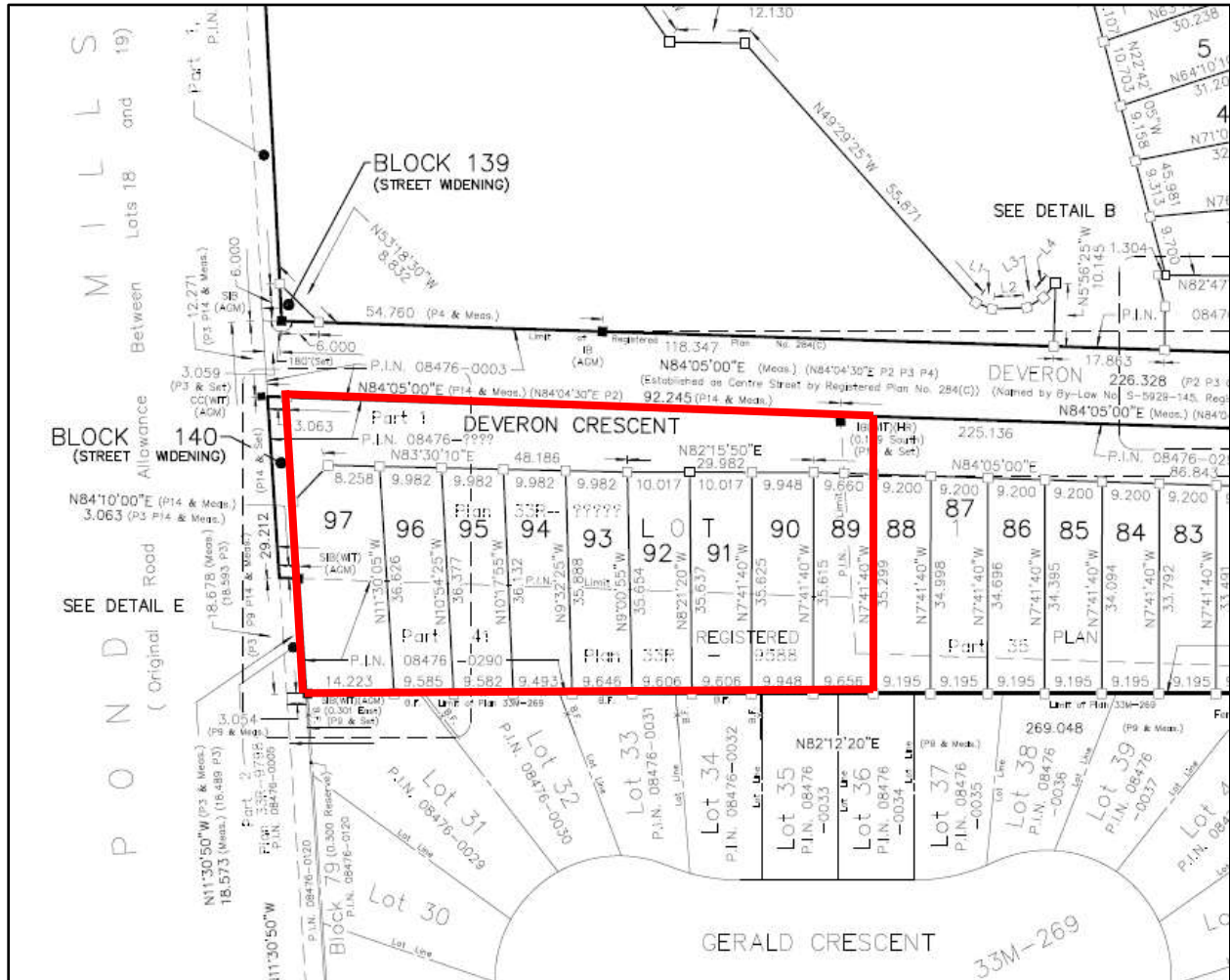


2.0 Description of Proposal

2.1 Development Proposal

The requested zoning amendment will facilitate the continuation of single detached dwelling lots fronting the south side of the future extension of Deveron Crescent through to Pond Mills Road (Lots 89 to 97), as illustrated below. The lots are intended to be created through the process of final approval of a draft-approved plan of subdivision on adjacent lands (File No. 39T-12501), and a future application for Exemption from Part Lot Control.

2.2 Proposed Lotting Plan



3.0 Relevant Background

3.1 Planning History

The property at 172-174 Pond Mills Road was recently acquired by Drewlo Holdings Inc. It was formerly the site of a convenience store (Pond Mills Mini-Mart). The building had been vacant for many years, and was eventually demolished in 2014.

The property at 176 Pond Mills Road is part of a future development block within a draft-approved plan of subdivision (File No. 39T-12501). The draft plan of subdivision was approved by the Ontario Municipal Board following a hearing of an appeal by Drewlo Holdings Inc. held in January 2017. The subdivision plan consists of 125 single detached lots, two (2) multi-family residential blocks, one (1) neighbourhood park block, a large (8.08 hectare) open space block, and two (2) new local streets. The draft plan includes the extension of Deveron Crescent, partly aligned on an existing unopened road allowance (formerly known as Centre Street), and resulting in the creation of an east/west public street connection between Shelbourne Street on the east and Pond Mills Road on the west.

The recent acquisition by Drewlo Holdings of the former convenience commercial lands on Pond Mills Road has created an opportunity to significantly improve the alignment of the intersection of Pond Mills Road, Cleveland Avenue, and Deveron Crescent. Detailed engineering design drawings for the subdivision plan have been submitted and are currently being reviewed by the City, including the revised intersection design as well as provision for private drain connections and individual servicing of the proposed lots.

3.2 Requested Amendment

The applicant has requested amendments to change the zoning from a Convenience Commercial CC Zone, Urban Reserve UR1 Zone, and Residential R1/Neighbourhood Facility (R1-6/NF) Zone to a Residential R1 (R1-1) Zone to permit single detached dwellings on lots with a minimum lot frontage of 9.0 metres and minimum lot area of 250 square metres.

3.3 Community Engagement (see more detail in Appendix B)

There were no comments/concerns received from the community.

3.4 Policy Context (see more detail in Appendix C)

Provincial Policy Statement, 2014

The proposal must be consistent with Provincial Policy Statement (PPS) policies and objectives aimed at:

1. Building Strong Healthy Communities;
2. Wise Use and Management of Resources; and,
3. Protecting Public Health and Safety.

The PPS contains strong policies regarding the importance of promoting efficient development and land use patterns, as well as accommodating an appropriate range and mix of land uses, housing types, and densities to meet projected needs of current and future residents (Sections 1.1 and 1.4). The policies for Settlement Areas require that new development should occur adjacent to existing built up areas and shall have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities (Section 1.1.3.6). Policies for Transportation promote a land use pattern, density and mix of uses that minimize the length and number of vehicle trips and support current and future use of transit and active transportation (Section 1.6.7.4). Planning Authorities shall also support energy conservation and efficiency through land use and development patterns which, among other matters, promotes design and orientation which maximizes opportunities for the use of renewable and alternative energy systems (Section 1.8.1).

The London Plan

The subject lands are located within the Neighbourhoods Place Type in The London Plan, and are situated at the intersection of two Neighbourhood Connector streets. The range of primary permitted uses include single detached, semi-detached, duplex, triplex, townhouses, secondary suites, home occupations, group homes, and small-scale community facilities. Secondary permitted uses include stacked townhouses, fourplexes, low-rise apartments, and mixed-use buildings. Consideration has also been given to the policies of the Our Strategy, City Building and Design, Neighbourhoods Place Type, and Our Tools sections. An excerpt from The London Plan Map 1 – Place Types is found at Appendix D.

1989 Official Plan

These lands are designated as Multi-family, Medium Density Residential under Section 3.3 which permits multiple attached dwellings, such as row houses or cluster houses; low-rise apartment buildings; rooming and boarding houses; emergency care facilities; and small-scale nursing homes, rest homes, and homes for the aged, as the main uses. These areas may also be developed for single detached, semi-detached, and duplex dwellings.

4.0 Key Issues and Considerations

4.1 Consideration # 1 – Alignment of Pond Mills Road and future extension of Deveron Crescent.

As noted in the Planning History section above, the subject lands at 172-174 Pond Mills Road were only recently acquired by Drewlo Holdings Inc. The draft plan of subdivision proposed to shift the alignment of Deveron Crescent north of this parcel resulting in a slight off-set at the intersection at Pond Mills Road. However, the acquisition of these additional lands has provided an opportunity to significantly improve the alignment of the intersection of Pond Mills Road, Cleveland Avenue, and Deveron Crescent. Detailed engineering design drawings for the subdivision plan have been submitted and are currently being reviewed by the City, including the revised intersection design and lane configuration, as well as provision for servicing connections to Pond Mills Road.

The applicant's intent is to consolidate the subject lands as a single block within the adjacent plan of subdivision as it proceeds through the process of final approval and registration. At that point, an application can be submitted and consideration given by Municipal Council to passing a by-law exempting the block from the Part-Lot Control provisions of the *Planning Act* to allow for creation of the nine (9) single detached dwellings lots. The requested zoning amendment is intended to facilitate this process.

More information and detail is available in Appendix C and D of this report.

5.0 Conclusion

The recommended amendments to the Zoning By-law are considered appropriate, are consistent with the Provincial Policy Statement, and conform to The London Plan and 1989 Official Plan. The zoning will permit single detached dwelling lots that are appropriate for this location, and compatible with the pattern of existing and future land uses in the surrounding area. It will also facilitate a better alignment of the intersection of Pond Mills Road, Cleveland Avenue and the future extension of Deveron Crescent.

Prepared & Recommended by:	Larry Mottram, MCIP, RPP Senior Planner, Development Services
Reviewed by:	Lou Pompilii, MCIP, RPP Manager, Development Planning (Subdivisions)
Concurred in by:	Paul Yeoman, RPP, PLE Director, Development Services
Submitted by:	George Kotsifas, P.ENG Managing Director, Development and Compliance Services and Chief Building Official
Note: The opinions contained herein are offered by a person or persons qualified to provide expert opinion. Further detail with respect to qualifications can be obtained from Development Services	

December 3, 2018
GK\PY\LP\LM\lm

CC: Matt Feldberg, Manager, Development Services (Subdivisions)

Appendix A

Bill No. (number to be inserted by Clerk's Office)
2019

By-law No. Z.-1-19_____

A by-law to amend By-law No. Z.-1 to
rezone an area of land located at 172-
174 and 176 Pond Mills Road.

WHEREAS Drewlo Holdings Inc. has applied to rezone an area of land located at 172-174 and 176 Pond Mills Road, as shown on the map attached to this by-law, as set out below;

AND WHEREAS this rezoning conforms to the Official Plan;

THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows:

Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to lands located at 172-174 and 176 Pond Mills Road, as shown on the attached map, from a Convenience Commercial CC Zone, an Urban Reserve UR1 Zone, and a Residential R1/Neighbourhood Facility (R1-6/NF) Zone to a Residential R1 (R1-1) Zone.

This By-law shall come into force and be deemed to come into force in accordance with Section 34 of the *Planning Act, R.S.O. 1990, c. P. 13*, either upon the date of the passage of this by-law or as otherwise provided by the said section.

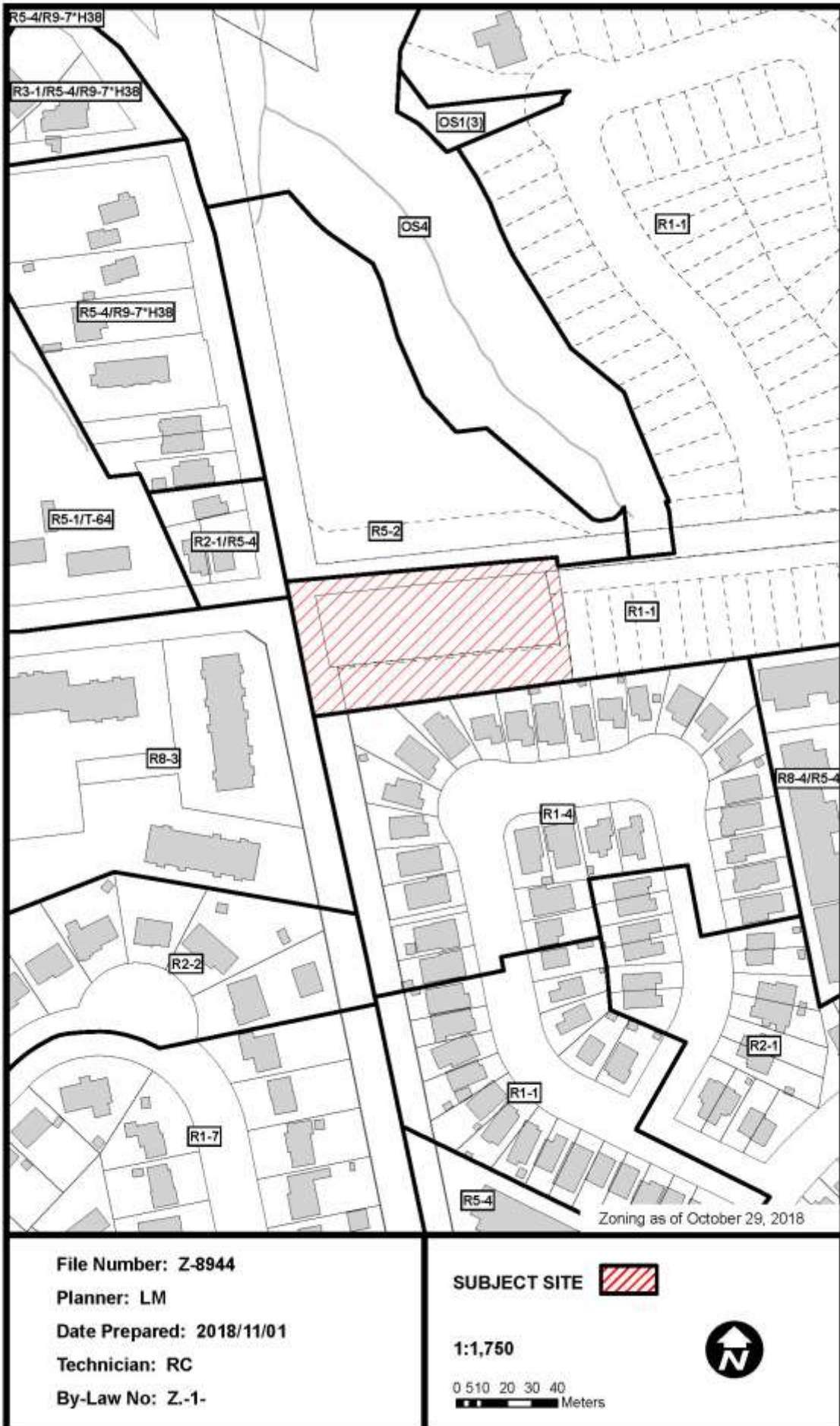
PASSED in Open Council on December 18, 2018.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – December 18, 2018
Second Reading – December 18, 2018
Third Reading – December 18, 2018

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



Appendix B

Community Engagement

Public liaison: On September 13, 2018, Notice of Application was sent to 96 property owners in the surrounding area. Notice of Application was also published in the *Public Notices and Bidding Opportunities* section of *The Londoner* on September 20, 2018.

No replies were received

Nature of Liaison: The purpose and effect of this application is to allow development of approximately nine (9) residential lots. Possible Amendment to Zoning By-law Z.-1 to change the zoning of the lands from a Convenience Commercial CC Zone, an Urban Reserve UR1 Zone, and a Residential R1/Neighbourhood Facility (R1-6/NF) Zone to a Residential R1 (R1-1) Zone to permit single detached dwellings on lots with a minimum lot frontage of 9.0 metres and minimum lot area of 250 square metres.

Agency/Departmental Comments

No significant comments were received:

Appendix C – Policy Context

The following policy and regulatory documents were considered in their entirety as part of the evaluation of this requested land use change. The most relevant policies, by-laws, and legislation are identified as follows:

Provincial Policy Statement, 2014

The proposal must be consistent with Provincial Policy Statement (PPS) policies and objectives aimed at:

1. Building Strong Healthy Communities;
2. Wise Use and Management of Resources; and,
3. Protecting Public Health and Safety.

The PPS contains strong policies regarding the importance of promoting efficient development and land use patterns, as well as accommodating an appropriate range and mix of land uses, housing types, and densities to meet projected needs of current and future residents (Sections 1.1 and 1.4). The proposed development will promote efficient land use by allowing appropriate residential uses on previously underutilized, commercially zoned lands. The site is in close proximity to public parks and open spaces, as well as community facilities, shopping and commercial services which exist further to the south in the area of Pond Mills Road and Commissioners Road East. It promotes an efficient and cost effective development and land use pattern, and will not cause environmental or public health and safety concerns.

The policies for Settlement Areas require that new development should occur adjacent to existing built up areas and shall have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities (Section 1.1.3.6). The subject lands are located within the City's Urban Growth Boundary, and will be consolidated with an adjacent draft-approved plan of subdivision. The site is immediately adjacent existing built-up areas to the south and west, and designated and zoned future development lands to the north and east. The proposed development will utilize full municipal services which will outlet to existing sewers and services on Pond Mills Road via the future extension of Deveron Crescent.

Policies for Transportation promote a land use pattern, density and mix of uses that minimize the length and number of vehicle trips and support current and future use of transit and active transportation (Section 1.6.7.4). The proposed development is supportive of transit service and provides convenient access to an existing London Transit

bus route on Pond Mills Road, a future potential transit route on Deveron Crescent, and is located in close proximity to a planned walking and cycling pathway system.

Planning Authorities shall also support energy conservation and efficiency through land use and development patterns which, among other matters, promotes design and orientation which maximizes opportunities for the use of renewable and alternative energy systems (Section 1.8.1). The proposed lot pattern maintains a consistent north-south orientation to optimize exposure to passive solar energy.

There are no identified concerns for protection of natural heritage features or functions, agricultural, mineral aggregates, or cultural heritage and archaeological resources. The proposed development is outside of any natural hazards and there are no known human-made hazards. Therefore, Development Services staff are satisfied that the recommended Zoning By-law Amendment is found to be consistent with the Provincial Policy Statement.

The London Plan

Our Strategy

Key Direction #5 – Build a mixed-use compact city

- 2. Plan to achieve a compact, contiguous pattern of growth – looking “inward and upward”.*
- 4. Plan for infill and intensification of various types and forms to take advantage of existing services and facilities and to reduce our need to grow outward.*

Key Direction #6 – Place a new emphasis on creating attractive mobility choices

- 1. Create active mobility choices such as walking, cycling, and transit to support safe, affordable, and healthy communities.*
- 7. Utilize a grid, or modified grid, system of streets in neighbourhoods to maximize connectivity and ease of mobility.*

Key Direction #7 – Build strong, healthy and attractive neighbourhoods for everyone

- 1. Plan for healthy neighbourhoods that promote active living, provide healthy housing options, offer social connectedness, afford safe environments, and supply well distributed health services.*
- 2. Design complete neighbourhoods by meeting the needs of people of all ages, incomes and abilities, allowing for aging in place and accessibility to amenities, facilities and services.*

City Building and Design Policies

197_ The built form will be designed to have a sense of place and character consistent with the planned vision of the place type, by using such things as topography, street patterns, lotting patterns, streetscapes, public spaces, landscapes, site layout, buildings, materials and cultural heritage.

The proposed zoning will permit single detached residential dwellings which are compatible with adjacent residential development, in keeping with the character of the neighbourhood, and consistent with the planned vision of the Neighbourhood Place Type. The proposed residential lots will maintain a consistent lot pattern and continuity of the streetscape along of Deveron Crescent.

213_ Street patterns will be easy and safe to navigate by walking and cycling and will be supportive of transit services.

The street pattern is supportive of transit service and provides convenient access to an existing bus route on Pond Mills Road. The detailed engineering design includes provision

for sidewalks on both sides of Devereon Crescent connecting to sidewalks along Pond Mills Road; as well as provision for future bus stop and signage on Devereon Crescent at the intersection of Pond Mills Road.

348_ Active mobility features will be incorporated into the design of new neighbourhoods and, where possible, enhanced in existing neighbourhoods to ensure connections to the street and transit system.

A multi-use pathway connection is planned within the road allowance along this stretch of Devereon Crescent, just to the east of the subject site. It will be a key part of a much larger active mobility network of walking and cycling routes throughout the City.

Neighbourhoods Place Type

The subject lands are located within the Neighbourhoods Place Type in The London Plan, and are situated at the intersection of two Neighbourhood Connector streets. The range of primary permitted uses include single detached, semi-detached, duplex, triplex, townhouses, secondary suites, home occupations, group homes, and small-scale community facilities. Secondary permitted uses include stacked townhouses, fourplexes, low-rise apartments, and mixed-use buildings. The proposed development of single detached dwellings (expected to be minimum 2 storeys in height) conforms with the use, intensity and form policies of the Neighbourhoods Place Type. One of the policy objectives is that neighbourhoods be designed to protect the Natural Heritage System, adding to neighbourhood health, identity and sense of place. As part of the detailed subdivision design, an Environmental Impact Study (EIS) Addendum and tree preservation plan were prepared and submitted. Recommendations will be incorporated into the accepted engineering drawings to mitigate impacts and protect the ravine and Open Space lands north of the future extension of Devereon Crescent.

Our Tools

1694_ In accordance with the Planning Act, City Council may pass by-laws to exempt all, or parts of, registered plans of subdivision from part-lot control. Such exemption will eliminate the need for further subdivisions or consents to convey portions of lots within the registered plan of subdivision. Exemption from part-lot control will not be supported for the creation of a private street which serves freehold lots.

The Owner's intent is to consolidate the subject lands as a single block within the adjacent plan of subdivision as it goes through the process of final approval and registration. At that point, an application can be considered by Municipal Council to pass a by-law exempting the block from the Part Lot Control provisions of the Planning Act to allow for creation of the nine (9) single detached dwellings lots. The requested zoning amendment is intended to facilitate this process.

1989 Official Plan

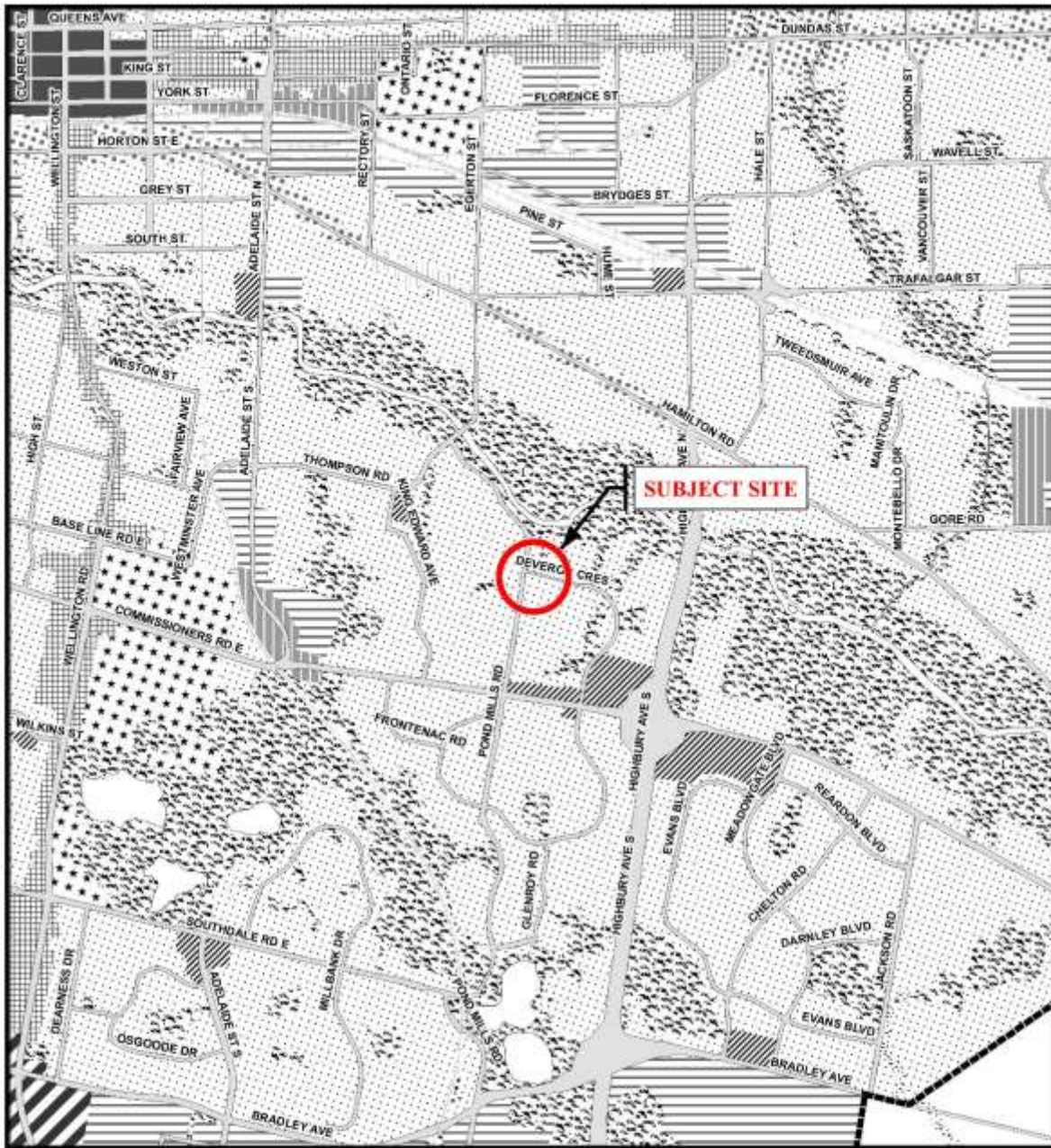
These lands are designated as Multi-family, Medium Density Residential under Section 3.3 which permits multiple attached dwellings, such as row houses or cluster houses; low-rise apartment buildings; rooming and boarding houses; emergency care facilities; and small-scale nursing homes, rest homes, and homes for the aged, as the main uses. These areas may also be developed for single detached, semi-detached, and duplex dwellings. The proposed zoning is consistent with the Official Plan designation and permitted uses.

Z.-1 Zoning By-law

The recommended Residential R1 (R1-1) Zone permits single detached dwellings on lots with a minimum lot frontage of 9.0 metres and minimum lot area of 250 square metres. This zoning is appropriate and consistent with proposed single detached lots within the adjacent draft plan of subdivision to the east, as can be seen on the Zoning By-law Map Excerpt found at Appendix D. The applicant's proposed final plan also shows similar lot frontages and depths (approximately 10 metres and 35 metres respectively).

Appendix D – Relevant Background

The London Plan Map Excerpt



Legend

- | | | |
|------------------------|--------------------------|---|
| Downtown | Future Community Growth | Environmental Review |
| Transit Village | Heavy Industrial | Farmland |
| Shopping Area | Light Industrial | Rural Neighbourhood |
| Rapid Transit Corridor | Future Industrial Growth | Waste Management Resource Recovery Area |
| Urban Corridor | Commercial Industrial | Urban Growth Boundary |
| Main Street | Institutional | |
| Neighbourhood | Green Space | |

This is an excerpt from the Planning Division's working consolidation of Map 1 - Place Types of the London Plan, with added notations.

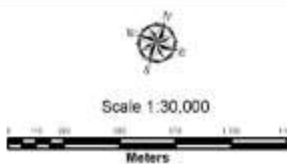
At the time of the printing of this map, the Rapid Transit EA is in progress. This map shows the Rapid Transit Corridors and Urban Corridors to recognize potential alignments. These Place Types will be modified to align with the results of the EA process for the final version of The London Plan.

CITY OF LONDON

Planning Services /
 Development Services

**LONDON PLAN MAP 1
 - PLACE TYPES -**

PREPARED BY: Planning Services



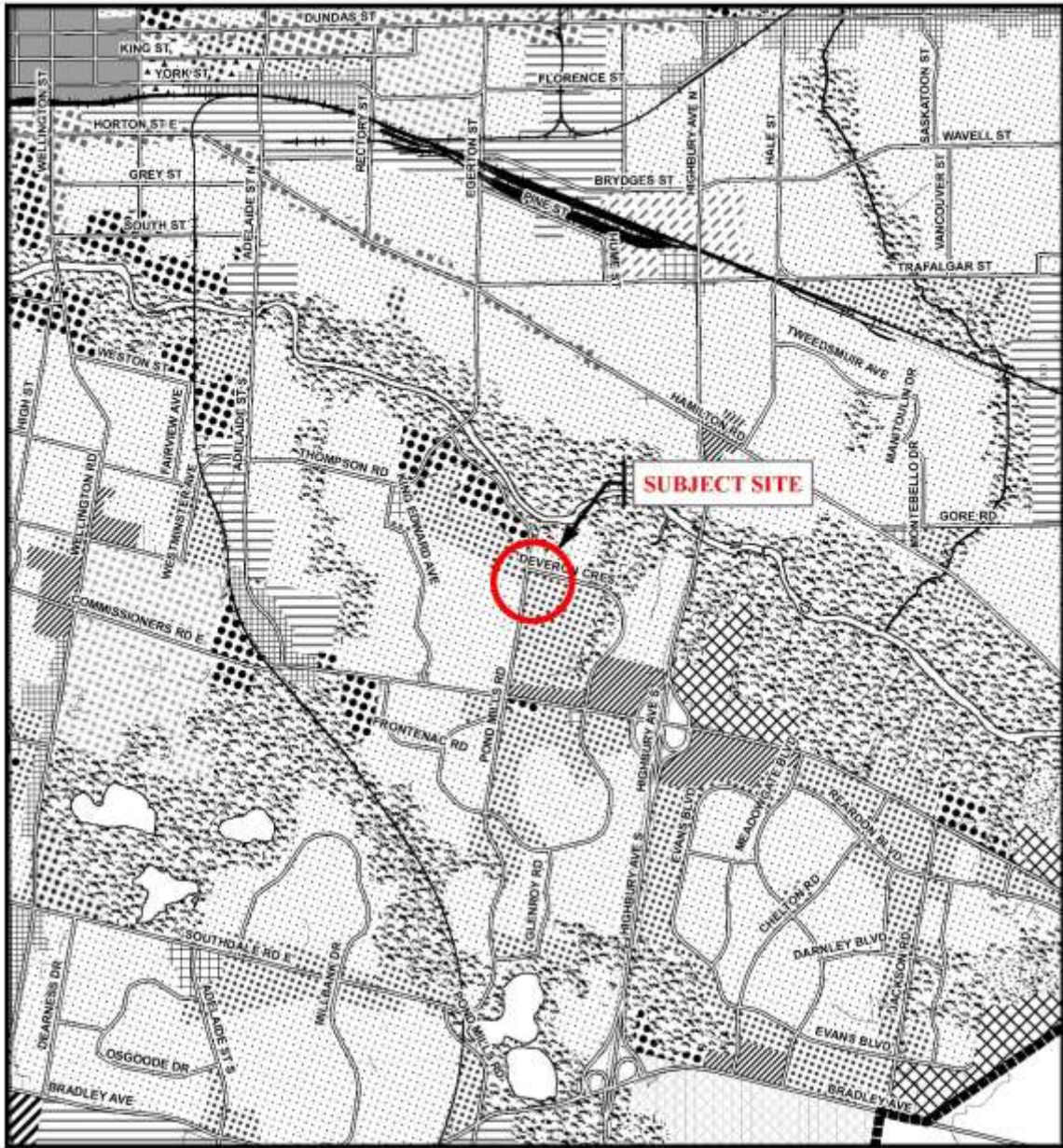
File Number: Z-8944

Planner: MK

Technician: MB

Date: December 7, 2017

1989 Official Plan Map Excerpt



Legend		
Downtown	Multi-Family, Medium Density Residential	Office Business Park
Wonderland Road Community Enterprise Corridor	Low Density Residential	General Industrial
Enclosed Regional Commercial Node	Office Area	Light Industrial
New Format Regional Commercial Node	Office/Residential	Commercial Industrial
Community Commercial Node	Regional Facility	Transitional Industrial
Neighbourhood Commercial Node	Community Facility	Rural Settlement
Main Street Commercial Corridor	Open Space	Environmental Review
Auto-Oriented Commercial Corridor	Urban Reserve - Community Growth	Agriculture
Multi-Family, High Density Residential	Urban Reserve - Industrial Growth	Urban Growth Boundary

<p>CITY OF LONDON Planning Services / Development Services OFFICIAL PLAN SCHEDULE A - LANDUSE -</p> <p>PREPARED BY: Graphics and Information Services</p>	<p>Scale 1:30,000</p> <p>Meters</p>	<p>FILE NUMBER: Z-8944</p>
		<p>PLANNER: LM</p>
		<p>TECHNICIAN: RC</p>
		<p>DATE: 2018/01/11</p>

Zoning By-law Map Excerpt



COUNCIL APPROVED ZONING FOR THE SUBJECT SITE:

1) LEGEND FOR ZONING BY-LAW Z-1

- | | |
|--|---|
| <ul style="list-style-type: none"> 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 | <ul style="list-style-type: none"> 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 "N" - HOLDING SYMBOL "D" - DENSITY SYMBOL "H" - HEIGHT SYMBOL "B" - BONUS SYMBOL "T" - TEMPORARY USE SYMBOL |
|--|---|

CITY OF LONDON

PLANNING SERVICES / DEVELOPMENT SERVICES

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



THIS MAP IS AN UNOFFICIAL EXTRACT FROM THE ZONING BY-LAW WITH ADDED NOTATIONS

FILE NO:

Z-8944

LM

MAP PREPARED:

2018/11/01

RC

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Additional Reports

February 1, 2016 – Planning and Environment Committee Public Participation Meeting – Appeals to the Ontario Municipal Board - Application by Drewlo Holdings Inc. for approval of Draft Plan of Subdivision and Zoning By-law Amendment for lands located at 130, 136, 146 & 164 Pond Mills Road, and 925 Deveron Crescent (Agenda Item #6).