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File No: Z-8130
Planner: A. MacLean

TO:	CHAIR AND MEMBERS PLANNING AND ENVIRONMENT COMMITTEE
FROM:	G. KOTSIFAS, P.ENG. MANAGING DIRECTOR, DEVELOPMENT & COMPLIANCE SERVICES & CHIEF BUILDING OFFICIAL
SUBJECT:	APPLICATION BY: CITY OF LONDON 200 & 275 CALLOWAY ROAD and 180 & 200 VILLAGE WALK BOULEVARD PUBLIC PARTICIPATION MEETING ON FEBRUARY 26, 2013

RECOMMENDATION

That, on the recommendation of the Senior Planner, Development Planning, based on the City initiated application relating to the properties located at 200 & 275 Calloway Road and 180 & 200 Village Walk Boulevard, the attached proposed by-law **BE INTRODUCED** at the Municipal Council meeting on March 5, 2013 to amend Zoning By-law No. Z.-1 In conformity with the Official Plan to change the text of the R6 Special Provision Zones (R6-5(23); R6-5(24); and R6-5(26)) Zones by **DELETING** the minimum/maximum density of 35 units per hectare and **REPLACING** it with a minimum density of 30 units per hectare (12 units per acre) and a maximum density of 75 units per hectare (30 units per acre); and **DELETING** the maximum height of 12 metres and **REPLACING** it with a maximum building height of 15 metres(49.2 feet).

PREVIOUS REPORTS PERTINENT TO THIS MATTER

39T-04513/Z-6842 – June 17, 2008 – Report to Planning Committee on Draft Plan of Subdivision and associated Zoning By-law amendments.

PURPOSE AND EFFECT OF RECOMMENDED ACTION

The purpose and effect of change to the zone regulations is to allow for multi-family residential development in the range of 30-75 units per hectare and to allow for development to have a maximum height of 15 metres.

RATIONALE

1. The proposed density range of 30-75 units per hectare provides flexibility for the development of these lands while maintaining a minimum density requirement as espoused in the Sunningdale North Community Plan.
2. The proposed increase in height from 12 metres to 15 metres will assist in creating a strong street edge along Calloway Road and Village Walk Boulevard in keeping with the intent of the Community Plan.

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- The proposed amendments to the R6 Special Provision Zones represent sound land use planning.

BACKGROUND

In 2008 the Draft Plan of Subdivision and associated Zoning By-law amendments for the Richmond North Subdivision were presented to Planning Committee for approval. At the time the application was considered, staff recommended a Special Provision By-law for the R6 Zones which resulted in a regulation that required a minimum and a maximum density of 35 units per hectare. Minimum residential densities were applied to provide for the efficient utilization of land and provide a critical mass to support the mixed use concept and transit servicing are required.

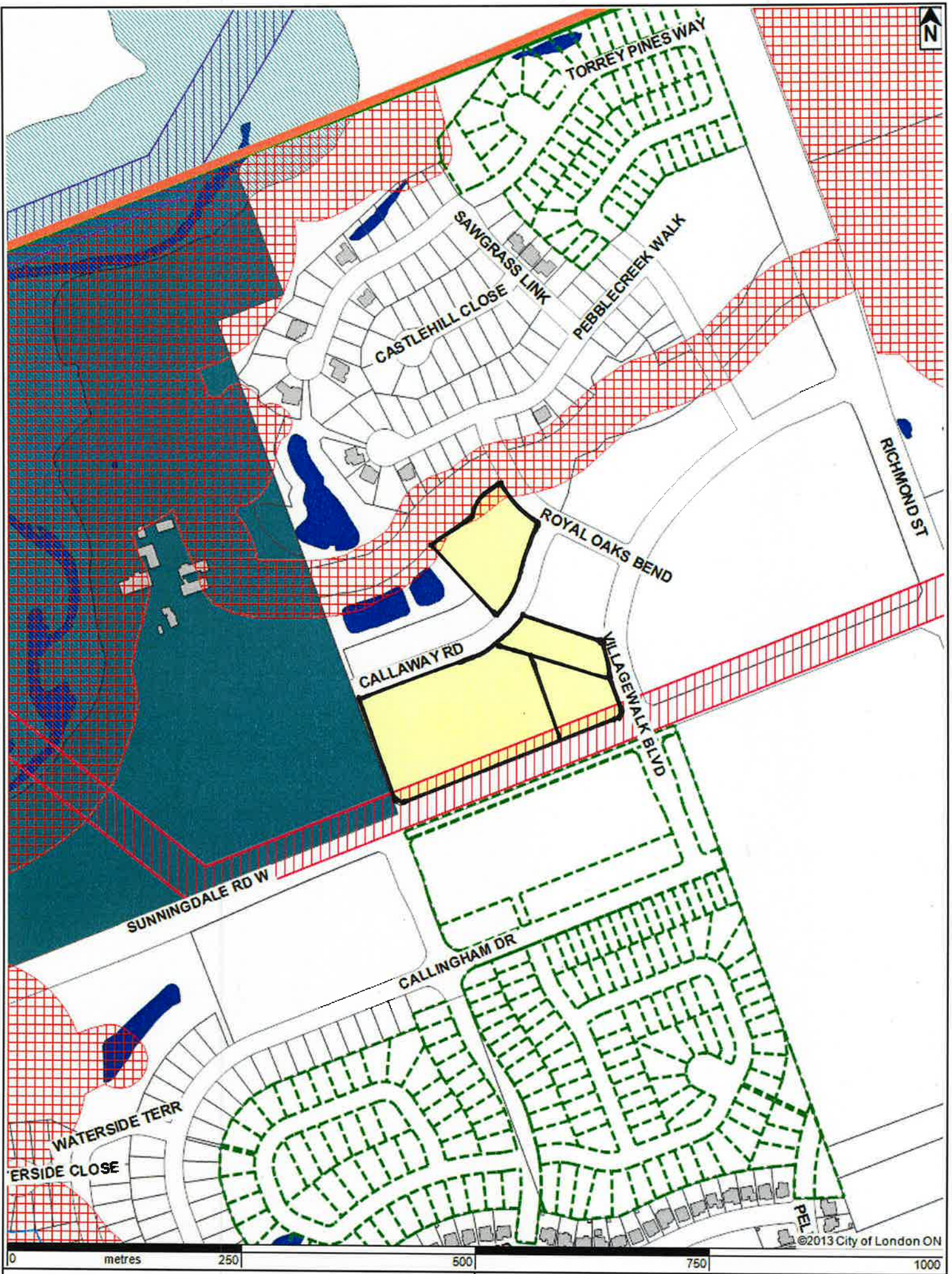
The property owner is contemplating the development of these blocks and it was discovered that this minimum/maximum density of 35 units per hectare did not provide any flexibility in the range of density. In addition, the developer has requested that consideration be given to increase the maximum height regulations for these zones from 12 metres to 15 metres.

Date Application Initiated: January 4, 2013

REQUESTED ACTION: Amend the following R6 Special Provision Zones (R6 -5(23); R6-5(24); and R6-5(26)) in Zoning By-law Z-1. These zones permit a range of cluster housing including single detached dwellings, semi-detached dwellings, duplex dwellings, triplex dwellings, fourplex dwellings, townhouses and apartments all at a minimum/maximum density of 35 units per hectare (14.17 units per acre) and a maximum height of 12.0 metres (39.37 feet). The amendment to these special provision zones is to allow for a minimum density of 30 units per hectare (12.15 units per acre); a maximum density of 75 units per hectare (30.36 units per acre) and a maximum building height of 15 metres(49.2 feet).

SITE CHARACTERISTICS:






- **Current Land Use** - Vacant
- **Frontage** – 200 Calloway Road – approx. 107 metres (352 feet)
 275 Calloway Road – approx. 161 metres (528 feet)
 180 Villagewalk Boulevard – approx. 42 metres (138 feet)
 200 Villagewalk Boulevard – approx. 71 metres (233 feet)
- **Depth** - 200 Calloway Road – varies approx. 76 metres (249 feet)
 275 Calloway Road – approx. 119 metres (390 feet)
 180 Villagewalk Boulevard – approx. 104 metres (341 feet)
 200 Villagewalk Boulevard – approx. 71 metres (233 feet)
- **Area** - 200 Calloway Road – approx. 0.8 hectares (1.98 acres)
 275 Calloway Road – approx. 2.25 hectares (5.56 acres)
 180 Villagewalk Boulevard – approx. 0.4 hectares (0.99 acres)
 200 Villagewalk Boulevard – approx. 0.51 hectares (1.26 acres)
- **Shape** - 200 Calloway Road – irregular
 275 Calloway Road – irregular
 180 Villagewalk Boulevard – rectangular
 200 Villagewalk Boulevard – irregular



LOCATION MAP

Subject Site: 280 Calloway Road, 200 Calloway Road, 180 Villagewalk Blvd, 200 Villagewalk Blvd
 File Number: Z-8130
 Planner: Allister MacLean
 Created By: Allister MacLean
 Date: 2013-02-12
 Scale: 1:5000

LEGEND

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



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<p>SURROUNDING LAND USES:</p> <ul style="list-style-type: none"> • North – Open Space, existing and future single detached dwellings • South – high rise apartments • East – future commercial; vacant lands • West - Sunningdale Golf Course lands; future multi-family residential; open space (swm facility);

<p>OFFICIAL PLAN DESIGNATION: (refer to map)</p> <ul style="list-style-type: none"> • Multi-Family Medium Density Residential
<p>EXISTING ZONING: (refer to map)</p> <ul style="list-style-type: none"> • 200 Calloway Rd – h-5 h-99 h-100 R6-5(23)/R7(11) • 275 Calloway Rd – h-5 h-53 h-99 h-100 R6-5(26)/R7(10) • 180 Village Walk Blvd - h-5 h-99 h-100 R6-5(24)/R7(11)/OF(1) • 200 Villagewalk Blvd - h-5 h-53 h-99 h-100 R6-5(26)/R7(10)/OF(1)

<p>PLANNING HISTORY</p>

The subject lands are located in the former Township of London and annexed to the City of London on January 1, 1993 as part of the London- Middlesex Act 1992. These lands are in the Sunningdale North Planning Area. The Sunningdale North Area Plan provided community planning and design principles to support the development of a distinctive, attractive and self-sustaining community. The subdivision was draft approved on July 4, 2008 and the zoning of the subject lands came into effect on June 23, 2008. A subsequent revision to the draft plan to increase the size of the single detached lots was requested by the land owner and this revision was granted draft approval on June 13, 2011.

<p>SIGNIFICANT DEPARTMENT/AGENCY COMMENTS</p>
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UTRCA(Upper Thames River Conservation Authority)

The UTRCA has no objections to this application. Section 28 approvals will be required for the proposed watercourse crossings on Royal Oaks Bend and Torrey Pines Way.

London Hydro

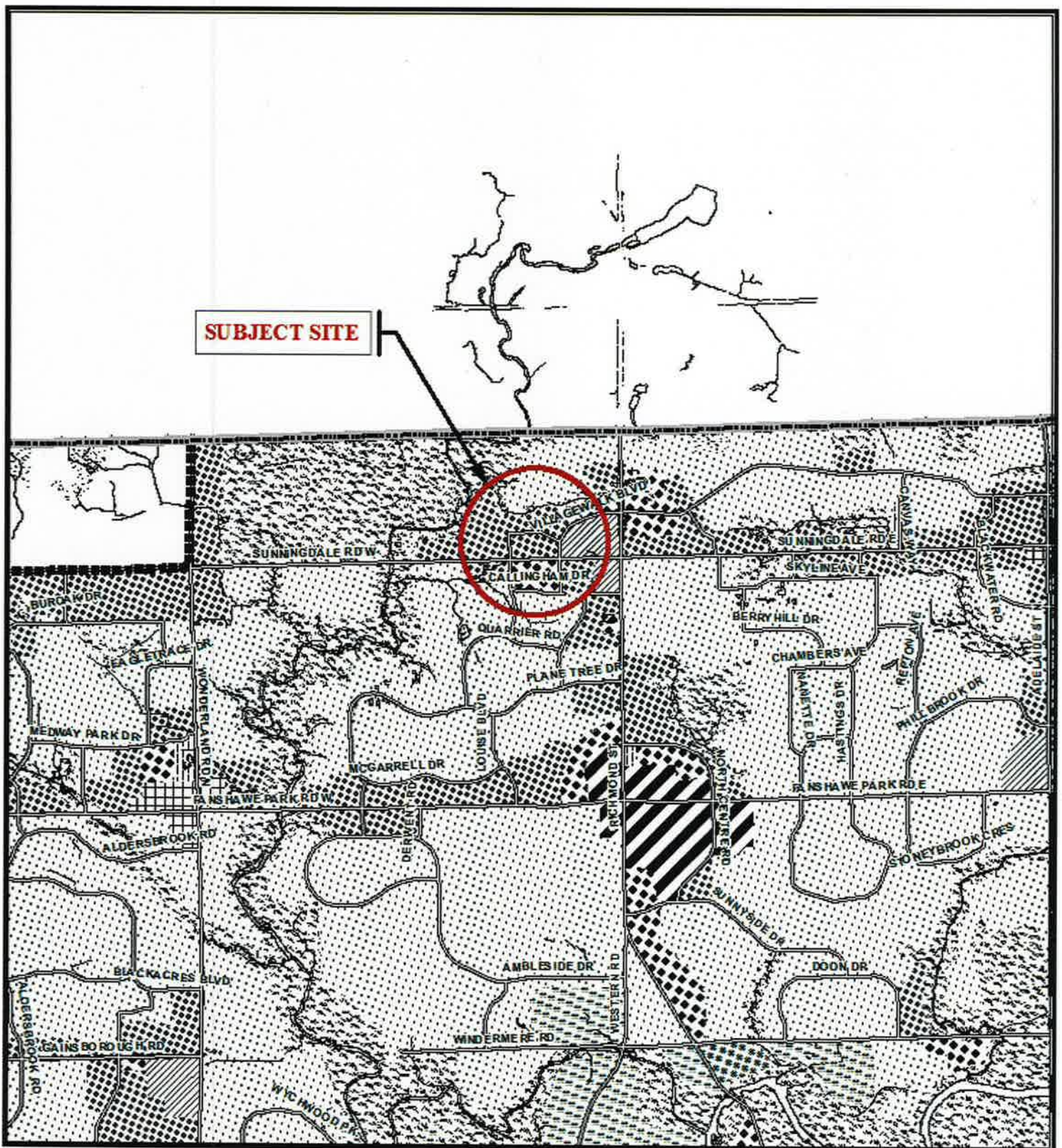
No objection.

Bell Canada

No objection

Engineering Review

Engineering issues will be addressed during the site plan approval process.



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

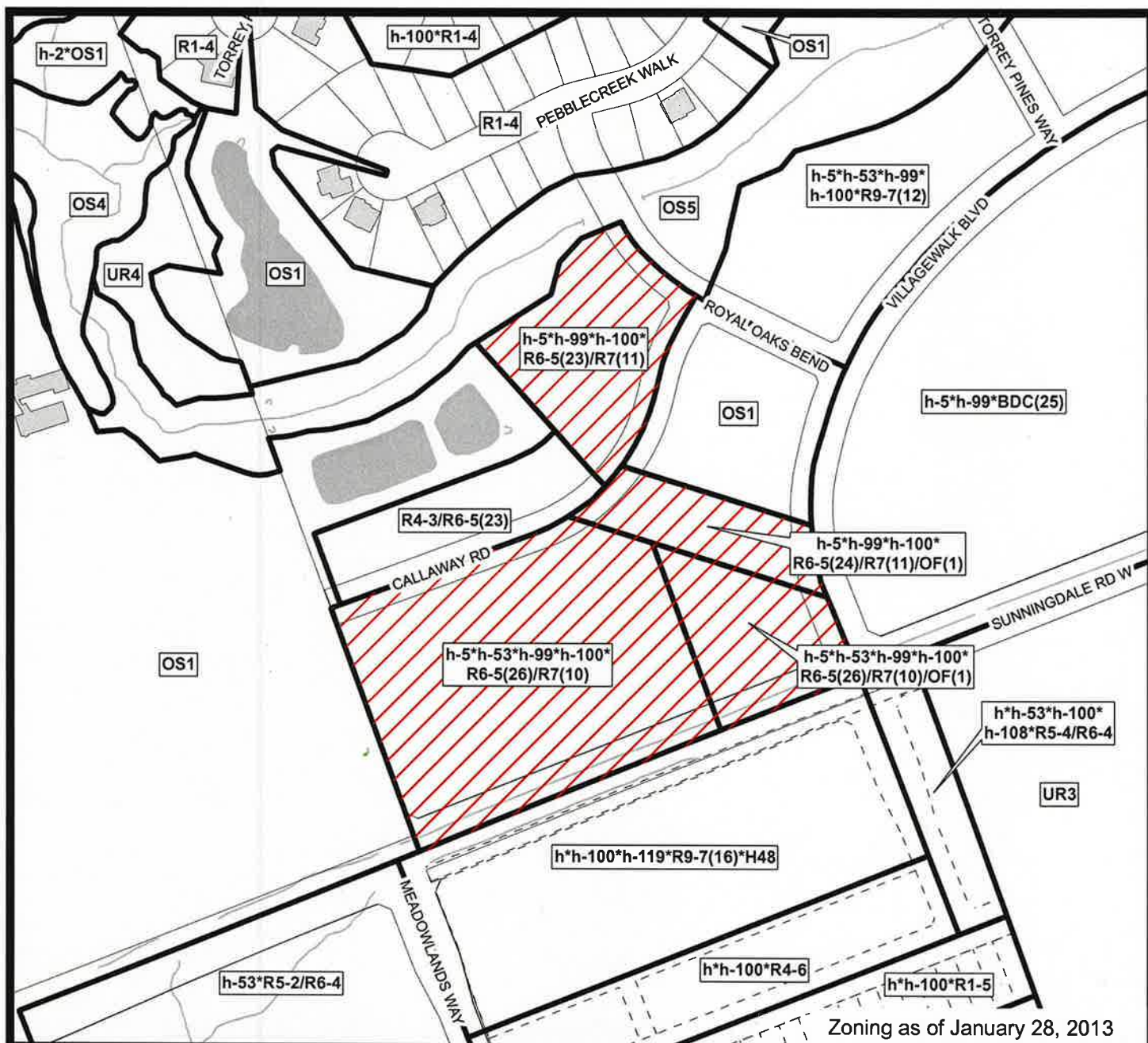


FILE NUMBER: Z-8130

PLANNER: AM

TECHNICIAN: JS

DATE: February 12, 2013



Zoning as of January 28, 2013



COUNCIL APPROVED ZONING FOR THE SUBJECT SITE:

1) **LEGEND FOR ZONING BY-LAW Z-1**

- R1 - SINGLE DETACHED DWELLINGS
- R2 - SINGLE AND TWO UNIT DWELLINGS
- R3 - SINGLE TO FOUR UNIT DWELLINGS
- R4 - STREET TOWNHOUSE
- R5 - CLUSTER TOWNHOUSE
- R6 - CLUSTER HOUSING ALL FORMS
- R7 - SENIOR'S HOUSING
- R8 - MEDIUM DENSITY/LOW RISE APTS.
- R9 - MEDIUM TO HIGH DENSITY APTS.
- R10 - HIGH DENSITY APARTMENTS
- R11 - LODGING HOUSE

- DA - DOWNTOWN AREA
- RSA - REGIONAL SHOPPING AREA
- CSA - COMMUNITY SHOPPING AREA
- NSA - NEIGHBOURHOOD SHOPPING AREA
- BDC - BUSINESS DISTRICT COMMERCIAL
- AC - ARTERIAL COMMERCIAL
- HS - HIGHWAY SERVICE COMMERCIAL
- RSC - RESTRICTED SERVICE COMMERCIAL
- CC - CONVENIENCE COMMERCIAL
- SS - AUTOMOBILE SERVICE STATION
- ASA - ASSOCIATED SHOPPING AREA COMMERCIAL

- OR - OFFICE/RESIDENTIAL
- OC - OFFICE CONVERSION
- RO - RESTRICTED OFFICE
- OF - OFFICE

- RF - REGIONAL FACILITY
- CF - COMMUNITY FACILITY
- NF - NEIGHBOURHOOD FACILITY
- HER - HERITAGE
- DC - DAY CARE

- OS - OPEN SPACE
- CR - COMMERCIAL RECREATION
- ER - ENVIRONMENTAL REVIEW

- OB - OFFICE BUSINESS PARK
- LI - LIGHT INDUSTRIAL
- GI - GENERAL INDUSTRIAL
- HI - HEAVY INDUSTRIAL
- EX - RESOURCE EXTRACTIVE
- UR - URBAN RESERVE

- AG - AGRICULTURAL
- AGC - AGRICULTURAL COMMERCIAL
- RRC - RURAL SETTLEMENT COMMERCIAL
- TGS - TEMPORARY GARDEN SUITE
- RT - RAIL TRANSPORTATION

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

2)  **ANNEXED AREA APPEALED AREAS**

CITY OF LONDON

PLANNING, ENVIRONMENTAL AND ENGINEERING SERVICES

ZONING BY-LAW NO. Z-1

SCHEDULE A



FILE NO:

Z-8130

AM

MAP PREPARED:

2013/02/12

JS

1:3,500

0 15 30 60 90 120

Meters

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Planning – Urban Design

Urban Design staff reviewed the proposed rezoning application as it relates to 275 Callaway Road(which is currently under Site Plan review). They note the following items for consideration:

- Buildings shall be oriented to be parallel to the street with consistent front yard setbacks from the front property line in order to define the street edges. Buildings adjacent to a park shall be oriented to frame the park.
- Buildings shall address the street with their massing and main entrances. The main entrances are to be the focal points of the front facades in order to create a pedestrian friendly environment. Similarly, buildings adjacent to a park shall address the park.
- Buildings adjacent to the future public right of way on the west are to be set back 3.0 m from the property line in order to better define the street edges.
- Equal attention is to be given to the design of facades of buildings at corners to support the visual prominence of these locations. Architectural elements such as wraparound porches and windows are to be included.
- Pedestrian walkways are to be consistent throughout the site with connections to Sunningdale Road, Callaway Road and the future public street on the west.
- The window street adjacent to Sunningdale Road (in front of the townhouses) is to be treated with alternative paving materials (different from asphalt) to encourage its use as a forecourt/shared space for pedestrians and vehicles.
- There is to be no fencing along Callaway Road in order to allow for individual access to the units and to create a more positive pedestrian experience.
- Landscaping is to be coordinated with the landscape plans for the new subdivision and should screen parking areas from the public realm.

These items are to be addressed in greater detail during the Site Plan review stage. Any additional changes to the by-law (ie bullet point 3 - building setbacks) can be considered through the Minor Variance process.

PUBLIC LIAISON:	On January 4, 2013 the notice of application was sent to 18 surrounding property owners. Notice of the application was also published in the Londoner on January 17, 2013.	One reply.
<p>Nature of Liaison: The purpose and effect of this zoning change is to allow for multi-family residential development in the range of 30-75 units per hectare and to allow for development to have a maximum height of 15 metres.</p> <p>Amend the following R6 Special Provision Zones (R6 -5(23); R6-5(24); R6-5(25); and R6-5(26)) in Zoning By-law Z-1. These zones permit a range of cluster housing including single detached dwellings, semi-detached dwellings, duplex dwellings, triplex dwellings, fourplex dwellings, townhouses and apartments all at a minimum/maximum density of 35 units per hectare (14.17 units per acre) and a maximum height of 12.0 metres (39.37 feet). The amendment to these special provision zones is to allow for a minimum density of 30 units per hectare (12.15 units per acre); a maximum density of 75 units per hectare (30.36 units per acre) and a maximum building height of 15 metres(49.2 feet).</p> <p>*Please note that the request to change the R6-5(25) zone was included in error in the original liaison. No change is proposed for this zone.</p>		
<p>Responses: No issue with proposal.</p>		

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ANALYSIS



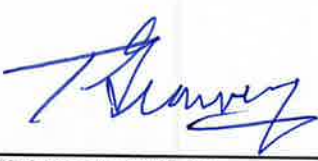

As noted in the Background Section of this report, minimum residential densities were proposed within the Sunningdale North Community Plan in order to provide for the efficient utilization of land and provide a critical mass to support the mixed use concept and transit servicing.

A density range of 30-75 units per hectare is proposed for the medium density residential development within the R6 zones in mixed use area of this subdivision in order to provide some flexibility for the developer while maintaining the intent of the Community Plan. This is the range of densities espoused in the Multi-Family Medium Density Residential policies of the Official Plan. The Site Plan Approval process will ensure that any development proposed will be compatible with adjacent land uses and that issues such as vehicular access points and exterior design (bulk, scale and layout) will be integrated with present and future land uses in this area. In addition, the specific zone regulations (ie setbacks, required parking, coverage, etc.) will ensure that these parcels are developed at an appropriate density within the recommended density range.

The property owner has also requested staff to consider an increase to the maximum building height from 12 metres to 15 metres in order to allow for more flexibility in the design of their developments in this community. The Sunningdale North Community Plan noted that it is important to create a sense of enclosure around the Village Commons by building a relatively intense building streetscape along the frontage of those streets which surround the Commons. It is the intention of the Plan that both residential and commercial buildings along the primary collector roads, leading to the Commons, be lined with a well-defined and continuous street edge to establish a strong entrance into the commons and a pedestrian supportive environment. The proposed maximum building height of 15 metres will assist in achieving these objectives.

CONCLUSION

The proposed changes to the R6-5(23); (24) and (26) Special Provision Zones is considered appropriate to allow for flexibility in the development of these lands. The proposed changes represent sound land use planning.

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

February 13, 2013
 AM/am
 "Attach."

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

Telephone

Written

Paul Marshman
269 Elderberry Ave
-no issue with proposed densities

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File No: Z-8130
Planner: A. MacLean

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

By-law No. Z.-1-_____

A by-law to amend By-law No. Z.-1 to amend Section 10.

WHEREAS the City of London has determined amendments to Section 10 of By-law Z-1, as set out below are required;

AND WHEREAS this rezoning conforms to the Official Plan;

THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows:

1) Section Number 10.4 of By-law No. Z.-1 is amended as follows:

e) R6-5 Zone Variation

23) R6-5(23)

Subsection b) Height (m) Maximum is amended by deleting "12.0 metres" and replacing it with "15.0 metres"; and

Density-Units Per Hectare Minimum/Maximum is amended by deleting "35 units per hectare" and replacing it with the following:

"30 units per hectare (minimum)
75 units per hectare (maximum)"

24) R6-5(24)

Subsection b) Height (m) Maximum is amended by deleting "12.0 metres" and replacing it with "15.0 metres"; and

Density-Units Per Hectare Minimum/Maximum is amended by deleting "35 units per hectare" and replacing it with the following:

"30 units per hectare (minimum)
75 units per hectare (maximum)"

26) R6-5(26)

Subsection b) Height (m) Maximum is amended by deleting "12.0 metres" and replacing it with "15.0 metres"; and

Density-Units Per Hectare Minimum/Maximum is amended by deleting "35 units per hectare" and replacing it with the following:

"30 units per hectare (minimum)
75 units per hectare (maximum)"

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.

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This By-law shall come into force and be deemed to come into force in accordance with subsection 34(21) of the *Planning Act, R.S.O. 1990, c. P.13*, either upon the date of the passage of this by-law or as otherwise provided by the said subsection.

PASSED in Open Council on March 5, 2013.

Joe Fontana
Mayor

Catharine Saunders
City Clerk

First Reading - March 5, 2013
Second Reading - March 5, 2013
Third Reading - March 5, 2013