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File: O-8102
Planner: C. Smith

TO:	CHAIR AND MEMBERS PLANNING & ENVIRONMENT COMMITTEE
FROM:	JOHN M. FLEMING MANAGING DIRECTOR, PLANNING AND CITY PLANNER
SUBJECT:	APPLICATION BY: CITY OF LONDON GROSVENOR GATE NEIGHBOURHOOD CHARACTER STATEMENT AND COMPATIBILITY GUIDELINES PUBLIC PARTICIPATION MEETING ON NOVEMBER 5, 2012

RECOMMENDATION

That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the application of the City of London relating to the lands within the area bounded by St. George Street on the east, St. James Street on the south, the Thames River on the west, and Grosvenor Street on the north:

- a) the proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting on November 20, 2012 to amend Section 3.5.3 (Policies for Specific Residential Areas- St. George/Grosvenor Neighbourhood), to add a policy to include the Grosvenor Gate Neighbourhood Character Statement and Compatibility Guidelines, and to amend Section 19.2.2 (Guideline Documents) of the Official Plan to include the Grosvenor Gate Neighbourhood Character Statement and Compatibility Guidelines as a guideline document; and
- b) the proposed Grosvenor Gate Neighbourhood Character Statement and Compatibility Guidelines attached hereto as Appendix "B" **BE ADOPTED** at the Municipal Council meeting on November 20, 2012.

PURPOSE AND EFFECT OF RECOMMENDED ACTION

The proposed attached Grosvenor Gate Neighbourhood Character Statement and Compatibility Guidelines document is to provide specific design direction for future development in this area.

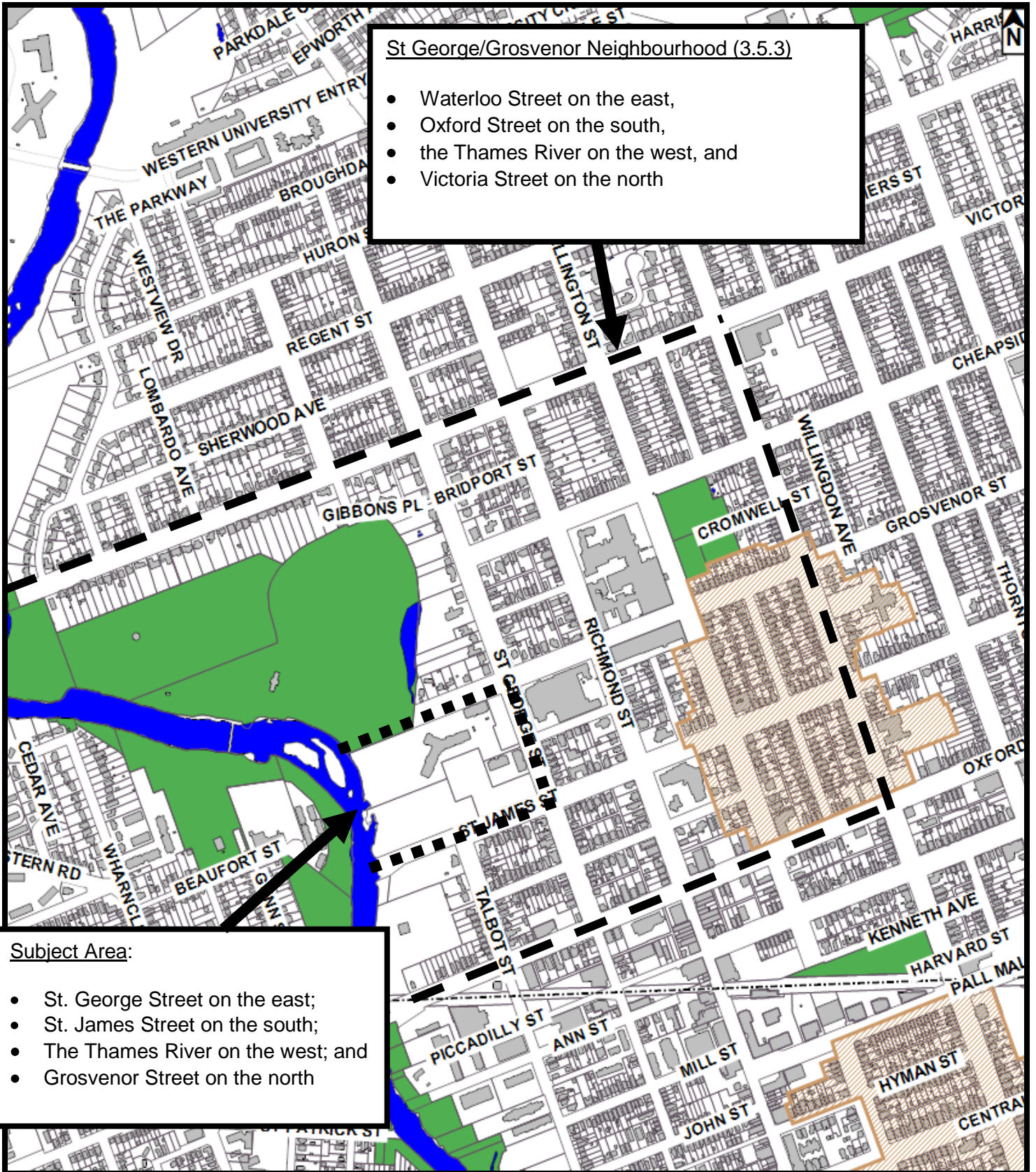
RATIONALE

The proposed amendment to adopt the Grosvenor Neighbourhood Character Statement and Compatibility Guidelines in the City of London Official Plan is consistent with Section 19.2 of the Official Plan as:

- The proposed guideline document contains policies, standards, and performance criteria that are more detailed and require more flexibility, in interpretation or implementation, than the Official Plan allows; and
- The proposed guideline provides specific direction for the preparation and review of development proposals, in this area.

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Location Map



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BACKGROUND

PUBLIC LIAISON:	<p>Notice of the amendment to the Official Plan and public participation meeting was published in the Living in the City section of the Londoner on October 4, 2012. The notice of the Official Plan and was circulated again in the Londoner on October 25, 2012</p> <p>Notice of the Non-Statutory Public Participation and Review Community Meeting was published in the Living in the City section of the Londoner on October 11, 2012.</p>	<p>5 written responses were received, 20 participants attended the October 16, 2012 non-statutory community review meeting</p>
<p>Nature of Liaison; The intent of the proposed amendment is to allow Council to adopt the Grosvenor Gate Neighbourhood Character Statement and Compatibility Guidelines to assist Council in implementing Official Plan Urban Design policies in this neighbourhood.</p> <p>The purpose amendment is to Official Plan Policy 19.2.2 ii) Guideline Documents and Section 3.5.3 Policies for Specific Residential Areas- St. George/Grosvenor Neighbourhood to included the Grosvenor Gate Neighbourhood Character Statement and Compatibility Guidelines.</p> <p>And</p> <p>Notice of Community Information Meeting- Non-Statutory Grosvenor Gate Neighbourhood Character Statement Compatibility Guidelines Meeting Date/ October 16, 2012, 7 pm at Kings College 266 Epworth Avenue (Student Lounge). The intent of this non-statutory meeting is to discuss the proposed Grosvenor Gate Neighbourhood Character Statement and Compatibility Guidelines report.</p>		
<p>Responses: See below</p>		

The City received two applications (B.54/11 and B.55/11) to sever the existing land holdings for future development. The City of London Consent Authority included as conditions to both provisional consent decision that:

An urban design guideline document will be submitted for the severed and retained parcels, to address those matters identified in Policy 3.2.3.5 of the Official Plan. The guideline document shall be submitted to the City Planner who will subsequently bring it forward for adoption by Municipal Council as a guideline document under Section 19.2 of the Official Plan to guide the review of all future site plan applications for these lands. (see note viii)

Notes:

Condition #7 requires the submission of a guideline document to the City Planner. For assistance, the design matters included within the St. George Grosvenor Study, 1985, should be considered during the preparation of this guideline document. Upon the applicant submitting the guideline document, the City Planner will conduct the Public process required under Section 19 of the Official Plan for guideline documents and will submit the guideline document, with any required edits, to Council for adoption under Section 19.2 of the Official Plan. This process, to be carried out by the Planning Division after the submission of the guideline document to the City Planner, is not subject to the one-year lapsing period described in Condition #1.

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Section 19.2.2 of the Official Plan states that:

The preparation of a guideline document will include provisions to encourage input from agencies, associations, and individuals that have an interest in the subject matter. Before adopting a guideline document, Council will hold a public meeting to provide for input from interested parties.

A public participation meeting and review meeting was held on October 16, 2012. The following concerns and suggestions were received by City staff:

Issues raised.

- Thames River- Heritage River Designation in 2000 should be noted;
- Parking- there should be enough parking provide to accommodate the use;
- Parking problems already exist in the area;
- Traffic- there is already too much traffic in the area, future development will exacerbate existing congestion;
- Students- regardless of the built form if the users are students there will be issues associated with students (ie noise, trash, etc.);
- Will remove existing mature trees;
- Will negatively impact existing fauna in the area including resident beavers;
- Figure 16- should be amended in this document to be consistent with the neighbourhood definition in the OP. Section 3.5.3 St George/Grosvenor- bounded by Waterloo Street on the east, Oxford Street on the south, the Thames River on the west, and Victoria Street on the north;
- Need to recognize proximity to the Thames river and to Gibbons Park;
- Page 3, 800m figure includes Bishop Hellmuth Heritage district. Need to include in the following bullets more emphasis on Residential (i.e. heritage) and not institutional; and
- Heritage places document should be referenced.

Suggestions:

- Landscaping be residential in nature and in keeping with abutting single detached dwelling uses- not institutional as shown in the photos;
- Make all efforts to maintain mature trees and vegetation where possible and when not possible provide in landscaping objectives: 3 trees (2 for 1 would be OK) of a Carolinian species of min 2 in caliper should be planted to replace each mature tree removed due to construction; and
- Plantings should be consistent with the City's Guide to Plant Selection for Environmentally Significant Areas;
- Broad range of architectural styles- Building design should reflect the abutting residential styles not institutional;
- Site Design referring to "existing front yard setbacks" should also refer to height, side and rear yard setbacks in the neighborhood;
- Infill developments are encouraged to preserve the historical, physical and social continuity they provide to the community as stated in the St. George/Grosvenor Area Study Recommendations adopted by Council resolution at its May 21, 1985;
- Parking access: should be mitigated to maintain residential scale, form and function;
- Parking and driveways should be located and designed to facilitate maneuverability onsite and between adjacent sites and to reduce traffic flow disruptions to and from the property; and
- Should include design features that are complementary to the river corridor.

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ANALYSIS

Section 19.2.2 states:

Guideline documents will be initiated by Council and may contain policies, standards, and performance criteria that are either too detailed, or require more flexibility, in interpretation or implementation, than the Official Plan would allow. Depending on the nature of the guideline document, they will provide specific direction for the preparation and review of development proposals, the identification of conditions to development approval, or the planning of improvements to public services and facilities.

Content

Guideline documents may be adopted by Council to assist with the implementation of any aspect of the Official Plan. In particular, guideline documents shall be adopted to assist with the implementation of any aspect of the Official

The City of London Consent Authority has required as a condition of consent (B.54/11 and B.55/11) for these lands that City initiate and submit design guidelines to Council for adoption. The attached Grosvenor Gate Neighbourhood Character Statement and Compatibility Guidelines are to provide specific direction for the preparation and review of future development proposals and identify the conditions for future development approvals on these lands.

The attached Grosvenor Gate Neighbourhood Character Statement and Compatibility Guidelines have been revised to include suggestions from City Staff and from interested parties through the circulation process and the public meeting held on October 16, 2012 at Kings College. The revisions shown in the Grosvenor Gate Neighbourhood Character Statement and Compatibility Guidelines (attached Schedule "1") specifically address but are not limited to the following:

- Revision of the figures showing the boundary of the study area to be consistent with the St George/Grosvenor Area as defined in the Official Plan;
- Enhancing the emphasis of a residential form for the provision of future landscaping and building design;
- Recognition of the site in context with the abutting Thames River corridor and the existing mature vegetation; and
- The form of occupancy including short term rentals, the inclusion of specific sustainability practices and conformity with the existing zoning regulation are not within the scope of the design guidelines and are best addressed by existing policies and practices in the Official Plan and Zoning By-law.

CONCLUSION

The proposed amendment to adopt the Grosvenor Neighbourhood Character Statement and Compatibility Guidelines in the City of London Official Plan provides for a guideline document that contains policies, standards, and performance criteria that are more detailed and require more flexibility, in interpretation or implementation, than the Official Plan allows and provides specific direction for the preparation and review of development proposals, in this area. The Managing Director, Planning and City Planner recommends that the proposed Official Plan amendments be adopted.

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PREPARED BY:	SUBMITTED BY:
C. SMITH COMMUNITY PLANNING AND URBAN DESIGN SECTION	JIM YANCHULA, MCIP, RPP MANAGER OF COMMUNITY PLANNING AND URBAN DESIGN SECTION
RECOMMENDED BY:	
JOHN M. FLEMING, MCIP, RPP MANAGING DIRECTOR, PLANNING AND CITY PLANNER	

October 11, 2012
CS/

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Responses to Public Liaison Letter and Publication in “Living in the City” and attendance at October 16, 2012 neighbourhood non public statutory meeting

Sandy Levin,
Judy Farrell, 130 Sydenham St,
Cathy Cave 220 St. George,
Jan Carter 154 Sydenham St,
Fernand Fontaine, 298 Huron St,
Kevin Lands 199 St. James St,
Judith Rodgers 323 St George St,
Ken Owen 139 St James St,
Kelly Mckeating 329 Victoria St,
Anna Maria Valastro 133 John St Apt 1,
Debbie Dupland Lauren Dupland 134 Sydenham St,
Joan Robertson 1 Grosvenor St,
B Riegger 230 St George St,
G Kieran 188 Sydenham St,
Martha Ramsay 1 Grosvenor,
MJ Weir 812 Talbot St,
Brenda Donner 817 Talbot St,
Paul Cocker 831 Talbot St.
Jackie Farquhar
Gary Wilson, 236 St. George
Betty Duffield
Barb Legate

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Appendix "A"

Bill No. (number to be inserted by Clerk's Office)
2012

By-law No. C.P.-1284-_____

A by-law to amend the Official Plan for the City of London, 1989 relating to the lands within the area bounded by St. George Street on the east, St. James Street on the south, the Thames River on the west, and Grosvenor Street on the north.

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

1. Amendment No. (to be inserted by Clerk's Office) to the Official Plan for the City of London Planning Area – 1989, as contained in the text attached hereto and forming part of this by-law, is adopted.

2. This by-law shall come into effect in accordance with subsection 17(38) of the *Planning Act, R.S.O. 1990, c.P.13.*

PASSED in Open Council on November 20, 2012.

Joe Fontana
Mayor

Catharine Saunders
City Clerk

First Reading - November 20, 2012
Second Reading - November 20, 2012
Third Reading - November 20, 2012

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AMENDMENT NO.

to the

OFFICIAL PLAN FOR THE CITY OF LONDON

A. PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is to add the Grosvenor Gate Neighbourhood Character Statement and Compatibility Guidelines to Sections 3.5.3, and 19.2.2 of the Official Plan for the City of London.

LOCATION OF THIS AMENDMENT

This Amendment applies to lands located within the area bounded by St. George Street on the east, St. James Street on the south, the Thames River on the west, and Grosvenor Street on the North in the City of London.

C. BASIS OF THE AMENDMENT

The proposed guideline document contains policies, standards, and performance criteria that are too detailed and require more flexibility, in interpretation or implementation, than the Official Plan allows and provides specific direction for the preparation and review of development proposals, in this area.

D. THE AMENDMENT

The Official Plan for the City of London is hereby amended as follows:

1. Section 3.5.3. to the Official Plan is amended by adding a new section as follows;

“3.5.3. **_ Grosvenor Gate iv)**”

Lands within the area bounded by St. George Street on the east, St. James Street on the south, the Thames River on the west, and Grosvenor Street on the North will be subject to the Grosvenor Gate Neighbourhood Character Statement and Compatibility Guidelines.

2. Section 19.2.2 (ii) of the Official Plan for the City of London is amended by adding the following subsection:

_) Grosvenor Gate Neighbourhood Character Statement and Compatibility Guidelines

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Appendix "B"

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Schedule "1"