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Z-8076
Alanna Riley

TO:	CHAIR AND MEMBERS PLANNING & ENVIRONMENT COMMITTEE
FROM:	JOHN M. FLEMING MANAGING DIRECTOR, PLANNING AND CITY PLANNER
SUBJECT:	APPLICATION BY: BANMAN DEVELOPMENTS (WEST) INC. 2095 CORONATION DRIVE PUBLIC PARTICIPATION MEETING ON NOVEMBER 26, 2012

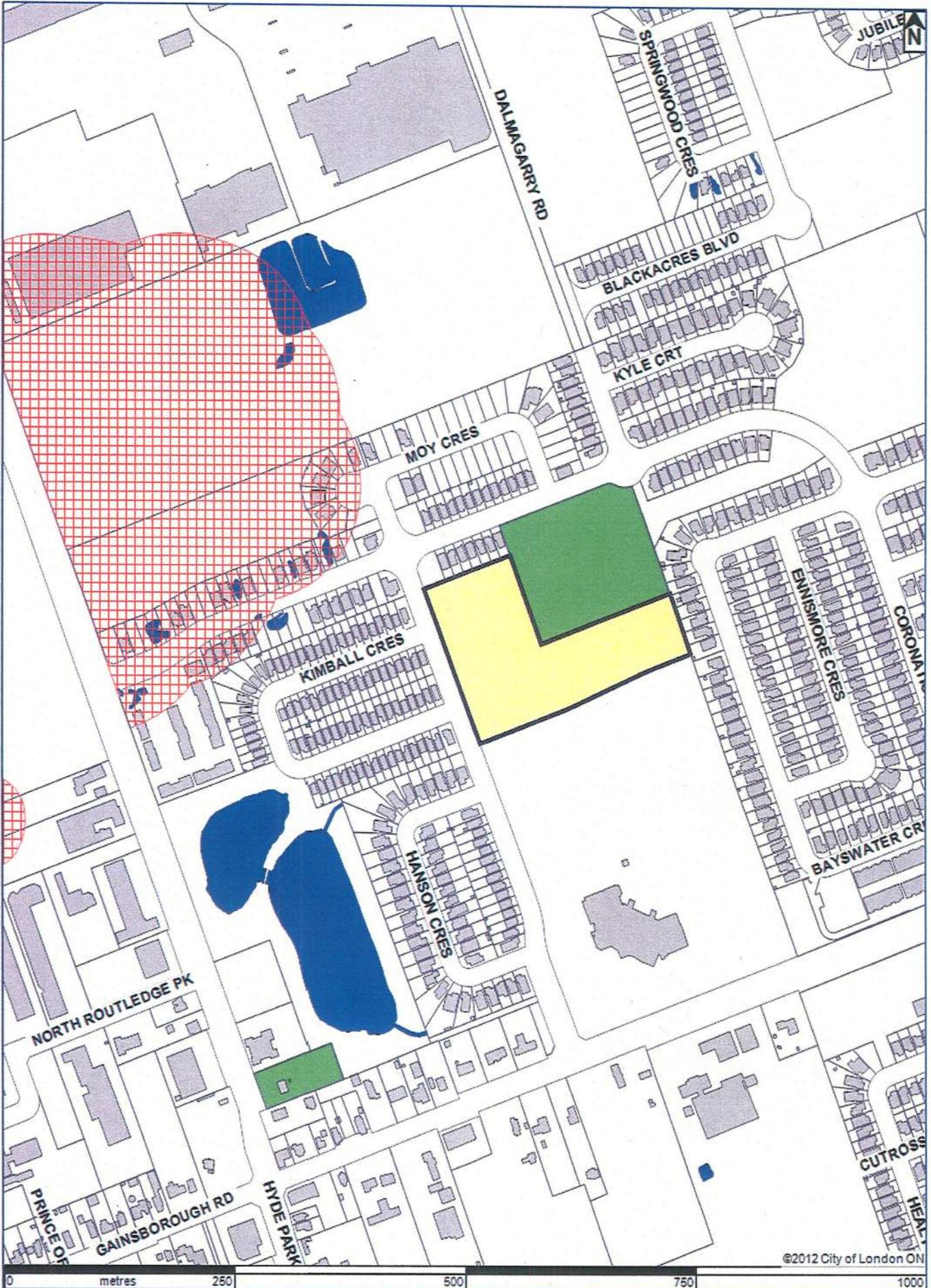
RECOMMENDATION

That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the application of Banman Developments (West) Inc. relating to the property located at 2095 Coronation Drive:

- (a) the proposed by-law attached hereto as Appendix "A" **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 property **FROM** Community Facility/Residential R1 (CF1/CF3/R1-13) Zone which permits churches, community centres, elementary schools, group homes, libraries, post office depots, private schools, secondary schools, police stations, public recreational buildings, public swimming pools, studios and single detached dwellings **TO** a Holding Residential R5 Special Provision (h.h-5.R5-5()) to permit a cluster townhouse development with a reduced front yard setback and maximum deck heights no higher than the first finished floor level for each dwelling. Holding provisions require that a development agreement be entered into, full municipal services are available, and a public site plan meeting be held before the development can proceed.
- (b) that the Site Plan Approval Authority **BE REQUESTED** to address the following design objectives through the site plan application process:
 - i) A site plan and building elevations in general conformity with the illustrations as submitted depicted in Appendix "B" as attached;
 - ii) Minimize the number of points of egress and ingress to the site and at these points use building materials on the adjacent units to create a gateway effect;
 - iii) No garages fronting onto Coronation Drive;
 - iv) Corner units at the intersection of the private road and Coronation Drive to incorporate the same building form, architectural elements, and materials as those units seen from the street to create a gateway effect;
 - v) Buildings shall be located to frame the public park and architectural elements such as principal entrance doors and windows are to be located on building facades facing the park;
 - vi) Fencing around the perimeter of the park to be low in height and of a high quality e.g. Decorative black iron;
 - vii) Internal sidewalks around the perimeter of the park should connect with sidewalks in the neighbourhood;
 - viii) Landscape features are recommended at entrances from the sidewalks into the public park;
 - ix) Landscape features to attenuate the visual effect of parking areas;
 - x) Pedestrian access to the park at the end of the driveway into the neighbourhood should be considered;
 - xi) Landscaping is to be provided on the west of the site along Coronation Drive to strengthen the street edge. Landscaping to screen the parking area at the south driveway into the site should be provided.
 - xii) Privacy for residential properties to the north of the site should be considered.

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PREVIOUS REPORTS PERTINENT TO THIS MATTER

Hyde Park Community Plan – December 1999
39T-02519 –West Park Subdivision – Walloy Excavating Company Limited and Southside Construction Management Limited - 2006

PURPOSE AND EFFECT OF RECOMMENDED ACTION

The purpose of the proposed amendment is to permit a cluster townhouse development with a reduced front yard setback and decks at or below the first finished floor level for each dwelling.

RATIONALE

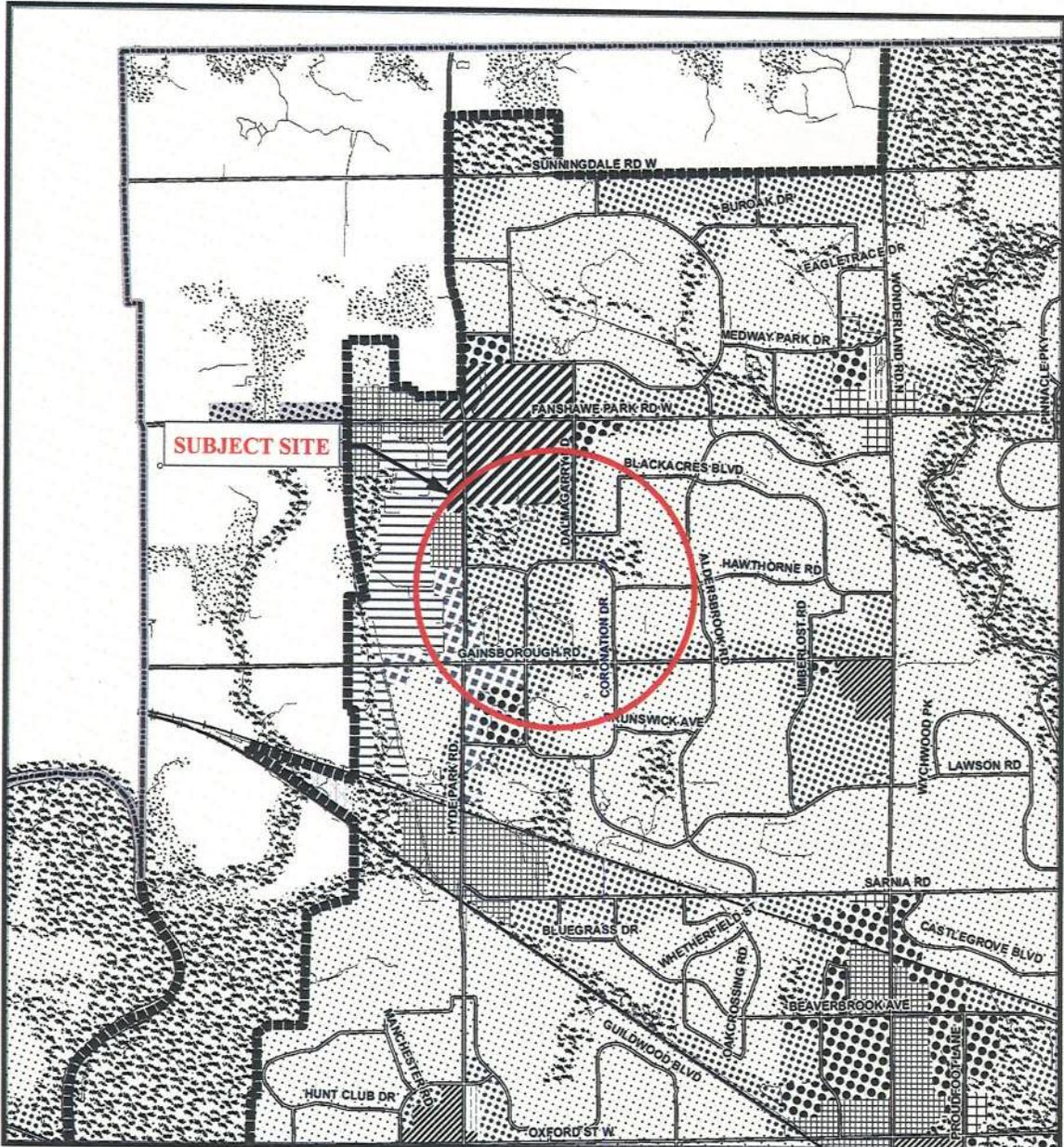
1. The recommended amendments are consistent with the policies of the Provincial Policy Statement (2005).
2. The proposed zoning is compatible with the existing Official Plan designation.
3. The proposed development is compatible with the scale of development in the area as it takes into account surrounding land uses in terms of height, scale and setbacks and shall not adversely impact the amenities and character of the surrounding area.
4. The site is of suitable shape and size to accommodate medium density housing and to provide for adequate buffering measures to protect any adjacent low density residential uses.
5. A holding provision for a site plan public participation meeting is recommended to provide the public with the opportunity to review grading, stormwater management, setbacks, built form, fencing, landscaping etc. proposed for the site and to express any concerns to Planning and Environment Committee.

BACKGROUND

Date Application Accepted: July 19, 2012	Agent: Ric Knutson
REQUESTED ACTION: The purpose of the proposed amendment is to permit a cluster townhouse development with a reduced front yard setback. Change the Zoning By-law Z.-1 from a Community Facility/Residential R1 (CF1/CF2/R1-13) Zone which permits churches, community centres, elementary schools, group homes, libraries, post office depots, private schools, secondary schools, police stations, public recreational buildings, public swimming pools, studios and single detached dwellings to a Residential R5 Special Provision R5-5().	
SITE CHARACTERISTICS:	
<ul style="list-style-type: none"> • Current Land Use - Vacant • Frontage – 171 metres • Depth – 247 metres(south portion), 99 metres (north portion) • Area – 2.73 hectares • Shape – L Shaped 	
SURROUNDING LAND USES:	
<ul style="list-style-type: none"> • North - Residential/Park • South - West Park Baptist Church • East - Residential/Park • West - Residential 	
OFFICIAL PLAN DESIGNATION: (refer to Official Plan Map)	
<ul style="list-style-type: none"> • Multi Family Medium Density Residential 	
EXISTING ZONING: (refer to Zoning Map)	
<ul style="list-style-type: none"> • Community Facility/Residential R1 (CF1/CF3/R1-13) 	

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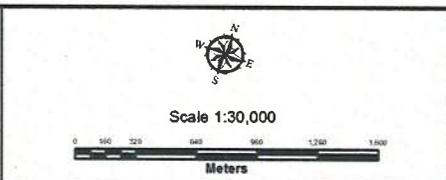
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Legend

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

CITY OF LONDON
Department of
Planning and Development
OFFICIAL PLAN SCHEDULE A
- LANDUSE -
PREPARED BY: Graphics and Information Services



FILE NUMBER: Z-8076
PLANNER: AR
TECHNICIAN: CK
DATE: 2012/11/01

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PLANNING HISTORY

The subject property was located within the part of former London Township that was annexed to the City of London in 1993. Former Township of London By-law No. 5000 zoned the property Agricultural (A1-37) and Institutional (I-1). Based on recommendations that were formulated in "Vision London", the property was included inside the City's Urban Growth Boundary and designated Urban Reserve - Community Growth in Official Plan Amendment No. 88 (an Environmental Review designation was applied to the vegetation patch located on the north-west part of the property, which is outside the West Park plan of subdivision).

A Community Plan process was initiated in 1998 for the Hyde Park Planning Area. On April 17, 2000, City Council adopted Official Plan Amendment No. 193 to implement the land use designations and policies for the Hyde Park Community Plan, with the exception of certain matters that were deferred by Council, and site specific referrals. Official Plan Amendment 193 designated the subject property Business District (along the east side of Hyde Park Rd. and the north side of Gainsborough Rd.), Multi-Family, High Density Residential and Multi-Family, Medium Density Residential. Specifically the subject lands were designated Multi-Family, High Density Residential. In 2003, the Hyde Park Community Plan was modified and the lands were changed to Multi-Family, Medium Density Residential. The Official Plan was changed at that time to reflect the Hyde Park Community Plan modification.

The Hyde Park Community Plan and associated Urban Design Guidelines were also adopted by City Council on April 17, 2000, pursuant to Section 19.2.1. (Areas Studies) of the Official Plan and subject to:

- a) the receipt and acceptance of a final conceptual Stormwater Management Plan by the Environmental Services Department; and
- b) the receipt and acceptance of the Sanitary Sewer Servicing Report by the Environmental Services Department, upon completion of the Class Environmental Assessment for the Hyde Park Trunk Sanitary Sewer.

A Class Environmental Assessment Report for the Hyde Park Trunk Sanitary Sewer was completed in November of 2000 and work on the trunk main is currently in progress. A Stormwater Master Plan for the Hyde Park Community Plan area was adopted by City Council at its meeting on August 7th, 2001.

A more detailed stormwater management study – "Municipal Class EA for Storm/Drainage and Stormwater Management Servicing in the Hyde Park Area" was subsequently undertaken in response to landowner input, to more thoroughly and comprehensively assess the identified options for stormwater management in the Hyde Park area. The recommendations from this study were adopted by Council on July 2, 2002.

The application for a plan of subdivision was approved by Council on January 24, 2006. Other recent planning applications in the immediate vicinity of this subdivision include the revised Southside/Walloy subdivision application (39T-00523) to the immediate east; and, the Drewlo Holdings subdivision application (39T-02509) to the north-east. Corresponding zoning by-law amendments to permit the development of a wide variety of housing forms ranging from single detached dwellings; semi-detached dwellings; duplex dwellings; multiple attached dwellings, such as street townhouses; and apartment buildings were also approved at that time.

Major elements of the land use pattern proposed in the subdivision included 31 Residential blocks, 3 Mixed use (Residential/Commercial) blocks, 1 Commercial Shopping block, 5 Park blocks, 1 Open space/Stormwater Management block, 1 Stormwater Management block, 1 Open Space block, 2 Institutional blocks, 7 Future Residential blocks served by several new secondary collector roads and new local public roads.

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All of the West Park Baptist Church lands including the subject site were rezoned. The northern portion (subject to the current application) was rezoned to (CF1/CF3/R1-13). West Park Baptist Church indicated at that time that they may not require all of their land for a church use and in the future some may be declared surplus. In order to provide for a degree of flexibility they requested the dual zone to provide a range of uses including residential. It should be noted that through this process the Multi-Family Medium Density Residential designation was applied and the current zoning which allows residential in the form of single detached dwellings conforms to the Official Plan and is appropriate.

SIGNIFICANT DEPARTMENT/AGENCY COMMENTS

Transportation Division

- *Support the 2 access locations opposite Kimball Crescent*
- *Support parking in the rear for units facing Coronation Drive otherwise driveways will be spaces too close together which will not permit vehicles to park in the parking bay.*

Water

- *The existing municipal watermain located on Coronation Drive is available to provide municipal water servicing for the proposed use.*

Parks Planning

- *May require 5% parkland dedication or cash-in-lieu*
- *Will require standard 1.5m fencing along parkland*

Storm Water

- *The owner may be required to provide storm-drainage and stormwater management servicing for the subject lands in accordance with the Hyde Park SWMF 3E functional design report McCormick Rankin, July 14, 2003.*
- *Within Hyde Park Woods Subdivision, Plan 33M-491, therefore drainage requirements/ controls, SWM, etc addressed under plan of subdivision.*
- *The City Subwatershed Planning Studies were approved by City Council on September 18, 1995. The Owner shall be required to comply with the SWM targets and criteria identified in the Stanton Drain Subwatershed Planning Study, which may include but not be limited to, quantity/quality control, erosion, stream morphology, etc.*
- *All necessary servicing and drainage requirements/ controls, SWM, etc. will be addressed at Site Plan approval stage.*

Upper Thames River Conservation Authority

We wish to advise you that there are no vulnerable areas associated with this property. The UTRCA has no objections to this application.

Urban Design

Park Interface:

- *Buildings shall be located to frame the public park and architectural elements such as principal entrance doors and windows are to be located on building facades facing the park.*
- *Fencing around the perimeter of the park is to be low in height and of a high quality e.g. decorative black iron.*
- *Sidewalks are recommended around the perimeter of the park and should connect with sidewalks in the neighbourhood. Landscape features are recommended at entrances from the sidewalks into the public park.*

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- *Pedestrian access to the park at the end of the driveway into the neighbourhood (opposite Kimball Crescent) should be considered.*

Landscaping:

- *Landscaping (e.g. trees and shrubs) is to be provided on the east of the site along Coronation Drive to strengthen the street edge. Landscaping to screen the parking area at the south driveway into the site should be provided.*

Privacy:

- *Privacy for residential properties to the north of the site is to be considered.*

PUBLIC LIAISON:	On July 27, 2012, Notice of Application was sent to 190 property owners in the surrounding area. Notice of Application was also published in the "Living in the City" section of the London Free Press on July 30, 2012.	Numerous replies were received
Nature of Liaison: The purpose of the proposed amendment is to permit a cluster townhouse development with a reduced front yard setback.		
Change the Zoning By-law Z.-1 from a Community Facility/Residential R1 (CF1/CF3/R1-13) Zone which permits churches, community centres, elementary schools, group homes, libraries, post office depots, private schools, secondary schools, police stations, public recreational buildings, public swimming pools, studios and single detached dwellings to a Residential R5 Special Provision R5-5() Zone.		
Responses: Please see responses summarized on page 22 and attached to this report.		
A neighbourhood meeting held by the applicant was on October 2, 2012 to discuss a the application and concerns.		

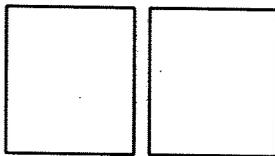
ANALYSIS

Subject Site and Surrounding Area

The subject lands are located on the east side of Coronation Drive, northeast of the Hyde Park Road and Gainsborough Road intersection. The subject lands are an "L" shape with a frontage of approximately 171 metres and a depth of approximately 247 metres on the north portion and 99 metres on the south portion, totalling approximately 2.73 hectares in size (see figure 1 on pg.9).

The subject lands are currently undeveloped and there are no features on the site, physical or otherwise, that would prevent the proposed development of the subject lands. Low-density residential in the form of single detached dwellings is located adjacent to the subject lands to the north, east and west.





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Nature of Application

Banman Developments are proposing to develop the subject lands for a cluster townhouse development. The proposed development will consist of 102 units with two entrances from Coronation Drive. Units proposed to face Coronation Drive will have rear parking areas behind and away from the street with sidewalk connections from each unit to the street.

Internally within the proposed development is a provision for an open space area that would be common to all units. Visitor parking is located throughout the site.

There are three unit types proposed with garages or surface parking. All units have two parking spaces proposed and there are seventeen visitor parking spaces proposed. An internal walkway system is proposed to link the development both to the Coronation Drive as well as to the adjacent public park.

Applicant's Proposed Site Plan

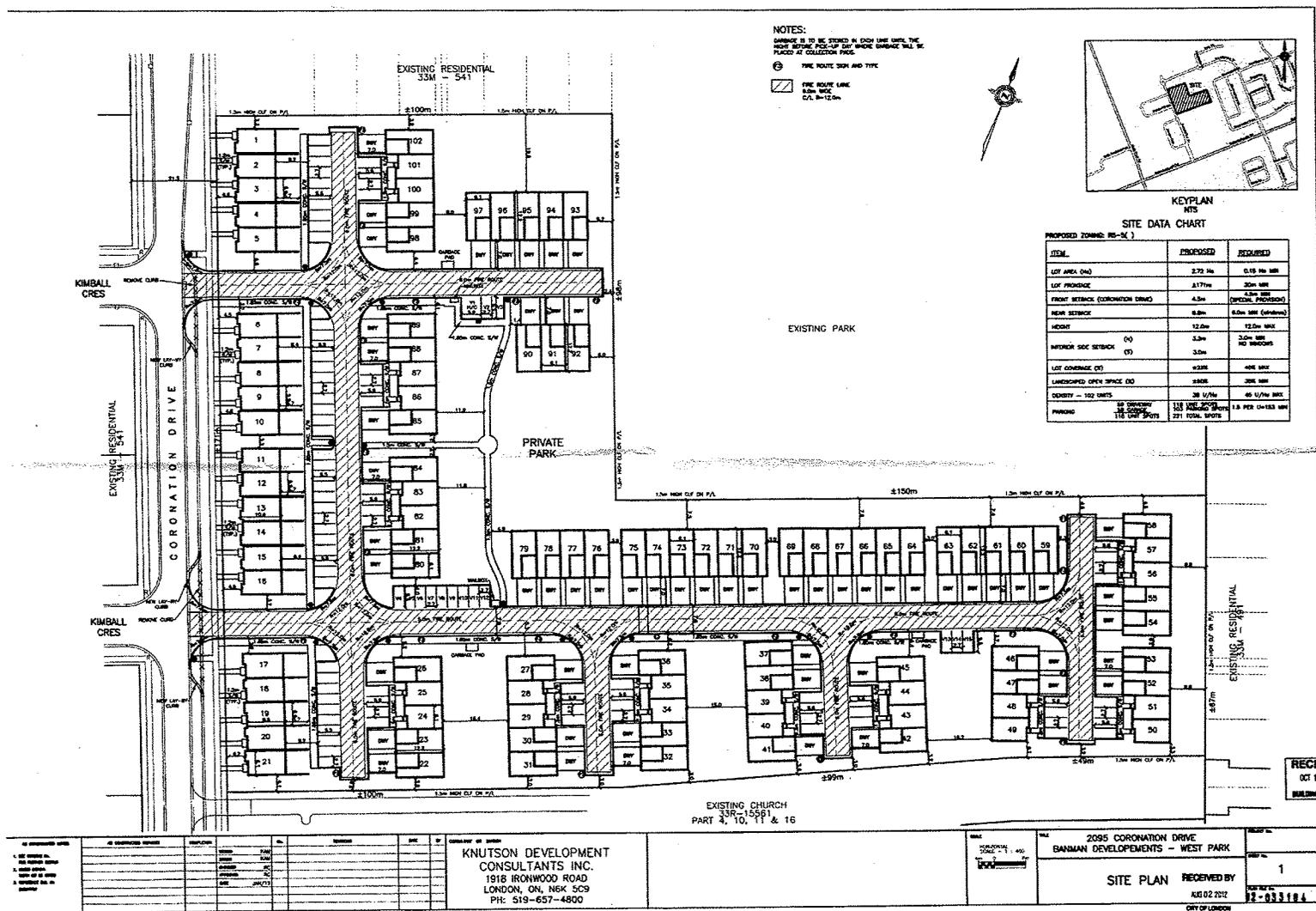
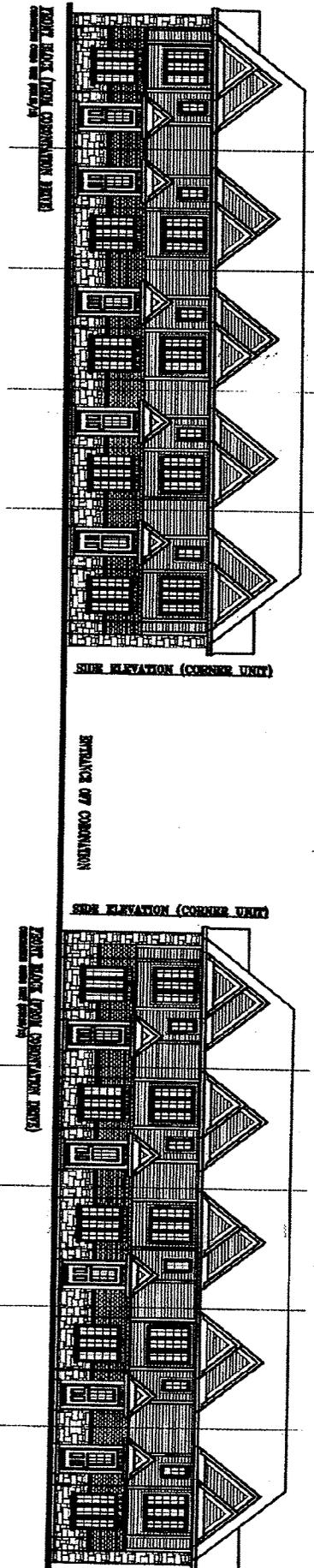


Figure 1 – Conceptual Site Plan

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Applicant's Proposed Elevations



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Provincial Policy Statement

The *Provincial Policy Statement, 2005* (PPS) provides policy direction on matters of provincial interest related to land use planning and development. It is intended to be read in its entirety and the relevant policies are to be applied in each situation. As it relates to this application, the PPS provides some direction to this matter.

Section 1.1.1 indicates that *Healthy, liveable and safe communities* are sustained by:

- a) *promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;*
- b) *accommodating an appropriate range and mix of residential, employment (including industrial, commercial and institutional uses), recreational and open space uses to meet long-term needs;*
- d) *avoiding development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas;*

Section 1.1.3.2 indicates that *Land use patterns within settlement areas shall be based on:*

- a) *densities and a mix of land uses which:*
 - 1. *Efficiently use land and resources;*
 - 2. *are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion; and*
- (b) *a range of uses and opportunities for intensification and redevelopment in accordance with the criteria in policy 1.1.3.3.*

Section 1.1.3.3 states that *Planning authorities shall identify and promote opportunities for intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs”.*

Section 1.1.3.7 states that *“New development taking place in designated growth areas should occur adjacent to the existing built-up area and shall have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities.”*

Section 1.4.3 states that *“Planning authorities shall provide for an appropriate range of housing types and densities to meet projected requirements of current and future residents of the regional market area by:*

- c) *directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs;*
- d) *promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of alternative transportation modes and public transit in areas where it exists or is to be developed; and*
- e) *establishing development standards for residential intensification, redevelopment and new residential development which minimize the cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety.*

The proposal subject to this application is consistent with these policies. The recommended amendment is consistent with the stated intent to *“provide for an appropriate range of housing types and densities to meet projected requirements of current and future residents of the regional market area.”* The subject site is a vacant parcel of land. The proposed medium density development is appropriate for the subject lands. Through the Hyde Park Community Plan, Municipal Council had engaged in an Area Plan process to assess and evaluate an appropriate range and mix of future land needs. Through the comprehensive study which included land need studies and public consultations, an appropriate mix of land uses have been identified and approved by Council consistent with the Provincial Policy Statement. The land use for the subject site in the Hyde Park Community Plan was adopted by Municipal Council through an Official Plan amendment in 2000. In 2003, The Hyde Park Community Plan was modified to change the land use on the subject lands from Multi-Family High Density Residential to Multi-Family Medium Density Residential. The Official Plan was amended at that time to reflect that change.

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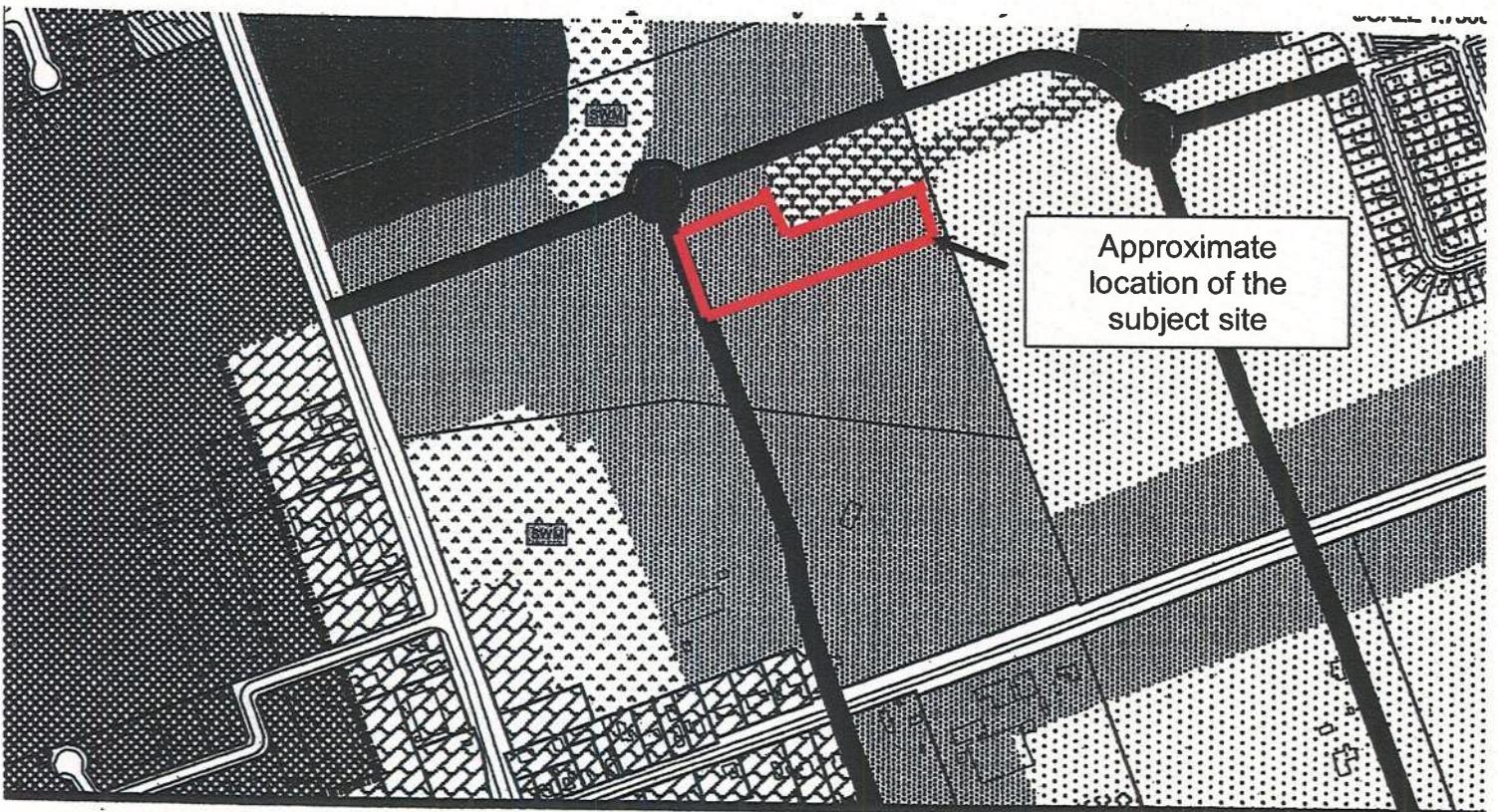
The recommendation to approve the applicant's proposal to amend Zoning By-law Z.-1 to allow for a cluster townhouse development at a density of 38 unit/ hectare and holding provisions that require that a development agreement be entered into, full municipal services are available, and a public site plan meeting be held, is consistent with the Provincial Policy Statement.

Hyde Park Community Plan

The overall goal of the Community Plan was to create a healthy, functional and pleasing community environment which enhanced the physical, social, environmental and economic well-being of those who live and work in the existing community.

Municipal Council approved the Hyde Park Community Plan for this area with the intent that the guidelines will provide a means to ensure compatibility between land uses, create a pedestrian and transit-supportive community form, emphasize public spaces and the integration of the open space network into the community. The Hyde Park Community Plan and associated Urban Design Guidelines include principles of good planning and design which promote urban design principles and provide a detailed outline of features that are fundamental in creating attractive, functional and safe neighbourhoods.

As noted above, the subject lands were part of the Area Plan process, approved by Council in 2000, modified in 2003. This particular site was slated for Multi Family Medium Density residential uses. This designation permits a wide range of housing types including single and semi detached units to townhouses and low-rise apartment buildings with a maximum density of 75 units per hectare. The Hyde Park Community Plan guideline document, adopted by Council and as per Section 19.2.1. of the City of London Official Plan, is to be used in the review of applications in the Hyde Park Area.



LAND USE	
	Associated Shopping Area Commercial
	Business District
	Office Area
	Restricted Service Commercial
	High Density Residential
	Medium Density Residential
	Low Density Residential
	Community Facility (school)
	Light Industrial
	Park
	Environmental Review
	Open Space
	Urban Reserve - Industrial Growth
	Schools
	Storm Water Management (subject to modification)

ROADS	
	Secondary Collectors
	Potential Lanes
	Trails
	Potential Traffic Circles

PROJECT LOCATION: \\cml_016\giswork\planning\projects\p_officialplan\ope8\amendtohydepark\jan08_03commplan_proposal.apr
PLOT DATE: 2003/05/07

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Official Plan

The Official Plan contains Council's objectives and policies to guide the short-term and long-term physical development of the municipality. The policies promote orderly urban growth and compatibility among land uses. While the objectives and policies in the Official Plan primarily relate to the physical development of the municipality, they also have regard for social, economic and environmental matters.

The City of London Official Plan section 2.2.1, Vision Statement

The Vision Statement is an expression of City Council's intent for the long term planning and management of land use and growth in the City of London. The section states:

The City of London Official Plan will provide guidance for the physical development of a healthy community that will contribute to the well-being of all Londoners and that is sustainable for the benefit of future generations. Through the implementation of the Plan, City Council will:

- a) *manage growth and change so that efforts to foster economic development; protect and enhance nature within the City; provide for the efficient movement of people and goods; and promote attractive, cohesive neighbourhoods, are in balance and supportive of each other;*
- b) *fulfill growth-related requirements for housing, open space, places of employment and commerce, and other uses, through the efficient utilization of existing serviced land and infrastructure, supplemented by a carefully managed expansion of the urban area;*
- c) *apply urban design objectives and guidelines to assist in the protection and enhancement of neighbourhood and streetscape character, promote the retention and re-use of heritage buildings, encourage enhanced accessibility design standards, provide for the blending of infill and redevelopment projects with their surroundings and support the City's transportation planning objectives; and*
- d) *utilize planning processes that are responsive to neighbourhood and community needs, provide meaningful opportunities for public participation and recognize that neighbourhoods are the strength of the community and the foundation for achieving London's vision of the future.*

Municipal Council through the comprehensive Area Planning process has adopted Official Plan amendments implementing the above Vision Statement. The existing Multi-Family, Medium Density Residential designation and proposed Holding Residential R5 Special Provision (h.h-5.R5-5()) Zone:

- promotes an attractive, cohesive neighbourhood and is in balance and supports the existing abutting land uses including the existing surrounding subdivisions;
- fulfills growth-related requirements for housing by providing a mix and range of housing units in this area;
- promotes an urban form that is focused along a major transportation corridor and is sensitive in scale to the abutting neighbourhood;
- provides for opportunities to apply urban design objectives to protect and enhance the existing neighbourhood and streetscape; and
- provide meaningful opportunities for public participation and recognize that neighbourhoods are the strength of the community and the foundation for achieving London's vision of the future.

The recommendation to approve the applicant's application to amend Zoning By-law Z.-1 to allow for a Holding Residential R5 Special Provision (h.h-5.R5-5()) Zone which permits cluster townhouse dwellings with a maximum density of 75 unit/ hectare and holding provisions that require a development agreement be entered into, full municipal services are available, and that

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a public site plan meeting be held, is consistent with the Vision Statement.

General Objectives for all Residential Designations - Section 3.1.1.

- *Direct the expansion of residential development into appropriate areas according to availability of municipal services, soil conditions, topographic features, environmental constraints; and in a form which can be integrated with established land use patterns.*
- *Minimize the potential for land use compatibility problems which may result from an inappropriate mix of: low, medium and high density housing; higher intensity residential uses with other residential housing; or residential and non-residential uses.*

The recommendation to approve the applicant's proposal is consistent with the General Objectives for all Residential Designations as it:

- provides for an appropriate mix and range of housing units in the area
- provides for a land use that is compatible with the low density residential uses to the north, east and west;
- provides holding provisions to ensure that full municipal services are available to the site, and for a public site plan meeting to be held.

Multi-Family, Medium Density Residential Designation

The property is currently designated Multi-Family, Medium Density Residential. *The primary permitted uses in the Multi-Family, Medium Density Residential designation include multiple attached dwellings, such as row houses or cluster houses; low rise apartment buildings; rooming and boarding houses; emergency care facilities; converted dwellings; and small scale nursing homes, rest homes and homes for the aged. Single detached, semi-detached and duplex dwellings may also be permitted. The preferred locations for the Multi-Family, Medium Density Residential designation include lands in close proximity to Shopping Areas, Commercial Districts, designated Open Space areas or Regional Facilities, and lands abutting an arterial, primary collector or secondary collector street. The form of development is to be low-rise in nature, with site coverage and density that serves as a transition between low density residential uses and more intensive forms of commercial, industrial or high density residential development. Normally height limitations will not exceed four storey's and shall be sensitive to the scale of development in the surrounding neighbourhood. With certain exceptions, densities are not to exceed 75 units per hectare (30 units per acre).*

The proposal is to change the Community Facility/Residential R1 (CF1/CF3/R1-13) Zone which permits churches, community centres, elementary schools, group homes, libraries, post office depots, private schools, secondary schools, police stations, public recreational buildings, public swimming pools, studios and single detached dwellings to a a Holding Residential R5 Special Provision (h.h-5.R5-5()) Zone to permit a cluster townhouse development with a reduced front yard setback, and a maximum deck height no higher than at the first finished floor level for each dwelling. The holding provisions require that a development agreement be entered into, full municipal services are available, and a public site plan meeting be held. These provisions ensure the development will be consistent with the Multi-Family, Medium Density designation by:

- permitting a range of cluster townhouses;
- allowing for up to 75 units per hectare to be developed on this property;
- providing for an opportunity to transition;
- allowing for integration and coordination with the lands designated Multi-Family, Medium Density surrounding the property; and
- requiring that a public site plan meeting be held to ensure that the future development will:

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- be of a scale that is compatible with the adjacent low density residential uses by providing a form of development that maintains and enhances the character of the existing built form;
- providing for opportunities for integration with future development on the lands to the north and east by providing pedestrian and vehicular corridors which promoting accessibility and walkability;
- providing for a mix and range of housing units in the area by providing medium density development on the property and providing for integration with the abutting lands; and
- providing for opportunities for enhanced urban design along Coronation Drive and through the orientation of buildings closer to the street and connect each unit with the sidewalk.

3.3.3 Scale of Development

Development within areas designated Multi-Family, Medium Density Residential shall have a low-rise form and a site coverage and density that could serve as a transition between low density residential areas and more intensive forms of commercial, industrial, or high density residential development.

Height

- i) Development shall be subject to height limitations in the Zoning By-law which are sensitive to the scale of development in the surrounding neighbourhood. Normally height limitations will not exceed four storeys. In some instances, height may be permitted to exceed this limit, if determined through a compatibility report as described in Section 3.7.3. to be appropriate subject to a site specific zoning by-law amendment.*

The compatibility of the proposed development was addressed in the Planning Justification and Urban Design Brief which were submitted as part of the complete application. The proposed two storey development of the subject lands will maintain a low-rise form close to the street line compatible with adjacent uses. Due to neighbourhood concerns regarding the grade change and privacy, a special provision is recommended that decks at or below the first finished floor level for each dwelling.

Density

- ii) Medium density development will not exceed an approximate net density of 75 units per hectare (30 units per acre). Exceptions to the density limit may be made without amendment to the Official Plan for developments which:*

- (a) are designed and occupied for senior citizens' housing;*
- (b) qualify for density bonusing under the provisions of Section 19.4.4. of this Plan; or*
- (c) are within the boundaries of Central London, bounded by Oxford Street on the north, the Thames River on the south and west, and Adelaide Street on the east.*

The proposed development is 38 units per hectare which is less than the maximum permitted density in the Multi-Family, Medium Density Residential designation.

Planning Impact Analysis

Planning Impact Analysis will be used to evaluate applications for an Official Plan amendment and/or Zoning By-law amendment, to determine the appropriateness of a proposed change in land use, and to identify ways of reducing any adverse impacts on surrounding land uses. Planning Impact Analysis is intended to document the criteria reviewed by municipal staff through the application review process to assess an application for change. Depending upon the situation, other criteria may also be considered. Proposals for changes in the use of land which require the application of Planning Impact Analysis will be evaluated on the basis of criteria relevant to the proposed change and identify ways of reducing any adverse impacts on

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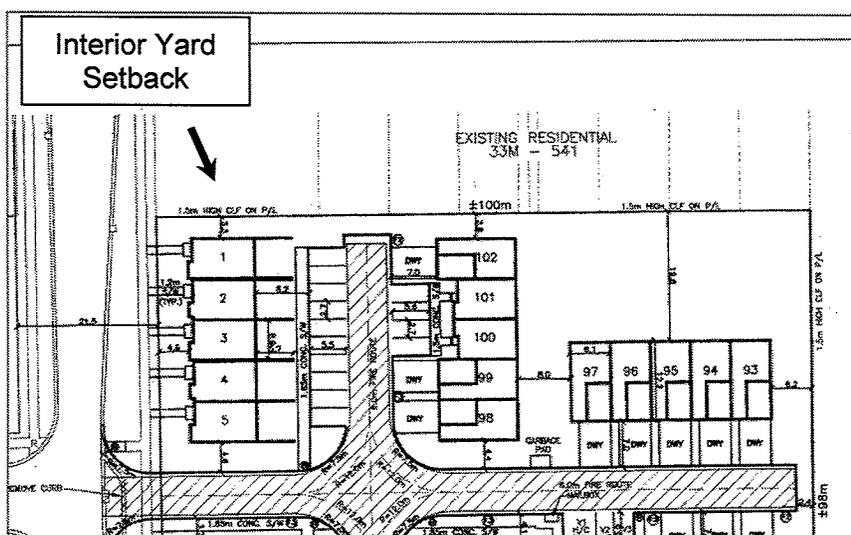
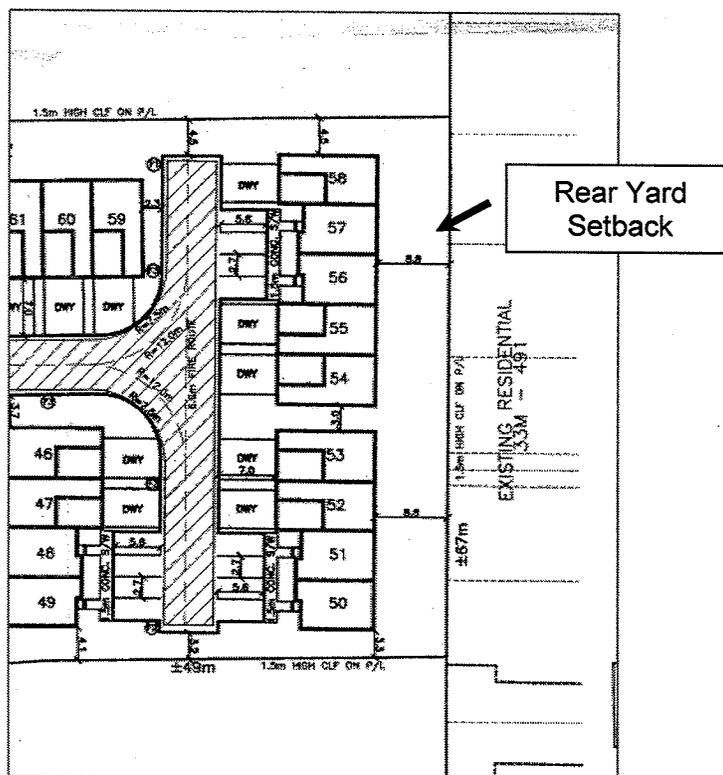
Z-8076
Alanna Riley

surrounding land uses. Other criteria may be considered through the Planning Impact Analysis to assist in the evaluation of the proposed change. The criteria considered include the following:

- i) *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;*

When reviewing compatibility, Planning Staff review the surrounding uses. The subject site is surrounded by low density residential, a park and a church. The designation allows densities of up to 75 units per hectare which would allow the development of up to 204 units. The applicant is proposing 102 units, which is in keeping with the character of the area. It should be noted that the existing neighbourhood to the west on Kimball Crescent is designated Multi-Family Medium Density Residential with a Residential R1 (R1-13) Zone. It was developed as single detached dwellings with smaller frontages and lot areas and is considered a small lot subdivision, generally considered to be appropriate for areas designated Multi-Family, Medium Density.

The site is configured such that just two of the six lot lines are adjacent to single detached dwelling developments. These two lot lines are adjacent to a rear and an interior yard of the abutting single detached dwelling lots. The other four perimeters are adjacent to the municipal park, West Park Church and Coronation Drive. This form of development is compatible with all the surrounding uses.



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The development proposal is compatible with the surrounding neighbourhood character of the Hyde Park Community and respects the pattern of development in the area. The proposed development building would maintain and enhance the sense of residential amenity being created in the area.

The site design engages its context by providing landscaping and strong built form features to help define an attractive streetscape. The proposed buildings are oriented to and adequately address Coronation Drive.

The portions of the proposed buildings oriented closest to the street have front yard setbacks of 4.5 metres to maintain a consistent setback with existing single detached dwellings in the surrounding neighbourhood and provide for street oriented landscaping. Moreover, the portion of the proposed buildings oriented closest to the street articulate the building faces with porches and sidewalk connections and maintains a low-rise mass at the street that is compatible with the adjacent residential development. A proposed gateway feature also reinforces the built form presence at the street.

- ii) *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 uses;*

The subject lands are of an appropriate size and shape to accommodate the proposal. The applicant will be required to go through the Site Plan Approval process. The City of London utilizes site plan control to ensure high quality site design, engineering efficiency, building architecture and landscape design. Site plan control is intended to improve efficiency of land use and servicing, and to encourage attractive and compatible forms of development.

- iii) *the potential traffic generated by the proposed change, considering the most intense land uses that could be permitted by such a change, and the likely impact of this additional traffic on City streets, pedestrian and vehicular safety, and on surrounding properties;*

The City of London Environmental Engineering Review Division does not have any traffic concerns with the proposed amendment or development.

- iv) *the height, location and spacing of any buildings in the proposed development, and any potential impacts on surrounding land uses;*

The maximum height allowed under the proposed zoning is 12 metres. The height limitations within the recommended Zone provide for a form of low density residential development that would be compatible with the scale of development in the surrounding neighbourhood. The subject lands are of a size and shape to accommodate the proposal as the proposed development meets the provisions of the Zoning By-law with the exception of the reduced front yard setback.

- v) *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 City of London Transportation Department has no concerns with the proposed access locations.

- ix) *the exterior design in terms of bulk, scale, and layout of buildings, and the integration of these uses with present and future land uses in the area and its conformity with the City's urban design guidelines;*

Planning Staff is recommending that the Site Plan Approval Authority be requested to consider the following design issues through the site plan process:

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- A site plan and building elevations in general conformity with the illustrations as submitted depicted in Appendix "B" as attached;
- Minimize the number of points of egress and ingress to the site and at these points use building materials on the adjacent units to create a gateway effect;
- No garages fronting onto Coronation Drive;
- Corner units at the intersection of the private road and Coronation Drive to incorporate the same building form, architectural elements, and materials as those units seen from the street to create a gateway effect;
- Buildings shall be located to frame the public park and architectural elements such as principal entrance doors and windows are to be located on building facades facing the park;
- Fencing around the perimeter of the park to be low in height and of a high quality e.g. Decorative black iron;
- Internal sidewalks around the perimeter of the park should connect with sidewalks in the neighbourhood;
- Landscape features are recommended at entrances from the sidewalks into the public park;
- Landscape features to attenuate the visual effect of parking areas;
- Pedestrian access to the park at the end of the driveway into the neighbourhood should be considered;
- Landscaping is to be provided on the west of the site along Coronation Drive to strengthen the street edge. Landscaping to screen the parking area at the south driveway into the site should be provided.
- Privacy for residential properties to the north of the site should be considered.

x) the potential impact of the proposed development on surrounding natural features and heritage resources;

According to the applicant the proposed development will have regard for and complement, surrounding natural features, particularly the open space and wetland complex to the west. There are no existing trees on the subject lands, but the proposed development will add new trees and vegetation to the site. Landscaping will be used to enhance the appearance of building setbacks and yard areas, and particularly to complement the planned community common to the east. It will also screen parking, and loading areas from adjacent lands.

Hyde Park Community and Urban Design Guidelines

The Hyde Park Community and Urban Design Guidelines provide guidance for multi-family residential development on the subject lands. Guidelines that were applied to this application include General Streetscape Guidelines and Building Design Guidelines.

3.2 General Streetscape Guidelines

1. *Buildings should generally be oriented to the street to define the public space of the streets and achieve a more urban development character. In some circumstances, prominent public buildings could be setback from the street to create public open spaces.*

The proposed development seeks to bring the front face of the buildings adjacent to Coronation Drive closer to the street, however still provide sufficient space for street trees.

2. *Garages and blank walls should not dominate the streetscape.*

The units facing Coronation Drive do not have driveways or garages. Parking is at the rear internally accessed through the site.

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3. *A consistent building wall and roof plane should be created along view corridors to focus vistas and create perspective in the landscape.*

The roofline includes gable ends to attenuate the effect of a large roofline.

4. *Sidewalks should be provided along one side or both sides of the street, as per City policy.*

Coronation Drive has sidewalks on both sides.

5. *Landscape design should compliment and unify other urban design objectives including building form, pedestrian and vehicular access points, parking location and signage. Berms should generally be avoided as they do not promote the desired urban streetscape characteristics.*

Landscaping will be provided to address all relevant design details.

4.1 Building Design Guidelines

1. *A variety of lot widths and building types will be encouraged within each neighbourhood.*

Currently, the majority of the residential development in the area is single detached dwellings. There are a variety of lot sizes throughout the neighbourhood with lot sizes ranging from 9 metres to 15 metres. A similar development to the one proposed is nearing completion at the southeast corner of North Routledge Park and Hyde Park Road.

2. *Buildings should be oriented to the street to define the public space of the streets and achieve a more urban development character. Residential buildings should generally be set back 4 to 6 meters from the property line. Public and institutional buildings such as schools and churches may have a greater setback to create public spaces and courtyards between the building and street.*

The proposed buildings are set back 4.5 metres from Coronation Drive.

3. *Garages should not dominate the streetscape. Side and rear yard garages are encouraged. Front elevation garages should be sensitively designed to integrate with the building elevation and mass and avoid or minimize projection beyond the main front wall. The width of the garage should be proportional to the width of the house.*

Garages have been eliminated from the street view of the proposed development.

4. *Buildings on corner lots should be designed with side elevation detailing similar to the front elevation. Consideration should be given to the amount of glazing on the side elevation and providing side entrances.*

The corner units internal to the site at the intersection of the private road and Coronation Drive have been designed to incorporate the same principles of bottom, middle and top as seen from the street to create a gateway effect into the development.

5. *A diversity in architectural expression is encouraged. Building facades should be varied and articulated to provide visual interest for pedestrians.*

The design of the buildings facing the street are articulated and include porches and sidewalk connections to the street. The buildings facing the park have also been designed to double front the park, similar to the street view along Coronation Drive.

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6. *Highly detailed buildings are encouraged. Elements such as cornices, key stones, window bays, eaves and dormers are encouraged to provide visual interest.*

The front of the proposed buildings utilize a variety of building materials.

7. *Front porches are encouraged for residential buildings to promote activity in the street space. Main walls facing streets should have a greater number of windows to provide casual surveillance along the street to create a safer environment.*

Each unit along the street has a porch

Urban Design

The following urban design criteria were reviewed through this application process:

Pedestrian traffic areas

The proposed development brings the building closer to Coronation Drive with sidewalk connections to each dwelling to the street to create a pedestrian oriented environment.

Landscaping

The applicant has indicated that the landscaping will be abundant and functionally located to not only provide the inherent aesthetic value but to strategically screen obscure site features such as parking areas, transformer vaults etc.

Building Positioning

Each building has been positioned to provide an adjacent private open space area. A courtyard wall is proposed to extend beyond the building to serve as an entry feature to these areas.

Parking and Loading

There are two proposed entrances for this development. Traffic and service vehicles are facilitated through appropriate on-site turn-about. Visitor parking has also been provided throughout the site.

Privacy

The proposed development abuts rear yards of single detached dwellings. With one exception, all yards adjacent to these rear yards are in excess of the minimum requirement. There were neighbourhood concerns with regards to the height of decks due to the grade change. The applicant agreed that a special provision be included in the Zoning By-law for a maximum height of decks to be no higher than the first finished floor level for each dwelling.

Gateways

Both entrances are proposed to have designs that act as gateways into the site. Refer to the proposed elevations on page 10 which show front and side elevations of the proposed corner units.

Urban Design comments are included in the recommendation to be considered through the site plan approval process.

Zoning By-law

The applicant's proposed zoning is consistent with the existing Official Plan designation. As indicated above, staff are recommending an amendment as the proposed zoning is appropriate.

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The current zoning is a Community Facility/Residential R1 (CF1/CF3/R1-13) Zone which permits churches, community centres, elementary schools, group homes, libraries, post office depots, private schools, secondary schools, police stations, public recreational buildings, public swimming pools, studios and single detached dwellings.

The requested R5 zone will permit the proposed cluster townhouse development. The special provision is a reduction in the minimum front yard depth to 4.5 metres as per the proposed site plan and for decks at or below the first finished floor level for each dwelling to address privacy issues due to the change in grade. Holding provisions require that a development agreement be entered into, full municipal services are available, and a public site plan meeting be held before the development can proceed.

Neighbourhood Concerns

Community Facility Vs. Residential

Residents in the area have expressed that the lands should be used for a community facility. During the rezoning process in 2006, West Park Baptist Church requested the dual zone to provide for a degree of flexibility to provide a range of uses including residential. It should be noted that through this process the Multi-Family, Medium Density Residential designation was applied and the current zoning which allows residential in the form of single detached dwellings conforms with the Official Plan and is appropriate.

Density

Residents have expressed concern with the density of the proposed development. The recommended Residential R5 Zone permits a maximum density of 45 units per hectare. The proposal is for 38 units per hectare totalling 102 units for the development.

Height

The residents are requesting a lower form of residential development to minimize impacts on adjacent properties. The R5 Zone typically allows for cluster housing with a maximum height of 12 metres. The applicant has indicated the dwellings will be two storey with an approximate height of 10.5 metres, less than the maximum permitted.

Traffic

Existing residents in the area are concerned about the increase in traffic. The only access provided to the site is from Coronation Drive, a secondary collector that carries up to 1,000 vehicles a day. The addition of up to 102 dwelling units in this area should not have a negative impact on traffic, and has not been identified as a concern by the Traffic Division.

Pedestrian Traffic

The neighbours are concerned about pedestrian access to the site. The applicant has proposed pedestrian linkages throughout the development, with sidewalk connections to each dwelling to the street to create a pedestrian oriented environment.

Property Value

There is no evidence that supports the opinion that cluster housing decreases surrounding property values.

Compatibility

There is some concern that the development would be inconsistent with the character of the existing neighbourhood such as that the cluster townhouse dwellings will not be consistent with the existing single detached dwellings in the area. Compatibility is reviewed during the Planning Impact Analysis and is based on land use. Planning Staff feel that the requested zoning will be compatible with the area.

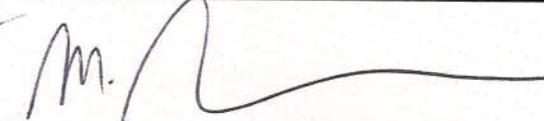
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CONCLUSION

Planning Staff's recommendation to amend Zoning By-law Z.-1 is in conformity with the existing Multi-Family, Medium Density Residential designation as determined through the Hyde Park Community Plan. It is Planning Staff's intent to provide for a level of certainty and clarity of the final form of the future development on this site as depicted in Appendix "B" through the application of holding provisions.

The development proposal is compatible with the surrounding neighbourhood and of the Hyde Park Community character and respects the pattern of development in the area. The proposed form of development would maintain and enhance the sense of residential amenity being created in the area.

PREPARED BY:	SUBMITTED BY:
	
<i>FOR</i> ALANNA RILEY, MCIP, RPP COMMUNITY PLANNING AND DESIGN	<i>FOR</i> JIM YANCHULA, MCIP, RPP MANAGER, COMMUNITY PLANNING AND DESIGN
RECOMMENDED BY:	
	
JOHN M. FLEMING, MCIP, RPP MANAGING DIRECTOR, PLANNING AND CITY PLANNER	

November 9, 2012
AR/ar

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Z-8076
Alanna Riley

Responses to Public Liaison Letter and Publication in "Living in the City"

<u>Telephone</u>	<u>Written</u>
Bill Murel	Greg Brophey – Prosperity Homes Limited
John Bos	Kim Frewen
Simon Rebernic	Alison and David Soares
Lina Genovese	Kevin and Heather Condorato
Raymond Corpuz	Zoran and Elizabeth Timcevski
David Blumberg	Gord and Sharlene Worrall
Heather Burnett - Condorato	Todd Richter
Melanie Shymko	Graham Goss
Amral	Tony and Sonia DiProspero
Rosa	Joe Taylor
Kim	Jeff and Nicole Whitney
Frank	Natalie Berkiw
Nicole Whitney	Lynn and Dave Blumberg
	Andrew and Donna Vamos
	Ryan Vamos
	Robert and Stephanie Huber
	Megan Vamos
	Kate Campbell
	Micahel Knauer
	Adam Brophy
	John Bos
	Diana Hernandez
	Larry and Cynthia McIlmoyle

In total there was 42 responses and two petitions. The following issues were identified:

- Density
- Access
- Compatibility
- Traffic
- Property Values

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Alanna Riley

Bibliography of Information and Materials
Z-8076

Request for Approval:

City of London Zoning By-law Application Form, completed by Ric Knutson, July 10, 2012

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.

Ontario. Ministry of Municipal Affairs and Housing. *Provincial Policy Statement*, March 01, 2005.

City of London, Notice of Application, July 25, 2012, 2012

City of London, Living in the City – July 30, 2012

City of London, Notice of Public Meeting – November 8, 2012

City of London, Living in the City - Saturday November 10, 2012

Correspondence: (all located in City of London File No. Z-8076 unless otherwise stated)

City of London

Andy Couvillon, Transportation,

Blair Masschelein, Sanitary Sewers,

Andrew Galloway, Storm Water, August 10, 2012

External Responses

D. Dalrymple, London Hydro, Memo to A. Riley, July 31, 2012

L. Raffoul, Bell Canada, Memo to A. Riley, August 8, 2012

Eno Rebecca Udoh-Orok, Memo to A. Riley October 3, 2012

C. Creighton, UTRCA, Letter to A. Riley, August 1, 2012

Various emails between A. Riley and Ric Knutson, Paul Hubert, - July 2012- November 2012.

Submitted Studies

Planning Justification Report, Knutson Development, July 11, 2012

Urban Design Brief, Knutson Development, July 11, 2012

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Appendix "A"

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

By-law No. Z.-1-12_____

A by-law to amend By-law No. Z.-1 to
rezone an area of land located at 2095
Coronation Drive.

WHEREAS Banman Developments (West) Inc. have applied to rezone an area of land located at 2095 Coronation 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 2095 Coronation Drive, as shown on the attached map comprising part of Key Map No. 13, from a Community Facility/Residential R1 (CF1/CF3/R1-13) Zone to a Holding Residential R5 Special Provision (h.h-5.R5-5()) Zone.

1) Section Number 9.4 of the Residential R5 Zone is amended by adding the following Special Provision:

) 9.4 R5-5 () 2095 Coronation Drive

a) Regulations

i) Front Yard Setback 4.5 meters (14.7 feet)
(maximum)

ii) Deck Height No higher than the first finished floor level
(maximum) for each dwelling

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 Section 34 of the *Planning Act, R.S.O. 1990, c. P13*, either upon the date of the passage of this by-law or as otherwise provided by the said section.

PASSED in Open Council on December 11, 2012.

Joe Fontana
Mayor

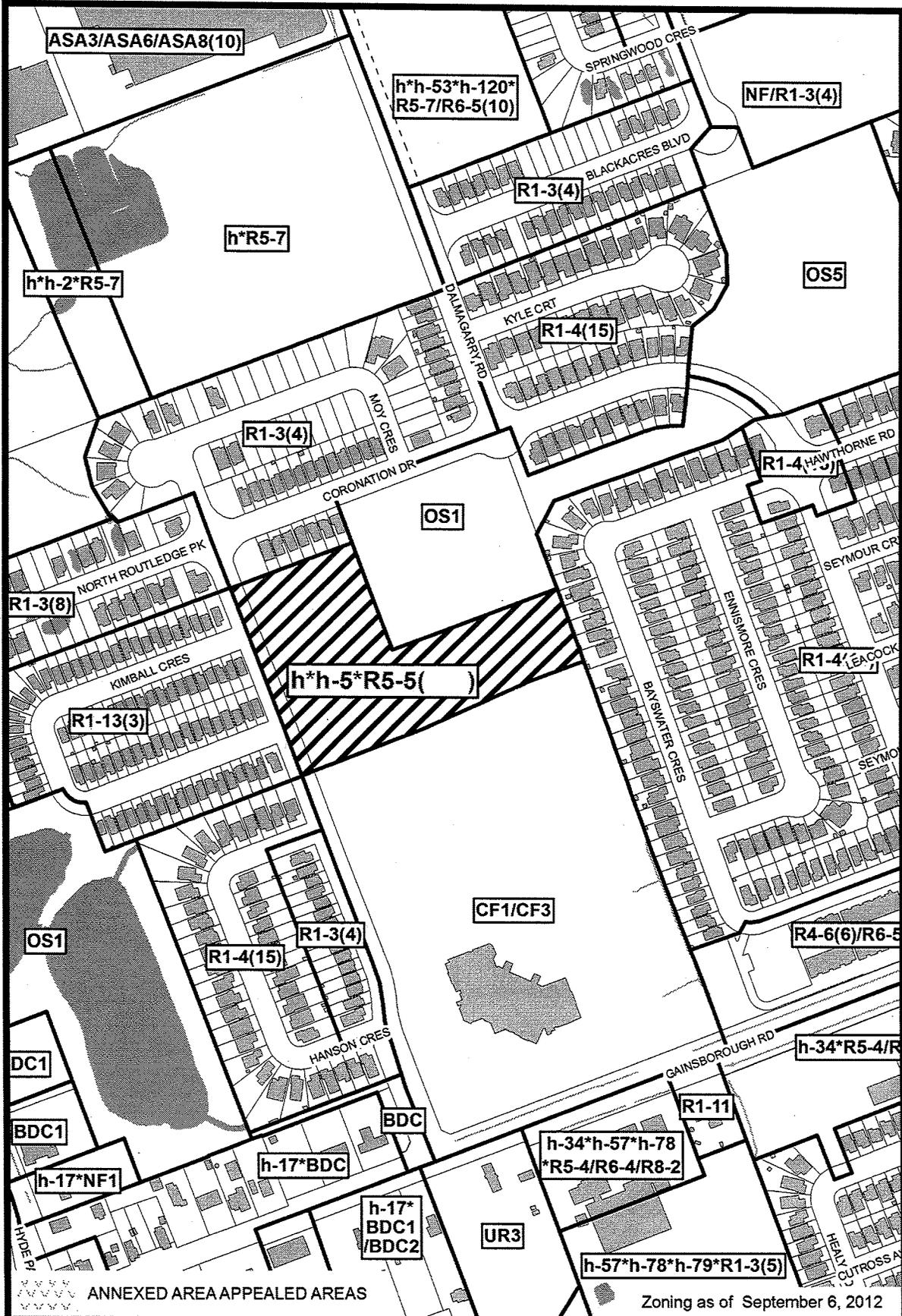
Catharine Saunders
City Clerk

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

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Z-8076
Alanna Riley

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



File Number: Z-8076

Planner: AR

Date Prepared: 2012/11/02

Technician: CK

By-Law No: Z.-1-

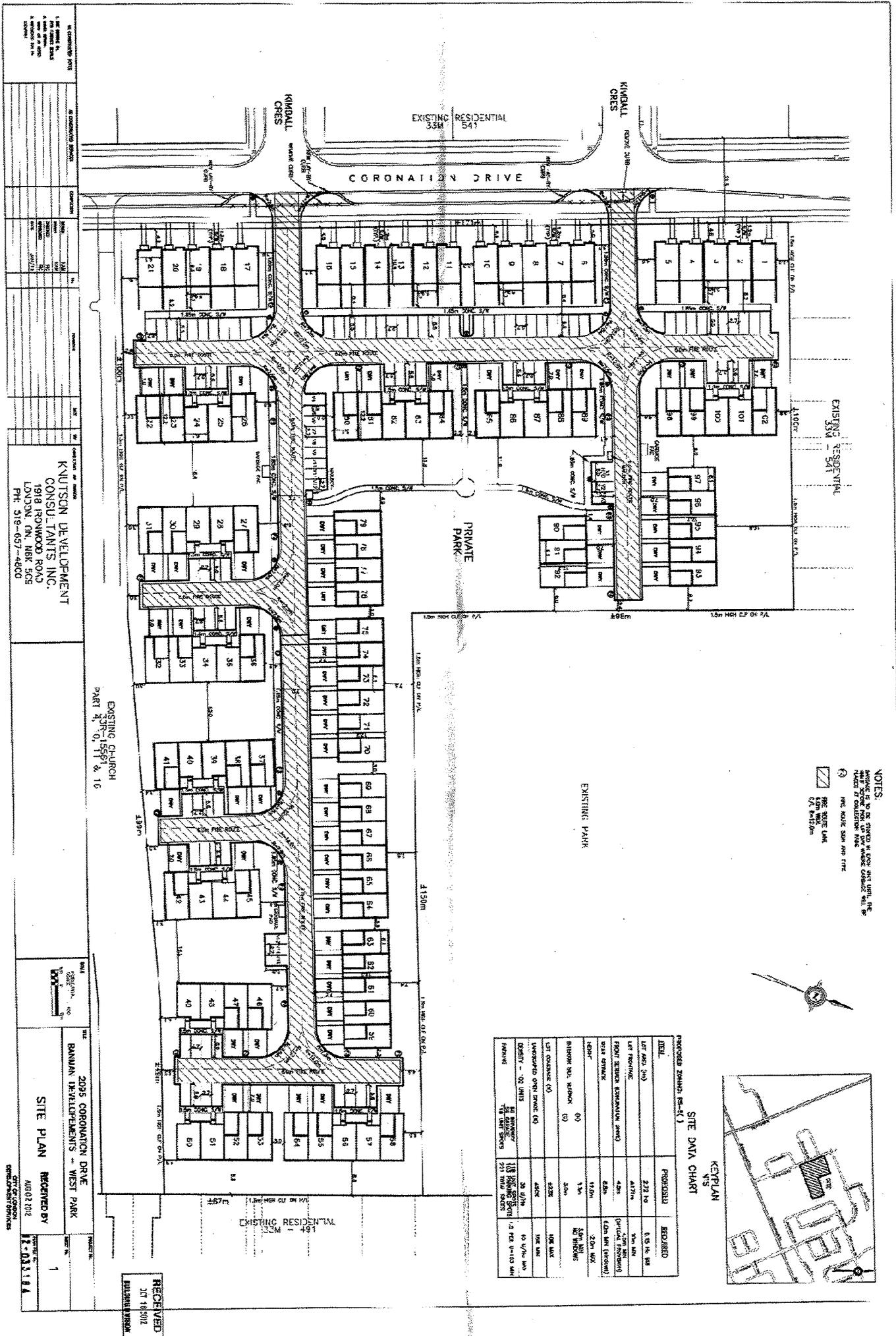
SUBJECT SITE 

1:4,000

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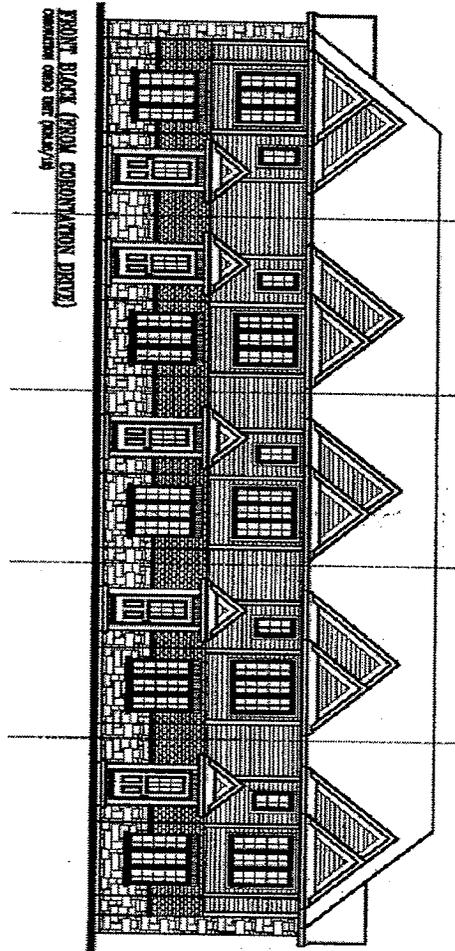


Appendix "B"



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Z-8076
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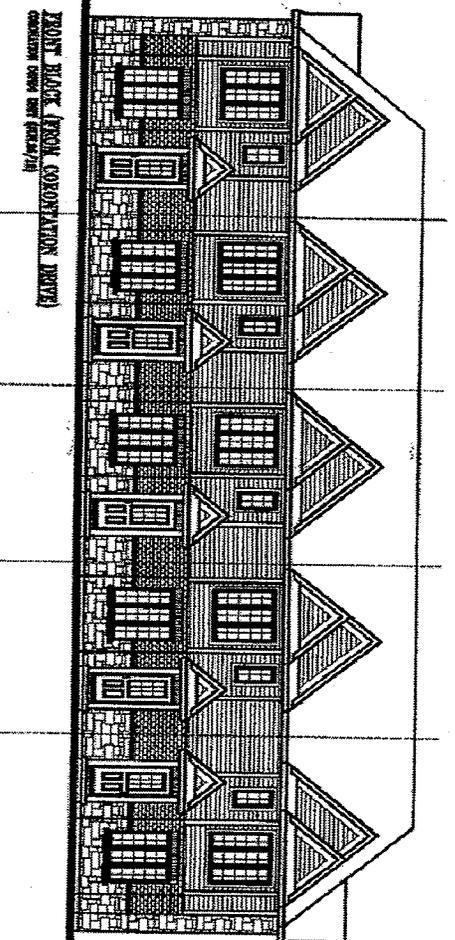


FRONT ELEVATION (FROM CORONATION DRIVE)
CORONATION DRIVE UNIT (FROM 7/2)

SIDE ELEVATION (CORNER UNIT)

ENTRANCE AND CORONATION

SIDE ELEVATION (CORNER UNIT)



FRONT ELEVATION (FROM CORONATION DRIVE)
CORONATION DRIVE UNIT (FROM 7/2)

August 1st, 2012

Kevin and Heather Condorato

[REDACTED]
[REDACTED]

The City of London Planning Division

206 Dundas Street

London, ON N6A 4L9

Attn: Alanna Riley

Re: Z-8076

Dear Ms. Riley,

We recently received, through the post, a notice from the City of London regarding an application to amend the zoning by-law in our neighbourhood. As the City has indicated, our opinion on this application is important; and so, we are taking this opportunity to voice our concerns.

We are writing to express our strong opposition to the proposed application for such a major change in the use of the land at 2095 Coronation Drive, London. We are very unhappy to learn that there is a possibility it may be rezoned from a Community Facility/Residential R1 Zone which permits churches, community centres, elementary schools, group homes, libraries, post office depots, private schools, secondary schools, police stations, public recreational buildings, public swimming pools, studios and single detached dwellings to a Residential R5 Special Provision R5-5 which would permit a cluster townhouse development with a reduced front yard setback.

Not only are we writing to oppose this major zoning change, but also we want to express our grave concerns about the planned layout of units specifically their respective locations in relation to our property. As owners and residents of 2021 Coronation Drive, we are deeply dissatisfied with this proposal. Further, we are hoping that the City and the developer are willing to work in the spirit of cooperation so that we can achieve a compromise that satisfies all parties involved and affected.

When we were looking to purchase a house two years ago, we viewed the property at 2021 Coronation Drive. Subsequently, we made inquiries about the undeveloped land behind the property. At the time of viewing, in 2010, we understood that the land might at some point be developed according to the existing zoning by-law. We accepted this and were satisfied that such future urban development would remain in keeping with the surrounding neighbourhood. We made the important and significant life decision to purchase our new home.

Naturally, to learn that a developer has applied for this major change to the zoning of this land has left us feeling disheartened and dismayed.

Had we known there might be a plan for the City of London to possibly approve the development of the land for high-density cluster townhouses, we most certainly would not have purchased this property. Ironically, it was cluster townhouses from which we moved when we purchased our single detached dwelling on Coronation Drive. Having already lived in a high density neighbourhood like the one proposed herein, we were seeking something with more privacy and more space. We were seeking a property that provided refuge from the noise and congestion that often comes with such high density developments. Hyde Park, and Coronation Drive, a neighbourhood that was zoned for single detached dwellings, seemed to offer the change we were seeking from high density living.

The idea that the land behind our house would become used for high density living leaves us feeling deeply dissatisfied about living in this neighbourhood. Please understand we are not opposed to neighbours at the back of our house.

Moreover, we understand that urban development is a natural part of city living. However, we do not approve of a site plan that sees an end unit, a driveway and a road less than 4 meters from our property line.

Our property value, in particular, is negatively impacted with this proposed plan compared to the other houses to the east of us on Coronation Drive. The developer has provided substantially more room at the back of the houses east of us. According to the site plan, our back fence would be located less than four metres from an end unit (Unit 102) whilst two doors east of us the developer has allocated five times as much space (19.5 metres) from the property line. This discrepancy is an outrage! A house, a few doors to the east of us, the same age, the same model, with the same square footage will inevitably have a higher property value than our house simply because of the site plan proposed by the developer.

Not only would we have a road with traffic and exhaust fumes at the front of our property, but also we would be subjected to this at the back of our property. We find this unacceptable and insensitive for the developer to propose this. Our home, our lives and the financial investment in our property is just as significant as the investment this developer is seeking to make. The significant negative impact on our property value, if this proposal is accepted, is too much for any family to be expected to absorb.

This news has left us feeling as though we would rather move from this community than watch this proposed change take effect. However, even if this change took effect and we attempted to sell our house, it would be a negative selling feature for prospective buyers to learn that a driveway, a road and a cluster townhouse development is being built less than four meters from our back fence.

When a person buys a home, it is an investment. It is a financial commitment that comes with much responsibility and with high hopes for planning a future. The idea that a developer would propose such a major change to this piece of land greatly affects the hopes we have for the future of our property and has a

significantly negative impact on our financial outlook where the investment in our home is concerned.

We have been left questioning whether this high density development is really necessary or whether this type of living is in high demand in this community. At the corner of Hyde Park Road and North Routledge Park, the Ponds Edge townhouse development has seemed to progress slowly over the past couple of years with many units appearing to remain vacant. Despite Rembrandt Homes having a feature on the London Free Press website in December 2011 showcasing their homes, this development still appears unfinished. Meanwhile, the 1 storey condominium development north of Gainsborough Road and west of Coronation Drive appears to be a desirable and settled community. Across the road, south of Gainsborough, there is renewed development for the same style of 1 storey homes. Perhaps if the City of London is considering further urban development in the Hyde Park community, a ReTHINK may be in order where this two-storey high density development is concerned.

We would appreciate the opportunity to speak to the developer and the City about these issues. At a time when the City of London is urging residents to be a part of the ReTHINK London campaign, I would urge the City of London to balance future urban development with the need to remain respectful of current property owners and residents. A community is not defined by the number of people we can squeeze into a space. Rather it is defined by the relationships that we build with one another as we seek to find solutions.

Please notify us when there is a scheduled date for a public meeting.

Sincerely,

Heather and Kevin Condorato

Proud Homeowners and Concerned Residents

Jeff and Nicole Whitney


The City of London Planning Division
206 Dundas Street
London, ON N6A 4L9

August 14, 2012

Attn: Alanna Riley

Re: Z-8076 for 2095 Coronation Drive

Dear Ms. Riley,

We recently received a notice in the mail from the City of London regarding an application to amend the zoning by-law for a piece of land in our neighbourhood. The letter also indicated if we had any concerns regarding this change to notify you in writing so that is what we are doing.

We are strongly against the proposed zoning change to 2095 Coronation Drive in London. We believe the change to R5-5 cluster townhouses will negatively affect the neighbourhood and impact the surrounding residence in several ways:

- Considerable increase in traffic and road use due to the large increase in homes for the immediate area.
- Large increase to the number of residence using the surrounding green spaces, parks and playgrounds.
- A sufficient amount of townhouse developments already exist in the immediate area and many units in these complexes are currently for sale.
- The townhouses may negatively affect the surrounding property values
- Decrease in privacy for the houses across from, next to or backing onto the proposed development.

After viewing the proposed 102 unit development from Banman Developments Inc., we were extremely concerned and thought others in the neighbourhood must have the similar concerns. This is when we decided to start a petition opposing the zoning change for Z-8076. We provided the details of the change and the reason for the petition and the reaction was almost always the same.

First, everyone was very thankful because either they wanted to do something to stop the zoning change but weren't sure what could be done, or they were happy someone was telling them what was going on, since they had not received a letter.

Secondly, everyone wanted the land zoning to stay as it currently was, or to have the land used for something [REDACTED] use for the surrounding neighbourhood. They were also very shocked and [REDACTED] units that were being proposed to go into that specific piece of land.

One major concern was the location is directly in the middle of an existing subdivision that was not originally designed for 102 unit complex of medium density housing in the middle of it. The traffic on roads that would be impacted already has a significant amount of traffic due to the current development of R1 zoning in the area.

The other major concern was regarding the existing green space, park and playground areas next to this land is already small for the number of families it currently services. The piece of land at 2095 Coronation Drive is immediately next to the local green space for the subdivision, and it is unfathomable how the existing park, green space and playground is going to be able to service so many more families, especially since these new residences do not have any yard of their own.

Usually complexes of this size are situated off of a main roadway so they do not greatly impact the subdivision or existing residences in the area. We understand the land will be developed, however we feel the current zoning of R1 allows for plenty of different types of developments that would not burden the existing roadways, green spaces, and playground areas. There is plenty of land that can be developed further in North West London that would not drastically impact the surrounding neighbourhood and residences, as this change would most certainly do here.

Please find attached the initial names on a petition that was circulated to houses that were approximately ½ a kilometre from the proposed site. The response from the neighbours was really unbelievable and we hope you take their concerns wholeheartedly, as this change will drastically impact these individuals.

Also we understand a communication was sent to Kim Frewen via email stating responses would be allowed up to September 14th and these responses would be included in your report; I believe this later date was provided due to the time of year, since many neighbours are away on vacation. Therefore we will send any additional signatures on Monday September 10th to your office via email. In the email we will include the postal codes of all the individuals who signed the petition, so any future communication regarding this land change can also be sent to them.

We would appreciate the opportunity to speak to the parties involved and the city regarding these issues. We will also certainly attend the upcoming public meeting.

Thank you for all the details and help you have provided not only to us but also to our neighbours, during this confusing and stressful time of potential change.

Jeff and Nicole Whitney



2127 Jetstream Road, London Ontario N5V 4H7
Phone: 519-642-4341 Fax: 519-451-3314

AUGUST 15, 2012

The Corporation of the City of London
300 Dufferin Avenue
P.O. Box 5035
London, ON N6A 4L9

ATTENTION: Alanna Riley email: ariley@london.ca
519-661-4980 fax: 519-661-5397

Re: Rezoning Application to the City of London (file Z-8076)
2095 Coronation Drive, London

WITHOUT PREJUDICE

Dear Alanna,

I am contacting as per your letter of request to state that I would not support or be happy with any plans to change the zoning of the lands from behind the property I own on Coronation Drive.

I object to the proposed rezoning because to have such a large number of homes and occupants directly adjacent to my property will greatly affect the privacy of this home.

I feel the proposed land changes would greatly reduce the value of my property due to the extremely close proximity to my home; the proposed height (two stories tall) will feel overbearing; the multiple dwelling (town homes) will surely have an increased level of noise and lights that would not be tolerable.

I had retained this property because of the way the adjacent lands were zoned; I am disappointed that this is being considered.

I would like to know of the outcome if this application is adopted or refused.

Yours truly,

Greg Brophy
President
Prosperity Homes Limited

RECEIVED
CITY OF LONDON
PLANNING DIVISION

AUG 20 2012

COL_Coronation_Rezoning_Application_Aug15-2012

AGENT REFERRALS

ACTION FILE
 INFORMATION B.F.
 REPORT OTHER

Riley, Alanna

From: Joe Taylor [REDACTED]
Sent: Monday, August 13, 2012 4:51 PM
To: Riley, Alanna
Subject: 2095 Coronation Drive

Dear Alanna Riley,

I hope you and your family are enjoying the summer. I am a resident in the Hyde Park area on Bayswater Cres. I am sending you this e-mail to oppose the amendment to permit cluster townhouse development on 2095 Coronation Drive. When we purchased our lot several years ago we were led to believe that the area was supposed to be left undeveloped.

I feel that cluster townhouse development will bring down the value to the neighbourhood and does not accompany the style of housing on the street. The park that was promised to neighbourhood is about the size of a backyard and is now going to be surrounded by town-homes and construction. The streets are filled with families and the traffic is already very high in the neighbourhood. In a worst case scenario, I would not oppose the same style of housing that already is present on Bayswater Cres. I cannot believe how frustrating it is for home owners on the other side of the street who now are going to have townhouses looking down in their backyards. I am very displeased about this development and hope that we can keep our neighbourhood the same. Enjoy the rest of the week!

Regards,
Joe Taylor

Riley, Alanna

From: [REDACTED]
Sent: Sunday, August 12, 2012 9:26 PM
To: Riley, Alanna
Subject: 2095 Coronation Drive - Notice of application to amend the zoning by-law

To: Alanna Riley, Planning Division

Our opinion on this application is not to allow these proposed townhouses to be built in the area. This area has a lot of residential homes and the area is a great liveable family area, and we feel that the vacant space should be more community services for this area and not allowing these townhouses to be built. The city built a little park last year and we are hoping to have the city expand this area with more recreational buildings for the large residential community and no more homes.

Sincerely,

Tony and Sonia DiProspero

[REDACTED]

Riley, Alanna

From: Graham Goss [REDACTED]
Sent: Wednesday, August 08, 2012 7:32 PM
To: Riley, Alanna
Subject: 2095 Coronation Drive

Message for Alanna Riley:

My family and I earnestly hope you reconsider the application to amend the zoning by-law for 2095 Coronation st. Had my wife and I known that this was up for consideration, we would not have purchased a home in the area. We have a 1 year-old son and another son on the way. Therefore we now have many concerns for our neighbourhood. First, children in this neighbourhood desperately need more school availability. Second, our children certainly do not need to see a spike in what is already a busy subdivision with regards to traffic. Third, we would prefer our property value to remain where it is. Hopefully you can empathize with our request, given our fragile economy. Finally, do what is right. People residing in this community have chosen to do so with the information available at time of purchase. To now amend these conditions seems unethical, as purchasers previous conditions could now become obsolete.

Thanks you for your time
Regards,
Graham Goss

[REDACTED]
[REDACTED]

Riley, Alanna

From: todd richter [REDACTED]
Sent: Tuesday, August 07, 2012 2:15 PM
To: Riley, Alanna
Subject: My family's opposition of application to amend the zoning By-Law

Dear Alanna Riley

I am writing you this e-mail, regarding a proposed amendment to permit a cluster townhouse development in our neighbourhood. We are apposed to the change of the 2095 Coronations Zoning! There is already a high density zoned area at the corner of Hyde park and North Routledge RD.

We live at 2034 Coronation DR. our home is on the corner of a traffic circle, the proposed change to the designated area will increase traffic and noise to the intersection in front our home. We purchased our home because of the large park area close to home and the specific R1 zoning of the area.

Thank you,
The Richter Family!

Todd Richter
[REDACTED]

Riley, Alanna

From: gordon worrall [REDACTED]
Sent: Saturday, August 04, 2012 9:41 AM
To: Riley, Alanna
Subject: 2095 Coronation Drive

Hi Alanna,

We live at 944 Moy Cr. and received the notice of application to amend the zoning by-law at 2095 Coronation.

We do not oppose the zoning change if the townhouses are owner occupied, but we do not feel there should be any more developments in the area until Hyde Park Rd. is changed to 4 lanes and there is a streetlight at the corner of North Routledge Pk. and Hyde Park Rd. Townhouses would likely mean a few hundred more people and cars, which the current road system cannot accommodate. As well, for the sake of the people who back on to the proposed development, we would like to see a lot of space between their homes and the townhouses. Many of these people likely purchased their homes based on the current zoning and this change could impact their backyard privacy, home enjoyment and resale values.

If you would like to discuss this further, please do not hesitate to contact us.

Regards,

Gord and Sharlene Worrall
[REDACTED]

Riley, Alanna

From: Elizabeta Timcevska [REDACTED]
Sent: Friday, August 03, 2012 4:30 PM
To: Riley, Alanna; Brown, Matt
Subject: Zoning change to 2095 coronation Drive Z-8076

Hello Mr. Brown and Ms. Riley,

We don't permit the zoning change that was proposed because:

1. It is going to be too much traffic with the addition of townhouses therefore is not safe for people that leave here;
2. It is going to negatively affect some property values in the neighbourhood;
3. It is going to decrease privacy for homes across from, next to or backing on to the development;
4. We already feel that we don't have enough activity for our community, this will decrease them even more.

We hope we can have more activity for our community (like community centres, public recreational buildings, public swimming pools, splash pads) instead of townhouses.

Thank you very much,
[REDACTED]

Riley, Alanna

From: Kim Frewen [REDACTED]
Sent: Tuesday, July 31, 2012 9:17 PM
To: Riley, Alanna
Subject: Regarding file number Z-8076, Re-zoning for 2095 Coronation Drive

Dear Alanna Riley,

I am writing to comment on the proposed zoning change being applied for by Banman Developments for 2095 Coronation Drive, file number Z-8076. I find this proposed change absolutely **unacceptable**. To have the land we back onto go from being "proposed parkland" to single family homes was a difficult enough change, however, to have it become cluster housing/townhouses is the worst possible scenario for those of us backing on to this land. Not only will it drastically decrease the value of our home, it will make selling virtually impossible. The land behind is already up significantly higher than our own land, and two-storey town homes will tower over our backyards, with very little room in between. I think this whole situation is taking advantage of the fact that there are not enough voices that are dramatically affected by this change, and therefore the city does not have to listen. I would like you to take into account however that 100% of the homes affected by this proposed change are against it.

Please advise me as to what further steps can be taken to stop this application from being accepted. Thank you for your time.

Kim Frewen
[REDACTED]
[REDACTED]

Riley, Alanna

From: Natalie Berkiw [REDACTED]
Sent: Tuesday, August 14, 2012 11:13 AM
To: Riley, Alanna
Subject: Application to Amend Zoning By-Law in Hyde Park Area
Importance: High

Good morning Alanna,

I wanted to email you regarding the recent notice of application that was delivered to the neighbourhood around the location of 2095 Coronation Drive.

As a resident in the area, who lives on the corner of Kimball Crescent directly across from the potential site, I wanted to write to address my concern prior to the August 15th deadline.

As our opinion has been solicited by this notice, there is consensus from the neighbourhood that the building of 102 townhouses, and a total of 221 Parking spots will:

- 1) Dramatically increase the traffic and noise to the neighbourhood.
- 2) Decrease the value of the existing homes and properties in the area.
- 3) Dramatically decrease the quality of the neighbourhood.
- 4) Even if the townhouses are not intended as rentals, many will likely be purchased and then rented out. This will invite a wide variety of people who may not have the same appreciation of the neighbourhood compared to those who actually own the local properties.

There have been numerous petitions that have been developed by others within the area that oppose the change in zoning.

Please accept this email (as a public record), that I strongly oppose this potential decision, and hope that voices of the local community are heard when making the future decision of this property.

Thank you,
Natalie Berkiw

Natalie Berkiw, PMP
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Interested in participating in the *new* London Hospital's Community of Practice in Project Management? Contact us at coppm@lhsc.on.ca to learn more.

Riley, Alanna

From: Michael Knauer [REDACTED]
Sent: Sunday, September 02, 2012 12:35 PM
To: Riley, Alanna; Brown, Matt
Subject: Opposing Zoning Change to 2095 Coronation Dr (Z-8076)

Hello

I found out about the proposed zoning Change to 2095 Coronation Dr (Z-8076) this past week. I signed a petition against this zoning change and i wanted to inform you that I am opposed to the proposed zoning change. I believe that the addition of over 100 town houses at the end of our street i not in the best interest for our neighbourhood. We already have a large complex of townhouses at Hyde Park Dr and North Rutledge Park completed in the last year and I don't like the idea of having another project over that size at the other end of our street (Kimball Cres).

Please keep me updated on this situation

Thank you very much

Michael Knauer
[REDACTED]
[REDACTED]

Riley, Alanna

From: Kate Campbell <[REDACTED]>
Sent: Friday, August 17, 2012 9:33 PM
To: Riley, Alanna; Brown, Matt
Subject: Coronation Zoning Change

I'm just writing to let you know that I oppose the change to the zoning to 2095 Coronation Drive (Z-8076). I live at 1084 Kimball Cres. Thank you

Kate Campbell

Riley, Alanna

From: Andrew & Donna Vamos [REDACTED]
Sent: Wednesday, August 15, 2012 9:42 PM
To: Riley, Alanna
Cc: Brown, Matt
Subject: Re: Z-8076 2095 Coronation Drive

Sirs,

I am against the proposed zoning changes to 2095 Coronation Drive.

I think that the changes would:

- devalue property values in the neighbourhood due to cluster style townhouses
- increase vehicle traffic to detrimental levels
- decrease privacy for homes near the development due to higher density and reduced setbacks
- change the make-up of the neighbourhood (currently mainly single family detached homes)
- not fit with the current practice and style in the neighbourhood, causing an eyesore

Sincerely,
Andrew Vamos

[REDACTED]

Riley, Alanna

From: Donna Vamos [REDACTED]
Sent: Wednesday, August 15, 2012 9:39 PM
To: Riley, Alanna
Cc: Brown, Matt
Subject: Re: 8076 2095 Coronation Drive

Sirs,

I am against the proposed zoning changes to 2095 Coronation Drive.

I think that the changes would:

- devalue property values in the neighbourhood due to cluster style townhouses
- increase vehicle traffic to detrimental levels
- decrease privacy for homes near the development due to higher density and reduced setbacks
- change the make-up of the neighbourhood (currently mainly single family detached homes)
- not fit with the current practice and style in the neighbourhood, causing an eyesore

Sincerely,
Donna Vamos

[REDACTED]

Riley, Alanna

From: Megan Vamos [REDACTED]
Sent: Wednesday, August 15, 2012 9:37 PM
To: Riley, Alanna
Cc: Brown, Matt
Subject: Re: 8076 2095 Coronation Drive

Sirs,

I am against the proposed zoning changes to 2095 Coronation Drive.

I think that the changes would:

- devalue property values in the neighbourhood due to cluster style townhouses
- increase vehicle traffic to detrimental levels
- decrease privacy for homes near the development due to higher density and reduced setbacks
- change the make-up of the neighbourhood (currently mainly single family detached homes)
- not fit with the current practice and style in the neighbourhood, causing an eyesore

Sincerely,

[REDACTED]

Riley, Alanna

From: Andrew Vamos [REDACTED]
Sent: Wednesday, August 15, 2012 9:35 PM
To: Riley, Alanna
Cc: Brown, Matt
Subject: Re: 8076 2095 Coronation Drive

Sirs,

I am against the proposed zoning changes to 2095 Coronation Drive.

I think that the changes would:

- devalue property values in the neighbourhood due to cluster style townhouses
- increase vehicle traffic to detrimental levels
- decrease privacy for homes near the development due to higher density and reduced setbacks
- change the make-up of the neighbourhood (currently mainly single family detached homes)
- not fit with the current practice and style in the neighbourhood, causing an eyesore

Sincerely,
Ryan Vamos

[REDACTED]

Riley, Alanna

From: Robert Huber [REDACTED]
Sent: Wednesday, August 15, 2012 8:06 PM
To: Riley, Alanna
Cc: Brown, Matt
Subject: Re: Notice of Application to Amend Zoning by-law for 2095 Coronation Dr. London, Ont.

We would like to share our feedback and concerns regarding the proposed amendment of the zoning by-law for 2095 Coronation Drive. It's no surprise that there is extensive residential and commercial development taking place in Hyde Park. Our neighborhood is Hyde Park Woods which I can only guess was to pay homage to the trees that were removed so that our homes could be built. The proposed development plan of a clustered town home complex with reduced front yard setbacks will unquestionably have a detrimental impact on the existing neighborhood as it represents a far higher number of dwellings in a smaller area than any other portion of the neighborhood. Currently there is excessive speeding along Coronation Drive and the overall volume of traffic will increase with such a high density of new homes in a small space. If they continue to expand development; measures need to be taken to effectively slow the traffic along the major entry points to the neighborhood. This development will create additional parking and traffic congestion along with weekly concerns involving garbage pickup. There are plenty of neighborhoods within London that would be considered prime for development of high density low cost housing. This development is expected to negatively impact the values of the homes within the region and does not represent a responsible use of the land... to put it best the response from the neighbors viewing this zoning amendment would be similar to if someone decided to zone it to build storage lockers in a residential neighborhood. It should also be noted that information regarding this proposed amendment was rather hard to come by and most residents only became aware of it as the result of others' efforts to share it.

Robert and Stephanie Huber
[REDACTED]

Riley, Alanna

From: Andrew Vamos [REDACTED]
Sent: Wednesday, August 15, 2012 3:38 PM
To: Riley, Alanna
Cc: m.brown@london.ca
Subject: 8076 2095 Coronation Drive

Sirs,

I am against the proposed zoning changes to 2095 Coronation Drive.

I think that the changes would:

- devalue property values in the neighbourhood due to cluster style townhouses
- increase vehicle traffic to detrimental levels
- decrease privacy for homes near the development due to higher density and reduced setbacks
- change the make-up of the neighbourhood (currently mainly single family detached homes)
- not fit with the current practice and style in the neighbourhood, causing an eyesore

Sincerely,
Ryan Vamos

Riley, Alanna

From: Donna Vamos [REDACTED]
Sent: Wednesday, August 15, 2012 3:35 PM
To: Riley, Alanna
Cc: Brown, Matt
Subject: 8076 2095 Coronation Drive

Sirs,

I am against the proposed zoning changes to 2095 Coronation Drive.

I think that the changes would:

- devalue property values in the neighbourhood due to cluster style townhouses
- increase vehicle traffic to detrimental levels
- decrease privacy for homes near the development due to higher density and reduced setbacks
- change the make-up of the neighbourhood (currently mainly single family detached homes)
- not fit with the current practice and style in the neighbourhood, causing an eyesore

Sincerely,
Donna Vamos

Riley, Alanna

From: Andrew & Donna Vamos [REDACTED]
Sent: Wednesday, August 15, 2012 3:34 PM
To: Riley, Alanna
Cc: Brown, Matt
Subject: Z-8076 2095 Coronation Drive

Sirs,

I am against the proposed zoning changes to 2095 Coronation Drive.

I think that the changes would:

- devalue property values in the neighbourhood due to cluster style townhouses
- increase vehicle traffic to detrimental levels
- decrease privacy for homes near the development due to higher density and reduced setbacks
- change the make-up of the neighbourhood (currently mainly single family detached homes)
- not fit with the current practice and style in the neighbourhood, causing an eyesore

Sincerely,
Andrew Vamos

Riley, Alanna

From: Alison Soares [REDACTED]
Sent: Tuesday, August 14, 2012 8:18 PM
To: Riley, Alanna
Subject: Z-8076: 2095 Coronation Drive

Ms. Riley

I am writing on behalf of myself and my husband to ask you to not recommend the zoning change to the vacant lot at 2095 Coronation Drive. We feel that a "cluster townhouse development" will negatively impact our neighbourhood. When my husband and I considered this neighbourhood to purchase our home in, we were advised by the city of London that the lot was zoned for single family housing, or for a community based facility. With good faith in this information, we purchased our home with the sure and certain knowledge that houses like ours, or a center that benefits the community would be built nearby. A 102 unit townhouse complex does not benefit the existing community.

Traffic:

Coronation Drive and North Routledge Park, the two main secondary collectors, and main access streets for this proposed development, already see a great deal of traffic. To add 102 dwellings will increase this traffic substantially. In addition, Hyde Park Road and Gainsborough, the two main arteries accessing this development will be further congested by increased volume.

Schools:

To add 102 dwellings to this neighbourhood, the already crowded schools in the area will see an influx in enrollment.

Lack of Community Facility:

This lot has been zoned for facilities such as a community center, or public pool. A facility such as this will promote activity for area residents and deter a sedentary lifestyle.

Property Value:

To add a development such as a cluster townhouse complex will decrease property value for area residents. In the current economical state, we cannot afford to lose value in our property investment.

Once again, please consider the greater good of the existing neighbourhood and residents, and the concerns I have raised. I know that my thoughts are shared with other residents in the area.

Thank You,
Alison and David Soares
[REDACTED]

Riley, Alanna

From: [REDACTED]
Sent: Tuesday, August 14, 2012 5:02 PM
To: Riley, Alanna
Cc: Brown, Matt
Subject: 2095 Coronation Drive - application Z-8076

Hi

Please accept this email as our objection to the application to amend the zoning of 2095 Coronation Drive, Z-8076.

We feel strongly that this is not an acceptable scenario for the property and the current zoning of Community Facility/Residential R1 better reflects the neighborhood and its needs.

The saturation of 102 townhouse units, 12 meters high, some of which will look directly into existing back yards, will negatively impact the existing home values and current lifestyle enjoyment in the area. One of our concerns is that with a large number of existing townhouse vacancies already in the area, these units could/will become rental units further lowering area values and greatly impacting the neighborhood negatively.

Please do not hesitate to contact us for any further information or input,

Sincerely

Lynn & Dave Blumberg

Dave Blumberg

[REDACTED]

[REDACTED] is the #1 printer in Canada, and Ontario's *only* carbon neutral printer.

[REDACTED] is the #1 printer in Canada, and Ontario's *only* carbon neutral printer.

Riley, Alanna

From: Jeff and Nicole Whitney [REDACTED]
Sent: Monday, October 01, 2012 11:22 PM
To: Riley, Alanna; Hubert, Paul
Subject: 2095 Coronation Dr - Bayswater Privacy Issues
Attachments: Rotate Units.JPG; Backyard (units 50 to 53).pdf

Hi Alanna and Councillor Hubert,

First, I would like to **request a public site plan** for this site, so the neighbours are aware of what updates and changes are being made to the site plans. Since changes could affect the neighbours who back on to the site considerably and therefore we should have the right to be informed.

I also want to propose a few solutions to assist with privacy issues affecting the Bayswater property owners who back on to the proposed site.

A major concern for Bayswater property owners is the outdoor living space for units 50 to 58. The outdoor space is something that will greatly affect the existing homeowners and details in the Urban Design Brief are extremely vague.

The document indicates the complex will be similar to the existing townhouses at Hyde Park and North Routledge Park. The units with garages in this complex all have a **6 foot high elevated deck**. Currently all the residence on Bayswater have an existing 6 foot high privacy fence and ground level patios or decks. An elevated deck would cause major privacy issues for the existing homeowners. The document "**Backyard (units 50 to 53)**" was created to help visualize the problem.

We are suggesting the 9 units (50 to 58) only have a ground level patio or deck for their outdoor living space like the existing neighbours. This might be easiest to achieved this by exchanging the garage units (52, 53, 54, 55 and 58) with other non-garage units in the plan (i.e. 101, 87, 86, 83 and 82, etc) and then providing these units step down to a ground level patio or deck. This change would be minimal for the builder; however it would make an immense difference to the existing homeowners on Bayswater.

In addition to the ground level patio we ask that part of the landscape plans include large trees that are strategically placed and can provide screening between the townhouse units and the existing single detached homes on Bayswater.

The last recommendation is regarding the buffering and is probably the largest change however I believe the impact would be significant for both parties.

Currently the distance between the back of the units and the property line on Bayswater is 8.8 meters and the minimum is 6 meters. However after a 12 foot deep deck is added as outdoor living space the distance between the living space and the property line is only 5.2 meters. If the following changes were implemented I believe the privacy issues would be addressed.

- Rotate units 46 to 58 so they back on to the park or the church property
- Ensure the end units next to the existing homes do not have elevated decks

- Maintain the 8.8 meters between the property line and where the units end
- Shift units 59 to 79 a little to the west, modify the pathway and move a few visitor parking spots on the [REDACTED]

This change is ideal, since the changes would maintain all units and features in the current design plan, and at the same time provides much more privacy for both the homeowners on Bayswater and the new owners of units 50 to 58. This change would also be beneficial to the developer/builder since there will be more units backing on to the park or soccer fields, making these units more saleable.

I have included a document called "**Rotate Units**" to help explain these changes. All changes to the plan have been highlighted in blue and do work.

These 3 minimal and inexpensive changes will help the 'Urban Design Brief for 2095 Coronation Drive' reach the goal outline on page 3 under "Specific Design Goals:"

"To be sensitive to the interface between the proposed development and existing single detached homes."

If this information should be sent to anyone else for consideration, please let me know and I will ensure they receive the details. Also let me know what your thoughts are for these changes and if they are viable.

Thanks and I look forward to hearing from you.
Nicole

**COMMENTS RELATING TO THE OCTOBER 2, 2012 MEETING HELD AT
WEST PARK CHURCH REGARDING TO PROPOSED CHANGES TO THE
ZONING BY-LAWS AS REQUESTED BY BANMAN DEVELOPMENTS (WEST) INC.
FOR 2095 CORONATION DRIVE**

Submitted by Phyllis Ellis, [REDACTED]

First of all Paul, I would like to thank you, Alanna and the others for taking time away from your families to attend last night's meeting regarding the Banman Developments (West) Inc. application for a zoning change at 2095 Coronation Drive.

As noted in the *Overview* sent to owners in the area, the current property is zoned for R1-13. London's Zoning By-Law states that a *R1 Zone is the most restrictive residential zone, and provides for and regulates single detached dwellings. The R1-13 Zone variation deals specifically with small lot single detached dwellings in suburban areas of the City.*

The new zoning change sought by Banman Developments is for a R5-5 zone which provides for and regulates medium density residential development in the form of cluster townhouses. Banman is also requesting a special provision to allow units closer to the street than the designated 6.0 metre setback.



**Zoning By-law No. Z.-1 (Portion)
City of London, Canada**

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SECTION 9

RESIDENTIAL R5 ZONE

9.1 GENERAL PURPOSE OF THE R5 ZONE

This R5 Zone provides for and regulates medium density residential development in the form of cluster townhouses. Different intensities of development are permitted through the use of the seven zone variations. Density provisions range from 25 units per hectare (10 units per acre), designed to accommodate townhousing development adjacent to lower density areas, to 60 units per hectare (24 units per acre) for inner city areas and locations near major activity centres. The higher density zone variation has been designed to accommodate stacked townhouses. The middle range zone variations are designed for most suburban townhousing developments.

9.2 PERMITTED USES

No person shall erect or use any building or structure, or use any land or cause or permit any building or structure to be erected or used, or cause or permit any land to be used in any Residential R5 Zone variation for any use other than the following uses:

- a) Cluster townhouse dwellings;
- b) Cluster stacked townhouse dwellings.

I am confused that it was stated at the meeting that the maximum units per hectare is 75 units but on the City's zoning By-law website above, R5 zoning states the maximum is 60 units per hectare with 24 units per acre for inner city areas. You will note it also states that the middle range zone variations are designed for most suburban townhousing developments. Could someone clarify this for me?

One of my questions last night centered around the amount of security bonds requested by the City for liability holdbacks. In my opinion, these amounts fall short of meeting the proper coverage should builders walk away from completing the approved development. With the small amount of bonds currently being sought by the City for holdbacks, it is not enough to deter builders from walking away from unfinished phases and claiming bankruptcy. This is very evident at the corner of Coronation and Gainsborough. With London trying to attract newcomers and industry to the area, seeing these sites on Gainsborough would definitely pose a question for any decision making as to why this is happening. These lots have been sitting vacant for 4 and 5 years. This is not fair to the owners who have already purchased units in the previous phases only to find out that building has stopped. I would be disappointed to see another site pose the same scenario in this neighbourhood.

My other question was regarding the definition of multi family dwellings. Other municipalities have explicit definitions on their websites defining multi family and single family. I am aware that multi family dwellings refer to units that are connected, (townhouses, duplexes, etc.), but there is no further definition relating to the individual units as it relates to multi or single family By-Laws.

My request is that the Planning Department ensure that the Declaration and By-Laws for this particular location under the *Occupation and Use* section of the Declaration designate each unit as a private single-family residence and for no other purpose (such as rentals to students). If the City approves that each unit be designated multi-family, I am hoping the surrounding current residents are so informed.

Another area I would like to bring to the Planning Department's attention is the requirement for builder's to submit to the City "as-constructed" drawings for each completed phase for condominiums.

The City currently requires these drawings to be submitted upon "substantial" completion of construction of the development as determined by the Manager of Site Plan Approvals. This is not being done. As Past-President of the Corporation, I had requested as-constructed drawings from the City after 2 of the planned 3 phases were completed on Bayswater but was told they had not yet been requested. Since phase 3 was not finished, the Corporation was left with no as-constructed drawings for either phase 1 or 2. Whenever Engineers come to the site to perform audits, they ask for these drawings, which we cannot produce. I would hope that the City revamps their Development Agreements for Condominiums to encompass as-constructed drawings being submitted at the completion of each phase.

Sections of the Condominium Act, 1998 should be incorporated in all Development Agreements regarding condominiums in regards to as-constructed drawings. Section 43 (5) of the Act states that as-built drawings must be presented to the Corporation within 30 days of turning over the units to the owners. This takes place after each phase is complete. Since this didn't take place, our Corporation is without any of these drawings, and City Hall did not seek them from the builder. Section 137(1) of the Act states that it is an offence if found in contravention of Section 43(5). It is my opinion that these drawings should be produced upon completion of each phase and not at the completion of the development, which may not take place. I am only bringing this to your attention because it was stated last night that this development will be phased condominiums.

As noted last night, there was a lot dissension regarding the proposed changes, as I'm sure you were expecting. People who save their money to buy a house and research the area as to zoning By-Laws, it comes as a blow to hear that things may be changed. We can all appreciate their concerns.

I would have to agree with some of the comments brought forward:

1. The lack of information on whether these units will be sold or leased.
2. The added burden of possibly another 200 cars introduced to the area. I also have further comments regarding this. I am not in favour of having the units with single car garages. As noted on Kimble, the garages are too small to accommodate lawn mowers, etc. plus a car. They are therefore parking in their driveway and if they have more than one car they are illegally parking overnight on the street or angling their car at the end of the driveway parallel to the sidewalk. This is against City By-Laws. It's quite a sight to see driving by that location when everyone is home. Two car garages would alleviate this problem and would be encouraged. I fully understand that this would reduce the number of units on the property.
3. The question of children of 102 units being absorbed by surrounding schools.
4. The fact that Banman Developments purposely purchased the property knowing it was zoned for R1 and the fact that West Park sold them the property knowing their intent to built townhouses.
5. I also noted that they have not designated any visitor parking for this proposed development. Since the roadways within the complex are not full City streets, where are these cars going to park? I would suggest they would be out on Coronation or possibly parking in the church's parking lot. Why is there no designated visitor's parking as other Condominium complexes have?
6. There was concern that Banman representatives could not name a builder.

I can well imagine that you go through this at every proposed zoning change. It does seem to me though that in the Lawson/Gainsborough pocket there are a lot of multi family dwellings. The owners who have just purchased in this West Park location already have the Rembrandt dwellings on Hyde Park in their neighbourhood and now have another one being introduced just down the street. It can be overwhelming!

I apologize for any misinterpretation I may have quoted regarding the meeting. At some points it was very chaotic and difficult to discern questions and answers.

Respectfully submitted

Phyllis Ellis

Riley, Alanna

From: John Bos [REDACTED]
Sent: Monday, October 08, 2012 8:32 PM
To: Riley, Alanna
Subject: 2095 Coronation Drive

Alana,

I was at the public information meeting for the proposed development at 2095 Coronation Drive on Tuesday October 2, 2012. I thought I would offer my thoughts, for what they are worth.

I am not against the proposed townhouse development – in fact I think it is a logical way of using the available land. As is, it is an eyesore. It would be nice to see a commercial plaza (e.g. variety store) included, as this is common in older subdivisions and it would engage the community a bit too, but there must be some zoning rules and planning logic prohibiting this.

That being said, I do have some concerns with the development which should be thought of prior to approval:

- 1) I think it is a little too intense. It could use a few more parking spots (and about 15 or so less units). I appreciate that the development is below city standards for intensity for the zoning type. However Kimball Crescent (with its narrow lots & parking issues) is right across the road. Imagine if it's a weekend, and there are many get together's in the area. If parking from the development has to overflow onto the street (Kimball), there may not be enough room for the residents of Kimball Crescent to park their cars (and visa versa). This is especially important as it appears the development will remove some parking on Coronation Drive to accommodate entrance construction. I'm not sure if there is a City Standard which accounts for total intensity of areas when combined like this, but I do think it is an issue.
- 2) I think there will be other traffic concerns which won't be fully resolved until:
 - a) Dalmagarry Road is extended north to Fanshawe Park Road (a lot of traffic flows to Walmart)
 - b) Hyde Park Road is 4 laned & traffic signals are placed at North RoutledgeThat being said, it appears as though these concerns probably will be resolved by the time this development is fully built out.
- 3) I'd like to see LTC establish a bus route through the subdivision by the time this development is fully built out, as it seems like this area would have enough traffic to warrant it.
- 4) The plan itself is fairly good. I like how there is minimal connections onto Coronation. I think rotating #'s 27-49 to run parallel with the driveway would be nicer, but designs similar to this one have been approved before. I'd like to see more thought given to snow and garbage storage (which could compromise the # of units), as the amount of storage right now appears minimal.

Again, these are my thoughts on the proposed development.

Sincerely,

John Bos

Riley, Alanna

From: Heather Burnett-Condorato [REDACTED]
Sent: Monday, October 08, 2012 1:26 PM
To: Hubert, Paul
Cc: Riley, Alanna; ricknutson1@me.com
Subject: RE: Letter Regarding Proposed Zoning Change at 2095 Coronation Drive

Hello Paul,

We are writing in regards to our community discussion that took place at the WestPark Baptist Church on Tuesday October 2nd.

We live at 2021 Coronation Drive. I made the point about the lack of privacy between the unit that is adjacent to our property line. You asked that I send you an email about our concern. Our concern is outlined below and we are hopeful that you will advocate on our behalf as concerned property owners.

Concern: the current site plan only allows for 3.8 metres between the north wall of unit 102 and our property line. The developer's representative last week made the comment that 3.8 metres was sufficient room for privacy and that it was more than the city required for space allocated beside an end unit.

If you take a close look at the site plan, the developer has allocated more space at the sides of units 92 and 93 and 58. No other homeowners are currently affected by this as units 92, 93 and 58 are adjacent to city park land. You will also notice that there is more room at the end of the row of houses that line the roads entering the complex. Units 5 and 98 have more space at their sides than does unit 102. We are dismayed that this plan brings unit 102 so closely to our property line when it would appear that there is ample space within the development to provide us with more privacy and space.

We would like for the developer to reconsider the distance between unit 102 and our property line. Ideally, if this unit could be moved elsewhere within the development then we would feel as though our concerns as homeowners were being more sensitively considered. After looking at the site plan, we wondered if perhaps unit 102 could be relocated beside unit 79. If the walkway to the private park was rerouted, then there would be space to place another unit along that row of houses from units 79-59.

Another alternative could be to shift units 90-92 west, reroute the walking path, relocate V2 and V3 so that unit 102 could be placed beside unit 92. This would certainly give us more privacy at the back of our home.

We feel there are many alternatives to the one currently proposed. We understand that urban development is part of city living, but we would be most appreciative if the developer would grant us this request.

We are trusting that you will discuss the content of this email with the developer and Alanna Riley on our behalf.

Many thanks,

Heather and Kevin Condorato
[REDACTED]

From: pHubert@london.ca
To: mbrown@london.ca
CC: [REDACTED]
Subject: Re: Letter Regarding Proposed Zoning Change at 2095 Coronation Drive
Date: Fri, 3 Aug 2012 15:59:40 +0000

Heather and Kevin

I just want acknowledge that I have reviewed your letter and understand your concerns.

I will be monitoring this carefully in the weeks ahead.

Paul

Sent from my iPad

On Aug 3, 2012, at 8:16 AM, "Brown, Matt" <mbrown@london.ca> wrote:

Good morning Heather and Kevin, are you free for a call later today or over the weekend?

The proposed development is very close to my home and because of this the Municipal Conflict of Interest Act requires me to recuse myself from the decision making process (before, during and after). I have cc'd councillor Paul Hubert (Ward 8) to my reply. Paul has agreed to act on my behalf for this issue.

Best regards and hope to speak with you soon, Matt

Matt Brown
City Councillor, Ward 7

email: mbrown@london.ca

website: www.matthewbrown.ca

facebook: <http://www.facebook.com/people/Matt-Brown/720967270>

twitter: http://twitter.com/Matt_Brown

On Aug 2, 2012, at 9:39 PM, "Heather Burnett-Condorato" <hbccondorato@hotmail.com> wrote:

Dear Mr. Brown,

Please find attached a letter that I sent to Alanna Riley at the Planning Division office regarding a notice we received to amend the zoning by-law for 2095 Coronation Drive Z-8076. Please contact us as soon as possible so that we may know your position on this issue. We are counting on your support as our Ward 7 representative.

Many thanks,
Heather and Kevin Condorato

<Letter Regarding Proposed Zoning Change.pdf>

Heather and Kevin Condorato
City Councillors, Ward 7