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File: Z-8136
Planner: C. Smith

TO:	CHAIR AND MEMBERS PLANNING & ENVIRONMENT COMMITTEE
FROM:	JOHN M. FLEMING MANAGING DIRECTOR, PLANNING AND CITY PLANNER
SUBJECT:	APPLICATION BY: MALCOLM ROSS 77 TECUMSEH AVENUE WEST PUBLIC PARTICIPATION MEETING ON APRIL 9, 2013

RECOMMENDATION

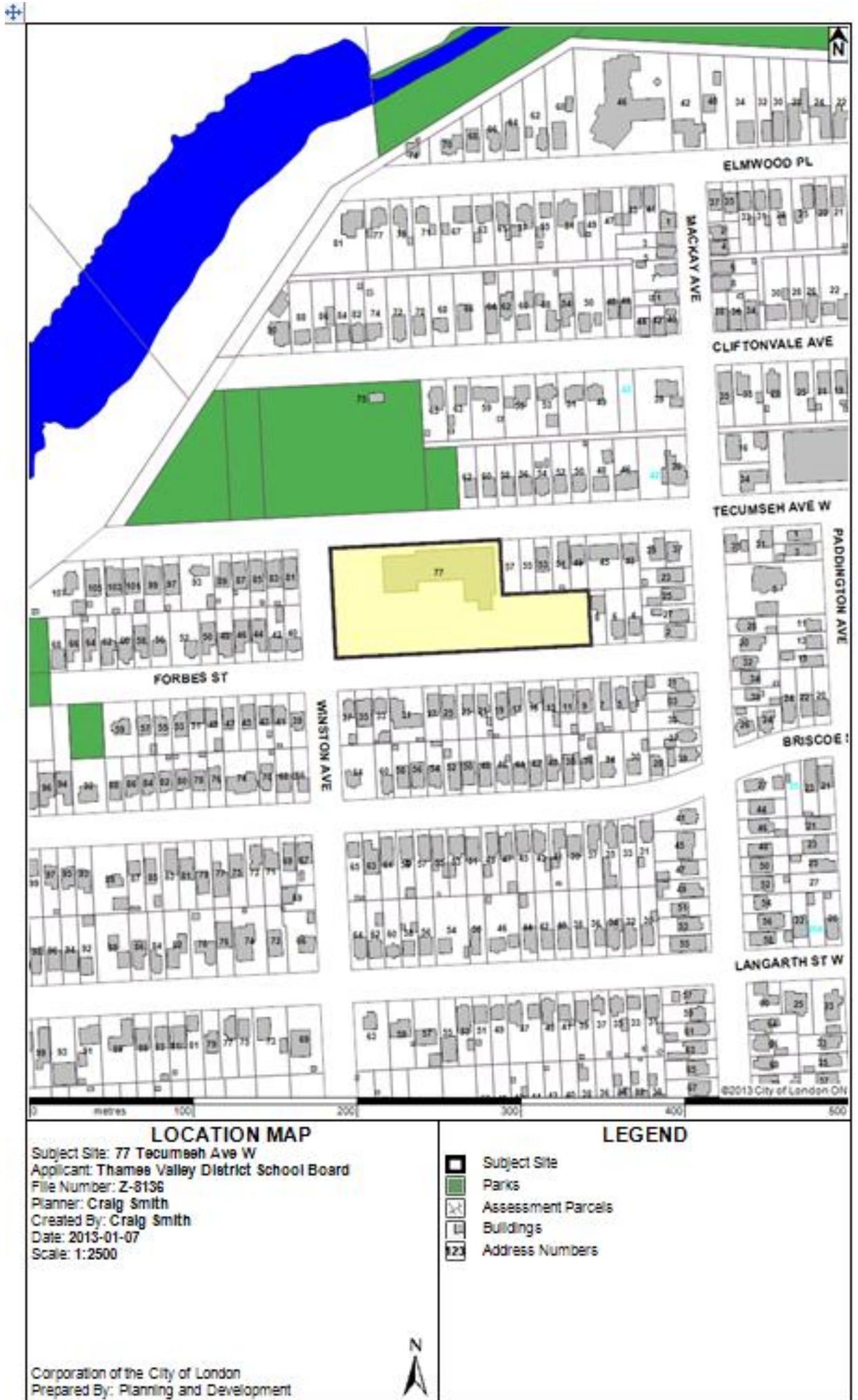
That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the application of Malcolm Ross relating to the property located at 77 Tecumseh Avenue West:

- (a) the proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting on April 16, 2013 to amend Zoning By-law No. Z.-1, in conformity with the Official Plan, to change the zoning of the subject property **FROM** a Neighbourhood Facility (NF) Zone which permits elementary school uses **TO** a Residential R1 Special Provision (R1-3 (4)) Zone to allow for 10 single detached dwelling lots with a minimum lot frontage of 10m, minimum front and exterior setback to a main dwelling of 3.0m from a local street and with a 1.2m minimum interior side yard setback and a Holding Residential R8 Special Provision (h-5*h-89*R8-4 (_)) Zone to permit an apartment building in a converted institutional building (Manor Highland Park Public School) as it exists at the time of the passing of this by-law with a density of 39 units/ha (28 units), subject to a holding provision to ensure a stormwater servicing report has been prepared and confirmation that stormwater management systems are implemented to the satisfaction of the City Engineer and a public site plan meeting be held;
- (b) The Site Plan Approval Authority **BE REQUESTED** to consider the following site specific design issues through the site plan process:
 - that the site plan application drawings remain consistent with the drawings submitted through the zoning by-law amendment process, particularly with regard to the following:
 - incorporate architectural features on the exterior of the existing elementary school building such as large windows and the dual entrances marked by canopies (one on the north elevation at the location of the existing principal entrance facing Murray Park and one on the south elevation leading to the proposed driveway and parking area) to improve the residential of the building by reducing the prevalence of large blank walls characteristic of the elementary school use;
 - retain the Forbes Street parking area loop layout with a loading lay-by found adjacent to the main entrance to minimize the street front exposure of the parking lot and maximize the amount of open landscape area fronting Forbes Street;
 - provide safe, convenient and direct pedestrian connections between the existing public sidewalks along Forbes Street and Tecumseh Avenue to the proposed main entrances of the building;

PURPOSE AND EFFECT OF RECOMMENDED ACTION

The purpose and effect of this Zoning change is to facilitate the conversion of the former Manor and Highland Park Public School as it exists to a 28 unit (39unit/ha) affordable housing apartment and to allow for the future severance of 10 single detached dwelling lots.

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RATIONALE

The proposed zoning amendment to permit an affordable housing apartment building with a density of 39 units/ha (28units) and the re-establishment of 10 single detached residential lots is appropriate as:

1. The recommended amendment is consistent with the polices of the Provincial Policy Statement (2005);
2. The proposed amendment is consistent with the Low Density Residential policies of the City of London Official Plan;
3. The recommended amendment is consistent and compatible with the existing uses in the area;
4. Holding provisions have been added to ensure that a public site plan meeting is held and a development agreement is entered into with the City of London to ensure compatibility with abutting residential uses; and
5. The proposed development will provide for a development that will provide a benefit to the City by providing 28 additional affordable housing units.

BACKGROUND

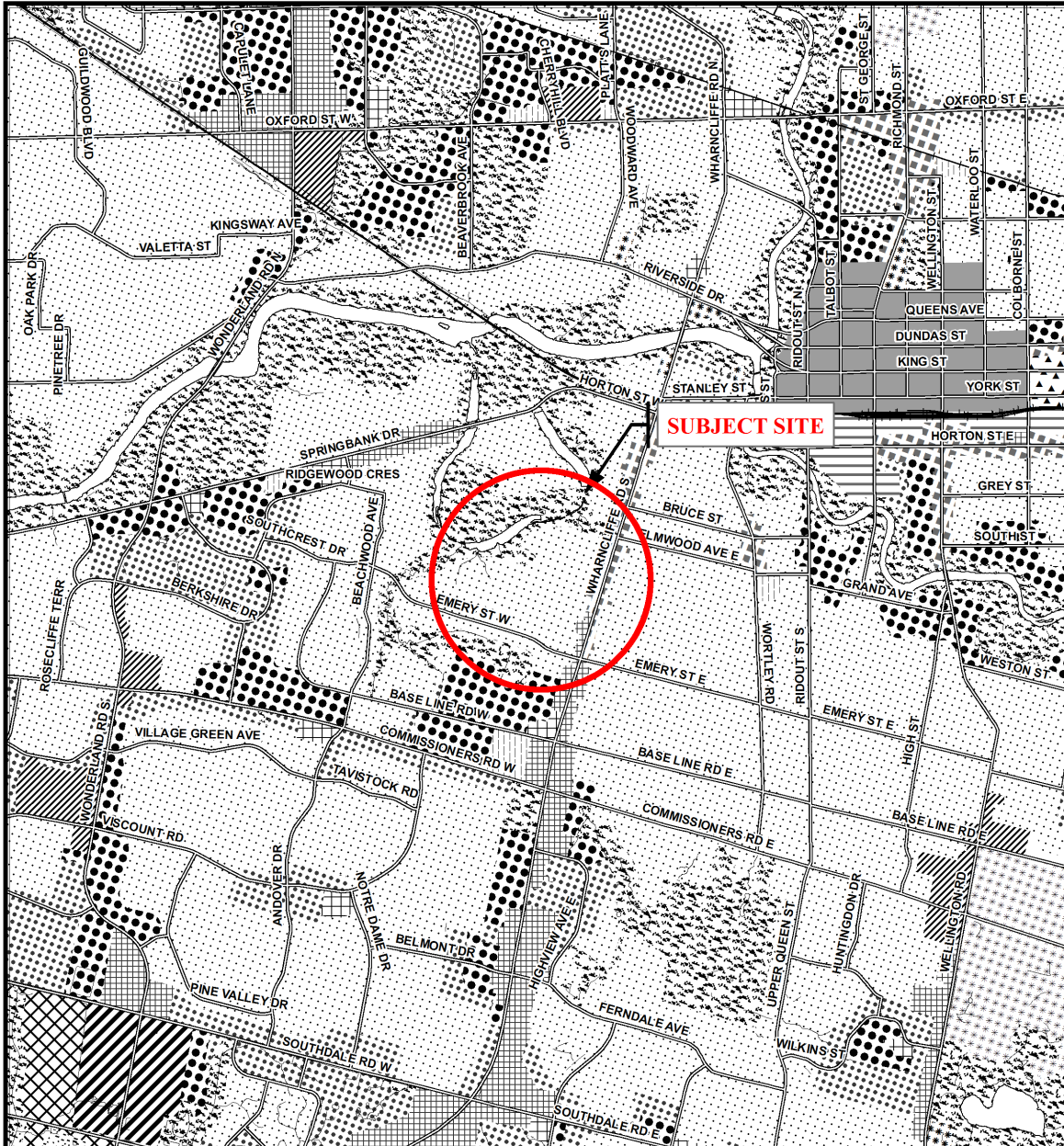
Date Application Accepted: January 3, 2013	Agent: Malcolm Ross
<p>REQUESTED ACTION: The purpose and effect of this Zoning change is to facilitate the conversion of the former Manor and Highland Park Public School as it exists to a 28 unit (39unit/ha) affordable housing apartment and to allow for future severance of 10 single detached dwelling lots. Possible change to Zoning By-law Z.-1 FROM a Neighbourhood Facility (NF) Zone which permits elementary school uses TO a Residential R8 (R8-4) Zone to permit an apartment building with a density of 39 units/ha (28 units) and a Residential R1 (R1-3) Zone to allow for 10 single detached dwelling lots.</p>	

<p>SITE CHARACTERISTICS:</p> <ul style="list-style-type: none"> • Current Land Use – TVDSB- Public School • Frontage – 103.7 metres • Depth – 67 metres • Area – 0.87 ha • Shape – irregular

<p>SURROUNDING LAND USES:</p> <ul style="list-style-type: none"> • North - City Park (Murray Park), and single detached dwellings • South - single detached dwellings • East - single detached dwellings • West - single detached dwellings
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<p>OFFICIAL PLAN DESIGNATION: (refer to Official Plan Map)</p> <ul style="list-style-type: none"> • Low Density Residential
<p>EXISTING ZONING: (refer to Zoning Map)</p> <ul style="list-style-type: none"> • Neighbourhood Facility (NF)

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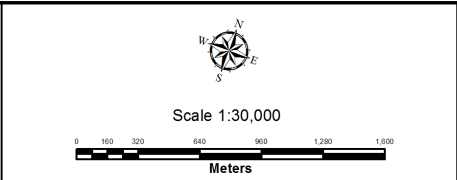


Legend			
	Downtown		Office Business Park
	Enclosed Regional Commercial Node		General Industrial
	New Format Regional Commercial Node		Light Industrial
	Community Commercial Node		Regional Facility
	Neighbourhood Commercial Node		Community Facility
	Main Street Commercial Corridor		Open Space
	Auto-Oriented 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

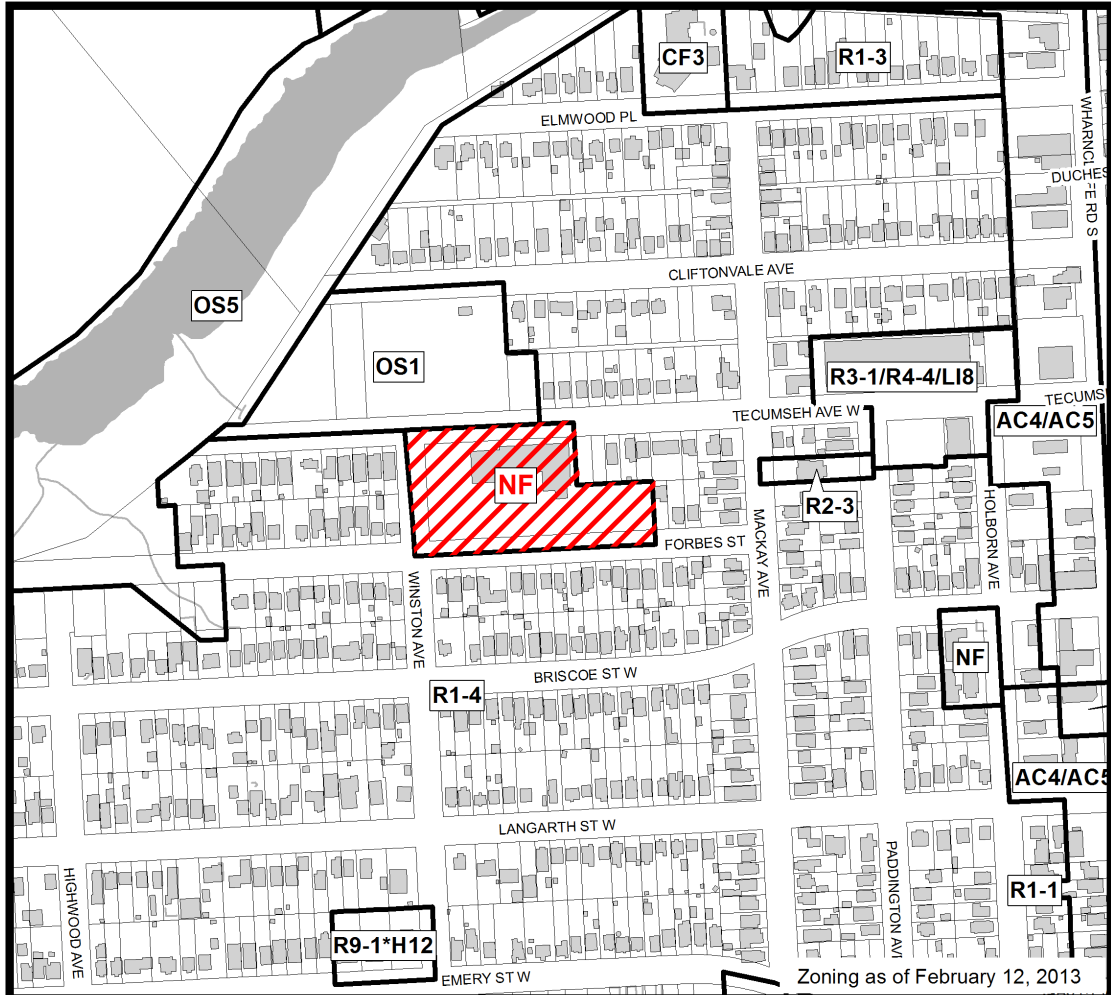
OFFICIAL PLAN SCHEDULE A
- LANDUSE -

PREPARED BY: Graphics and Information Services



FILE NUMBER: Z-8136
PLANNER: CS
TECHNICIAN: CK
DATE: 2013/03/08

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COUNCIL APPROVED ZONING FOR THE SUBJECT SITE: NF

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

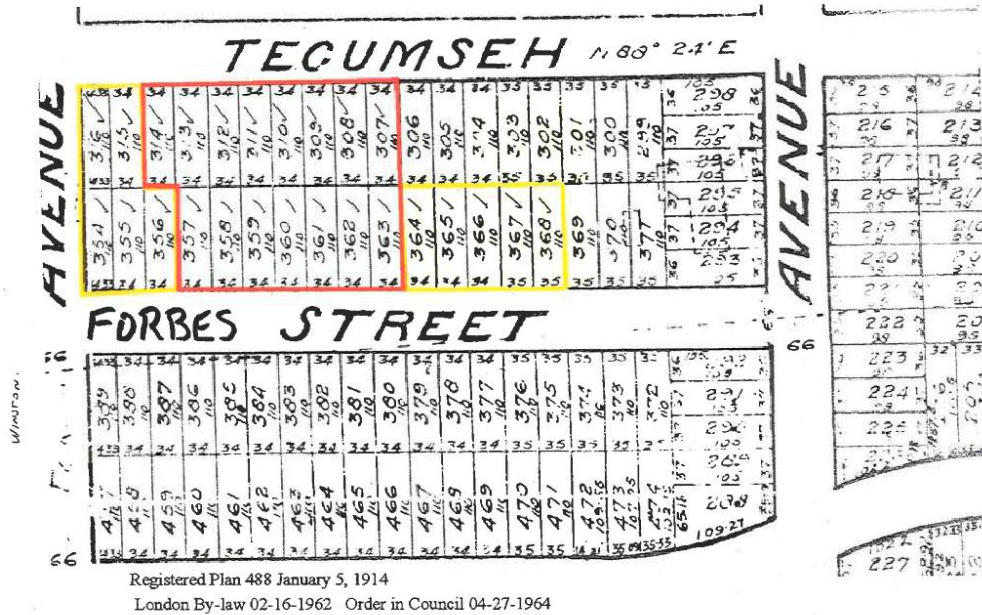
THIS MAP IS AN UNOFFICIAL EXTRACT FROM THE ZONING BY-LAW WITH ADDED NOTATIONS

FILE NO:	
Z-8136	CS
MAP PREPARED:	
2013\03\08	CK
1:4,000	
0 20 40 80 120 160 Meters	

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PLANNING HISTORY

Property is located on Registered Plan 488 (1914) and consists of lots 307 to 316 and 354 to 368. According to the City of London assessment information the Manor Highland Park Public School was constructed in 1972.



SIGNIFICANT DEPARTMENT/AGENCY COMMENTS

Engineering and Environment Services Department

Wastewater and Drainage

Wastewater and Drainage Engineering (WADE) has no objection to this rezoning. There is no concern regarding capacity in the existing sanitary drainage system.

Traffic

Based on a conceptual site plan included in pre-application consultation, Forbes St and a section of Winston Ave may need to be reconstructed depending upon how the site is serviced. If individual service connections are made onto these streets then reconstruction will be required. Other transportation issues including access will be discussed through the site plan review process.

Storm Water Management

SWM Unit has the following comments for the above noted application at 77 Tecumseh Ave West:

The request of a holding provision until the owner is able to demonstrate where the outlets are for both minor and major flows.

- The medium density area(s) will be required to meet the following:
- The subject lands are located in the Thames River Central Area Watershed. The Developer shall be required to apply the proper SWM practices to ensure that the maximum permissible storm run-off discharge from the subject site will not exceed the peak discharge of storm run-off under pre-development conditions.
- The City Design Requirements for Permanent Private Stormwater Systems were approved by City Council and is effective as of January 01, 2012. The stormwater requirements for PPS for all medium/high density residential, institutional, commercial and industrial development sites are contained in this document, which may include but not be limited to quantity/quality control, erosion, stream morphology, etc.

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- *Due to the amount of paved surface area (parking spots) the owner is required to have a consulting Professional Engineer design and install an Oil/Grit Separator to the standards of the Ministry of the Environment and to the satisfaction of the City Engineer.*
- *For the proposed development along Winston Ave, the owner's professional engineer must confirm that there is enough capacity in the existing storm sewer system for the proposed development, all to the satisfaction of the City Engineer. The owner's professional engineer must also update the storm sewer design sheet(s) for the subject lands.*
- *The proposed single family lots along Forbes Street will be required to comply with all City's By-Laws (WM-4) and act to ensure that stormwater run-off from these lands will not cause any adverse effects to these lands and/or adjacent lands.*
- *Should the sump pump discharge to the ground surface, the owner is required to demonstrate that the discharge to the ground surfaces does not create continually wet ground conditions and/or does not create any adverse effect upon municipal sidewalks and roads or upon adjacent properties. Should a dry well system be proposed, confirmation that appropriate soil and ground water testing is completed to establish the suitability of using a dry well system and that the system be designed and certified by a qualified professional engineer and all to the satisfaction of the City Engineer. Note, a direct submission to the MOE for approval is general practice.*

City of London Urban Design

Urban design staff have reviewed the submitted urban design brief for the application at the above mentioned property and provide the following comments:

- *The existing character of the neighbourhood is eclectic. The predominant building type in the area is detached single family homes, with a few exceptions, including the former school on the subject property and several commercial and industrial buildings found along or close to Warncliffe Road. Very few houses are of the same architectural style and size. They range from one to two-and-a-half storeys in height, with most having a front porch or stoop. Most of the houses have side yard driveways with no garages. If a house has a garage, it is located either in the rear yard or it is has been incorporated into the front elevation of the house.*
- *The proposed site plan concept is compatible with the existing neighbourhood for the following reasons:*
- *The addition of certain architectural features to the outside of the existing elementary school building such as large windows and the dual entrances marked by canopies (one on the north elevation at the location of the existing principle entrance facing Murray Park and one on the south elevation leading to the proposed driveway and parking area) will aid the building in gaining the residential character of a low rise apartment building and break up the some of the large blank walls typically found on elementary school buildings.*
- *The driveway and parking area proposed directly to the south of the existing elementary school building includes two accesses from Forbes Street forming a loop layout with a loading lay-by found adjacent to the main entrance. A clear effort has been made in the design and layout of the parking area in order to minimize the exposure of the parking lot and maximize the amount of open landscape area fronting Forbes Street.*
- *Safe, convenient and direct pedestrian connections have been included between the existing public sidewalks along Forbes Street and Tecumseh Avenue to the proposed main entrances of the building.*
- *Severing the existing school yard, east and west of the elementary school building, into single detached house lots is consistent with the lot pattern found through the neighborhood and will help the proposed elementary school conversion integrate into its surroundings as the large expanses of asphalt (former school yard) will be redeveloped into single family homes.*

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The site plan authority should consider the following design issues through the site plan process;

- For the proposed elementary school building conversion;
- Ensure that the site plan application drawings remain consistent with the drawings submitted through the zoning by-law amendment process.

For the single detached family home lots;

- Ensure all new buildings have a front yard setback that is consistent with the other single family homes found along Forbes Street and Tecumseh Avenue in order to create a coherent street wall.
- Ensure garages are located in the rear yard or recessed from the front façade of the building in order to remain consistent with the prevailing neighborhood character.

PUBLIC LIAISON:	On January 11, 2013, Notice of Application was sent to 166 property owners in the surrounding area. Notice of Application was also published in the <i>Public Notices and Bidding Opportunities</i> section of <i>The Londoner</i> on January 17, 2013. A "Possible Land Use Change" sign was also posted on the site.	8 replies were received
<p>Nature of Liaison: The purpose and effect of this Zoning change is to facilitate the conversion of the former Manor and Highland Park Public School as it exists to a 28 unit (39unit/ha) affordable housing apartment and to allow for future severance of 10 single detached dwelling lots. Possible change to Zoning By-law Z.-1 FROM a Neighbourhood Facility (NF) Zone which permits elementary school uses TO a Residential R8 (R8-4) Zone to permit an apartment building with a density of 39 units/ha (28 units) and a Residential R1 (R1-3) Zone to allow for 10 single detached dwelling lots.</p>		
<p>Responses: two responses were for clarification</p> <p>Two responses were in support of the use</p> <p>4 responses received were opposed to the proposed amendment. The following concerns were raised, but are not limited to:</p> <ul style="list-style-type: none"> • Intensity- the introduction of the 40 new residential units in the middle of an established single detached residential neighbourhood is not compatible. • Housing Tenure- introduction of non family affordable housing units not compatible with existing housing. • Loss of open space, the existing school yard provides for recreational opportunity and provides connection through the lot to the City Park (Murray Park) on the north side of Tecumseh Avenue West and to the Coves. • Loss of mature trees from the site. • Increased traffic. • Capacity of existing storm and sanitary services. • Prefer the existing institutional building be used as a Community Centre. • Development is located in close proximity to the Coves an Environmentally Significant Area and is subject to the Thames Valley Corridor Plan guidelines for development, specifically protection of new high density high rise development on the naturalized site lines. 		

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ANALYSIS

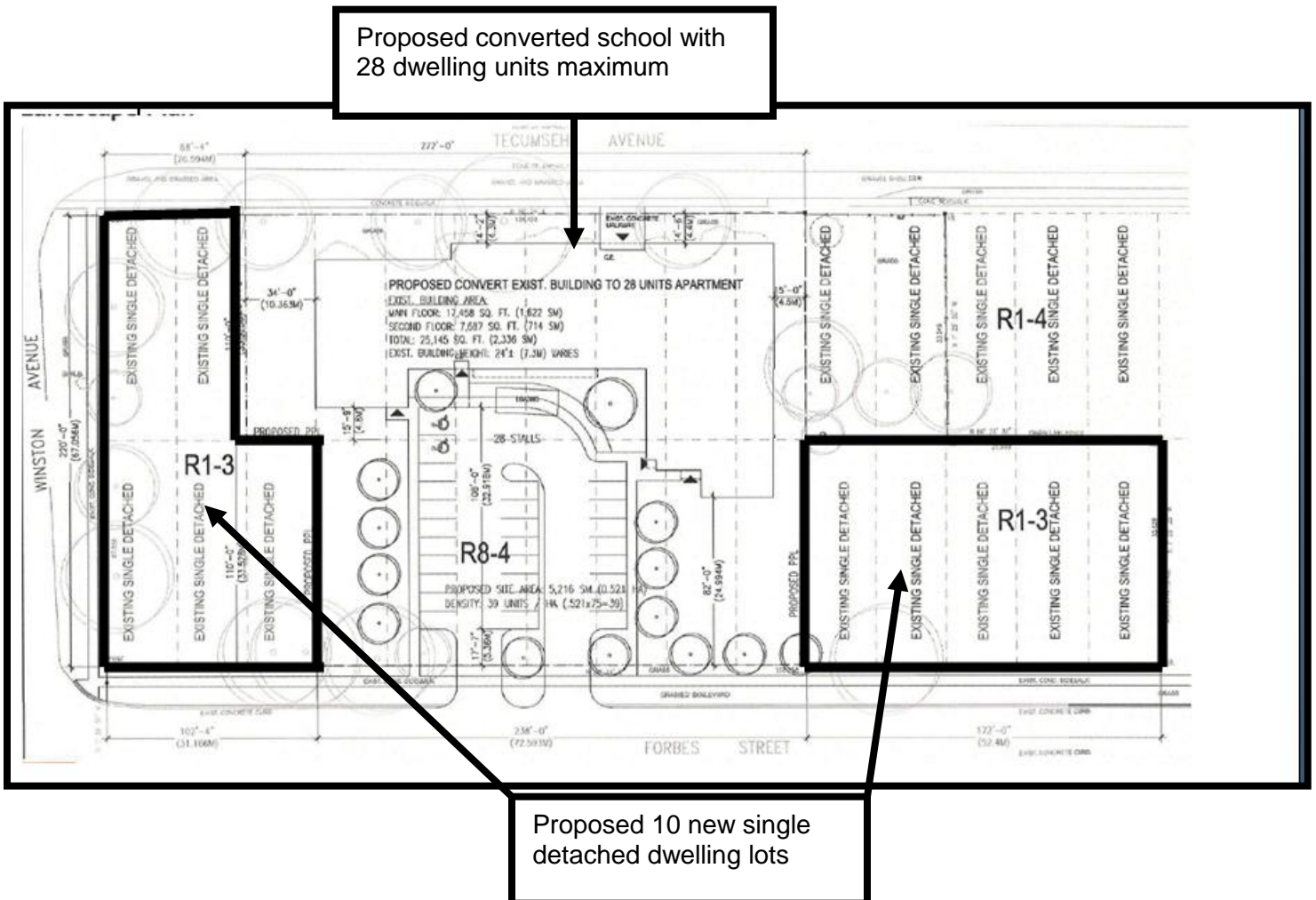
Subject site

The subject site is located on the southeast corner of Tecumseh Avenue West and Winston Avenue. It is a 0.8 hectare piece of land with the former Manor and Highland Park Public School located on the site.

What is the nature of the proposed amendment?

The applicant, has requested a zoning by-law amendment for the above-noted lands from a Neighbourhood Facility (NF) Zone to a Holding Residential R8 Special Provision (h-5*h-89*R8-4 (..)) Zone and a Residential R1 Special Provision (R1-3 (4)) Zone to permit the conversion of the existing school to a 28 unit affordable housing apartment at a maximum density of 39 units per hectare and to allow for the severance of 10 single detached dwellings. A copy of the proposed site plan is attached.

Proposed Site Plan



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Provincial Policy Statement (PPS)

The PPS promotes and directs efficient land use and development patterns. The proposed development is consistent with Section 1.0 Building Strong Communities and Section 3.0 Protecting Public Health and Safety as it:

- provides for a mix of affordable low and moderate income households
- provides for intensification
- provides for redevelopment
- efficiently utilizes existing infrastructure
- efficiently uses land and resources in the City of London
- provides for the utilization of the existing public transit systems; and
- promotes a healthy community

Official Plan Polices

The property is designated Low Density Residential in the City of London Official Plan. The Low Density Residential designation allows for single detached dwellings with a maximum density of 30 units per hectare and allows for infill and intensification including the conversion of existing institutional buildings up to 75 units per hectare. Section 3.3.2 of the City of London Official Plan allows for infill and intensification provided that; *it is clearly demonstrated that the proposed project is sensitive to, compatible with, and a good fit within, the existing surrounding neighbourhood based on, but not limited to, a review of both the existing and proposed built form, massing and architectural treatments as outlined in section 3.7 of the plan.*

Does Proposed Development Conform to the Official Plan?

The proposed conversion of the existing institutional use (Manor Highland Park Public School) to allow a maximum of 28 residential dwelling units results in a density of 39 units per hectare which is consistent with the maximum 75 units per hectare density permitted by the infill and intensification policies of the City of London Official Plan and the proposed 10 single detached dwelling lots result in a density less than the maximum of 30 units permitted in the Low Density Residential policies. The proposed development conforms to the Official Plan given that it:

- allows for 10 new single detached dwelling lots with frontages and lot size similar to the frontage and lot sizes as laid out in the original plan of subdivision (Plan 488) and the existing adjacent lots;
- provides for a benefit to the City by providing 28 additional affordable housing units;
- utilizes existing infrastructure;
- is located in close proximity to public transit corridor and a commercial shopping area (Wharncliffe Road South); and
- is located immediately south of an existing City Park (Murray Park) and the Coves a significant natural heritage feature.

The proposed development conforms to Section 3.7 Low Density Residential Character and Compatibility policies in for the following reasons:

- the existing school building’s height, bulk and placement will not be changed and the 10 proposed single detached residential lots will retain the existing scale and character of the adjacent neighbourhood;
- the retention of the school will preserve the architectural significance of the school property and permit the infill of 10 new single detached dwelling lots which maintain and strengthen the existing residential streetscape;
- The addition of architectural features to the outside of the existing elementary school building such as large windows and canopies provide for residential character on the elementary school building;
- a driveway and parking area located to the south of the existing elementary school building includes two accesses from Forbes Street forming a loop layout with a loading lay-by found adjacent to the main entrance;
- the design and layout of the parking area minimize the exposure of the parking lot and maximize the amount of open landscape area fronting Forbes Street;
- safe, convenient and direct pedestrian connections have been included between the existing public sidewalks along Forbes Street and Tecumseh Avenue to the proposed main entrances of the building;
- severing the existing school yard, east and west of the elementary school building, into single detached house lots is consistent with the lot pattern found through the neighbourhood; and

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- the large expanses of asphalt (former school yard) will be redeveloped into single detached dwellings integrating the proposed elementary school conversion into the neighbourhood fabric.

Zoning

The existing zone is Neighbourhood Facility (NF) which permitted the public school use. The proposed amendment is to rezone on the lands for the proposed 10 single detached dwelling units to a Residential R1 Special Provision (R1-3(4)) Zone and to amend the zone on the lands with the converted institutional building to a Holding Residential R8 Special Provision (h-5*h-89*R8-4 (_)) Zone.

Proposed Single Detached Lots

As stated by the City of London Urban Designer “*The existing character of the neighbourhood is eclectic. The predominant building type in the area is detached single family homes*”. The proposed Residential R1 Special Provision (R1-3 (4)) Zone will allow for reduced front yard setbacks and interior side yard setbacks that are common in the area. The intent of this zone is to encourage a mix of single detached housing types that will continue the “eclectic” nature of the existing housing stock.

Existing Building Fabric on Abutting Properties.



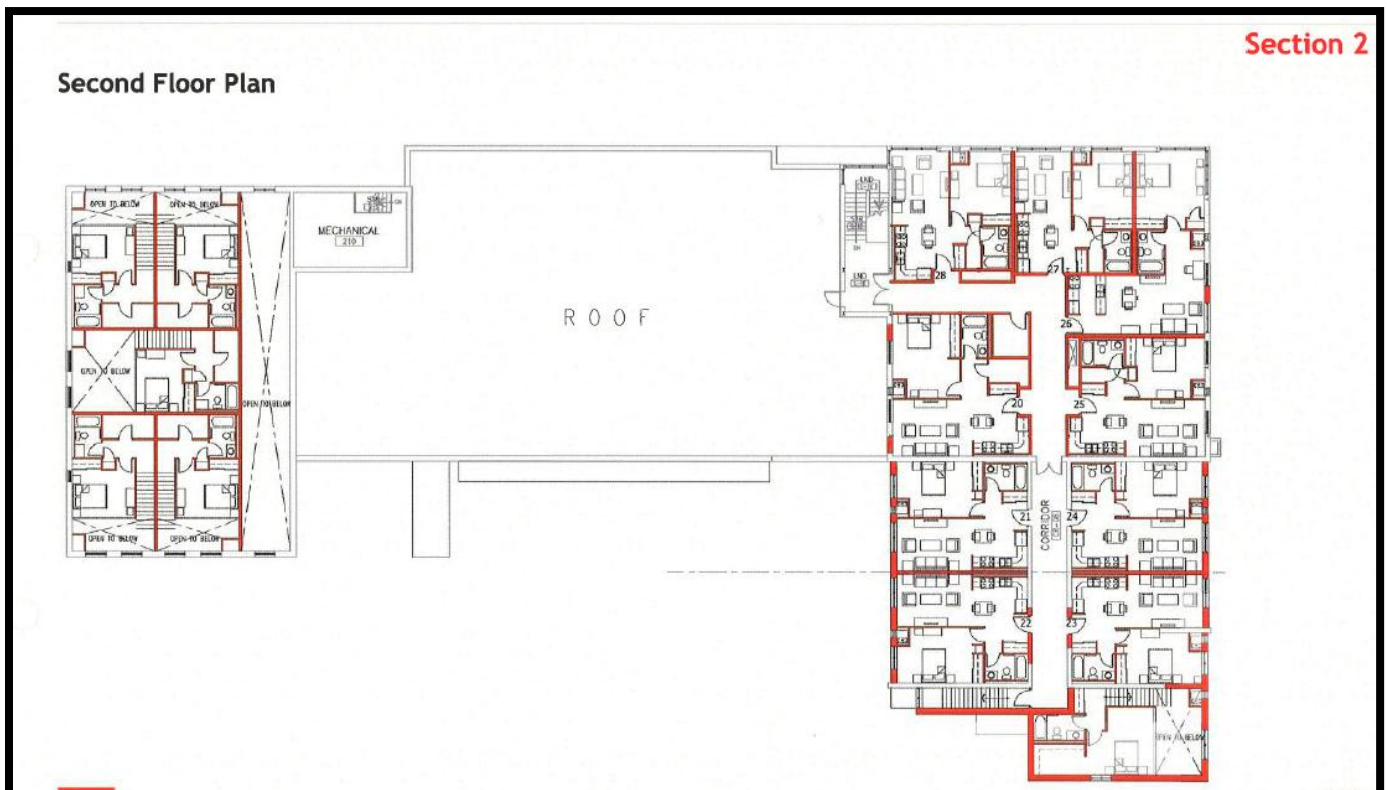
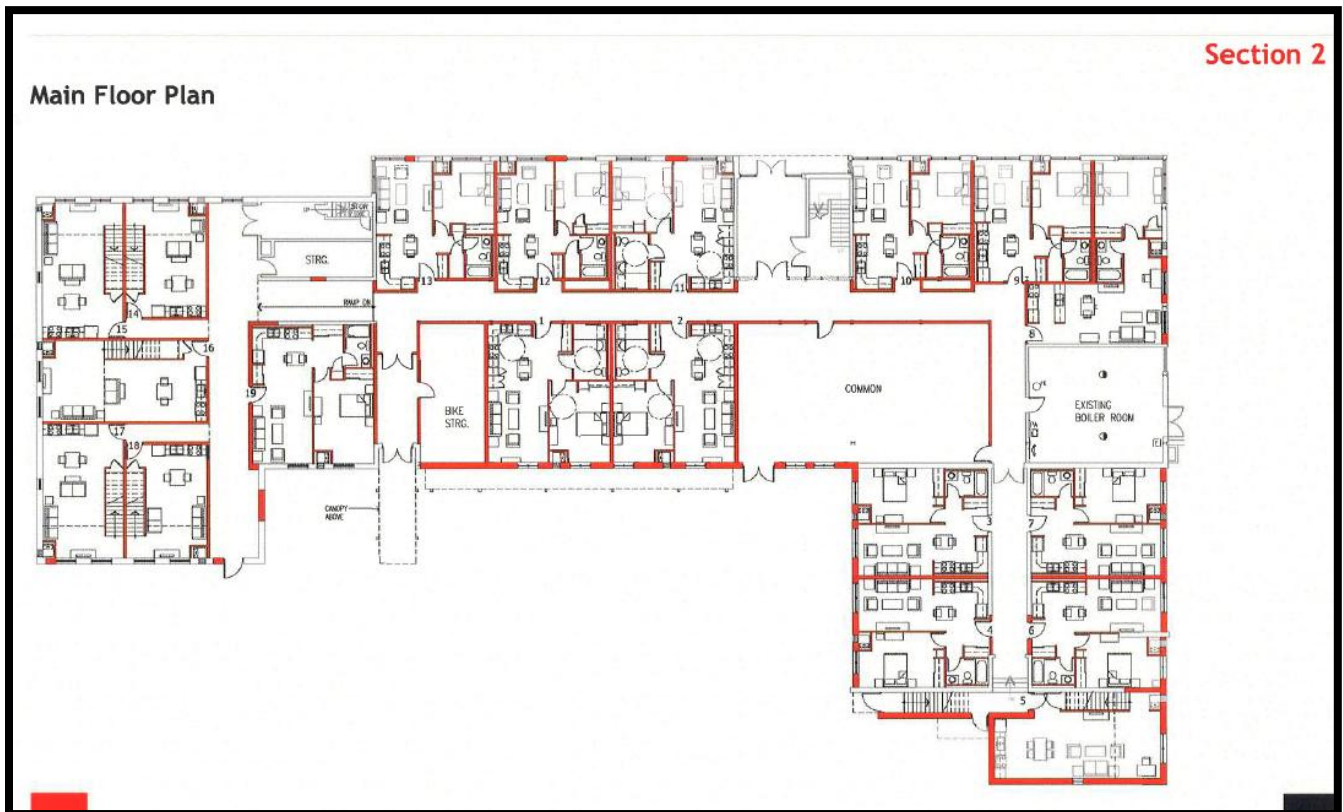
The proposed Residential R1 Special Provision (R1-3 (4)) Zone allows for 10 m lot frontages, 300 m² lot areas, a minimum front and exterior side yard setback to the main dwelling unit of 3m, minimum interior side yard depth of 1.2m. The proposed zone still requires that a 6m setback be provided to a garage and would require that one side yard be 3m in absence of a garage, which ensures that parking will be provided on the lots in conformity with the Zoning By-law regulation.

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Proposed School Conversion

The proposed Holding Residential R8 Special Provision (h-5*h-89*R8-4 (L)) Zone includes a specific special provision to allow the school building, as it exists at the time of the zoning amendment, to be converted with a maximum of 28 dwelling units. The special provision would allow additions for architectural features such as stairwells and vestibules to a maximum of 10% of the exiting gross floor area.

Proposed Floor Plan



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The proposed Holding Residential R8 Special Provision (h-5*h-89*R8-4 (L)) Zone includes a holding provision for a public site plan process for review to ensure that the following Official Plan intensification policy direction and issues raised by the public are addressed and also includes but is not limited to:

- locating building entrances, garbage receptacles, parking areas and other features to minimize impacts on the privacy of existing and proposed residential amenity spaces;
- the use of fencing, landscaping and planting buffers to mitigate impacts of the proposed development on existing properties;
- the use of innovative and creative standards of design for the buildings to be constructed or redeveloped;
- providing for continuity and harmony in architectural style with adjacent uses;
- the inclusion of active frontages to the street that provide for the enhancement of the pedestrian environment; and
- providing parking and driveways designed to facilitate manoeuvrability on site.

A further holding provision is proposed to ensure that the existing stormwater management system can accommodate the flows and conform to the City of London storm management by-laws.

Further Issues Raised Through Circulation of the Application

Traffic and Noise Impacts

Area residents expressed concerns about potential traffic impacts of this use in the low density residential area. The proposed uses are low density in nature and the City Traffic Engineering department has expressed no concerns with any additional traffic that would be generated by the proposed uses.

Intensification and Housing tenure

Some members of the public expressed concerns that the introduction of 38 new residential dwelling units would result in a form of development that is too intense and not “family” oriented. The proposed development utilizes an existing building and reestablishes 10 single detached dwelling lots, and the proposed development will result in a development that is consistent with the existing built form. The proposed residential uses are consistent with the level of intensity that currently exists and through the public site plan process the proposed improvements to the existing school will be included in a development agreement that will ensure there are no new impacts on the abutting properties. The Planning Act does not permit municipalities to rezone on the basis of tenure.

Loss of Open Space, Pedestrian Connection through the Site and Mature Trees

The proposed reestablishment of single detached dwellings will remove large amounts of existing asphalted school yard. Through the site plan process tree preservation will be required where it can be accommodated. The site is located immediately to the south of an existing City Park (Murray Park) which is connected to the Coves natural heritage system. Winston Avenue provides a direct connection from Forbes Street and the neighbourhood to the south to the City Park (Murray Park) and the Coves. The development will result in more “green” space in the form of residential amenity area than what currently exists as paved school yard.

Thames Valley Corridor Plan

The Friends of the Coves raised concerns regarding the impact of this project and the preservation and enhancement of the beautiful and familiar views and vistas associated with the Thames, specifically looking up out of the Cove’s natural heritage valley. The proposed amendment will allow for single detached dwellings with heights consistent with the existing development and allows for the conversion of the school building as it exists. The proposed development is consistent with the existing housing forms and will not impact the existing views and vistas looking up from the Coves. The site is located more than 50 metres from the boundary of the Cove’s ESA and an environmental impact study is not required.

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Community Centre

It was suggested by neighbouring property owners that the institutional building, as historically the school has acted as a community focal point, should be reused as a Community Centre. The City of London Neighbourhood, Children and Fire Services and Parks and Recreation Departments provide the following comments in regards to the former Manor Highland Park Public School site.

The Southwest area of the City was identified in the Parks and Recreation Strategic Master Plan for a multi-purpose recreation facility (indoor pool, double-pad arena, double gymnasium and community centre) to be constructed in 2015. A cursory site assessment based on criteria derived from Master Plan recommendations and Placemaking principles indicate that the Manor Highland Park PS site is not at all appropriate for this facility or components of the facility:

- *It does not have the necessary acreage to support such a recreational facility (site size is just under 2 acres and minimum size of 7 acres to needed to support just the pool, gymnasium and community centre components)*
- *The location is well outside of the area where we are currently searching for a site. The proposed facility will serve a regional function and will serve both growth areas in the Southwest as well as the existing neighbourhoods of Lambeth, Byron, Westmount, parts of Southcrest and Highland*
- *It is located within the middle of an existing residential neighbourhood on a dead-end street well away from a major arterial necessary for access. Preferred locations for community and recreation centres are highly visible locations, easily accessible by car, transit and walking in order to serve the large populations they are intended to serve*
- *It is located in close proximity to the newly developed Springbank Gardens Community Centre which opened in 2010 and Earl Nichols Arena and Community Centre farther to the south and an enhancing the level of service for small community centres beyond the existing service level is not contemplated in the Master Plan.*

The Thames Valley District School Board (TVDSB) as owners of the property has declared the property surplus for their purposes. Through the TVDSB’s tendering process the applicant has proposed the adaptive reuse of the former school building to allow 28 affordable housing units. The proposed amendment is in conformity with the City of London Official Plan polices for the reuse of existing institutional buildings in Residential land designations and with the provision of Affordable Housing.

CONCLUSION

The proposed development meets the policies of the Official Plan for location, type, and density of proposed use, is a good utilization of existing serviced land, will provide affordable housing in the area, and will not negatively impact the adjacent area.

PREPARED BY:	SUBMITTED BY:
C. SMITH COMMUNITY PLANNING AND DESIGN	JIM YANCHULA, MCIP, RPP MANAGER, COMMUNITY PLANNING AND DESIGN
RECOMMENDED BY:	
JOHN M. FLEMING, MCIP, RPP MANAGING DIRECTOR, PLANNING AND CITY PLANNER	

CS/

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File: Z-8136
 Planner: C. Smith

Responses to Public Liaison Letter and Publication in “Living in the City”

<u>Telephone</u>	<u>Written</u>
Robert Mann 33 Cliftonvale Avenue	Cheryl Preszcator 65 Cliftonvale Avenue
Leila Mae Fitzgerald 87 Tecumseh Avenue West	Kenneth Black 51 Tecumseh Avenue West
	Joseph Miller 37 Forbes Street
	Kim Semper 31 Forbes Street
	Kimberly Wood 27 Forbes Street
	Shelia Whitred
	Thom McClenaghan, President Friends of the Coves

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File: Z-8136
 Planner: C. Smith

January 24, 2013

City of London
 Planning and Development Department
 300 Dufferin Ave
 London, ON N6A 4L9

Attention: Craig Smith, Planner II
 Re: Notice of Application to Amend the Zoning By-Law – File Z-8136
 Hyland and Manor Park Elementary School, 77 Tecumseh Ave.

In response to the above Notice of Application to change the zoning of this property from a Neighbourhood Facility (NF) Zone to a Residential R8-4 Zone, I offer the following feedback.

Before closing in 2011, the school was a focal point of this small community; the many low rise residential buildings appropriately located on the periphery of the neighbourhood with modest single family homes on the interior and the school acting as its hub. As a result of the school closing, the area now lacks community focus and is in need of a community-based use for this abandoned site.

I do support development, infill and intensification however I feel the proposed change of use of this property from a neighbourhood facility to a high density designation to accommodate 28 apartment units plus 12 homes is not a good fit for the neighbourhood. Dropping 40 units onto a small parcel of land in the middle of a quiet, established community will have the effect of internalizing high density intensification and spoiling our 'off the beaten path' quiet Coves neighbourhood.

Additional concerns include:

- loss of open space
 - ✓ the school yard currently provides for a green corridor connection to the adjacent park and through to The Coves natural wooded areas.
- loss of mature trees
 - ✓ the school yard is home to many beautiful mature trees (on their private property)
- increased traffic
 - ✓ peak traffic patterns during school would be replaced with constant traffic increase
- capacity of existing storm and sanitary services
- environmental impact
 - ✓ increase in vehicles, residential parking lot to serve new apartment, loss of trees/urban forestry canopy
- Heritage Designation of the existing school building
 - ✓ how is this being addressed in the proposal?
- Neighbourhood character
 - ✓ the aesthetic of the existing school is acceptable as an educational institution...not appropriate as a residential apartment building

With respect to the immediate neighbourhood, the broader community, the intent of the existing building and its current zoning, perhaps there is a more conducive use of this property. We have an opportunity to regain community focus and respect the quiet, natural wooded areas of the surrounding Coves.

For consideration, the property would make a wonderful Community Centre for added childrens' and seniors' programming or an Environmental Science Centre given its proximity to The Coves...

In closing, I purchased my home in this area because it is a quiet, established, mature area centrally located in the City while quaintly nestled into The Coves. Transforming the school into an apartment building at the heart of this area is a detriment not only to my personal living enjoyment but also to the neighbourhood as a whole.

Thank you,
Kimberly Wood
 27 Forbes Street

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File: Z-8136
Planner: C. Smith

From: Kim Semper
Sent: Thursday, January 31, 2013 10:14 PM
To: Smith, Craig
Subject: File Z-8136; Amendment to Zoning By-Law; 77 Tecumseh Ave. Manor Highland Park Public School

Dear Mr. Craig Smith,

With regards to the recent Notice of Application for the re-zoning of 77 Tecumseh Ave West from NF (Neighborhood Facility) to R8-4 (Residential) I would like to share with you my thoughts, comments and concerns.

Although I believe that it is a good idea to offer affordable housing to those in need, I also believe that the design, location and fit within a community play a key role in the success of such a development.

The Manor Highland Park Community is comprised of Mature Adults, Young Professionals and Families with children of all ages and all nationalities. I am a new resident of the area and decided to make my home here based on those qualities and the fact that the area is a quiet, friendly, diverse community with minimal traffic creating a safe environment for children to stay active, develop and mature. Many residents have been renovating and building additions to their homes planning to make Manor Park their long term home. The current space occupied by the school allows for additional green space for our residents, kids and adults alike, to walk, play, exercise and enjoy the peacefulness of the neighborhood.

My concerns and questions surrounding the proposed re-zoning and development are as follows:

- The introduction of 28 or more apartments, which I believe are proposed to be single bedroom apartments, would mean 28 single males and females populating the area overlooking the introduction of families and children in need. I think families vs singles would be a far better fit for the neighborhood.
- The increased traffic to the neighborhood thereby reducing the safety of our local children that enjoy the park and walk the neighborhood.
- I would propose that the entrance to the development be off of Tecumseh, as it is currently, to minimize vehicle and construction traffic due to new resident vehicles, moving trucks/vans, garbage removal, property maintenance vehicles and snow removal equipment. Tecumseh is the obvious route of "least resistance" leading directly to the property from both Wharnccliffe and Winston.
- What is the impact on existing infrastructure, municipal services, roads and the environment?
- (ie. Light & Noise Pollution, Sewer, Drainage, Road Maintenance, Potential Loss of Mature Trees, etc.)
- What is the proposed duration of construction and anticipated completion date?
- What are the adopted screening criteria used to ensure respectful residents of the development?
- Is the development intended to house patrons of the nearby rehabilitation clinics?
- Will the affordable housing apartment complex have a "live-in" building manager?

In closing, If the site is to developed, some potential uses of the property could be a Continuing Education Centre, Community Centre, Seniors Residence, Centre for Children Learning or Single Family homes keeping in mind that any site development should be best suited and be the right fit for the existing Manor Highland Park Community and its' long standing residents.

If you would keep me informed of all new developments and upcoming meetings concerning this possible zoning ammendment that would greatly be appreciated.

Regards,

Kim Semper
31 Forbes Street

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File: Z-8136
Planner: C. Smith

**Bibliography of Information and Materials
Z-8136**

The following documents were used in the review of this development proposal:

- Provincial Policy Statement, 2005
- City of London Official Plan
- Zoning By-law Z.-1
- Urban Design– Memo – February 25, 2013
- Applicant's zoning by-law amendment application.
- All internal and external correspondence sent to C. Smith as contained in the City of London file Z-8136

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File: Z-8136
Planner: C. Smith

Appendix "A"

Bill No. (number to be inserted by Clerk's Office)
2013

By-law No. Z.-1-13_____

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 77 Tecumseh Avenue West.

WHEREAS Malcolm Ross has applied to rezone an area of land located at 77 Tecumseh Avenue West, 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 77 Tecumseh Avenue West, as shown on the attached map comprising part of Key Map No. 82, from a Neighbourhood Facility (NF) Zone to a Residential R1 Special Provision (R1-3 (4)) Zone and a Holding Residential R8 Special Provision (h-5*h-89*R8-4 ()) Zone.

1) Section Number 12.4 of the Residential (R8-4) Zone is amended by adding the following Special Provision:

)

a) Permitted Use:

i) Residential dwelling units in the public school as it existed at the time of the passing of the By-law.

b) Regulations:

i) Additional Gross Floor Area for Architectural Features Such as Stairwells. Maximum of 10% of existing gross floor area.

ii) Maximum Residential Dwelling Units on the Lot 28

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 April 16, 2013.

Agenda Item # Page #

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File: Z-8136
Planner: C. Smith

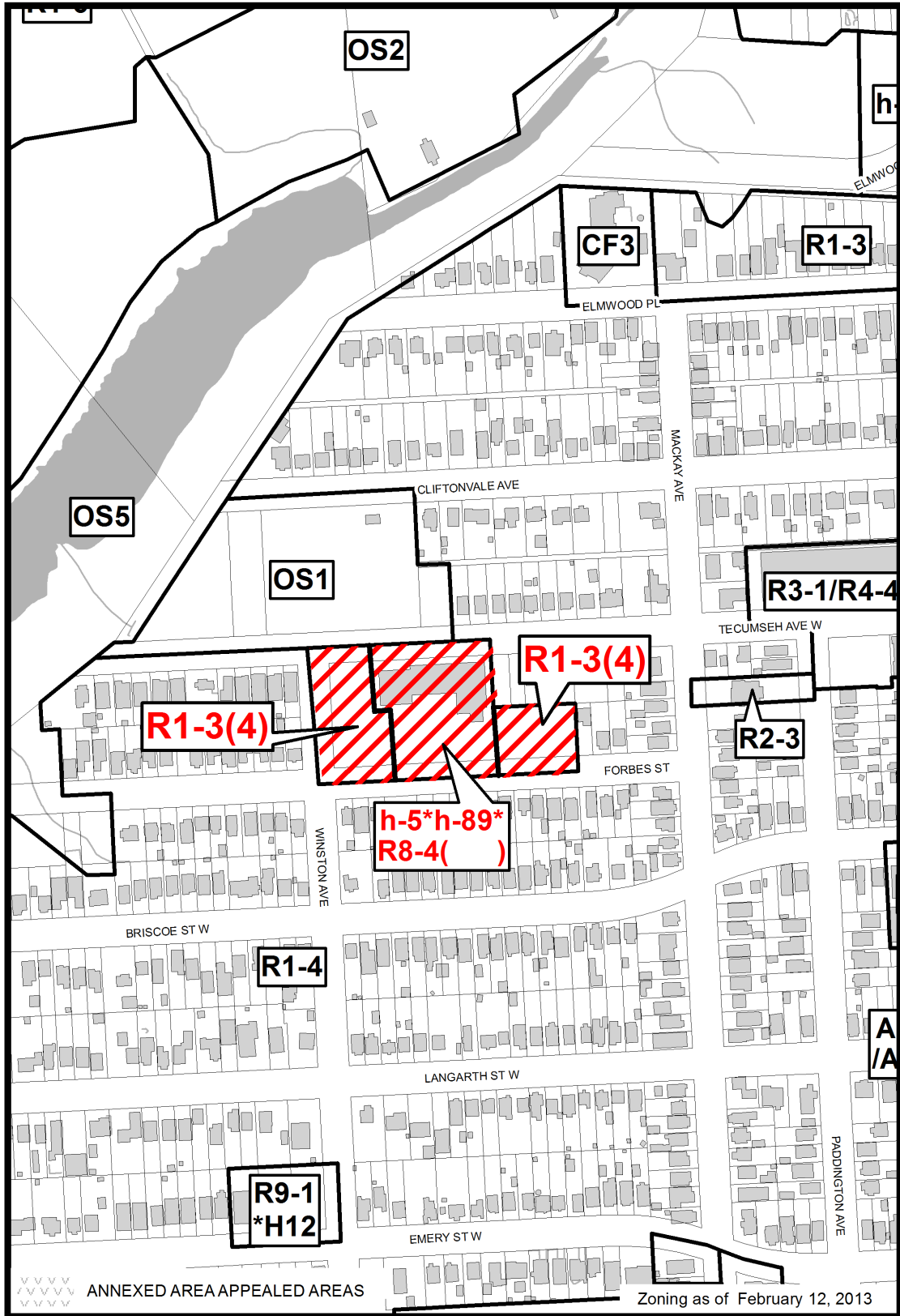
Joe Fontana
Mayor

Catharine Saunders
City Clerk

First Reading - April 16, 2013
Second Reading – April 16, 2013
Third Reading - April 16, 2013

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




File Number: Z-8136
 Planner: CS
 Date Prepared: 2013/03/07
 Technician: CK
 By-Law No: Z.-1-

SUBJECT SITE 

1:3,000

0 15 30 60 90 120 Meters



Geodatabase