

--	--

S. Bellaire
File No: SP12-032350

TO:	CHAIR AND MEMBERS
	PLANNING AND ENVIROMENT COMMITTEE MEETING
FROM:	GEORGE KOTSIFAS, P. ENG.
	MANAGING DIRECTOR, DEVELOPMENT AND COMPLIANCE SERVICES AND CHIEF BUILDING OFFICIAL
SUBJECT:	APPLICATION BY: LONDON PROPERTY CORPORATION
	124 ST. JAMES STREET
	PUBLIC SITE PLAN MEETING
	NOVEMBER 26, 2012 AFTER 4:15 PM

RECOMMENDATION

That on the recommendation of the Manager, Development Planning, the following actions be taken with respect to the site plan approval application of London Property Corporation for two, three and one-half storey thirty-six unit apartment buildings with each unit containing three bedrooms at 124 St. James Street:

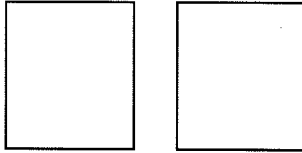
- a) On behalf of the Approval Authority, the Planning and Environment Committee **BE REQUESTED** to conduct a public meeting on the subject site plan application and **REPORT TO** the Approval Authority the issues, if any, raised at the public meeting with respect to the application for Site Plan approval to permit the two, three and one-half storey thirty-six unit apartment buildings with each unit containing three bedrooms; and,
- b) Council **ADVISE** the Approval Authority of any issues they may have with respect to the Site Plan application and **ADVISE** the Approval Authority whether they support the Site Plan application for two, three and one-half storey thirty-six unit apartment buildings with each unit containing three bedrooms.

PURPOSE AND EFFECT OF RECOMMENDED ACTION

The purpose of this application is to obtain site plan approval for two, three and one-half storey thirty-six unit apartment buildings with each unit containing three bedrooms located at 124 St. James Street. The application for site plan approval has been made to ensure the development takes a form compatible with adjacent land uses.

PREVIOUS REPORTS PERTINENT TO THIS MATTER
--

November 5, 2012, File O-8102 – Report to Planning and Environment Committee to adopt the Grosvenor Neighbourhood Character Statement and Compatibility Guidelines as a guideline document in accordance with Section 19.2.2 of the City of London Official Plan. The Guidelines provide specific design direction for future developments in 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 Planning and Environment Committee adopted the Guidelines as amended and their recommendation were to have been considered at the November 20, 2012 Council meeting.



S. Bellaire
File No: SP12-032350

APPLICATION DETAILS	
Date Application Accepted: November 2, 2012	Agent: Zelinka Priamo Ltd.

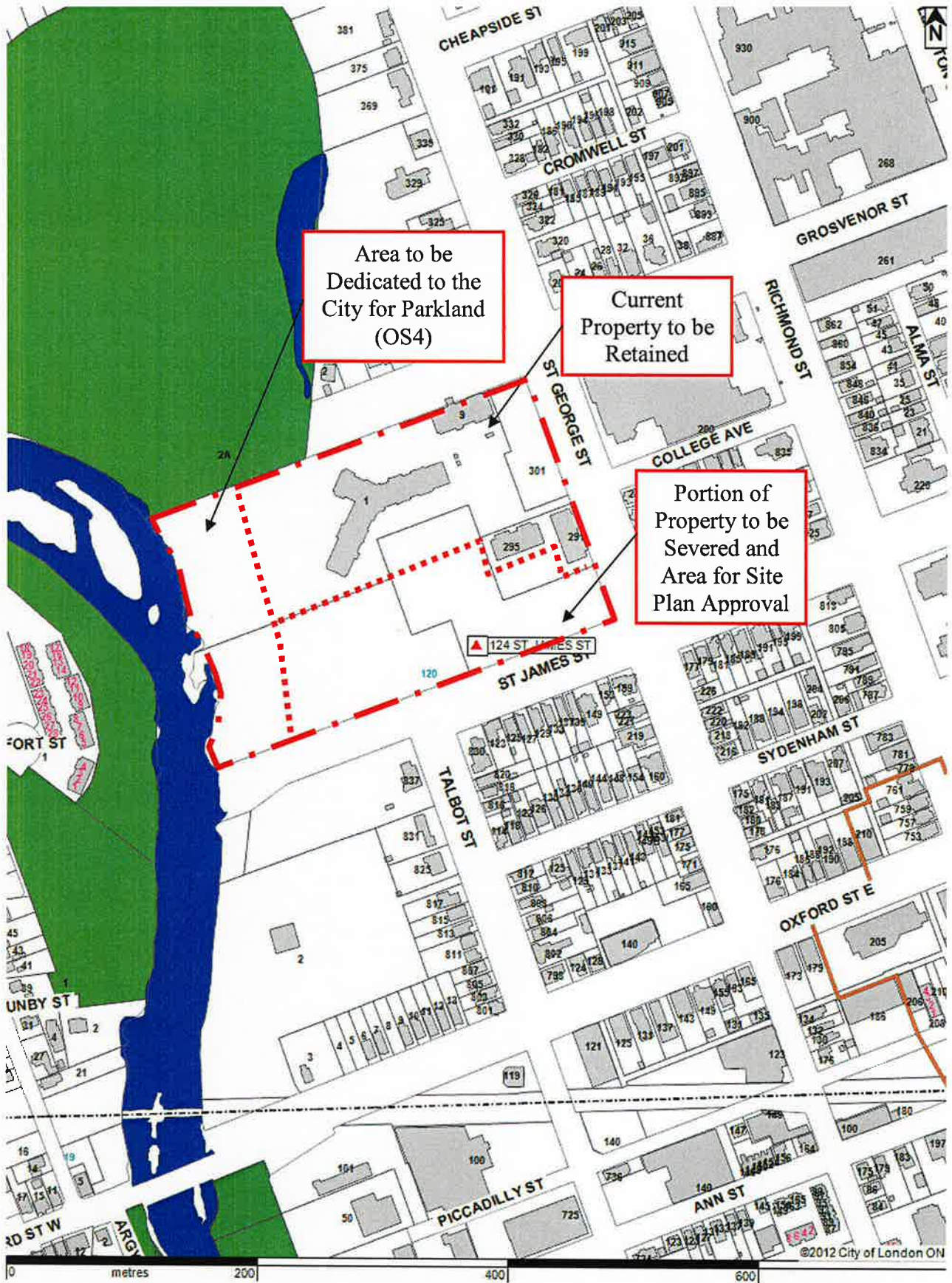
SITE CHARACTERISTICS:		
	Current Parcel	Lands to be Severed
Land Use	Apartment Buildings	Vacant
Frontage	141.62m	61.55m
Depth	Irregular	70.5m
Area	43,329m ²	4,329m ²
Shape	Irregular	Regular
Location of Parking	Interior/Rear Yards	Interior/Rear Yards

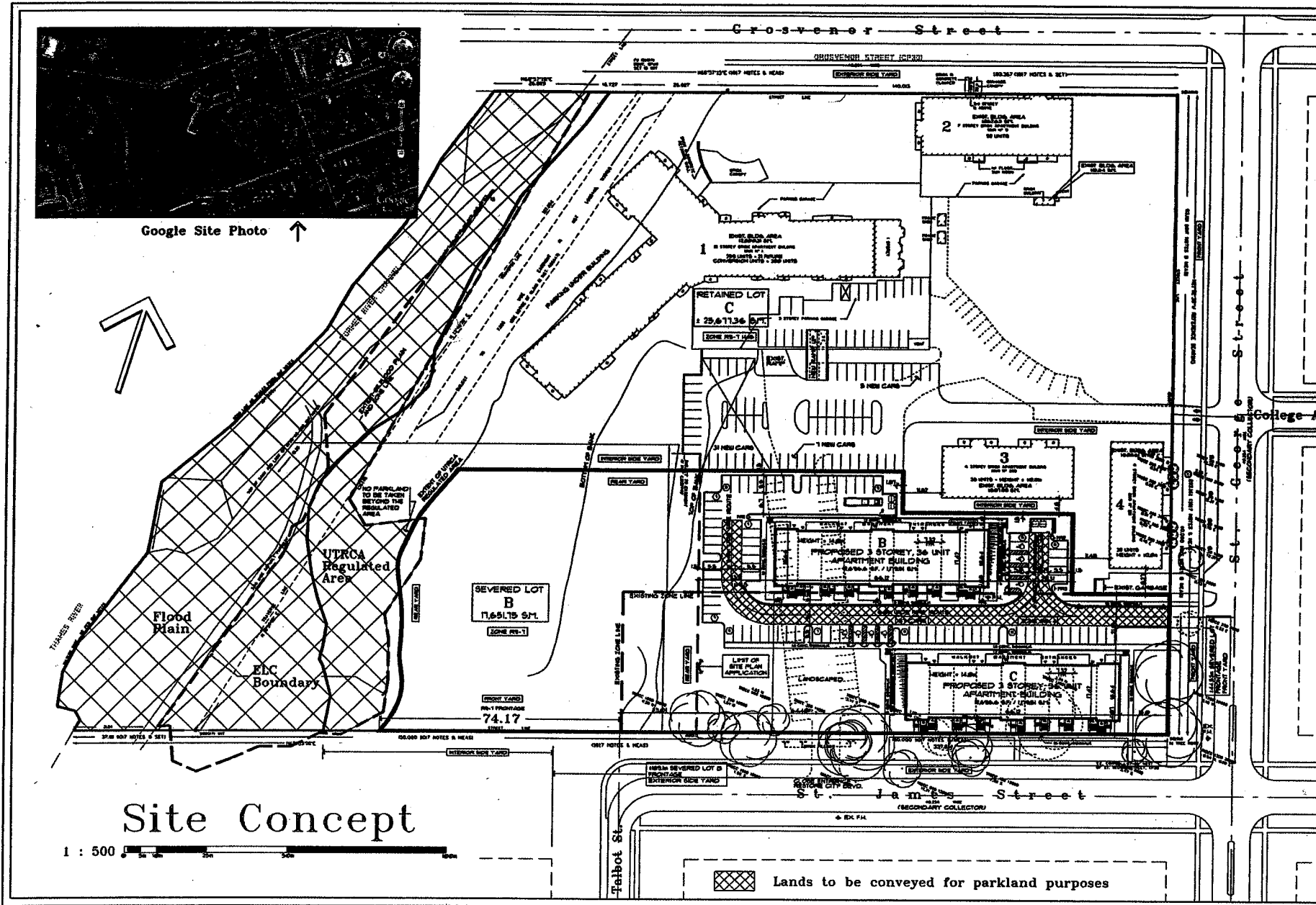
LANDS TO BE SEVERED SURROUNDING LAND USES:
<ul style="list-style-type: none"> • North – 2 – 4 storey apartment buildings, 1 – 6 storey apartment building, and 1 – 10 storey apartment building • South – Single Detached Dwellings • East – Single Detached Dwellings, St. Joseph Health Care Hospital • West – Open Space Parkland

OFFICIAL PLAN DESIGNATION: Multi-Family, Medium Density Residential
EXISTING ZONING: Residential R8 (R8-4)/Residential R9 (R9-4*H45) Zone.

--	--

Location Map

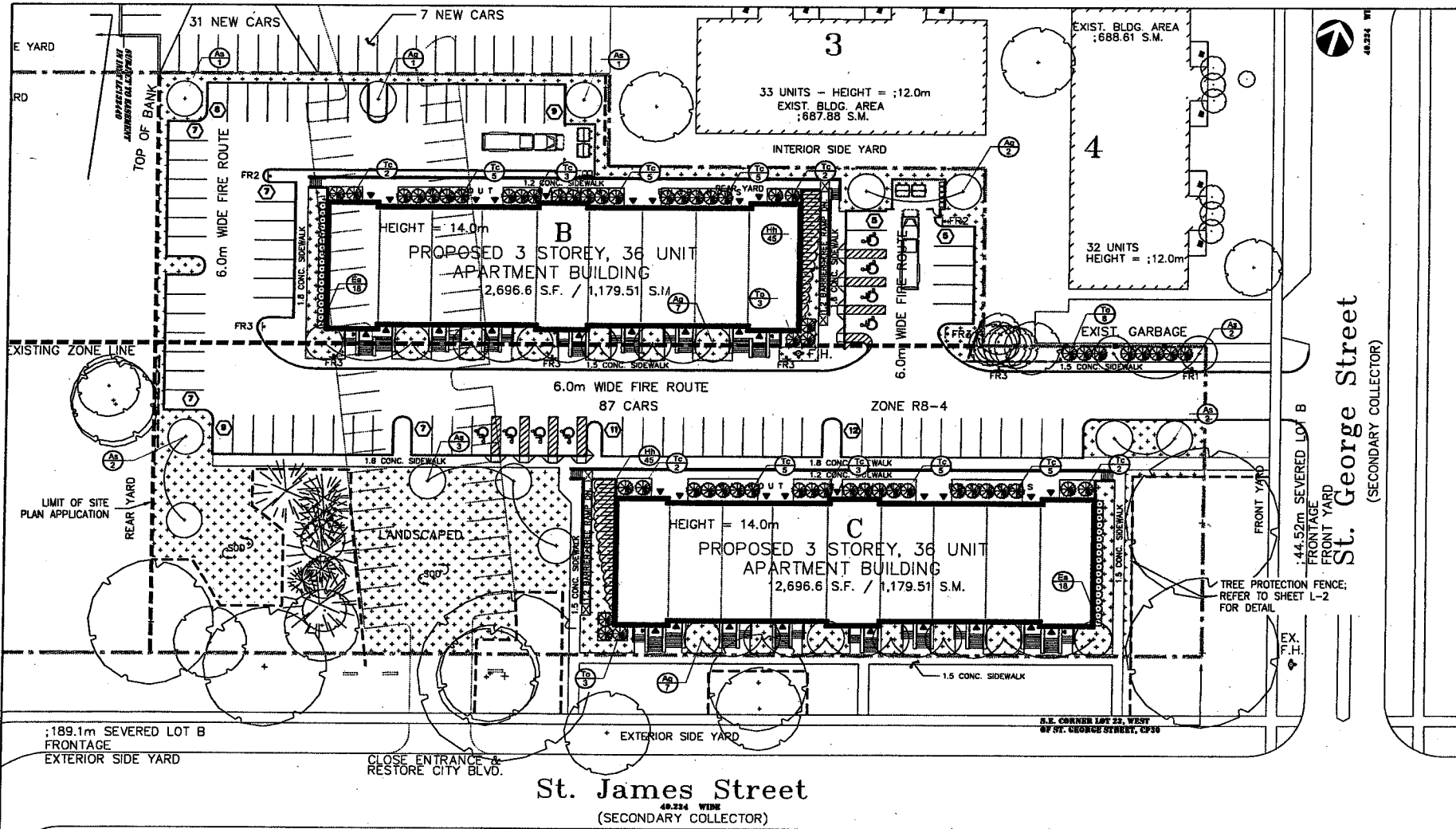




Proposed Site Plan

S. Bellaire
File No: SP12-032350

	Agenda Item #
	Page #



Proposed Landscape Plan

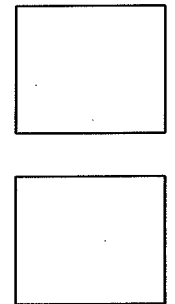


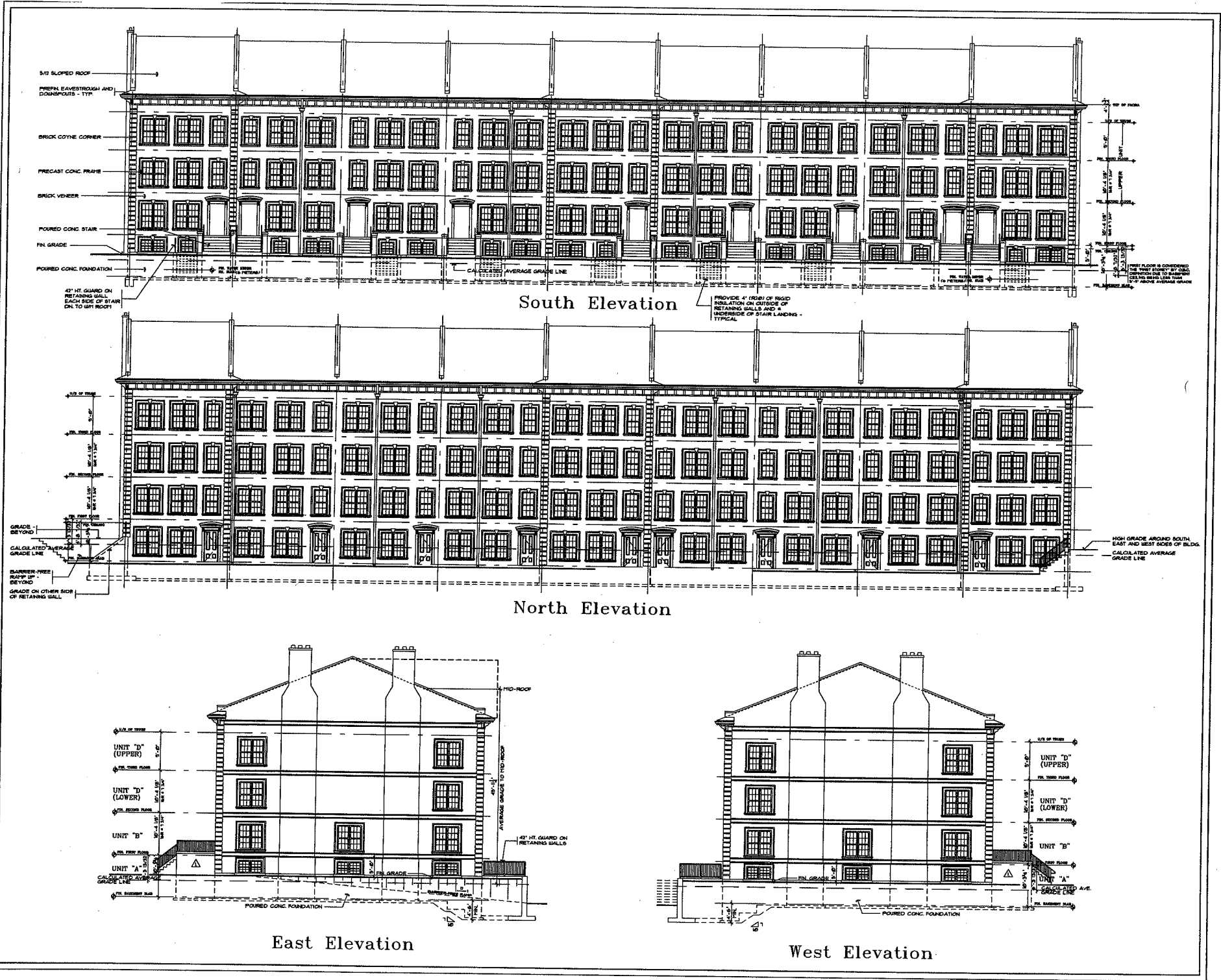
St. George Street
(SECONDARY COLLECTOR)

St. James Street
(SECONDARY COLLECTOR)

KEY	No.	BOTANICAL NAME	COMMON NAME	SIZE & CONDITION
Ag	17	ACER GINNALA	AMUR MAPLE	45mm CALIPER, WIRE BASKET
Ag	11	ACER-SACCHARUM	SUGAR MAPLE	50mm CALIPER, WIRE BASKET
Ed	36	EUONYMUS ALATUS 'COMPACTUS'	DWARF BURNING BUSH	60cm HT. POTTED; TO BE PLANTED APPROX. 1.0m O/C
To	44	TAXUS CHINENSIS 'NANA'	DWARF JAPANESE YEW	60cm HT. POTTED; TO BE PLANTED APPROX. 2.0m O/C
To	14	THUJA OCCIDENTALIS	WHITE CEDAR	125cm HT. POTTED; TO BE PLANTED APPROX. 2.0m O/C
hh	02	HEDERA HELIX	ENGLISH IVY	1 GAL POTTED; TO BE PLANTED APPROX. 0.50m O/C

S. Bellaire
File No: SP12-032350





Proposed Elevations

Agenda Item #

Page #

S. Bellaire
File No: SP12-032350

--	--

BACKGROUND

Application for Consent to Sever:

On October 17, 2011, an Application for Consent to Sever was received by the City of London for 1 and 9 Grosvenor Street; 291, 295 and 301 St. George Street; 120 and 124 St. James Street (our file B.054/11). The request was to sever 0.433ha for future apartment buildings, and retain 4.33ha for existing high density residential. Notice of the application was circulated to area residents on October 28, 2011 and published in the London Free Press on October 29, 2012. On March 6, 2012, the City of London Consent Authority issued a Provisional Consent Decision granting approval of the request subject to 13 conditions. Conditions of the Provisional Decision addressed easement agreements to be registered on title of the subject lands for water servicing, access, and right-of-way, parkland dedication, and the preparation of urban design guidelines for this site. The condition regarding urban design is as follows:

7. *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.*

There were no appeals to the provisional decision of the London Consent Authority.

Minor Variance

On September 24, 2012 an Application for Minor Variance (our file A.106/12) was received for both zones on the lands to be severed. To the R8-4 zone, the variance was requested to construct an apartment building with a building height of 14 metres whereas 13 metres is the maximum. To the R9-7*H45 Zone, variances were requested to construct an apartment building with a rear yard setback of 5 metres whereas 7m is required and to permit a south interior yard setback of 1.8 metres whereas 6 metres is required.

The application was heard by the Committee on October 29, 2012 and the requested variances were granted subject to the following conditions:

1. A maximum of three bedrooms per unit in all buildings; and
2. The development complies to the satisfaction of the City Planner, with Neighbourhood Compatibility Guidelines cited in the Neighbourhood Character Statement and Compatibility Guidelines recommended by the City Planner for Council in the November 5th, 2012 report to the Planning and Environment Committee.

The last day for appeals to this Decision is November 19, 2012. As of the date this report is completed, there are no appeals to this decision.

Urban Design Guidelines

As required by the Provisional Decision of the Consent, the applicant prepared and submitted urban design guidelines to the City in the fall of this year. The Guidelines provide direction for future development in this area and focus on Character and Image, Servicing, Site Design, Building Design, and Landscape Design. In response, the City of London initiated an amendment to the Official Plan in October of this year to add the Grosvenor Gate Neighbourhood Character Statement and Compatibility Guidelines as a Guideline document in accordance with Section 19.2.2. of the Official Plan.

--	--

S. Bellaire
File No: SP12-032350

In order to garner feedback on these Guidelines from the public, the City held a non-statutory meeting on October 16, 2012. A public meeting on an amendment to the Official Plan to adopt the Grosvenor Gate Neighbourhood Character Statement and Compatibility Guidelines, our file O-8102 was held before the Planning and Environment Committee on November 5, 2012. The Planning and Environment Committee recommended adoption of the Guidelines, as amended, and Council will consider this recommendation on November 20, 2012. If approved by Council, development applications in this area will be reviewed against this area specific Official Plan Guideline.

Urban Design Peer Review Panel

The proposal was presented before the Urban Design Peer Review Panel (UDPRP) on November 20th, 2012. At the time of the writing of this report, comments were not yet available.

SIGNIFICANT DEPARTMENT/AGENCY COMMENTS

As Division comments are not due until November 20th (after the date this report was signed) the following are comments received during Consultation.

Development Services (Engineering)

A severance application on the subject site has been applied for. The municipal addressing for the severed and conveyed parcels was to have been satisfactorily assigned. The Owner is to confirm that the Consent Application conditions have been fully satisfied all in accordance with the Consent application B.055/11.

The Owner is to obtain a Permit of Approved Works to provide the required water services, storm and sanitary private drain connections, construction of the new driveways and boulevard restoration all to the satisfaction of the City Engineer.

The Owner must obtain any relevant permits and approvals such as Permit for Approved Works (PAWS), TMP etc.

Wastewater Comments:

- The municipal sanitary outlet for the subject lands is the 300mm diameter sanitary sewer on St James Street.

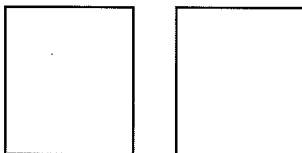
The Owner will be required to satisfy conditions set out in Consent B.55/11:

“The Owner is advised that the 300mm sanitary sewer from the manhole (TB0337) on the retained lands to the sanitary sewer on St. James Street is to be abandoned by the City. Ownership, maintenance and/or replacement will be assumed by the Owner.”

III. “The City will execute a transfer, release and abandonment of the small easement for the sanitary sewer currently on title where the sewer left the original Great Talbot Street.”

Stormwater Management Comments:

- The municipal storm outlet for the subject lands is the 900mm diameter storm sewer on St James Street.
- The subject lands are located in the Thames River Central Area Watershed. The Developer shall be required to apply the proper SWM practices to ensure that the maximum permissible storm run-off discharge from the subject site will not exceed the peak discharge of storm run-off under pre-development conditions.



S. Bellaire
File No: SP12-032350

- The City Design Requirements for Permanent Private Stormwater Systems were approved by City Council and is effective as of January 1, 2012. The stormwater requirements for PPS for all medium/high density residential, institutional, commercial and industrial development sites are contained in this document, which may include but not be limited to quantity/quality control, erosion, stream morphology, etc.
- Due to the amount of paved surface area (parking spots) 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.
- The owner is to provide a storm inspection manhole.
- The owner is required to provide a lot grading plan for stormwater flows and major overland flows on site that is designed by a Professional Engineer for review.
- The owner must allow for conveyance of overland flows from external drainage areas that naturally drain by topography through the subject lands.
- The subject lands or adjacent lands are to ensure that stormwater run-off from these lands will not cause any adverse effects to these lands and/or adjacent lands.
- In accordance with the Consent application B.055/11;
 - the existing 180mm storm sewer located at the north limit of the retained lands outlets to the 300mm sanitary sewer on Grosvenor Street which contravenes section 4.3(i) of the Drainage By-law WM-4. This private storm sewer is to be abandoned to the satisfaction of the City Engineer; and
 - *The owner's professional engineer is to provide a report and plans to the Stormwater Division for their review and approval indicating the new storm outlet and proposed construction procedures which are to be completed within one year from the decision date all to the satisfaction of the City engineer and at no cost to the City.*

Note: this report was submitted as part of the complete site plan application and is currently under review.

Water Engineering Comments:

- Water is available from the 200mm watermain on St. James Street and a 150mm watermain on St. George Street.
- The applicant needs to identify whether the existing watermain infrastructure is adequate to be able to provide domestic and fireflows for the proposed use. If the existing watermain structure is not adequate, this will need to be upgraded at the applicant's cost.
- The applicant shall provide a water servicing report for this site and proposed developments that the owner plans on lands which have been severed for future development. *Note: this report was submitted as part of the complete site plan application and is currently under review.*
- The applicant shall address water quality with the design of on site servicing.
- If the Owner is proposing individual metering for the units of the stacked townhouses and apartment, it will be required that individual water services be installed for each dwelling unit of the stacked townhouse with a shut off, and the water meter for each unit be installed in a meter pit outside the building.
- The existing water service which extends over 1 and 9 Grosvenor Street through this site will need to be removed. The applicant will need to ensure that appropriate water

--	--

S. Bellaire
File No: SP12-032350

servicing is in place as an alternative to other properties which have been serviced by this water service.

- Water Servicing is also to be in accordance with regulations of the City's Water Operations Division. The Owner is therefore advised to contact the Water Operations Division for direction prior to the construction of water servicing.

Transportation Planning and Design

The Owner is to restore the curb and gutter, boulevard, and sidewalk all to the satisfaction of the City Engineer at no cost to the City.

Parks Planning

A consent to sever application was granted for the subject lands in 2012 (B.045/11). Condition 12 of the approved severance stated *"The owner shall dedicate, to the City, the hazard lands zoned OS4 and a small portion of patch 00043. This dedication will satisfy the parkland dedication requirements for Block C of the lands subject to the consent. The balance of parkland dedication for Blocks A and B will be collected as cash-in-lieu payments at the time of their respective development."*

Urban Forestry

Tree protection plans are required. If there is a request to remove any trees within City Boulevards it will be as a consensual tree removal according to section 2.5 of the Boulevard Tree Protection By-law and subject to fees in Schedule "B" of the By-law.

Note: A Tree Preservation Plan, prepared by Stantec was submitted with the complete site plan application.

Urban Design

- Parking exposed to the public-right-of-way shall be screened through the use of landscaping and landscape features.
- Building C should be sited to ensure it maintains the St. George street line.
- Further comments from the Urban Design section are anticipated as the project moves through the site plan review process.

PUBLIC LIAISON:	<p>On November 5, 2012, 81 letters indicating the application for site plan approval was sent out to area property owners within a 120 metre radius of the proposal along with individuals who had expressed an interest in the proposal through the development of the Urban Design Guidelines. On November 13, 2012, these same individuals were sent a Notice of Site Plan Public Meeting. On November 15, 2012, notice of the Application and Notice of Site Plan Public Meeting was published in the Londoner.</p>	<p>6 replies have been received to date.</p>
<p>Nature of Liaison: Same as Requested Action</p>		

Two empty rectangular boxes for agenda item and page numbers.

Responses: One resident from 206 St. James Street asked that further conservation of trees be provided on this site by providing fewer parking spaces and to remove a unit within the proposed development to save the large Walnut tree and Sugar Maples as identified on the Tree Preservation Plan.

One resident from 298 Huron St had a number of concerns with the development focussing on parking, tree protection, and student populations. They indicated parking should not be provided in excess of the City's minimum requirements and provide more focus on bicycle parking and associated facilities. The resident would like to see the existing tree canopy preserved as much as possible (which may include the reduction of parking spaces) including the Black Walnut tree and all the trees on City property should not be removed. They had concerns surrounding the impacts to student housing in the area.

One resident from 329 St. George Street expressed concerns that this development will result in a huge influx of students, cars and traffic in the area which will compromise the existing home owners.

The residents of 315 St. George St expressed concerns over the development replacing a beloved green space in the community for student development placing a number of trees at risk.

One resident from 236 St. George St expressed concerns over the proposed access being a safety hazard due to the proximity of the intersection and Montessori school with suggestions that joint internal access occur with the apartment buildings to the north. The resident indicates that the buildings are not complementary to the neighbourhood contradicting the City's Official Plan policies. They request that reconsideration of the exterior facade of both buildings to maintain consistency with existing buildings in this streetscape.

One resident from 133 John Street, had questions and concerns about the impacts this development would have on the existing site with regards to engineering feasibility of this site, proximity to the floodplain and high water table, ecological/quality impacts on the groundwater, impacts to the root systems of existing trees. They suggested that filters to capture contaminants from motor vehicles should be implemented on site, no city trees should be felled, surplus parking eliminated, and the proposed building along St. James Street should be split to protect the existing black walnut tree.

ANALYSIS

Description of the Site Plan, Landscape Plan and Elevations

The applicant is proposing two, three and one-half storey, thirty-six unit apartment buildings with each unit containing three bedrooms. One building is located as close to the St. James Street/St. George Street intersection as possible to maintain the street presence while preserving the existing trees located at the corner of this intersection. The other building is located closer to the interior lot lines in-between the proposed building and two existing apartment buildings.

There is one proposed driveway access to the site at the northeast corner of the property along St. George Street. The proposal includes 87 on-site surface parking spaces located in the interior yards. There are also requirements for 54 bicycle parking spaces for this development.

The proposal necessitates the removal of twelve trees including one street tree on St. George Street, two street trees on St. James Street and a mature black walnut located along the St. James Street frontage on private property. In order to protect the mature black walnut tree from any impacts, the building would have to be located thirty-five metres west of its existing location and that would impact the three other existing private trees or ten metres north of its existing

--	--

S. Bellaire
File No: SP12-032350

location from the 40 m wide road allowance. Trees along the west end of the site, abutting the Thames River valley, will not be disturbed.

The elevations submitted show numerous doors, with landings, and windows with grates, facing St. James Street. Each door and window is framed with a pre-cast concrete frame. In addition the elevations show a cornice and brick quoin at the ends of the building and between some units. There is a sloped roof proposed for both buildings to run along the length of the building.

Is the Proposed Site Plan in conformity with the Official Plan and is it consistent with the Provincial Policy Statement?

The proposed apartment building conforms to the Official Plan. The Provincial Policy Statement encourages efficient land use and development patterns, provides for an appropriate range of housing types and densities, and is serviced in an efficient and cost-effective manner. The proposal is within a developed and serviced neighbourhood that provides additional housing options which complement the existing surroundings and is consistent with the Provincial Policy Statement.

Geotechnical and Hydrogeological Reports submitted with the application indicate the proposal will not impact the nearby slope or the Thames River Valley.

Does the Plan Conform to the Residential R8 (R8-4) / Residential R9 (R9-4*H45) Zoning?

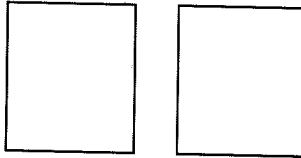
The proposed site plan has been reviewed against the Residential R8 (R8-4) / Residential R9 (R9-4*H45) Zone as varied (A.106/12) and conforms to the requirements of the Zone. Also, the proposal was reviewed against the General Provisions of the Zoning By-law and through subsequent submissions, it is anticipated that the plans will conform to the zoning by-law. At the time of the writing of this report, the provisions for bicycle parking spaces were not in accordance with the design characteristics for bicycle parking which indicate that long-term bicycle parking for apartment buildings must be provided in either a bicycle room/compound located within the building, within an individual bicycle locker, or within an accessory building. The floor plans provided to date do not indicate a separate bicycle parking area which will be addressed before full approval will be provided.

What were the conditions of the Provisional Consent?

The London Consent Authority imposed a total of 13 conditions when it issued its Provisional Decision on March 6, 2012. The majority of the conditions were administrative such as the length of time permitted to fulfil the conditions, providing the 2 paper copies of the reference plan, the requirement that the Consent Certificate fee be paid at the time of issuance of the Certificate and that the transaction be completed 9 months after issuance of the Certificate. Other conditions imposed by the Consent Authority deal with financial matters. These conditions require both the dedication of land as parkland and the payment of cash-in-lieu of parkland dedication for the proposed lots, the applicant to pay cash-in-lieu for street planting purposes and the applicant to pay in full all financial obligations/encumbrances owing to the City. Both the administrative and financial conditions are standard conditions.

The Consent Authority also imposed a condition requiring the applicant submit an urban design guideline document for the severed and retained parcels to address the matters identified in Policy 3.2.3.5 (Public Site Plan Review and Urban Design) of the Official Plan. This condition was satisfied on August 16, 2012 when the owner submitted the Grosvenor Gate Neighbourhood Character Statement and Compatibility Guidelines to the City.

The applicant has until March 6, 2012 to fulfil all the conditions of the Provisional Decision.



Is the Site Plan Compatible with Area Properties?

The Grosvenor Gate Neighbourhood Character Statement and Compatibility Guidelines contain criteria to evaluate proposals and the Guidelines address three main areas: Site Design, Building Design and Landscape Design. Each of these is addressed below:

Site Design – Best practice recommendations regarding Site Design include residential development expressing a residential character and having regard for architectural elements of nearby housing; locating buildings near the street to complete the street line; locating surface parking within the interior of the site; parking access that is sympathetic to adjacent residential scale, form and function; clearly visible pedestrian routes; and the massing of new buildings that provide a transition between existing high-rise buildings and existing homes.

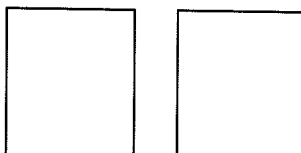
Single detached dwellings, duplex dwellings and converted dwellings in the area generally have peaked roofs and porches and are 1 ½ to 2 ½ storeys in height. There are several examples of multi-family dwellings in the area that exhibit a distinctively different character. In addition to the high rise apartment buildings at 1 and 9 Grosvenor Street, lower profile flat roof apartment buildings can be found at 291 and 295 St. George Street, 194 and 198 Sydenham Street and 200 St. James Street. The proposed buildings exhibit a residential character which is similar to other multi-family buildings existing in the area. The proposed southerly building will maintain a similar setback as other residential buildings in the area completing the street line and surface parking is located interior to the site. Access to this parking area is via St. George Street, which is classified as a secondary collector, and is similar to an existing access to a multi-family development to the north. Pedestrian routes are clearly visible and will provide convenient connections to public sidewalks. Lastly, the proposed height of 3 ½ storeys or 14 m (46 ft) will provide a transition between the low profile residential dwellings on the south side of St. James Street and the high rise apartment buildings located on Grosvenor Street.

Building Design – Best practice recommendations regarding Building Design include incorporating variations in volumes through the use of recessed and projection massing elements; building articulation; use of traditional architectural styles that exist in the area; locating mechanical and refuse storage out of public view; clearly articulated front doors and porches or balconies that provide a transition into buildings from sidewalks.

The proposed elevations include only minimal recessions or projection massing. Cornices and landings are proposed which will project beyond the face of the building. Multi-family buildings at 291 and 295 St. George Street and 194 and 198 Sydenham Street similarly have minimal, or no, recessed area or projections. 200 St. James Street does include a recession which varies the massing at the streetline. The proposed buildings include cornices to highlight the top of the buildings and are to have a brick veneer. Waste containers are internal to the site and not visible from the public realm. Doors facing St. James Street are articulated with landings.

Landscape Design – Best practice recommendations regarding Landscape Design include definition of public space apart from semi-private space; trees species that are ecologically appropriate (native) in the neighbourhood; landscaping that is residential in character; landscaping which employs sustainable building practices; landscaping public lands; landscaping parking areas; and combining vegetation and hardscape elements to achieve these functions throughout the year. Added by the Committee was the principle of tree preservation.

The current landscape plans attempts to satisfy some of these principles however improvements to the design will have to be made to define public space from private outdoor spaces, propose more native and ecologically appropriate species, employ foundation plantings and plantings to shade, visually enhance and screen surface parking areas and plant additional street trees as required. It is expected that all of these items can be sufficiently addressed through subsequent revisions to the landscape plan. The applicant submitted a tree preservation report and plan with the site plan application and has identified thirteen trees within the subject property to be preserved with sufficient tree protection fencing and twelve trees to be removed as a result of this development.



S. Bellaire
File No: SP12-032350

Response from Area Residents

Staff held several meetings with individual residents in the area along with answering several phone calls and emails. The majority of comments were related to concerns with student housing, trees being removed, access to the site, and the character of the neighbourhood being compromised as a result of the development.

Student Housing – The zoning by-law dictates use and scale. It permits apartment buildings to a maximum density of 75 units per hectare (30 upa) and 150 units per hectare (60 upa). The zoning by-law does not prohibit a building purposely designed to accommodate students.

Tree Protection – The Grosvenor Gate Neighbourhood Character Statement and Compatibility Guidelines and the City’s Site Plan Control Guidelines require tree preservation. Trees which are not directly impacted by the development and can be preserved are to be preserved. The applicant has submitted a Tree Preservation Plan (prepared by Stantec, dated September 27, 2012). Final comments on the tree preservation plan are pending however where existing trees are removed, new trees which will not affect the nearby natural heritage feature are proposed. No disturbance is proposed within eighty meters of the slope which is designate Open Space and zoned Open Space (OS4) in By-law Z.-1.

Traffic / Access – Area residents have requested a joint driveway with the apartment buildings to the north. The City’s Transportation Section has reviewed the proposed plan and are generally satisfied with the single driveway access to St. George Street. Detailed comments have not yet been received. If there are concerns, it is expected they are related to driveway width radii and can be addressed through subsequent submissions.

Excess Parking – Several residents have expressed a concern about the inclusion of more parking spaces than required by the zoning by-law. They feel this will result in a larger surface parking lot than is necessary. In other parts of Old North, area residents have consistently expressed concerns about a lack of on-site parking, primarily because it results in on-street parking demands. The applicant is aware of the Zoning requirements and chosen to provide more than the minimum. The applicant has experience with this form of housing and is aware of his market. There is no provision in the zoning by-law prohibiting excess parking spaces, provided they comply with other regulations in the by-law i.e. minimum landscaped open space.

Servicing – A review of the servicing drawings has not been completed but servicing of this site will be in accordance with City standards before being accepted.

Comments made by the public with be incorporated into the staff comments and are expected to be addressed through subsequent submissions.

Greenline Comments to be Addressed

Site Plan Staff have reviewed the drawings accepted on November 2nd and have the following comments which are anticipated to be addressed through subsequent submissions. They include the identification of designated visitor parking spaces for the development, identification of proposed fencing and provision of acceptable bicycle parking facilities.

Claims and Revenue

Upon review of the Development Charges By-law, the following claims and revenue information has been estimated.



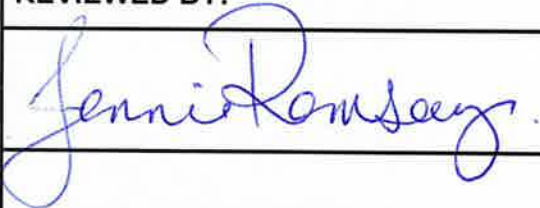

	<u>Estimated Revenue</u>	<u>Estimated Claims</u>
Urban Works Charges	\$284,328.00	\$NIL
City Services Charges	\$706,536.00	\$NIL
TOTAL	\$990,864.00	\$NIL

--	--

S. Bellaire
File No: SP12-032350

CONCLUSION

Based on a review of the applicable Official Plan policies, including the Grosvenor Gate Neighbourhood Character Statement and Compatibility Guidelines, the Provincial Policy Statement, and the Zoning By-law approval of the submitted site plan, landscape plan, and elevations can be considered appropriate for the development of these lands once they have been further developed based on staff and public comments. The proposal represents good land use planning and subject to the results of the public meeting, could be recommended for approval along with a standard Development Agreement.

PREPARED BY:	RECOMMENDED BY:
	
SARA BELLAIRE, OALA CSLA LANDSCAPE PLANNER DEVELOPMENT SERVICES	JEFF LEUNISSEN, MCIP RPP MANAGER, DEVELOPMENT PLANNING DEVELOPMENT SERVICES
REVIEWED BY:	SUBMITTED BY:
	
JENNIE A. RAMSAY, P.Eng MANAGER, DEVELOPMENT SERVICES DEVELOPMENT & COMPLIANCE DIVISION	GEORGE KOTSIFAS, P.Eng MANAGING DIRECTOR, DEVELOPMENT AND COMPLIANCE SERVICES AND CHIEF BUILDING OFFICIAL

November 15, 2012

JL/SB

c:

--	--

S. Bellaire
File No: SP12-032350

Bibliography of Information and Materials

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.

City of London, Notice of Application, November 5, 2012

City of London, Notice of Public Meeting, November 13, 2012

City of London, Living in the City – Thursday November 15, 2012

City of London, Site Plan By-law C.P.-1455-451

Provincial Policy Statement, March 1, 2005

Zelinka Priamo, Grosvenor Gate Neighbourhood Character Statement and Compatibility Guidelines, October 19, 2012

City of London, Site Plan Application, SP12-032350, November 2, 2012

City of London, Report the Planning and Environment Committee – File No. O-8102, November 5, 2012.

Correspondence: (all located in City of London File SP12-032350) unless otherwise stated

External Responses from Area Residents

Email between E. and D. Hardy to S. Bellaire, November 8, 2012

Email between A. Valastro to S. Bellaire, November 11, 2012

Email between F. Fontaine to S. Bellaire, November 7, 2012

Email between G. Brock to S. Bellaire, November 8, 2012

Email between R. Cusak to S. Bellaire, November 7, 2012

Letter between G. Wilson to S. Bellaire, November 14, 2012