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S. Bellaire
File No: SP12-031032

TO:	CHAIR AND MEMBERS PLANNING AND ENVIROMENT COMMITTEE MEETING
FROM:	GEORGE KOTSIFAS, P.ENG. MANAGING DIRECTOR, DEVELOPMENT AND COMPLIANCE SERVICES AND CHIEF BUILDING OFFICIAL
SUBJECT:	APPLICATION BY: ADAMAS GROUP 1461-1465 OXFORD STREET EAST AND 613-629 FIRST STREET PUBLIC SITE PLAN MEETING JANUARY 8, 2013 after 4:45 PM

RECOMMENDATION

That on the recommendation of the Manager, Development Planning, the following actions be taken with respect to the site plan approval application of the Adamas Group for a 15 storey apartment building with 126 three, four and five bedroom units at 1461-1465 Oxford Street East and 613-629 First Street:

- a) On behalf of the Site Plan Approval Authority, the Planning and Environment Committee **BE REQUESTED** to conduct a public meeting on the subject site plan application and **REPORT TO** the Site Plan Approval Authority the issues, if any, raised at the public meeting with respect to the application for Site Plan Approval to permit the 15 storey apartment building with 126 three, four and five bedroom units; and,
- b) Council **ADVISE** the Site Plan Approval Authority of site plan issues they may have with respect to the Site Plan application and **ADVISE** the Approval Authority whether they support the Site Plan application for a 15 storey apartment building with 126 three, four and five bedroom units.

PURPOSE AND EFFECT OF RECOMMENDED ACTION

The purpose of this application is to obtain site plan approval for a new apartment building with 126 units with three, four and five bedrooms located at 1461-1465 Oxford Street East and 613-629 First Street. The application for Site Plan Approval has been made to ensure the development takes a form compatible with adjacent land uses.

PREVIOUS REPORTS PERTINENT TO THIS MATTER
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File OZ-7390 – Report to the Planning Committee to amend the Official Plan to change the land use designation **FROM** Low Density Residential **TO** Multi-Family, High Density Residential and to change the zoning of the subject property **FROM** a Residential R1 (R1-6) Zone which permits single detached dwellings **TO** a holding Residential R10 (h-88*R10-1*H40) Zone which permits apartment buildings, lodging house class 2, senior citizen apartment buildings, handicapped apartment buildings and continuum of care facilities to a maximum height of 40 meters and a density of 175 units per hectare; with a holding provision to ensure that appropriate urban design measures are included with an approved site plan. November 12, 2007.

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File OZ-7390 – Report to the Planning Committee regarding the appeal to the ZBA. February 11, 2008.

SP07-031176 – Report to Planning Committee for a Site Plan Public Meeting for a 14 storey apartment building with 129 units on the subject lands. August 11, 2008.

File OZ-7663; Report to the Planning & Environment Committee to amend the Official Plan by adding a new special policy to Chapter 3 – Residential Land Use Designations – to designate the lands that will be identified as the Near-Campus Neighbourhoods Area and adopt the vision, goals, and policies to guide land use development in this area. The report also amended Zoning By-law No. Z-1 to modify or add various zoning definitions, modify the general provisions, and modify the zoning regulations for lands zoned Residential R1, Residential R2, and Residential R3 Zone – June 18, 2012.

File OZ-7663; Report to the Planning & Environment Committee regarding the appeals to the amendments to the Official Plan and Zoning By-law No. Z-1 – November 26, 2012.

APPLICATION DETAILS	
<p>Date Application Accepted: September 24, 2012</p>	<p>Agent: Zelinka Priamo Ltd.</p>

SITE CHARACTERISTICS:
<ul style="list-style-type: none"> • Current Land Use – vacant • Frontage – Oxford Street East = 60.6m, First Street = 136 m • Depth – Varies 25.4m to 59.3m • Area – Total site area 0.8 hectares (1.97 acres) • Shape – Generally Rectangular

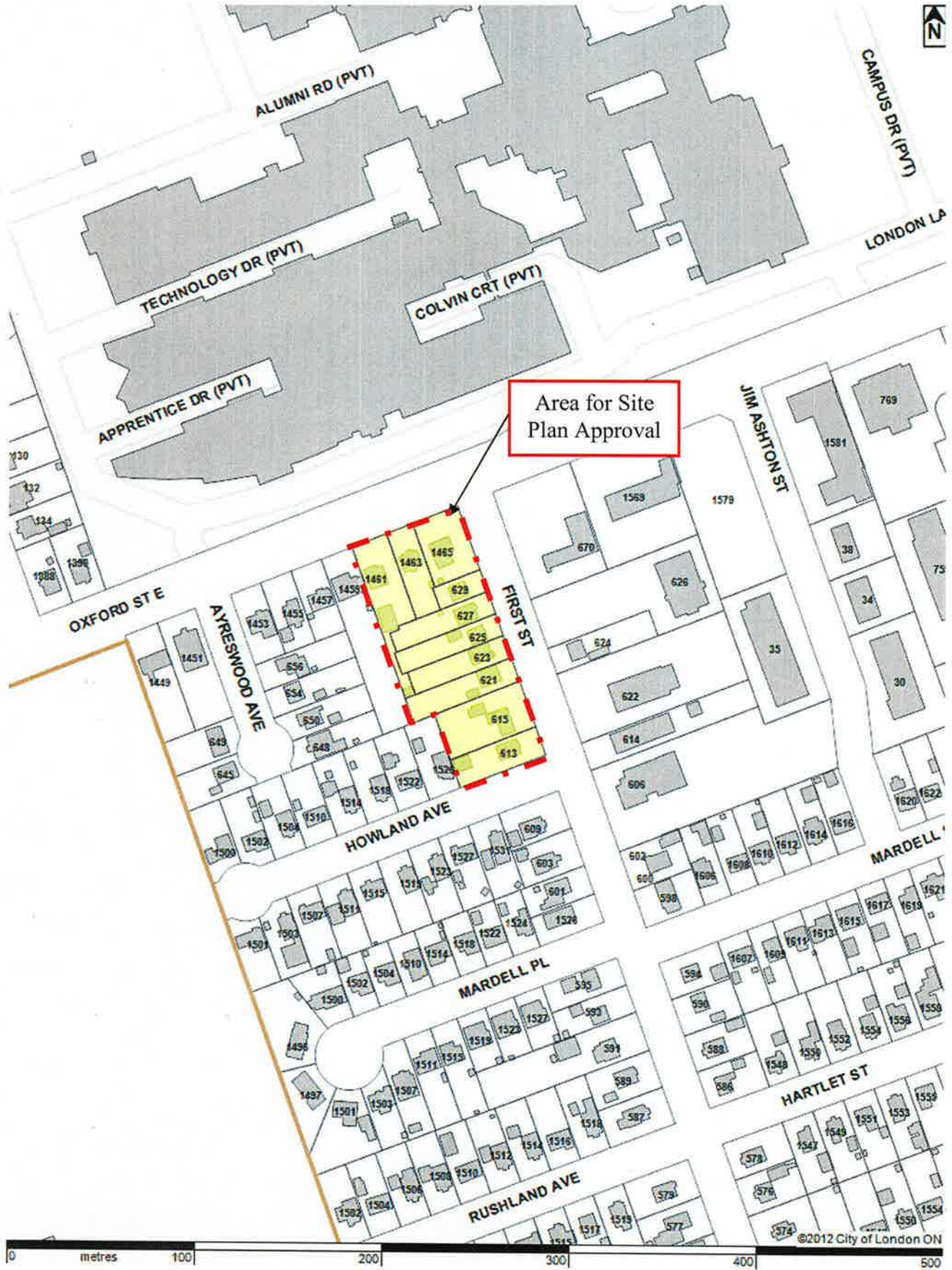
SURROUNDING LAND USES:
<ul style="list-style-type: none"> • North – Fanshawe College • South – Residential Single Detached Dwelling • East – Industrial and Commercial Uses • West – Residential Single Detached Dwelling

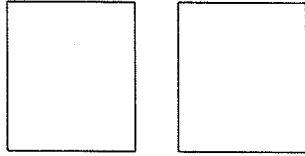
<p>OFFICIAL PLAN DESIGNATION: Multi-Family, High Density Residential</p>
<p>EXISTING ZONING: Holding Residential R10 (h-88*R10-1*H40) Zone.</p>

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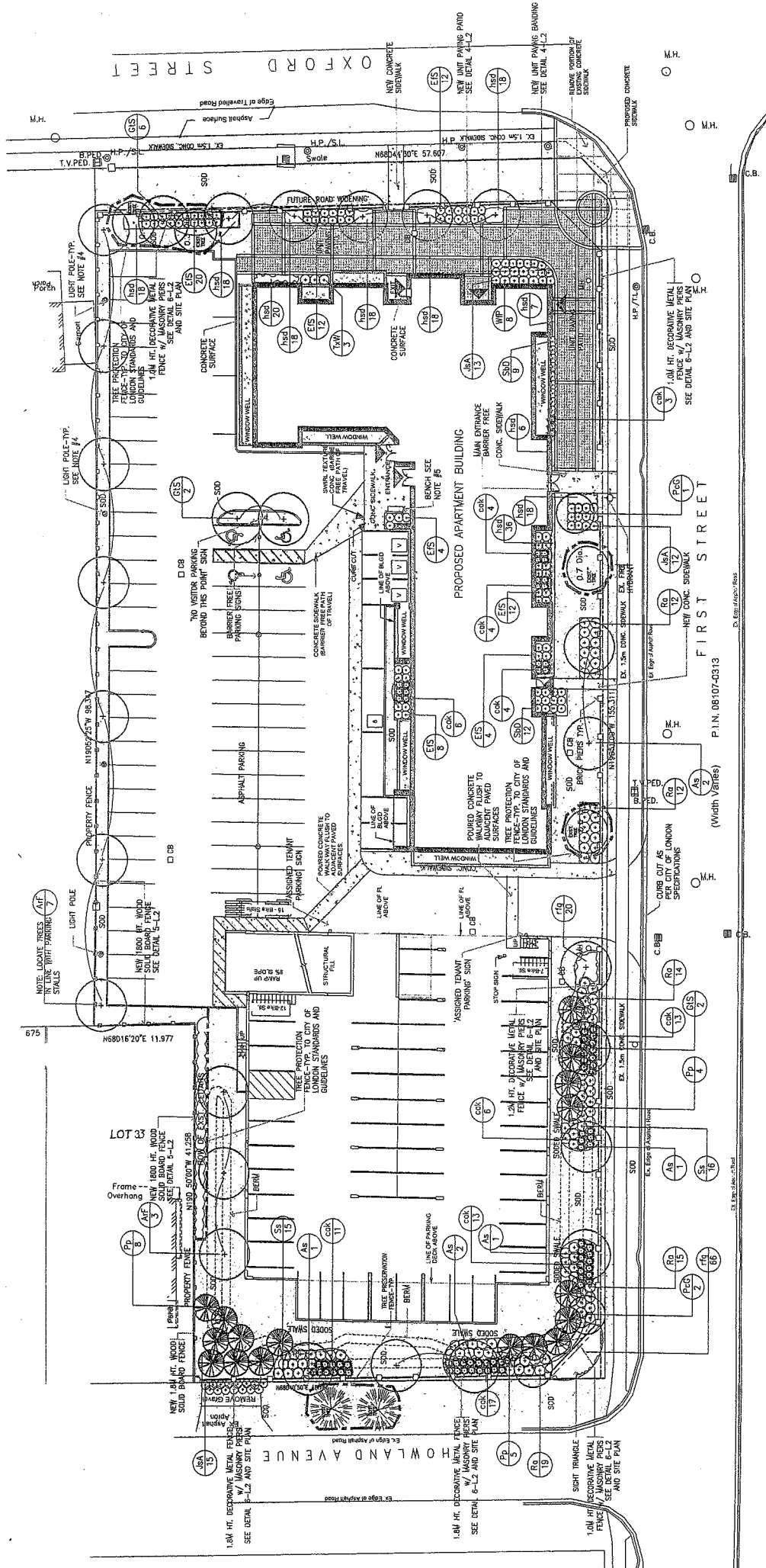
Location Map (note: the buildings on the subject lands have been removed)





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Proposed Landscape Plan

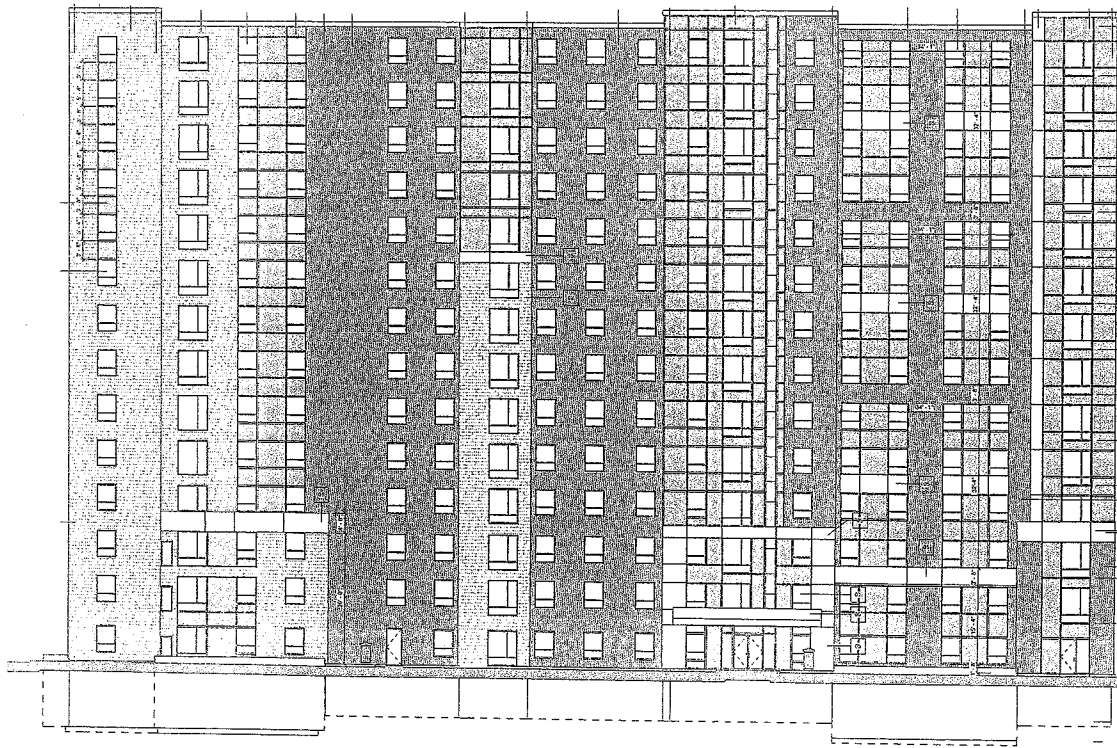


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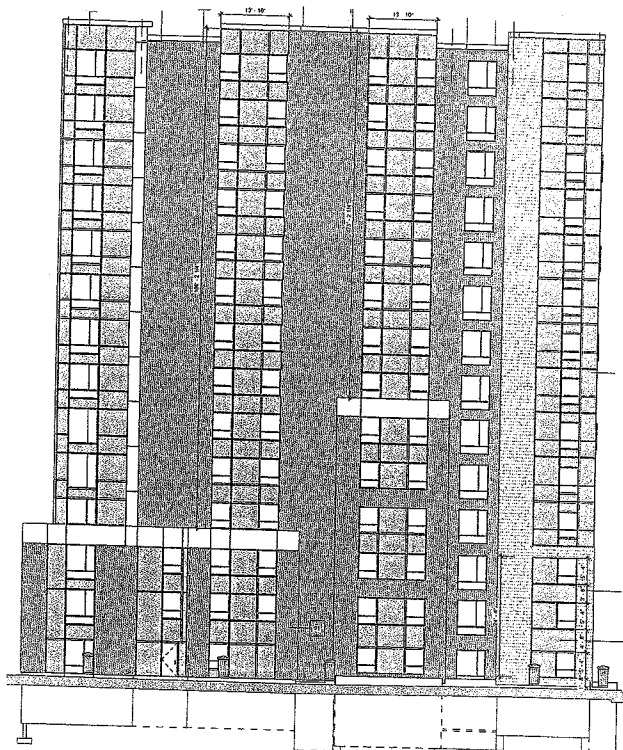
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Proposed Elevations

Proposed East Elevation Facing First Street



Proposed North Elevation Facing Oxford Street East

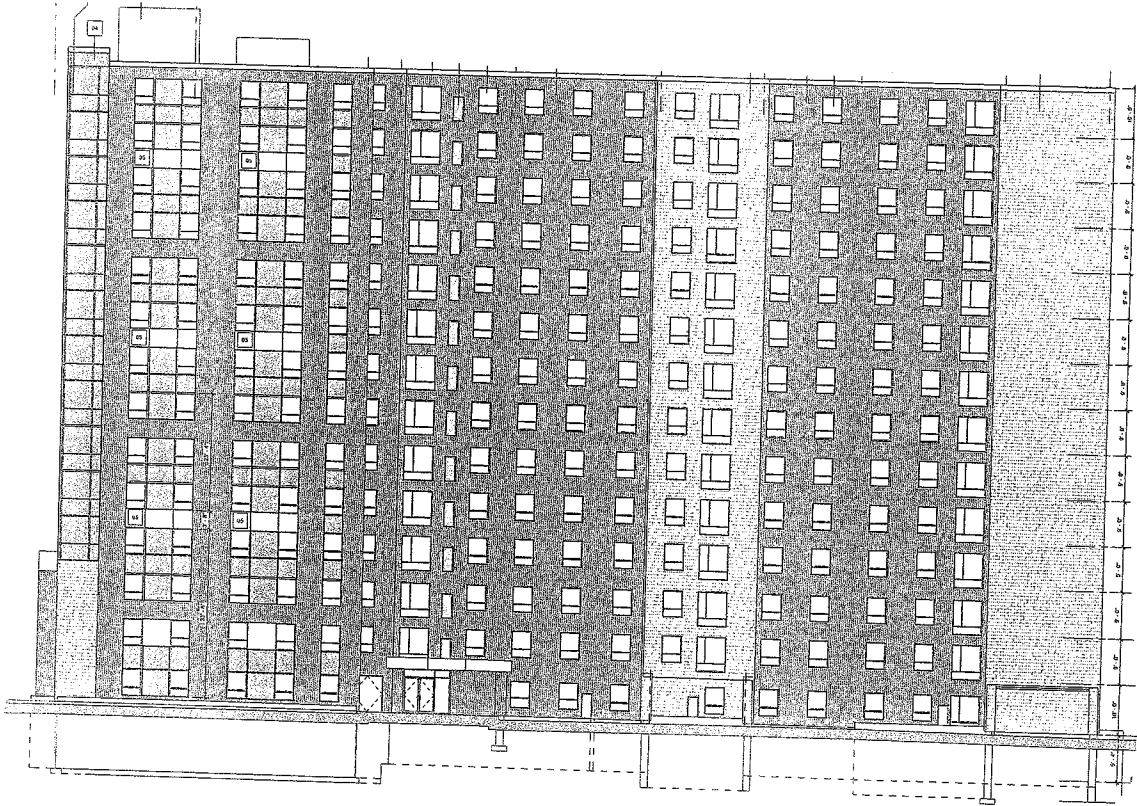


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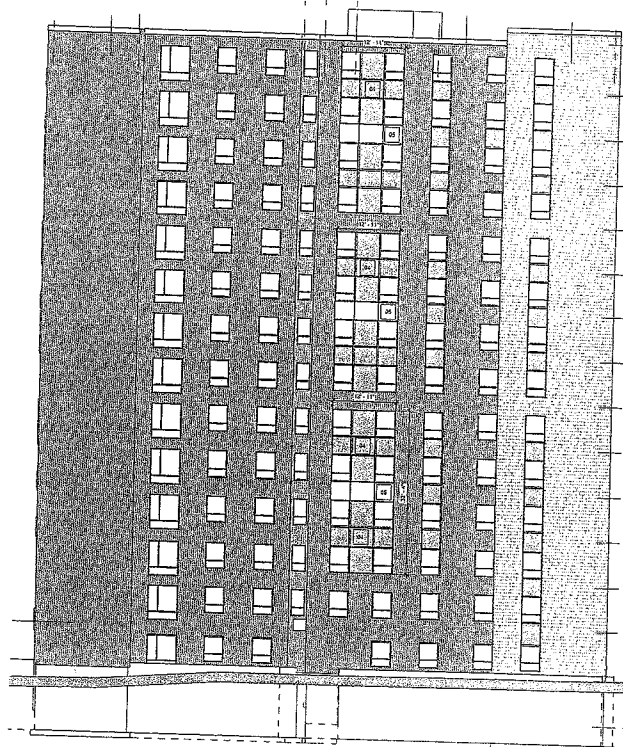
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Proposed Elevations

Proposed West Elevation



Proposed South Elevation Facing Howland Avenue



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BACKGROUND

Re-Zoning

On June 14, 2007, the previous owners of the subject property, York Management Ltd., submitted an application to amend the Official Plan to change the land use designation from Low Density Residential to Multi-family, High Density Residential. At the same time, they submitted an application for a Zoning By-law Amendment to change the zoning of the subject lands from a Residential R1 (R1-6) Zone to a Holding Residential R10 (h-88*R10-1*H40) Zone to permit the development of an apartment building. Council adopted the requested Amendments on November 19, 2007 and included the following holding provision:

Holding Provision h-88:

To ensure that the urban design concepts established through the Official Plan and/or Zoning amendment review process are implemented, a development agreement will be entered into which, to the satisfaction of the General Manager of Planning and Development, incorporated these concepts and addresses identified urban design issues.

Council also resolved that the Site Plan Approval Authority address the following design issues through the site plan review:

- *the siting of the building close to the First Street and Oxford Street East road allowances to minimize the impact on adjacent properties to the west and south;*
- *the use of a building step-back, at the 2nd and 4th storey of the building, to provide for a pedestrian-supportive scale on the Oxford Street East and First Street frontages;*
- *a building design which is sympathetic to, and supportive to, the Fanshawe College building across Oxford Street East;*
- *the use of architectural features, facade articulation and building materials to mitigate the overall scale and massing of the proposed building and to enhance the pedestrian environment;*
- *the use of intensive screening of the proposed parking deck along First Street and Howland Avenue;*
- *the establishment of a quality plaza/outdoor amenity area on the Oxford Street East frontage to create a strong relationship between the proposed building and the public realm.*

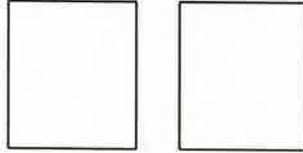
On December 3, 2007, an area resident submitted an appeal to the Council approved Zoning By-law Amendment. The Official Plan Amendment was not appealed. The reason for the appeal as submitted was:

"The project, although allowed under the Planning Act will not enhance the area due to the type of tenant (ie. students) and the high concentration of tenants (516) in relation to the other home owners in the immediate vicinity. There is a surplus of student housing available and so there is not a need for more housing, and the students, themselves do not like these kinds of living arrangements."

On February 8, 2008, Planning staff had recommended to Planning Committee that they reviewed the letter of appeal and saw no reason for Council to alter its decision relating to this matter.

In April, 2008, the Ontario Municipal Board (OMB) held a hearing and heard evidence from the City, the developer and area residents.

On June 11, 2008, the Ontario Municipal Board issued its decision on the matter and dismissed the appeal.



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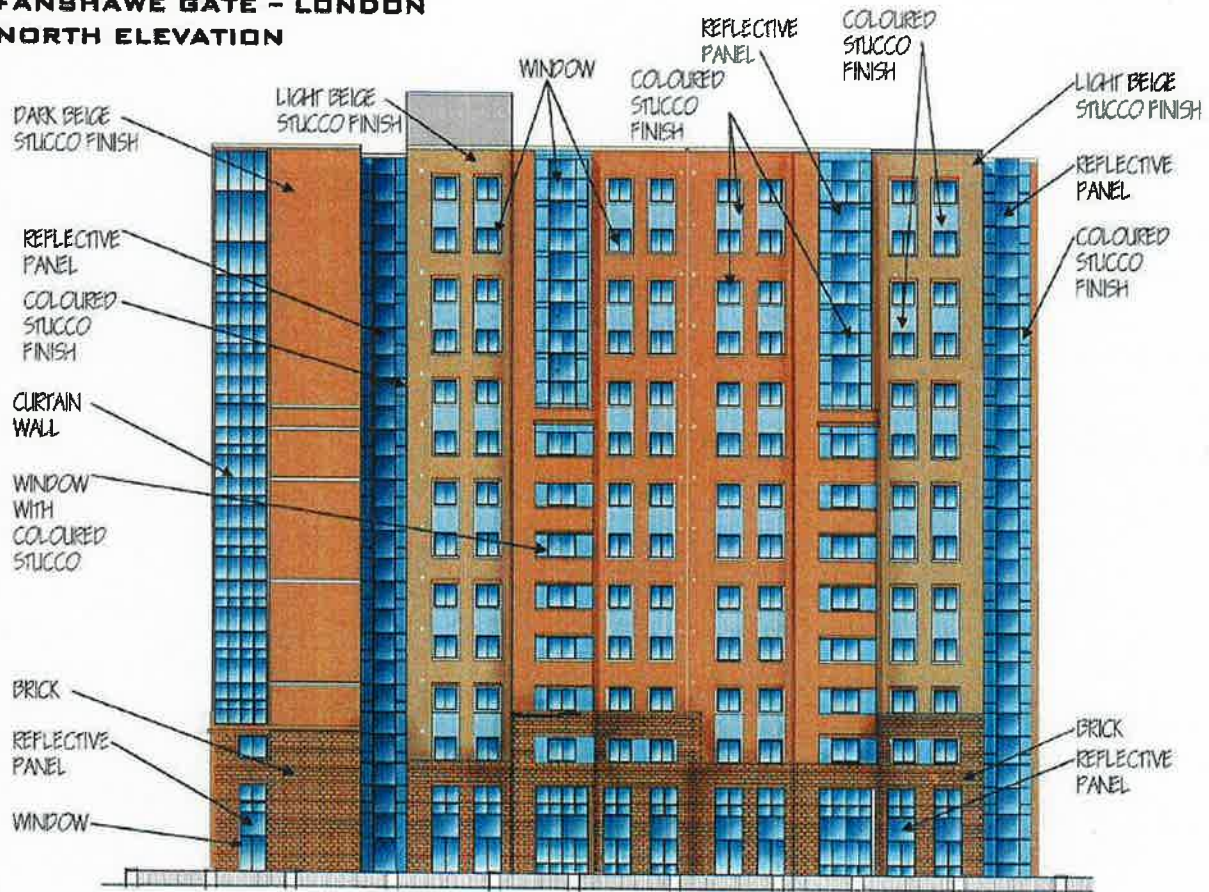
On August 11, 2008, a Site Plan Public meeting occurred that recommended approval of the submitted site plan, landscape plan, building elevation and development agreement clauses subject to the removal of the holding provision, to the approval of the site servicing and grading plans, and subject to the acceptance of the detailed building elevations. On August 19, 2008, Council approved the site plan, landscape plan, building elevations and development agreement clauses. The development agreement was never registered on title and accordingly the holding provision h-88 was not lifted.

Since this time, the property has changed ownership and the design has been altered creating the need for another site plan process and public meeting.

Proposed Drawings for 2008 Site Plan Application

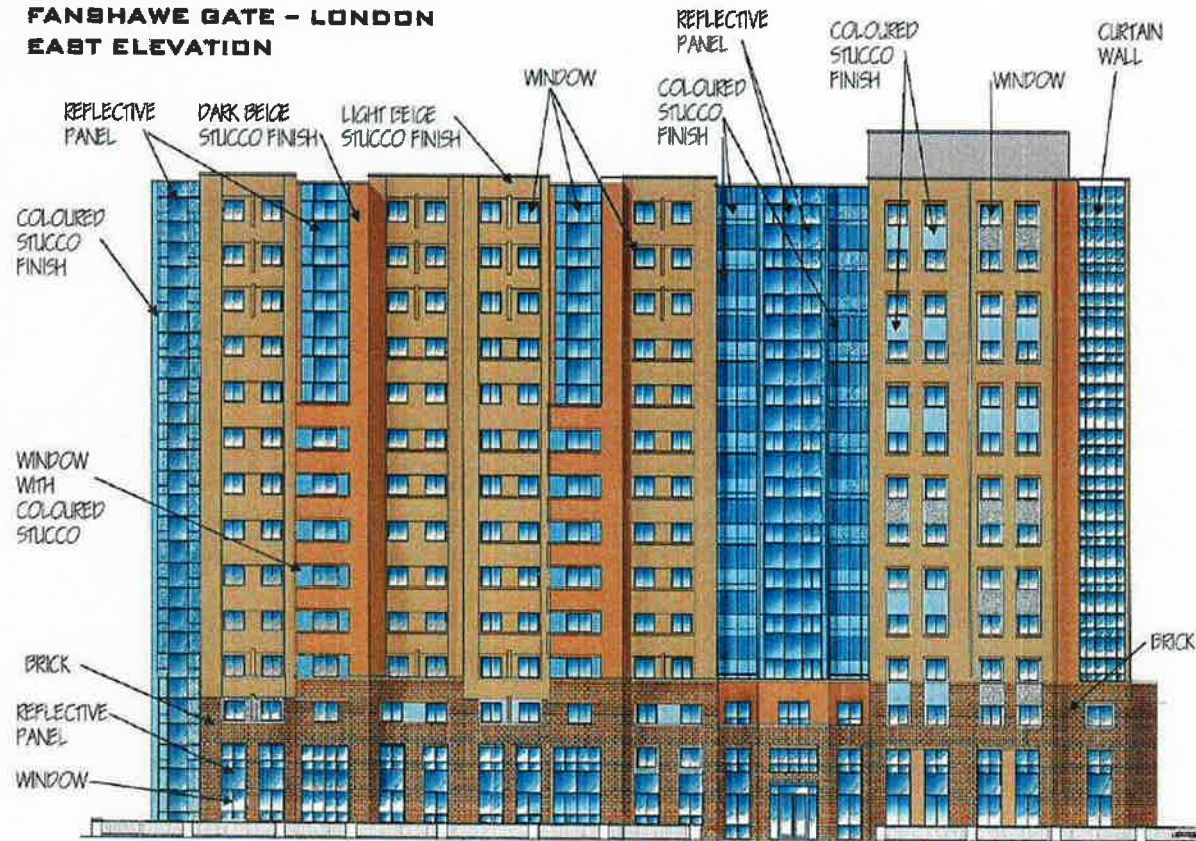
North Elevation facing Oxford Street East (2008)

**FANSHAWE GATE - LONDON
NORTH ELEVATION**

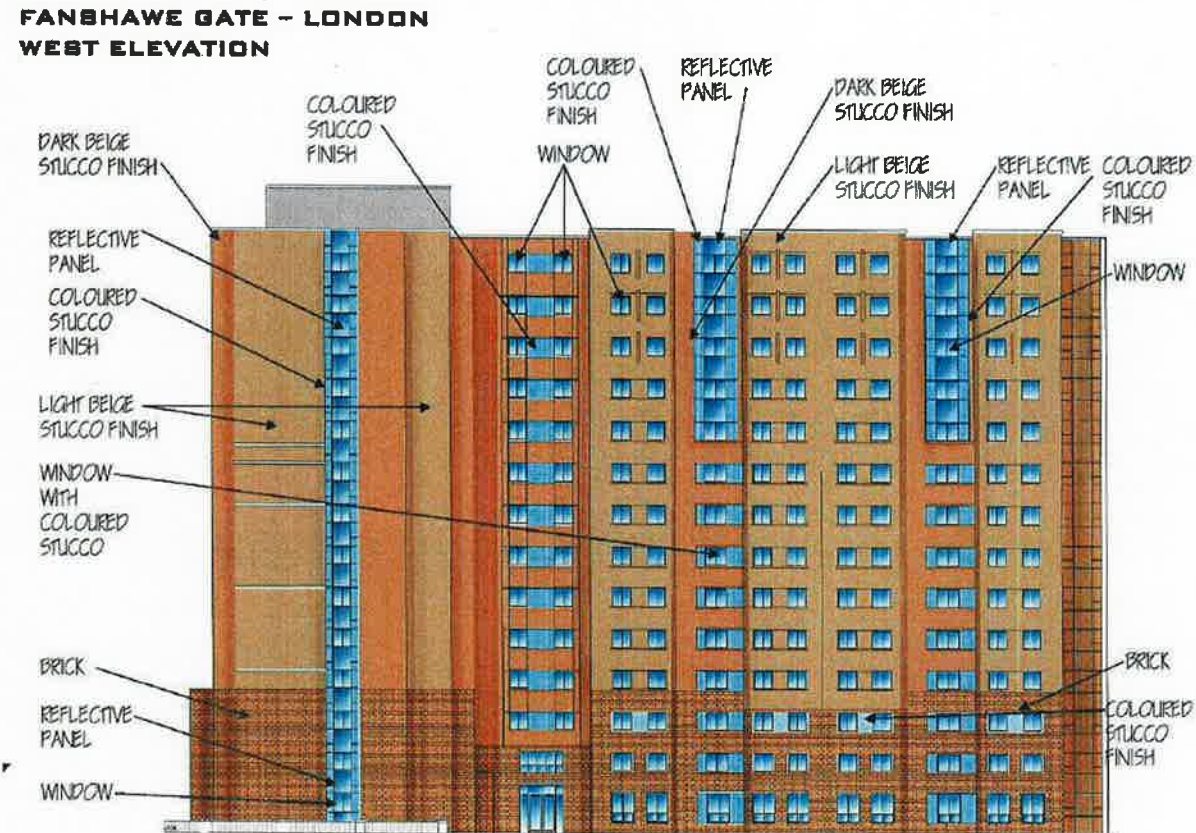


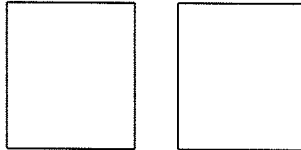
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East Elevation facing First Street (2008)



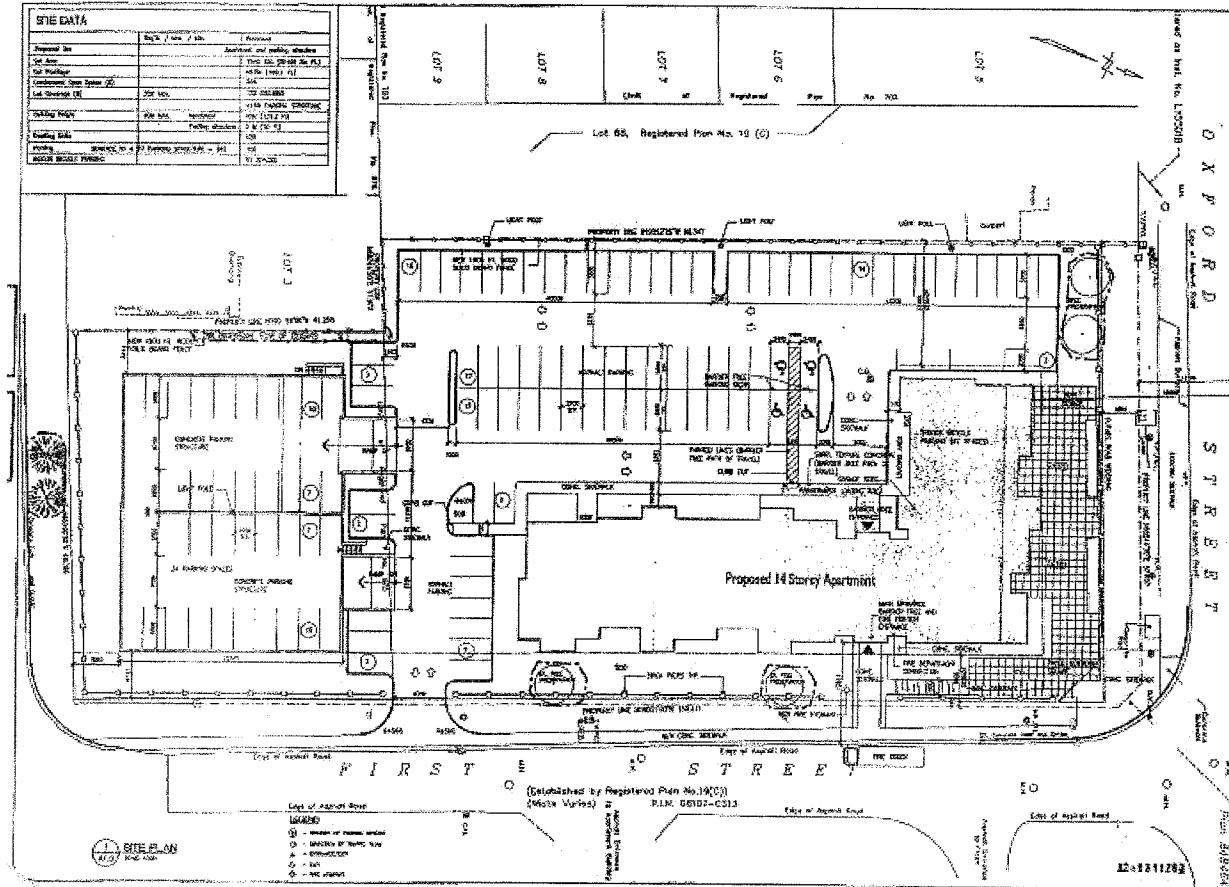
West Elevation facing Neighbouring Single Detached Dwellings





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Proposed Site Plan 2008



Great Near-Campus Neighbourhoods

The proposed development consists of 126 units which are divided into 1 three bedroom unit, 39 four bedroom units, and 86 five bedroom units.

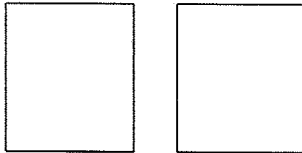
The City recently initiated a strategy called the Great Near-Campus Neighbourhood to encourage a mix of residential dwelling types at appropriate locations while preserving stable homogeneous neighbourhoods. To achieve this goal, the proposed policies directed residential intensification to higher density forms of housing in areas designated Multi-Family, Medium and Multi-Family, High Density Residential located along arterial roads and serviced by public transit. Within the Near-Campus Neighbourhoods Area, a dwelling unit within an Apartment Building shall contain no more than three bedrooms.

At its session held on June 26 and 27, 2012, Council resolved that the proposed Official Plan and Zoning By-law amendments be adopted (with the exception of a proposed 9.0m maximum height regulation for Residential R1, R2, and R3 zones which was referred back to Staff). An appeal to these amendments was received on August 21, 2012. Further appeals were received on August 24, 2012.

The applicant is aware of the amendment and appeal and has chosen to submit a proposal containing 4 and 5 bedroom units. Until the appeals are resolved, the By-law Amendment is not in force.

Urban Design Peer Review Panel

The proposal was presented before the Urban Design Peer Review Panel (UDPRP) on October 17, 2012 who had the following comments regarding the proposed development:



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1. Consideration should be given to extending the patio at the corner of Oxford Street and First Street further south along First Street to connect it directly to the path leading to the front door. This will connect the front door with the corner and further activate the urban patio.
2. Consideration should be given to increasing the permeability and connectivity between the patio adjacent to the east side of the building and the sidewalk on First Street. This could be done by adding plantings and/or built-in benches and removing the proposed fencing.
3. There is a safety concern with the exit alcove on the north side of the building adjacent to the patio, by the creation of a "hidden" corner.
4. A pedestrian scaled canopy or architectural feature should be created at the corner of First Street and Oxford Street that relates with the doors between the patio and the interior lounges and further enhances the pedestrian experience at the corner.
5. There was a conflict between the Proposed Site Plan and the Landscape Plan that was presented in the Urban Design Brief with regards to a sidewalk that extended around the west side of the building, from the south. The inclusion of this sidewalk, as shown on the Landscape Plan, is important to maintain pedestrian safety around the building as it connects major building entrances and buffers the base of the building and the interior occupants from the adjacent parking lot. The Site Plan indicates no sidewalk and shows parking spaces directly adjacent to the building face. We understand this is due to a requirement to meet a minimum number of parking spaces. However, consideration should be given to requesting a reduced number of parking spaces due to the specific use of the building (ie. most occupants are students with limited access to cars).
6. The quality of the streetscape and pedestrian experience along First Street and Howland Avenue is critical to the success of this project. Options such as putting the parking structure below grade, or even sinking the parking into the grade should be considered to mitigate the affect the parking structure will have on the streetscape. Should these options not be feasible careful attention to the design of architectural screening, landscaping and cladding should be given to improve the quality of the pedestrian experience and streetscape. Consider alternating the proposed landscaping with architectural treatments to create a varied rhythm.
7. Consideration should be given to extending the detail of the architectural fencing on Oxford Street around the north-west corner and from Howland Avenue around the south-west corner of the site to improve the quality of the fencing adjacent to the neighbours.
8. Consider the noise impacts this project will have on the neighbours.
9. We note that the renderings submitted subsequent to the Urban Design Brief have improved the design articulation around the front door. We encourage emphasizing the front door and the pedestrian experience of the building at all entrances.
10. According to the submitted renderings the design of the west facade appears to have much less articulation and development than the north and east elevations. We encourage further articulation and architectural treatment to this facade, given its prominence on the Oxford Street view corridor and the adjacent neighbours.
11. Ensure there is adequate bicycle parking on site.

SIGNIFICANT ISSUES

Engineering

No comments.

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Transportation Planning and Design

In order to discourage parking along Oxford St in the area between the City sidewalk and the proposed fence, the developer is requested to plant trees to the satisfaction of Development Services.

Parks Planning

Parkland dedication has not been collected for the subject lands. It is to be noted that the applicant, at the time of building permit or as a condition of site plan approval, will be required to provide parkland dedication in the form of cash-in-lieu pursuant to By-law CP-9.

Urban Forestry

The trees to be planted in the City Boulevard along Oxford Street are to be ornamental in size and should be setback 3 metres from the existing hydro lines.

Urban Design

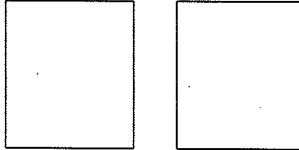
Urban design staff needs to ensure consistency with the Municipal Council Resolution of November 19, 2007 which states that:

- the siting of the building close to the First Street and Oxford Street East road allowances to minimize the impact on adjacent properties to the west and south;
- the use of a building step-back, at the 2nd and 4th storey of the building, to provide for a pedestrian-supportive scale on the Oxford Street East and First Street frontages;
- a building design which is sympathetic to, and supportive to, the Fanshawe College building across Oxford Street East;
- the use of architectural features, facade articulation and building materials to mitigate the overall scale and massing of the proposed building and to enhance the pedestrian environment;
- the use of intensive screening of the proposed parking deck along First Street and Howland Avenue; and,
- the establishment of a quality plaza/outdoor amenity area on the Oxford Street East frontage to create a strong relationship between the proposed building and the public realm.

London Transit Commission

Paratransit service would not be able to serve the development on site due to the lack of a turnaround as our vehicles are not permitted to reverse.

PUBLIC LIAISON:	<p>On September 26, 2012, 50 letters indicating the application for site plan approval were sent out to area property owners within a 120 metre radius of the proposal. On October 4, 2012, notice of the Application was published in the Londoner. On December 10, 2012, 50 letters indicating the notice for Site Plan Public Meeting were sent out to area property owners within a 120 metre radius of the proposal. On Thursday December 20, 2012 Notice of the Site Plan Public Meeting was published in the Londoner.</p>	<p>13 replies have been received to date.</p>
<p>Nature of Liaison: Same as Requested Action</p>		



Responses:

10 area residents have signed a letter indicating that they strongly oppose the development for 8 reasons which include: an opposition to student housing and problems associated with student housing, the size of the building is overwhelming compared to the neighbourhood, property values in the area will decrease, and there are other ways to beautify this corner of land.

One resident from 648 Ayreswood Avenue, questioned if there would be any on-site supervision, the location and regularity of garbage facilities, if there would be any balconies, and the amount of people living in the building.

One resident from 1459 Oxford Street East, had questions about the proposed windows on the west elevations and details about the fence along the west property limit.

One resident from 603 First Street, questioned if there would be balconies and if transportation would look at creating an advanced left turn lane on First Street to access Oxford Street East.

ANALYSIS

Description of the Site Plan, Landscape Plan and Elevations

The applicant is proposing a 15 storey (including 1 underground storey) apartment with 129 units. The building is L-shaped with a portion adjacent to Oxford Street East and the majority of the building adjacent to First Street. The building is proposed to be stepped back at the 3rd floor. The main entrance to the building is located along First Street with a sidewalk leading to the existing City sidewalk. The building will be setback approximately 8m from the Oxford Street property line and 6m from the First Street property line.

Vehicular access is located on First Street south of the building and approximately 50m north of the property line along Howland Avenue. There will be no access to Howland Avenue.

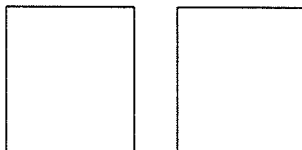
A parking structure will be located between the driveway access to First Street and Howland Avenue. There will also be surface parking south and west of the proposed building. There will be a total of 158 parking spots. In addition to this, there will be 95 bicycle parking spaces located within the building and an enclosed exterior bike storage area within the parking structure.

The applicant is proposing a berm on the east, south, and west sides of the parking structure. The berm will be landscaped to screen the parking structure. They are proposing a 1.8m high wood fence along the west property line and a 1.0m high decorative steel fence with masonry piers on the north and east frontage of the property and 1.8m on the south frontage of the property to direct pedestrian traffic to areas designated for connection with the public street. A plaza area will be located across the north portion of the building and leading to the main entrance on the east wall of the building.

The lights for the parking area are to be designed to be directed onto the apartment site and so as to not cause glare on adjacent properties.

The site will be suitably landscaped to provide visual buffering and a strong landscape element on both the Oxford Street and First Street frontages. A 1m high berm located east and south of the parking structure will be combined with the landscaping to screen the parking deck.

The current elevation submitted differs from the 2008 submitted elevation. Staff has requested the west elevation be comprised of similar elements as was shown in the 2008 application that was also reviewed by the Ontario Municipal Board. When coming to its conclusion, the OMB



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noted that:

The Appellant raised the potential of impacts from overlook as an issue. The height of the building adjacent to low-density residential properties could result in loss of privacy in existing backyards. The Applicant's evidence is that measures have been incorporated to mitigate this potential. The building has been set well back from most of the low-density residential properties in order to provide a buffer. None of the units have balconies and the west side of the building, which is closest to an existing dwelling will be constructed "end-on" and will contain no units.

It is noted that the facade on the west elevation will need to be articulated to reduce the overall visual bulk and is not to remain blank.

Items Council Directed the Site Plan Approval Authority to Consider

The specific design issues to be addressed through the site plan review included:

- *the siting of the building close to the First Street and Oxford Street East road allowances to minimize the impact on adjacent properties to the west and south;*

The building has been orientated towards the corner of First Street and Oxford Street East with proposed parking for the developed located in the west and south areas of the property to minimize impacts to the adjacent residents.

- *the use of a building step-back, at the 2nd and 4th storey of the building, to provide for a pedestrian-supportive scale on the Oxford Street East and First Street frontages;*

The proposed building has incorporated a building step-back at the 3rd storey which provides a pedestrian-supported scale along the street frontages.

- *a building design which is sympathetic to, and supportive to, the Fanshawe College building across Oxford Street East;*

The building materials have been chosen to mimic the Fanshawe College building materials across the street which includes reddish-brown and grey architectural masonry with grey aluminum panel accents, vertical metal siding, and blue glazing windows.

- *the use of architectural features, facade articulation and building materials to mitigate the overall scale and massing of the proposed building and to enhance the pedestrian environment;*

The proposal incorporated a variety of elements to enhance the pedestrian realm which included the use of the ornamental fencing and landscaping to frame the plaza/outdoor amenity area between the building and the public sidewalk, incorporating building materials found immediately opposite the proposed development, and proposing a series of articulations and window wells in the elevations facing the street frontages.

- *the use of intensive screening of the proposed parking deck along First Street and Howland Avenue;*

The proposed landscape plan indicates screening of the parking deck and is to be implemented in conjunction with an appropriate parking deck elevation which the City will need to review.

- *the establishment of a quality plaza/outdoor amenity area on the Oxford Street East frontage to create a strong relationship between the proposed building and the public realm.*

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The landscape plans incorporate a plaza/outdoor amenity area along the Oxford Street East frontage with ornamental fencing, paving patterns, trees, and shrubs to accomplish this design feature.

The proposal addresses the items Council directed the Site Plan Approval Authority to consider when reviewing the application.

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

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

Does the Plan Conform to the Residential R10 (R10-1*H40) Zoning?

The submitted site plan conforms to the Holding Residential h-88*R10-1*H40 Zone. Development of the lands as shown on the attached site plan is in conformity with the Zoning By-law and will result in the construction of new apartment building with 126 units with three, four and five bedrooms.

Also, the proposal was reviewed against the General Provisions of the Zoning By-law and demonstrated conformity.

Until the appeals for the Great Near-Campus Neighbourhoods are resolved, the By-law is not in force and the applicant can proceed with 4 and 5 bedroom units.

Is the Site Plan Compatible with Adjacent Properties?

The proposed site plan is consistent with the Official Plan Designation, Zoning By-law, and Council Resolution. The development has implemented features recommended by the Council resolution and staff to ensure it is compatible with adjacent properties. It is expected that the west elevation will be revised before approval of the development is granted. Until such time as the west elevation is revised, it is not recommended that Holding Provision h-88 be removed as the design will not contain appropriate design measures to mitigate impacts on adjacent properties.

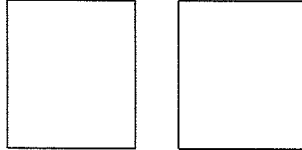
Response from Area Residents

Staff held several meetings with individual residents in the area, answered several phone calls and emails. The majority of comments were related to concerns with student housing, the intersection of Oxford Street East and First Street, and the decrease of property values in the neighbourhood as a result of the development.

The applicant conducted a Community Consultation Meeting on December 11, 2012 at the North London Optimist Community Centre.

Student Housing – The zoning by-law dictates use and scale. It permits apartment buildings to a maximum density of 175 units per hectare. The zoning by-law does not prohibit a building purposely designed to accommodate students.

Traffic / Access – An area resident requested that the City's Transportation Section investigate the intersection of Oxford Street East and First Street. The resident believes that it is nearly impossible to make a left turn onto Oxford Street East from First Street as a result of pedestrians crossing and this will only get worse after the building is constructed. The resident



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suggested a northbound left turn signal. Transportation reviewed the situation and have advised that a left turn signal is currently not warranted based on available traffic counts and accident data. They also advised that the additional vehicular and pedestrian traffic that will be generated by this development, based on the Institute of Transportation Engineers Trip Generation, does not warrant a left turn signal. The division commented that if future traffic conditions warrant the signal, the City will install it.

West Facade – Area residents have expressed concerns with the west facade as it shows units with windows facing west. They note the previous plan showed no units with windows facing west. Staff has requested revisions to the plan to reflect the commitments given by the previous owner to Council, the Ontario Municipal Board, and area residents.

West Fence – The proposal shows a 1.8m (6 ft) high fence along the western property line. Some residents have requested a 2.4m (8 ft) high fence to provide additional privacy. The Site Plan Guidelines require only a 1.8m high fence for multi-family residential developments.

Supervision – Residents have asked how students will be supervised. Supervision is not an item which can be controlled through the Site Plan and Development Agreement. The Owners has indicated they are looking into 24/7 supervision of the building.

Greenline Comments to be Addressed

Site Plan Staff have reviewed the drawings received on November 14th and have the following comments which are anticipated to be addressed through subsequent submissions:

- the improvement of pedestrian circulation within the parking area to the rear of the building;
- planting trees in the City Boulevard in lieu of a curb and gutter to deter students from parking on City property; and,
- changes to the building elevations to comply with Urban Design comments and the Ontario Municipal Board decision.

Claims and Revenue

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

	<u>Estimated Revenue</u>	<u>Estimated Claims</u>
Urban Works Charges	\$497,574.00	\$NIL
City Services Charges	\$1,236,438.00	\$NIL
TOTAL (based on 2012 rates for 126 units > 2 bedrooms)	\$1,734,012.00	\$NIL



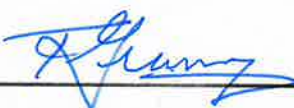

Note: demolition credits may apply and will be determined at the building permit stage.

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CONCLUSION

Based on a review of the applicable Official Plan policies, the Provincial Policy Statement, and the Zoning By-law, approval of the submitted site plan, landscape plan, and elevations, subject to revisions, are considered appropriate for the development of these lands. The proposal represents good land use planning and subject to the results of the public meeting, could be recommended for approval along with a standard Development Agreement.

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

December 18, 2012

JL/SB

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S. Bellaire
File No: SP12-031032

Bibliography of Information and Materials

Reference Documents:

City of London. *Official Plan*, June 19, 1989, as amended.

City of London. *Zoning By-law No. Z.-1*, May 21, 1991, as amended.

City of London, Notice of Application, September 26, 2012

City of London, Notice of Public Meeting, December 10, 2012

City of London, Living in the City – Thursday October 4, 2012

City of London, Living in the City – Thursday December 20, 2012

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

Provincial Policy Statement, March 1, 2005

City of London, Site Plan Application, SP12-031032

City of London, Report to Planning Committee – File No. OZ-7390, November 12, 2007

City of London, Council Resolution – File No. OZ-7390, November 19, 2007

City of London, Report to Planning Committee - File No. OZ-7390, February 11, 2008

Ontario Municipal Board, Decision – File No. PL071246, June 11, 2008

City of London, Report to Planning Committee – File No. SP07-031176, August 11, 2008

City of London, Council Resolution – File No. SP07-031176, August 18, 2008

City of London, Report to Planning & Environment Committee, OZ-7663, June 18, 2012

City of London, Report to Planning & Environment Committee, File No. OZ-7663, November 26, 2012.

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S. Bellaire
File No: SP12-031032

Correspondence: (all located in City of London File SP12-031032) unless otherwise stated

External Responses from Area Residents

Phone call between A. Murray and S. Bellaire, September 28, 2012.

Phone calls between W. Thomson and S. Bellaire, October 1 & 4, 2012.

Phone call between B. Gardiner and S. Bellaire, October 5, 2012.

Petition circulated to S. Bellaire, September – October 2012 from:

- F & J Scarsbrook
- M. Scully
- J. Fletcher
- L. Lascelles
- H. Vandenberg
- C & M Milliken
- R. Dow
- W & K Dow
- M. Stefanie
- M. Vella