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TO:	CHAIR AND MEMBERS BUILT AND NATURAL ENVIRONMENT COMMITTEE
FROM:	P. MCNALLY EXECUTIVE DIRECTOR - PLANNING, ENVIRONMENTAL & ENGINEERING SERVICES
SUBJECT:	APPLICATION BY: AYERSWOOD DEVELOPMENT CORP 940 SPRINGBANK DRIVE OCTOBER 31, 2011

RECOMMENDATION

That, on the recommendation of the Executive Director of Planning, Environmental & Engineering Services, the following report **BE RECEIVED** for information regarding the finalization of the plans, drawing and agreements for the proposed 12 storey apartment building at 940 Springbank Drive.

PURPOSE AND EFFECT OF RECOMMENDED ACTION

To provide an update on the September 19, 2011 actions requested by Council.

BACKGROUND

September 19, 2011 Municipal Council resolved:

1. That, the following actions can be taken with respect to the application of Ayerswood Development Corporation for the construction of an apartment building located at 940 Springbank Drive:

- (a) the attached proposed by-law **BE INTRODUCED** at the Municipal Council meeting of September 19, 2011 to amend By-law No. C.P.-1455-541, a by-law to designate a site plan control area and to delegate Council's power under section 41 of the *Planning Act*, R.S.O. 1990, c.P.13 with respect to an application for site plan approval submitted by Ayerswood Development Corporation for the construction of an apartment building at 940 Springbank Drive;
- (b) the application by Ayerswood Development Corporation, accepted on April 29, 2011 and amended on May 2, 2011, for approval of a site plan for a 165 unit apartment building with 12 floors of residential and two levels of parking **BE APPROVED, SUBJECT TO** the following conditions:
 - (i) Ayerswood Development Corporation entering into a development agreement with the Corporation of the City of London;
 - (ii) Ayerswood Development Corporation provide to the satisfaction of and at no expense to the municipality:
 - Facilities to provide access to and from the land;
 - A servicing plan;
 - A grading plan;
 - A landscaping plan;
 - Hydrological studies; and
 - Drawings and urban design brief showing matters relating to exterior design for consideration by the municipality's urban design panel;
- (c) the Executive Director of Planning, Environmental & Engineering Services and the Director of Development Planning **BE DIRECTED** to formally prepare for final approval

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by Municipal Council drawings, plans and development agreement referred to above and report back to the Built and Natural Environment Committee at its meeting held on October 31, 2011; and

- (d) public delegations **BE RECEIVED** at the Built and Natural Environment Committee meeting at which the final versions of the above-noted plans are received;

it being noted that the Built and Natural Environment Committee asked the Civic Administration to outline the Urban Design Review process.

ANALYSIS

Subsequent to the Council meeting on September 19, 2011 the applicant submitted a hydrogeological report prepared by Golders & Associates for review by the City in 2000. In addition to this, an Urban Design Brief was submitted to the Urban Design Peer Review Panel (UDPRP) for consideration at their meeting on October 19, 2011.

On October 6, 2011, the City retained the services of Dillon Consulting to review the hydrogeological report prepared by Golders. A report from Dillon has been shared with the proponent's consultant, and Civic Administration have initiated further review.

On October 7, 2011 staff requested a number of revisions to the site servicing plans and October 18, 2011 staff provided additional comments regarding the on site storm system and additional information regarding the hydrogeological study.

At the time of writing this report, the applicant's engineering consultant has not submitted revised plans for both the on site and off site servicing due to the SWM requirements.

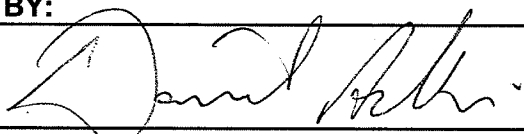
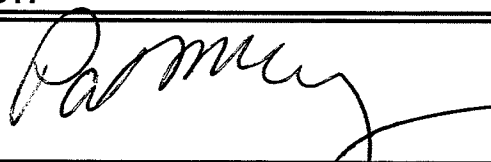
On October 19, 2011, the UDPRP heard presentations from both staff and the Owner's Planner and Urban Design Consultant. The Panel provided verbal conditions and requested the applicant come back on November 16, 2011 to address specific conditions in detail.

As these items are outstanding a final package which includes all plans, drawings and development agreement requirements for final approval by October 31, 2011. A return will be provided at the earliest possible time, estimated to be the December 12, 2011 Committee.

CONCLUSION

Staff are continuing to work with the developer's consultants to finalize all the plans, drawings and the agreement requirements to bring a complete package to Committee and Council. Based on the submissions and progress to date at the time of writing this report, a number of issues remain outstanding before the Executive Director is prepared to recommend for approval by Council. We would anticipate a full report coming back to Committee on December 12, 2011 provided all material has been finalized.

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SUBMITTED BY:

D. AILES MANAGING DIRECTOR, DEVELOPMENT APPROVALS BUSINESS UNIT
RECOMMENDED BY:

PAT MCNALLY EXECUTIVE DIRECTOR, PLANNING, ENVIRONMENTAL AND ENGINEERING SERVICES

October 21, 2011

AYERSWOOD DEVELOPMENT CORP.
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