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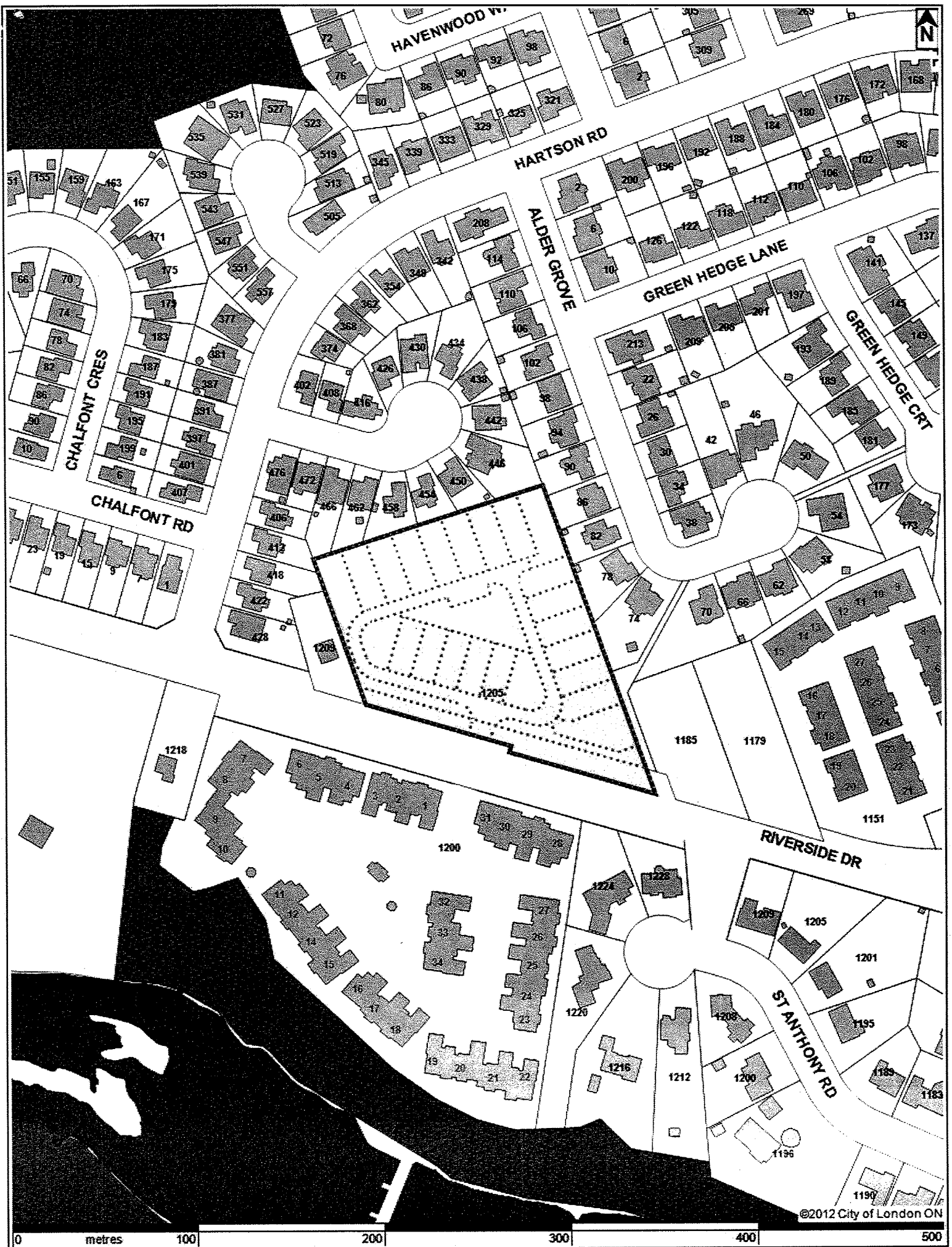
File No: 39CD-12512/
 SP-12-027367/ Z-8099
 Planner: A. MacLean

TO:	CHAIR AND MEMBERS PLANNING AND ENVIRONMENT COMMITTEE
FROM:	G. KOTSIFAS, P.ENG. MANAGING DIRECTOR, DEVELOPMENT & COMPLIANCE SERVICES & CHIEF BUILDING OFFICIAL
SUBJECT:	APPLICATION BY: RIVERWOOD (LONDON) CORPORATION 1205 RIVERSIDE DRIVE PUBLIC PARTICIPATION MEETING ON NOVEMBER 26, 2012 At 4:30 PM

RECOMMENDATION

That, on the recommendation of the Senior Planner, Development Services Division, based on the application of Riverwood (London) Corporation relating to the property located at 1205 Riverside Drive,

- a) the attached proposed by-law **BE INTRODUCED** at the Municipal Council meeting on December 11, 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 Residential R5 (R5-1) Zone which permits a wide range of housing including single detached cluster housing and cluster stacked townhouse dwellings **TO** a Residential R6 Special Provision (R6-2()) Zone to permit single detached cluster housing with a 1.2m side-yard setback on the corner units (numbered 8 and 16), in place of the minimum requirement of 3m where there are no windows to habitable rooms, and 6m where the wall of a unit contains windows to habitable rooms; to permit 40% lot coverage maximum in place of the 30%; and a minimum rear yard setback of 8 metres;
- b) Planning and Environment Committee **CONDUCT** a public meeting on behalf of the Approval Authority for the proposed draft Vacant Land Condominium application relating to the property located at 1205 Riverside Drive and **REPORT TO** the Approval Authority the issues, if any, raised at the public meeting with respect to this application;
- c) Planning and Environment Committee **CONDUCT** a public meeting on behalf of the Approval Authority for the proposed Site Plan Approval application relating to the property located at 1205 Riverside Drive and **REPORT TO** the Approval Authority the issues, if any, raised at the public meeting with respect to this application;
- d) Council **SUPPORTS** the Approval Authority's issuing draft approval to the vacant land condominium for 23 cluster single detached residential units at 1205 Riverside Drive;
- e) Council **SUPPORTS** the Approval Authority's issuing approval to the Site Plan applications for 23 cluster single detached residential units at 1205 Riverside Drive; and,
- f) the Approval Authority **BE DIRECTED** to utilize (if possible) one agreement (in place of a separate development agreement, condominium agreement and servicing agreement) to address the development of this site.








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LOCATION MAP

Subject Site: 1205 Riverside Drive
 Applicant: Riverwood (London) Corp. C/O Harasym Homes Inc
 File Number: Z-8099
 Planner: Allister MacLean
 Created By: Allister MacLean
 Date: 2012-11-14
 Scale: 1:2500

LEGEND

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



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**File No: 39CD-12512/
SP-12-027367/ Z-8099
Planner: A. MacLean**

PREVIOUS REPORTS PERTINENT TO THIS MATTER

None.

PURPOSE AND EFFECT OF RECOMMENDED ACTION

The purpose and effect of this zoning change is to permit 23 single detached units with a common element for the driveway and related services to be developed at 1205 Riverside Drive under a vacant land condominium.

RATIONALE

1. The requested zone to permit cluster single detached housing will allow for a development which is compatible with existing dwellings in this area
2. The submitted draft plan of vacant land condominium is in conformity with Official Plan policies, the City's Condominium Submission Review and Approval Guidelines and the regulations of the recommended R6-2() Special Provision Zone.
3. The proposed Site Plan is in conformity with the Official Plan, proposed Zoning By-law and Site Plan Control guidelines.

BACKGROUND

Date Application Accepted: August 27, 2012	Agent: Laverne Kirkness. Kirkness Consulting Inc. Rural and Urban Planners
REQUESTED ACTION: The applicant is requesting approval of a draft plan of vacant land condominium and Site Plan Approval on the subject land. The applicant proposes to register a residential plan of vacant land condominium, creating 23 residential units, and a common element for the driveway and related services. A zoning by-law amendment is also required to permit the requested use.	

SITE CHARACTERISTICS:
<ul style="list-style-type: none"> • Current Land Use – vacant (former greenhouse) • Frontage – 162.3 metres (532.3 feet) • Depth – varies • Area – 1.68 ha (4.16 acres) • Shape - irregular

SURROUNDING LAND USES:

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File No: 39CD-12512/
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- **North** – single detached residential
- **South** – single detached and multi-family residential
- **East** – vacant lands, single detached and multi-family residential
- **West** - single detached residential

- OFFICIAL PLAN DESIGNATION:** (refer to map on next page)
- Low Density Residential
- EXISTING ZONING:** (refer to map)
- Residential R5 (R5-1) Zone

PLANNING HISTORY

The subject lands were used for many years as a garden centre and nursery(with a residence). In 1995, as part of the Hazeldon Woods Subdivision approval (33m-343), the lands were rezoned from an R1-5 zone(which permitted single family dwellings) to a R5-1 zone to permit multi-family residential development.

SIGNIFICANT DEPARTMENT/AGENCY COMMENTS

Union Gas

It is Union Gas Limited's request that as a condition of final approval that the owner/developer provide to union Gas Limited the necessary easements and/or agreements required by Union Gas Limited for the provision of gas services for this project, in a form satisfactory to Union Gas Limited.

Upper Thames River Conservation Authority (UTRCA)

No objections

Hydro One

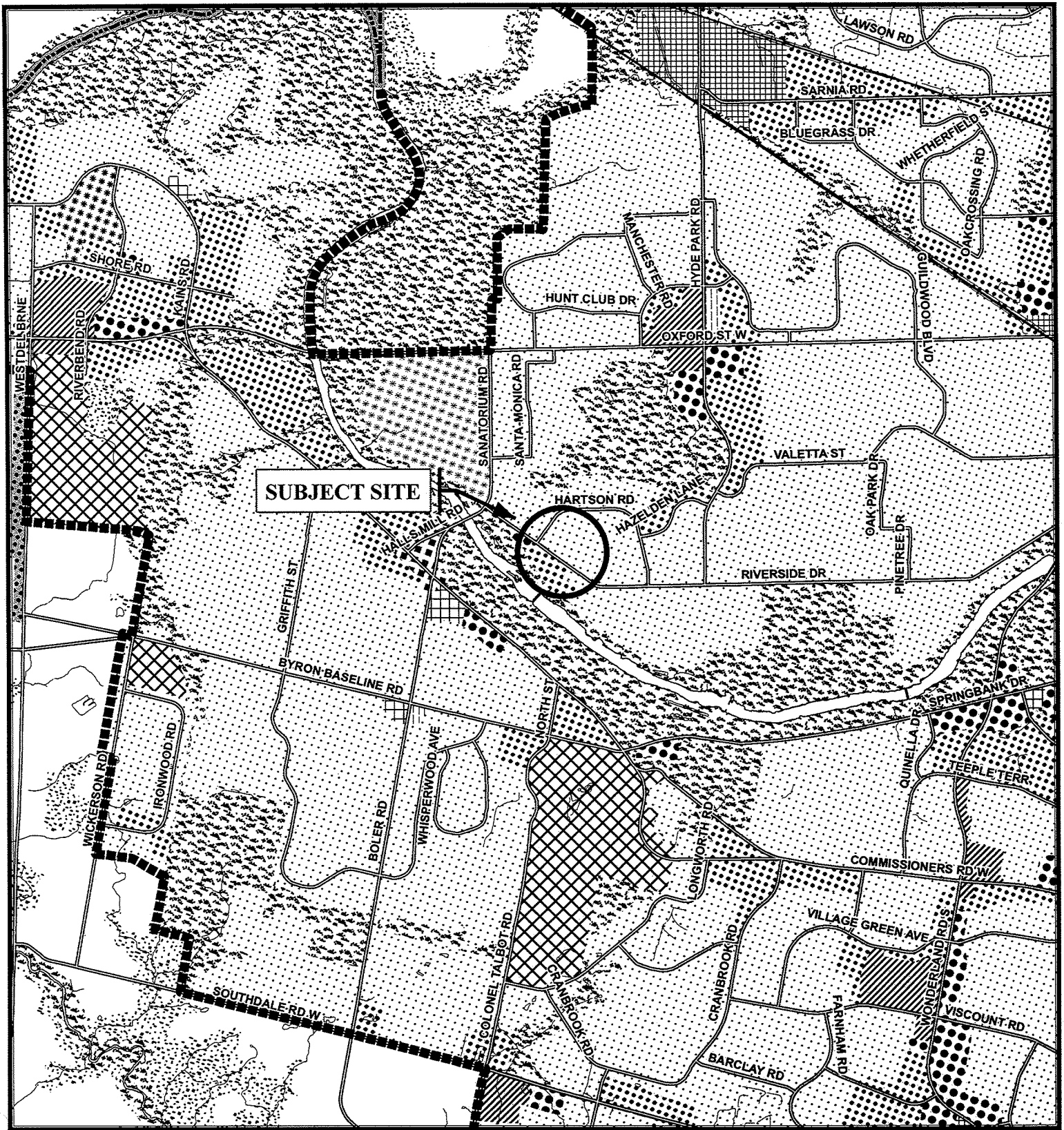
No comments or concerns.

London Hydro

























London Hydro has adequate aerial distribution in place along Riverside Dr. for this development. The internal servicing of this development should present no foreseeable problems. The applicant will be responsible for the cost associated with the underground system expansion within the development but may receive rebates from London Hydro based on connected load over a five year connection window. Transformation lead times are minimum 16 weeks. London Hydro recommends you contact their engineering department to confirm transformer requirements and availability. The applicant will be responsible for the cost associated with the relocation of any existing infrastructure as a result of this development. London Hydro will require a blanket easement over the entire property.

London Hydro has no objection to this proposal to the proposed amendments.

Canada Post



Legend

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

CITY OF LONDON
 Department of
Planning and Development
 OFFICIAL PLAN SCHEDULE A
 - LANDUSE -

PREPARED BY: Graphics and Information Services



Scale 1:30,000

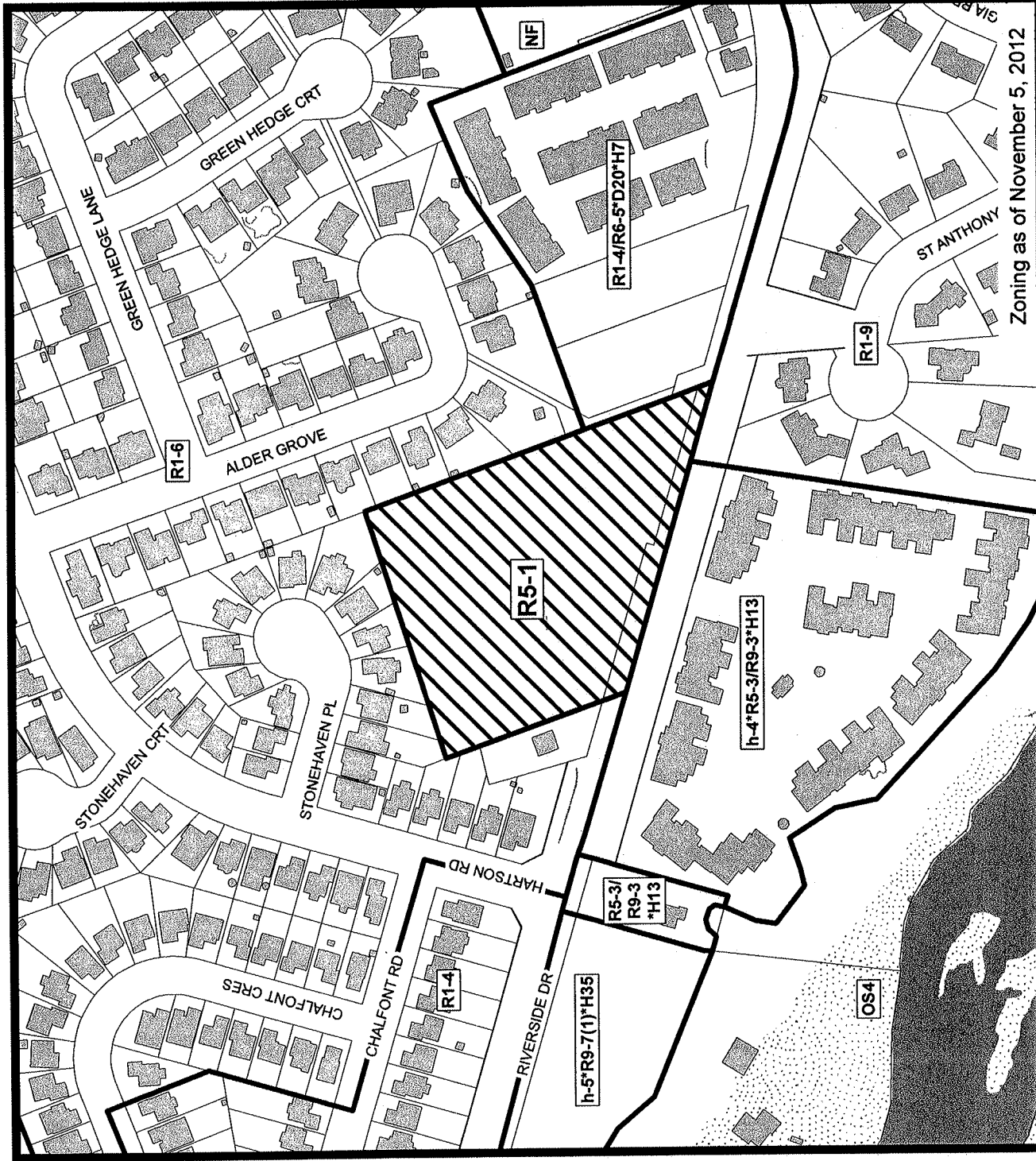


FILE NUMBER: Z-8099

PLANNER: AM

TECHNICIAN: RN

DATE: 2012/11/14



Zoning as of November 5, 2012

COUNCIL APPROVED ZONING FOR THE SUBJECT SITE: R5-1

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

2) ANNEXED AREA APPEALED AREAS



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

CITY OF LONDON

PLANNING, ENVIRONMENTAL AND ENGINEERING SERVICES

ZONING BY-LAW NO. Z.-1

SCHEDULE A



FILE NO:
Z-8099

AM

MAP PREPARED:
2012/11/13

RN

1:3,000

0 15 30 60 90 120

Meters

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**File No: 39CD-12512/
SP-12-027367/ Z-8099
Planner: A. MacLean**

The owner shall complete to the satisfaction of the Director of Engineering of the City of London and Canada Post :

- a) include on all offers of purchase and sale, a statement that advises the prospective purchaser :

that the home/business mail delivery will be from a designated Centralized Mail Box.

that the developers/owners be responsible for officially notifying the purchasers of the exact Centralized Mail Box locations prior to the closing of any home sales.

- b) the owner further agrees to :

work with Canada Post to determine and provide temporary suitable Centralized Mail Box locations which maybe utilized by Canada Post until the curbs, boulevards and sidewalks are in place in the remainder of the subdivision.

install a concrete pad in accordance with the requirements of and in locations to be approved by, Canada Post to facilitate the placement of Community Mail Boxes

identify the pads above on the engineering servicing drawings. Said pads are to be poured at the time of the sidewalk and/or curb installation within each phase of the plan of subdivision.

determine the location of all centralized mail receiving facilities in co-operation with Canada Post and to indicate the location of the centralized mail facilities on appropriate maps, information boards and plans. Maps are also to be prominently displayed in the sales office(s) showing specific Centralized Mail Facility locations.

- c) Canada Post's multi-unit policy, which requires that the owner/developer provide the centralized mail facility at their own expense, will be in affect for buildings and complexes with a common lobby, common indoor or sheltered space.

Thames Valley District School Board

The proposed subdivision is presently within the boundaries of John Dearness PS for Grades JK to 8 and Oakridge SS for Grades 9-12. Students from this area will attend these facilities.

Engineering Review

The Draft Plan of Condominium is to be in compliance with all the obligations for current and future works and associated requirements set out in the future Site Plan design, and future Development Agreement. Once the servicing design and development agreement conditions are finalized, additional comments on the condominium application will be provided.

Road widening and a left turn lane on Riverside Dr is required.

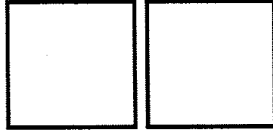
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**File No: 39CD-12512/
SP-12-027367/ Z-8099
Planner: A. MacLean**

The existing well is to be properly abandoned and decommissioned to MOE requirements.

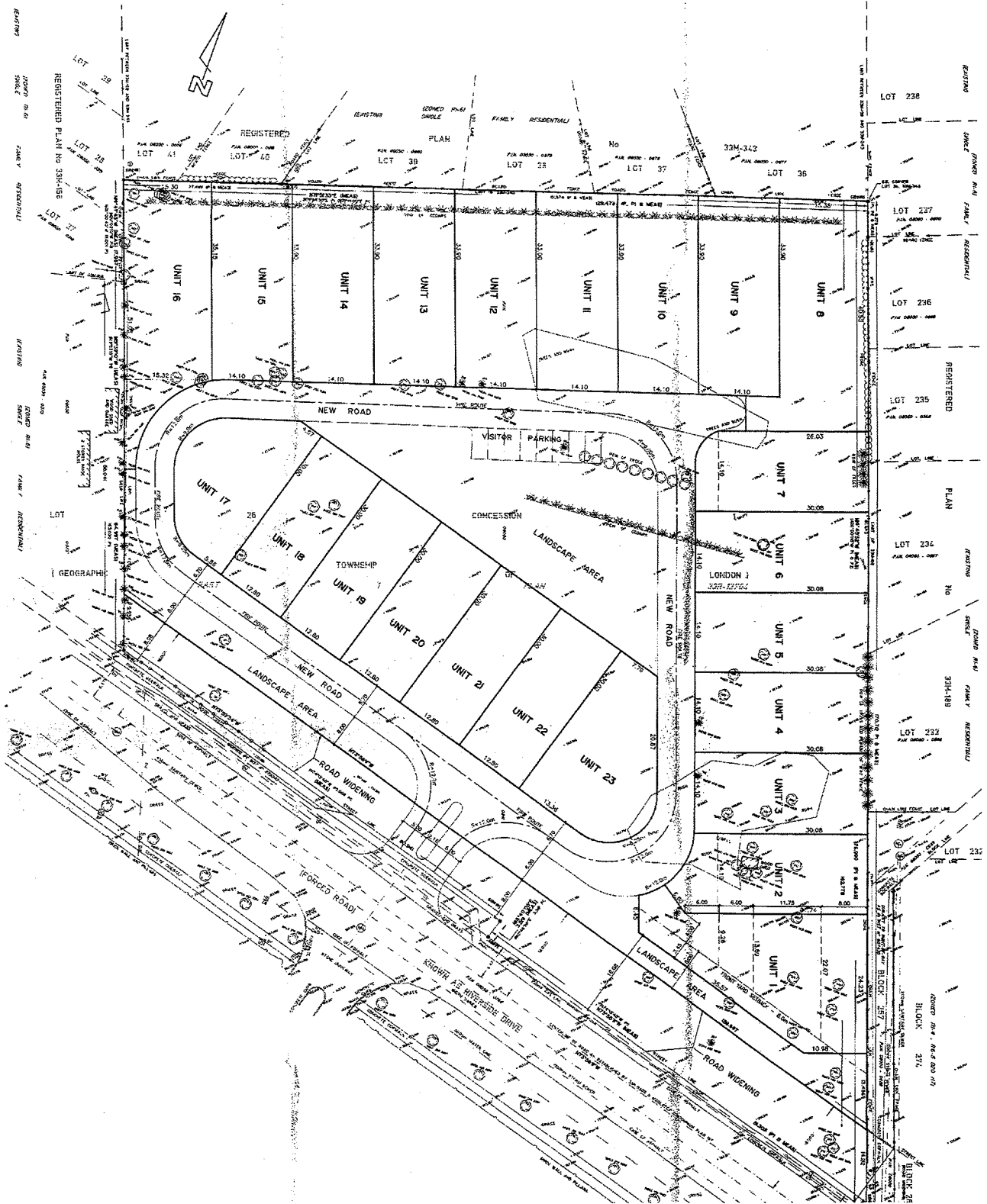
A clause should be included in both the Development Agreement and the condominium approval that overland flows coming from the external lands to the north are to be maintained

PUBLIC LIAISON:	On October 1, 2012 Notice of the application was sent to 150 area residents. Notice of the application was also published in the Londoner on October 11, 2012.	Four replies.
<p>Nature of Liaison: The applicant is requesting approval of a draft plan of vacant land condominium on the subject land. The applicant proposes to register a residential plan of vacant land condominium, creating 23 residential units, and a common element for the driveway and related services.</p> <p>The registration of a Vacant Land Condominium means that each unit will be sold to a future homeowner either before or after the home is constructed on the unit. The Planning and Environment Committee will be considering the implications of dividing the land into units and common elements as shown on the attached draft plan.</p> <p>Change Zoning By-law Z.-1 from a Residential R5 (R5-1) Zone which permits a wide range of housing including single detached cluster housing and cluster stacked townhouse dwellings to a Residential R6 Special Provision (R6-2()) Zone to permit single detached cluster housing with a 1.2m side-yard setback on the corner units (numbered 8 and 16), in place of the minimum requirement of 3m where there are no windows to habitable rooms, and 6m where the wall of a unit contains windows to habitable rooms; and a Residential R6 Special Provision (R6-2()) Zone to permit 40% lot coverage maximum in place of the 30%.</p>		
<p>Responses: See "Responses to Public Liaison Letter and Publication in 'The Londoner'" on Page 10.</p>		



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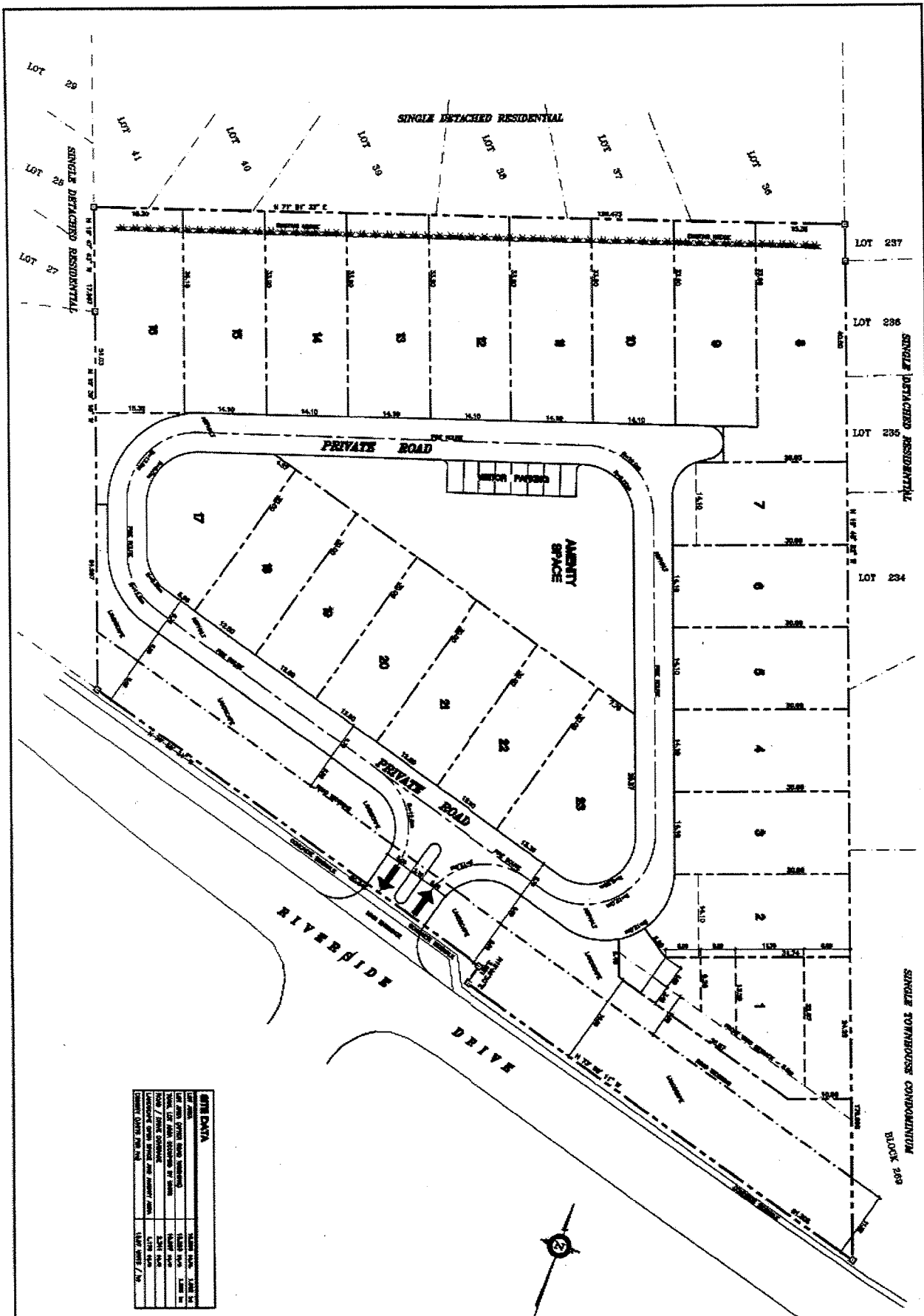
Vacant Land Condominium Plan



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File No: 39CD-12512/
 SP-12-027367/ Z-8099
 Planner: A. MacLean

Site Plan

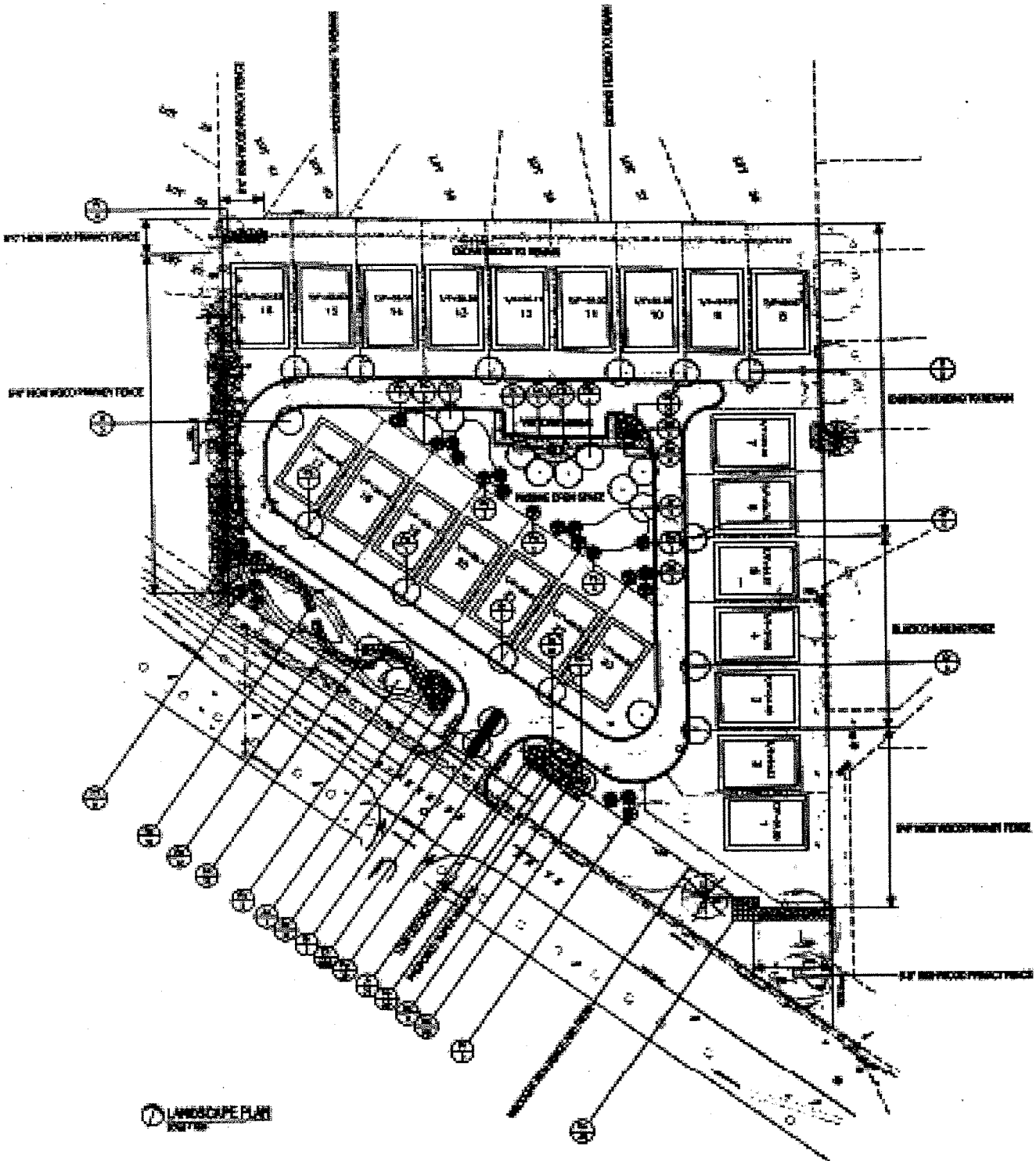


SITE DATA	
DATE	12/15/11
BY	AMC
FOR	39CD-12512/ SP-12-027367/ Z-8099
SCALE	AS SHOWN
PROJECT	39CD-12512/ SP-12-027367/ Z-8099
PREPARED BY	AMC
CHECKED BY	AMC
DATE	12/15/11
SCALE	AS SHOWN
PROJECT	39CD-12512/ SP-12-027367/ Z-8099

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File No: 39CD-12512/
SP-12-027367/ Z-8099
Planner: A. MacLean

Landscape Plan



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**File No: 39CD-12512/
SP-12-027367/ Z-8099
Planner: A. MacLean**

ANALYSIS

The following report provides an analysis of the effect of this requested Zoning By-law amendment and the proposed vacant land condominium. There is a Site Plan application that is currently under review for the subject lands. The Site Plan Approval process will address issues related to the physical form of development, such as the internal driveway layout, unit configuration/orientation, servicing, noise impacts from Riverside Drive, and other development considerations/constraints.

The following issues were raised by the public through a petition submitted by area residents.

- Loss of privacy(as a result of reduced setbacks requested)
- Loss of trees
- Size of units

The remainder of this report will address these and other issues and include an analysis of the requested Zoning By-law amendment and Vacant Land Condominium Application.

Official Plan Policies

The subject lands are designated Low Density Residential. This designation permits single detached dwellings, semi-detached dwellings and other forms of low density residential uses and a maximum density of 30 units per hectare. The Low Density designation also permits infill development on vacant or underutilized sites. The density of the proposed development is 14 units per hectare. The proposed development complies with the density criteria espoused in the Official Plan.

Zoning By-law Amendment

The applicant has requested that the zoning of this parcel be changed from an R5-1 Zone which permits townhouse dwellings and stacked townhouse dwellings to an R6-2 Zone to permit 23 cluster single detached dwellings. A special provision to the zoning by-law is also requested to allow for reduced sideyards and increased lot coverage.

A Planning Impact Analysis is used to evaluate applications for an Official Plan amendment and/or Zone change, to determine the appropriateness of a proposed change in land use, and to identify ways of reducing any adverse impacts on surrounding uses.

Proposals for changes in the use of land which require the application of Planning Impact Analysis will be evaluated on the basis of the following relevant criteria:

- compatibility of proposed uses with surrounding land uses, and the likely impact of the proposed development on present and future land uses in the area.
- the size and shape of the parcel of land on which a proposal is to be located, and the ability of the site to accommodate the intensity of the proposed use;
- the supply of vacant land in the area which is already designated and/or zoned for the proposed use; and
- the height, location and spacing of any buildings in the proposed development, and any potential impacts on surrounding land uses;

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- the extent to which the proposed development provides for the retention of any desirable vegetation or natural features that contribute to the visual character of the surrounding area;
- the location of vehicular access points and their compliance with the City's road access policies and Site Plan Control By-law, and the likely impact of traffic generated by the proposal on City streets, on pedestrian and vehicular safety, and on surrounding properties;
- the exterior design in terms of the bulk, scale, and layout of buildings, and the integration of these uses with present and future land uses in the area;
- the potential impact of the development on surrounding natural features and heritage resources;
- constraints posed by the environment, including but not limited to locations where adverse effects from landfill sites, sewage treatment plants, methane gas, contaminated soils, noise, ground borne vibration and rail safety may limit development;
- compliance of the proposed development with the provisions of the City's Official Plan, Zoning By-law, Site Plan Control By-law, and Sign Control By-law; and
- measures planned by the applicant to mitigate any adverse impacts on surrounding land uses and streets which have been identified as part of the Planning Impact Analysis.

Compatibility

The applicant submitted a Neighbourhood Character Study in support of this development application. The study, which has been reviewed and accepted by Community Planning and Design staff, notes that:

"The new buildings are to be architecturally designed to be attractive, as well as complimentary to the community. The housing form will enhance the upscale residential townhomes to the south and is very compatible with the surrounding low density housing. The new units will be one storey and have hipped roofs, similar to the two condominiums located close to the site."

The proposed condominium units (lots), on average, range in size from approximately 380m² – 425 m². The applicant has requested special provisions to the zoning to allow for reduced sideyard setbacks and increased lot coverage to ensure the units can develop with house sizes which are compatible with the size of housing in the existing adjacent neighbourhood.

Ability of Site to Accommodate Development

The subject land is 1.68 hectares (4.16 acres) in size. The draft plan of vacant land condominium illustrates how these lands are to develop for single detached dwellings. The site is of sufficient size to allow for the development of 23 single detached units with on-site parking and common outdoor space.

Vacant Land in the Area

This parcel is within an area of the City which is entirely built out. There are two smaller vacant parcels of land immediately to the east of the subject lands which are designated and zoned for low density residential development.

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Riverside Drive back onto the arterial road and add little to the existing streetscape. The proposed development proposes to face residential units towards Riverside Drive improving the streetscape and filling in the gap along this section of Riverside Drive.

Natural Features

There are some small patches of vegetation on the site, however, they are not considered to be of City significance. The applicant has prepared a Tree Preservation report which recommends that the trees around the perimeter of the site (which are healthy and do not pose a hazard) are intended to be maintained. The majority of trees located in the interior of the site, however, will need to be removed to permit this development. The Tree Preservation report provides specific recommendations to provide for the survival of trees to be maintained on site. Parks Planning staff have reviewed the Tree Preservation report and they also recommend that no utility locations be routed in the area of tree protection in order to further protect these areas. In addition, a temporary hedge protection fence must be installed no less than 1 metre from the edge of the northern hedge row before any demolition commences. This protection fence must be maintained until all construction is completed. This will be addressed in greater detail as part of the site plan approval and draft plan of condominium processes.

Site Access

This development incorporates one access from Riverside Drive (directly across from the townhouse development access on the south side of Riverside Drive). Given the density of this proposed development, there will be a limited impact on the traffic carrying capacity of Riverside Drive. The limited increase in traffic should not pose any further risk to the public as a result of this development.

Development Constraints

The subject lands abut Riverside Drive which is an arterial road. Due to the impacts of noise generated by vehicles on arterial roads, the applicant has submitted a noise study to address this issue. The recommendations in the accepted noise study will be included in the development agreement and the declaration and description of the condominium.

Given that the previous use was a greenhouse/nursery, the applicant will be required to provide a soils assessment to ensure that there are no issues with respect soil contamination in the area prior to the approval of the Site Plan.

Based on the above analysis, the applicant's proposal to amend the zoning by-law to allow for cluster single detached dwellings in this area is appropriate and the proposed development will be compatible with adjacent low density residential uses.

COMPLIANCE WITH SITE PLAN CONTROL BY-LAW

The surrounding properties are a mix of one and two storey dwellings in both freehold and condominium ownership. The proposed units(lots) in this development will be of comparable size to adjacent single detached lots which will allow for the future built form to be consistent with the existing dwellings in the neighbourhood. The window street and front facing dwellings will ensure an aesthetically pleasing frontage along this section of Riverside Drive. The plan provides for eight visitor parking spaces adjacent to the common open space area as well as retained vegetation along the rear of the property. Access is from Riverside Drive opposite the existing access to the townhouse development to the south. The proposed site plan is compatible with the surrounding uses and is considered appropriate for the development of these lands.

As this is a Vacant Land Condominium, building elevations will be provided as applications

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come forward for individual building permits. The Neighbourhood Character Statement notes that the developer is constructing 23 one storey “upscale” single detached dwelling on this site with parking contained in double car garages for each unit. The marketing is to provide for flexibility for homeowners needs and desires, while ensuring architectural harmony.

Based on the above, this development conforms with the City’s Site Plan Control By-law and will be in conformity with the recommended R6-2 Special Provision Zone.

SERVICING

Sanitary

The available municipal sanitary sewer for this site is the 450 mm diameter sanitary sewer on Riverside Drive.

Storm

The municipal storm outlet for the subject lands is the 1350 mm storm sewer on Riverside Drive. The Owner must allow for conveyance of overland flows from the external drainage areas that naturally drain by topography through the subject lands. The Owner of the subject lands are to ensure that stormwater run-off from these lands will not cause any adverse effects to these lands and/or adjacent lands. The Owner shall maintain all proposed and existing overland flow routes and incorporate these flow routes into the grading of this site.

Water

Water is available from the 300 mm diameter watermain on Riverside Drive. Should a water service be required to service this site, the Owner will be required to install a water service for this site from the appropriate water main to service the proposed site development to the satisfaction of the City Engineer. The Owner will also be required to install a water meter on the water service to the satisfaction of the City Engineer.

Transportation

A road widening is required along the frontage of this plan and a left turn lane is required to provide safe ingress and egress to this development.

VACANT LAND CONDOMINIUM APPLICATION

The effect of the registration of the draft plan of vacant land condominium would be to create 23 vacant land units, on which individual homes may be constructed either before or after registration of the condominium corporation. The registration of the condominium allows the future occupants to purchase their unit, which will include the land surrounding each dwelling unit. The private driveway and visitor parking (as shown on the draft plan) will be located in a common element and managed by the condominium corporation.

In order to ensure that this vacant land condominium development functions properly, the following issues will be addressed through conditions of draft approval:

- completion of site works in the common elements and the posting of security in addition to that held under the Development Agreement (if applicable), in the event these works are not completed prior to registration of the plan of condominium;
- installation of fire route signs prior to registration;
- confirmation of addressing information;
- payment of outstanding taxes or local improvement charges, if any;

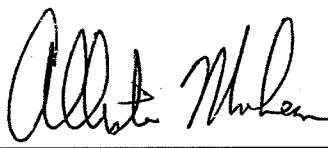
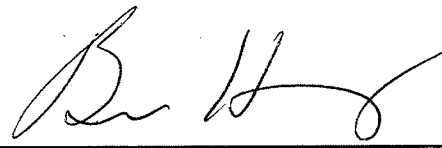

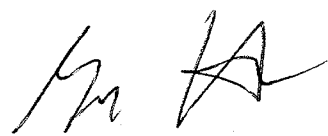
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**File No: 39CD-12512/
SP-12-027367/ Z-8099
Planner: A. MacLean**

- provision of servicing easements for utility providers (such as London Hydro, Union Gas, Bell, etc.);
- ensuring that any homes already constructed at the time of registration are located within the unit boundaries to be registered;
- ensuring that the Condominium Declaration to be registered on title adequately addresses the distribution of responsibilities between the unit owners and the condominium corporation for the maintenance of services, the internal driveway, fencing, and any other structures in the common elements;
- limiting the type of housing to single detached dwellings only; and
- noise attenuation recommendations/clauses.

CONCLUSION

Approval of this Zoning By-law amendment and Vacant Land Condominium will allow for this property to develop for single detached dwellings in a cluster housing form compatible with surrounding land uses. Staff are prepared to recommend approval of the site plan to the Approval Authority subject to the zoning by-law amendment coming into full force and effect, approval of the landscape plan, acceptance of the grading and drainage plans, and the incorporation of any advice arising from the public meeting into the plans.

PREPARED and RECOMMENDED BY:	REVIEWED BY:
	
ALLISTER MACLEAN SENIOR PLANNER	BRUCE HENRY MANAGER – DEVELOPMENT PLANNING
REVIEWED BY:	SUBMITTED BY:
	
TERRY GRAWEY MANAGER-DEVELOPMENT SERVICES	G. KOTSIFAS, P.ENG MANAGING DIRECTOR, DEVELOPMENT & COMPLIANCE SERVICES & CHIEF BUILDING OFFICIAL

November 14, 2012
AM/am
"Attach."

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File No: 39CD-12512/
SP-12-027367/ Z-8099
Planner: A. MacLean

Responses to Public Liaison Letter and Publication in "The Londoner"

Telephone

Written

Dick Van Bart

466 Stonehaven Place

Concerns over loss of privacy with reduced setback special provision.

Concern over trees that are tagged-are they being removed

Mr Robinson

1151 Riverside Dr

Asking about potential size of the units.

Bing Lian and Tao Liu

419 Hartson Rd

-The proposed amendment tries to breach the minimum distance requirement between adjacent properties, which, as mentioned in your letter, requires minimum 3m without window of habitable rooms and minimum 6m with windows of habitable rooms.

Concerned about this breach of minimum distance. Privacy, our backyard view and our quiet environment are all at stake. From the map, we can clearly see how the developer tries to squeeze more units into this limited space. We believe that such a sensitive project must accommodate the different interests of all sides, both the developer and the neighbouring residents. Therefore, we strongly oppose this amendment and demand a new design to fully conform to the original requirement on minimum distance.

We also have some concern on the landscaping design of the project. Currently, there are a row of trees immediately behind our fence on their side. The last thing we want to see here is a bare fence without any plant. We suggest that the healthy trees be kept as much as possible, dead and sick trees be removed and replaced. If they have to remove all the trees behind us, it is our request that they be replaced with new trees or shrubs of reasonable size, to protect the privacy of both sides.

Subsequent November 13th email - property owner in support of fencing and enhanced landscaping to address privacy issues.

Rosemary Dickenson

(On behalf of Oakridge Hazelden Community Association)

-in support of application

Two empty rectangular boxes for Agenda Item # and Page #.

File No: 39CD-12512/
SP-12-027367/ Z-8099
Planner: A. MacLean

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

By-law No. Z.-1-_____

A by-law to amend By-law No. Z.-1 to rezone an area of land located 1205 Riverside Drive.

WHEREAS Riverwood (London) Corporation has applied to rezone an area of land located 1205 Riverside Drive, 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 1205 Riverside Drive, as shown on the attached map, from a Residential R5 (R5-1) Zone to a Residential R6 Special Provision (R6-2()) Zone.

1) Section Number 10.4 of the R6 Zone to By-law No. Z.-1 is amended by adding the following Special Provisions:

Section No. 10.4 b)	R6-2 Zone Variation	
a)	Regulation[s]	
i)	Sideyard Setback (applies to units 8 and 16 only in plan 39CD-12512)	1.2 metres (min)
ii)	Coverage	40% (max)
iii)	Rear Yard	8 metres (min)

The inclusion in this By-law of imperial measure along with metric measure is for the purpose of convenience only and the metric measure governs in case of any discrepancy between the two measures.

This By-law shall come into force and be deemed to come into force in accordance with subsection 34(21) 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 subsection.

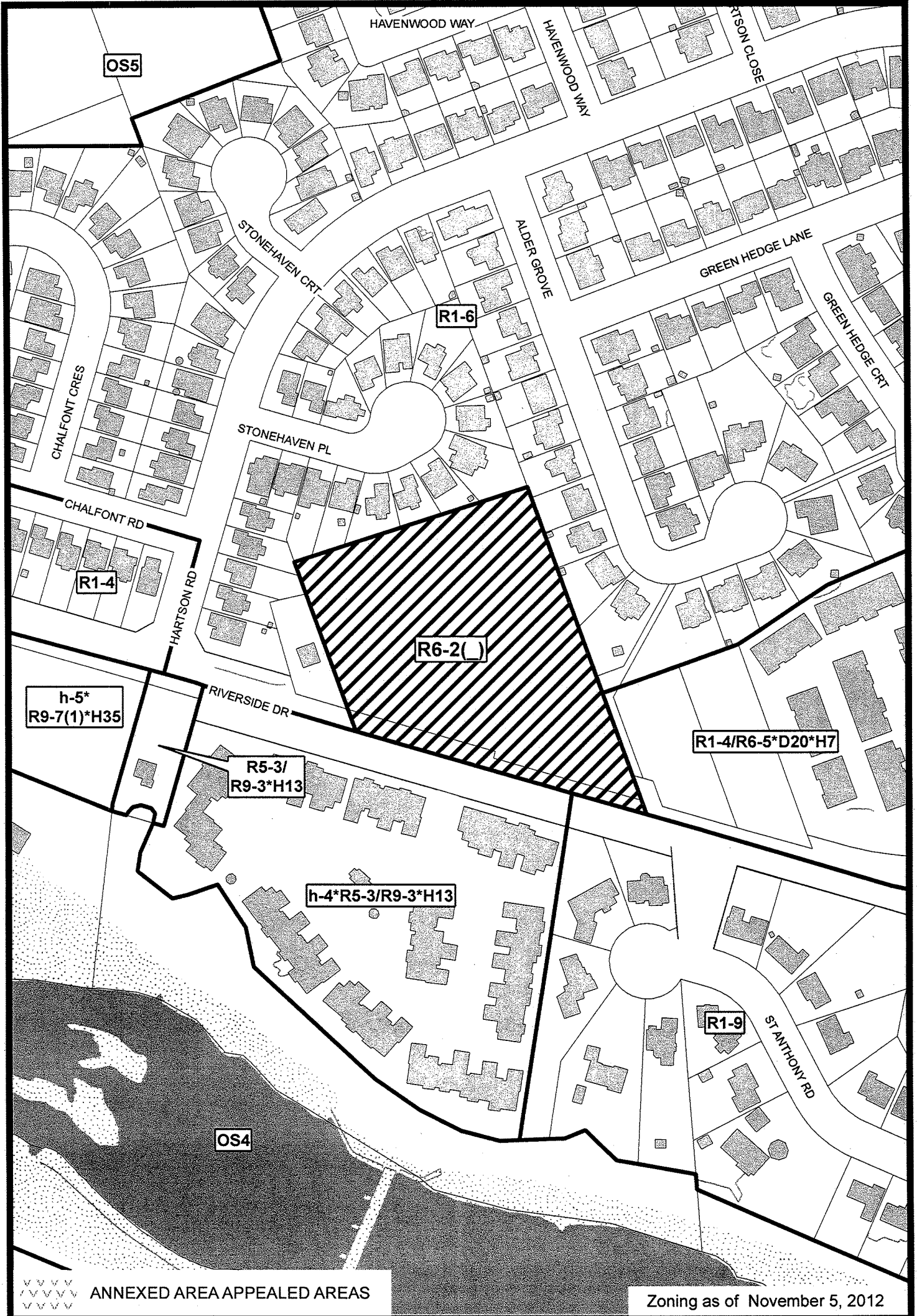
PASSED in Open Council on December 11, 2012.

Joe Fontana
Mayor

Catharine Saunders
City Clerk

First Reading - December 11, 2012
Second Reading - December 11, 2012
Third Reading - December 11, 2012

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



ANNEXED AREA APPEALED AREAS

Zoning as of November 5, 2012

File Number: Z-8099

Planner: AM

Date Prepared: 2012/11/13

Technician: RN

By-Law No: Z.-1-

SUBJECT SITE 

1:2,500

0 12.525 50 75 100 Meters

