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File: Z-8136
Planner: C. Smith

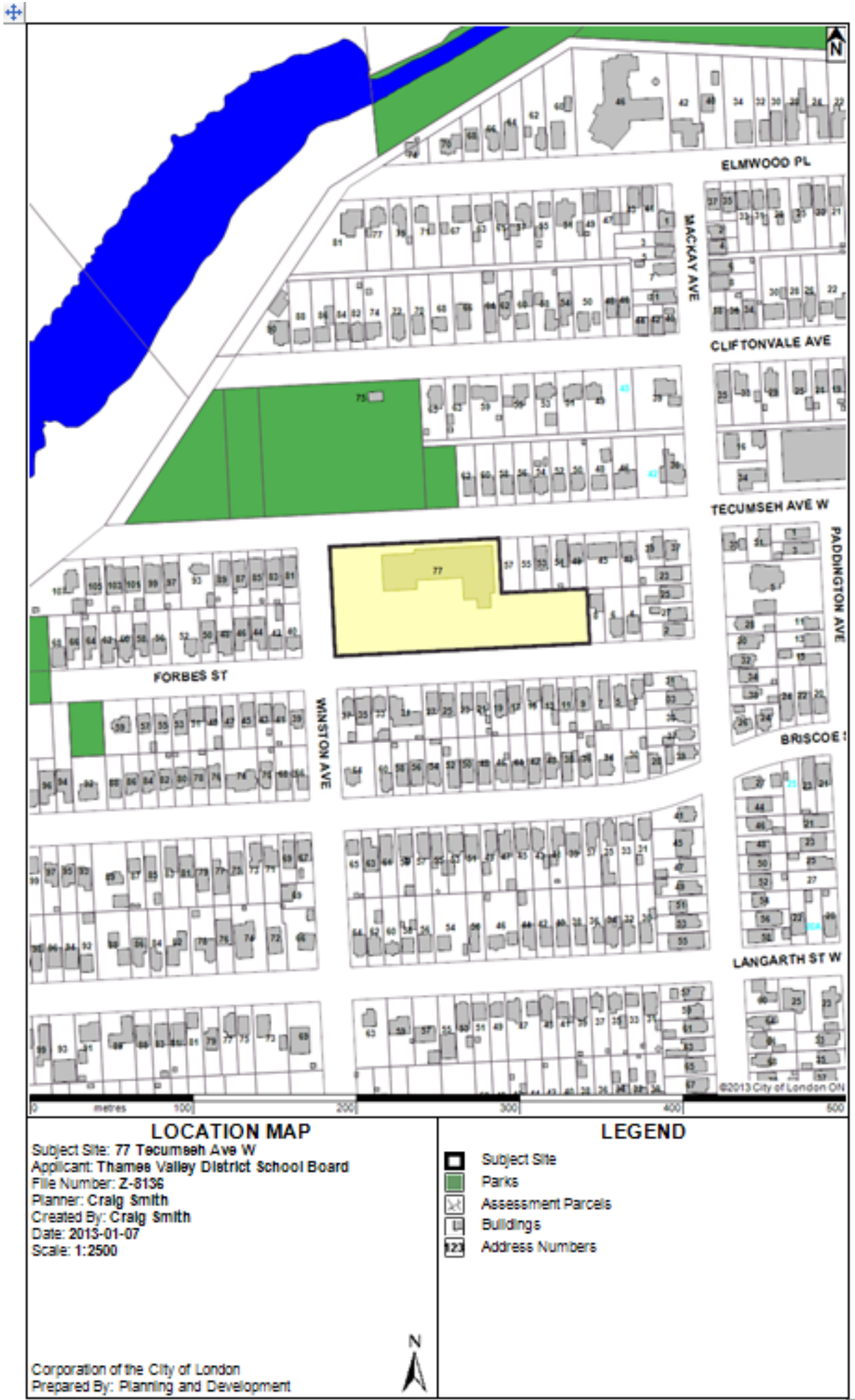
TO:	CHAIR AND MEMBERS PLANNING & ENVIRONMENT COMMITTEE
FROM:	JOHN M. FLEMING MANAGING DIRECTOR, PLANNING AND CITY PLANNER
SUBJECT:	APPLICATION BY: MALCOLM ROSS 77 TECUMSEH AVENUE WEST MEETING ON APRIL 30, 2013

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 30, 2013 to repeal By-law No. Z.-1-132178 and 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 12 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-()*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 49units/ha (22 units), subject to a holding provision to ensure sanitary and stormwater servicing reports have been prepared and confirmation that sanitary and 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 corner parking area) to improve the residential character of the building by reducing the prevalence of large blank walls characteristic of the elementary school use;
 - maximize the use of landscaping along Tecumseh Avenue West and Wilson Avenue to provide uninterrupted screening of the parking lot street frontage and provide enhanced landscaping at the street corner and driveway entrance;
 - 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;
- (c) pursuant to Section 34(17) of the *Planning Act*, as determined by the Municipal Council, no further notice **BE GIVEN** in respect of the proposed by-law as the public participation meeting was held on April 9, 2013 and the proposed by-law implements minor site plan changes.

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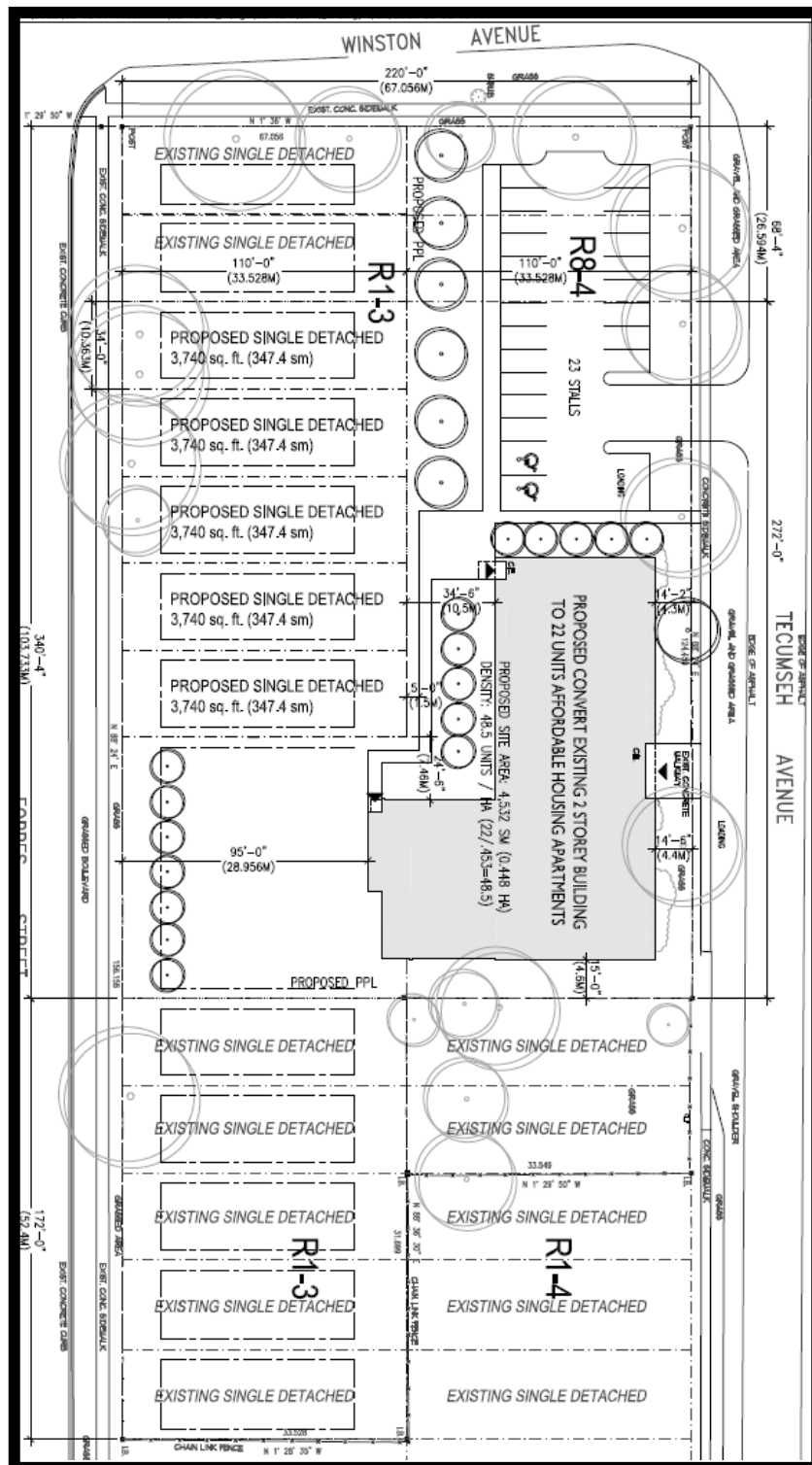


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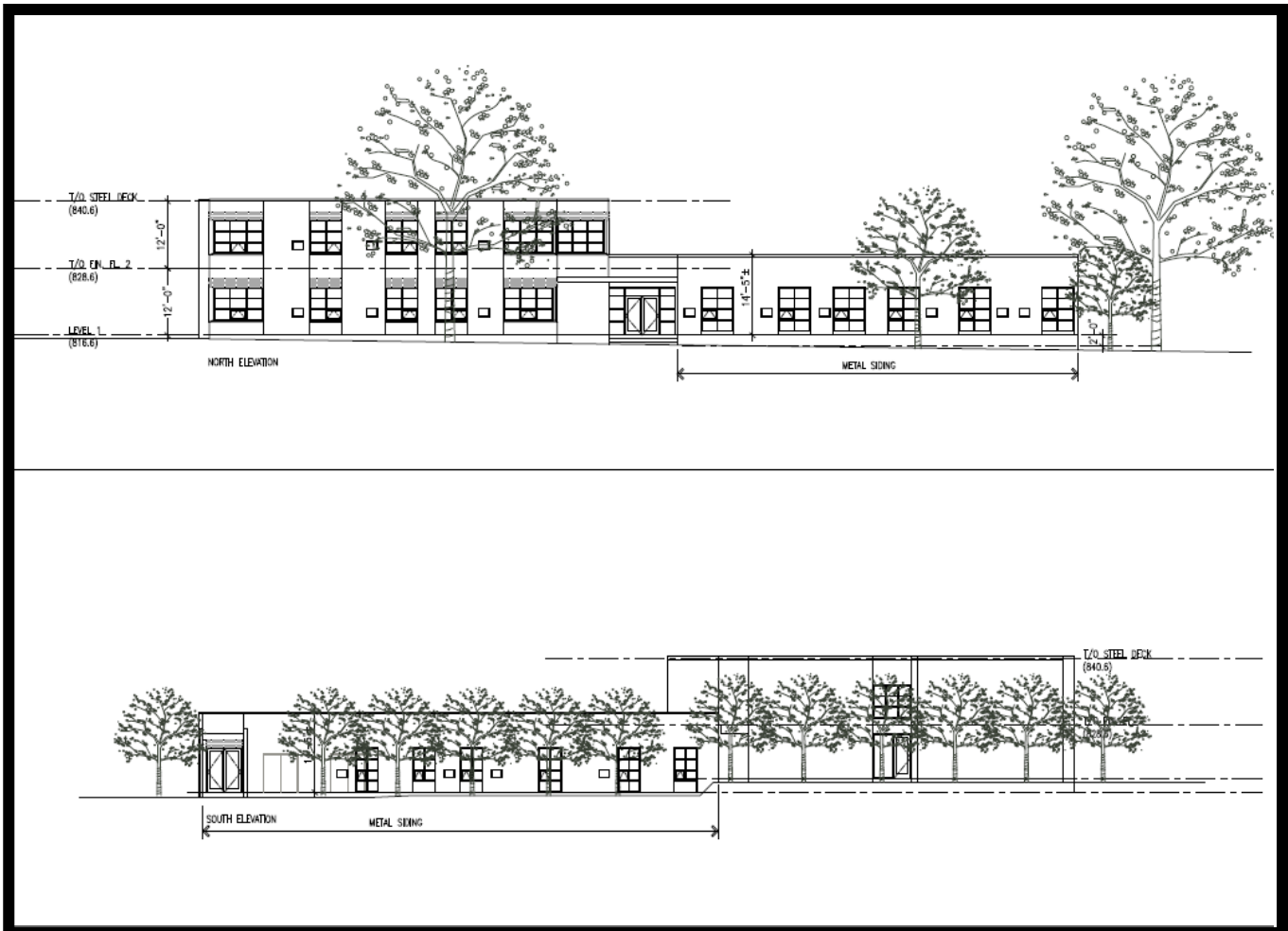
ANALYSIS

On April 16, 2013 Municipal Council resolved: *I hereby certify that the Municipal Council, at its session held on April 16, 2013 referred clause 12 of the 8th Report of the Planning and Environment Committee back to the Civic Administration for further consultation with the applicant with respect to access off Tecumseh Avenue West and to consider lower density.*

Revised Site Plan



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The attached site plan and elevations are provided by the applicant to implement Council's April 16, 2013 recommendation. The site plan now shows the access removed from Forbes Street and located on Tecumseh Avenue West and has reduced the amount of units in the former Manor Highland Park Public School building from 28 to 22. Two additional single detached lots are now proposed for a total of 12 single detached lots.

PREPARED BY:	SUBMITTED BY:
CRAIG 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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Appendix "A"

Bill No.
2013

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

A by-law to repeal By-law No. Z.-1-132178 and 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:

1. By-law No. Z.-1-132178 passed in Open Council on May 16, 2013 is hereby repealed.
2. 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.A107, 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-(____)*R8-4(____)) Zone.
3. Section Number 3.8(2) of the Holding Provisions Section to By-law No. Z.-1 is amended by adding the following holding provision:

h____) Purpose: To ensure the orderly development of the lands the symbol shall not be deleted until sanitary and stormwater servicing reports have been prepared and confirmation that sanitary and stormwater management systems are implemented to the satisfaction of the City Engineer.

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

____) R8-4(____) 77 Tecumseh Avenue West

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.
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ii)	Maximum Residential Dwelling Units on the Lot	22
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5. 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 30, 2013.

Joe Fontana
Mayor

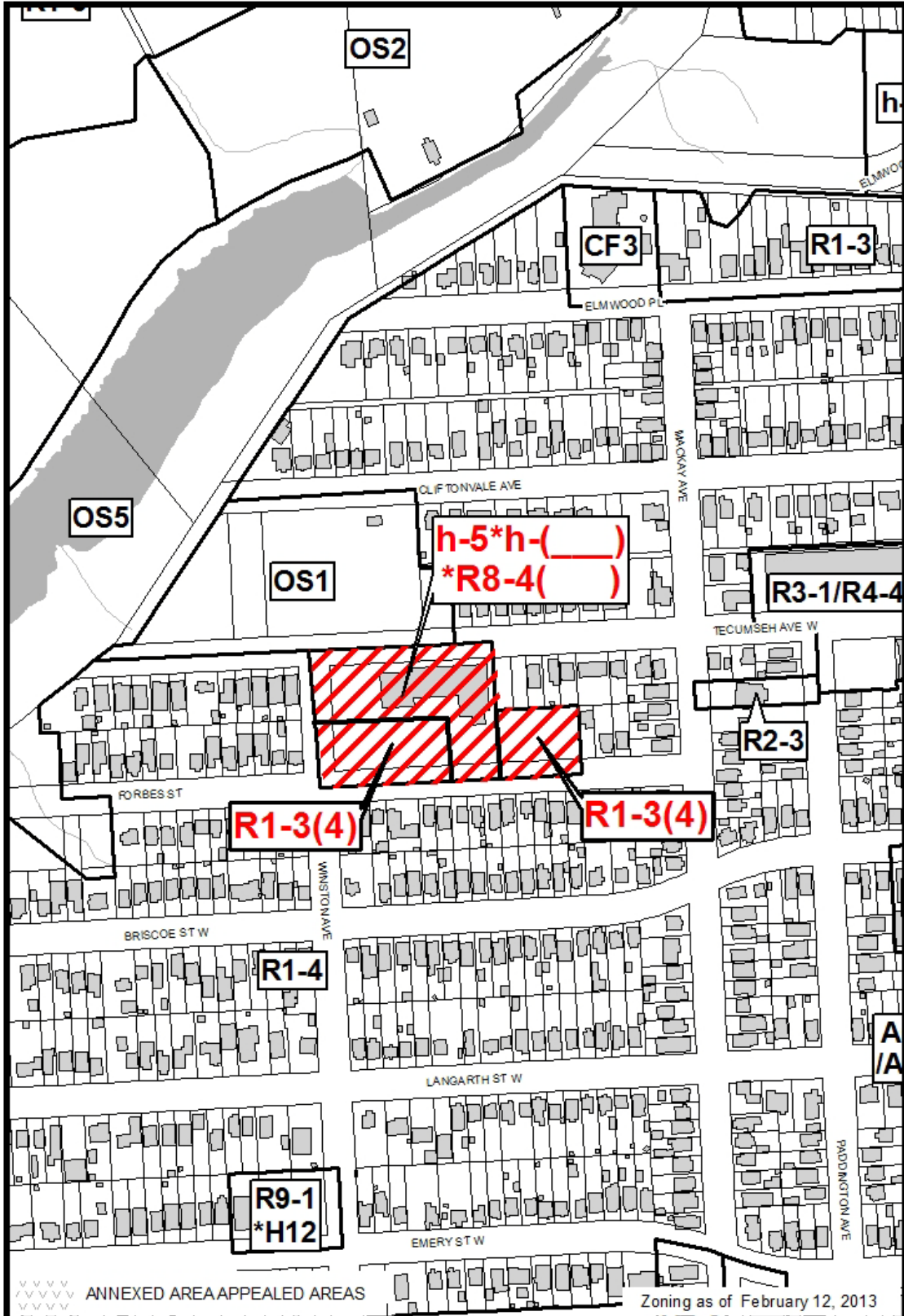
Catharine Saunders
City Clerk

First Reading - April 30, 2013
Second Reading – April 30, 2013
Third Reading - April 30, 2013

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



<p>File Number: Z-8136 Planner: CS Date Prepared: 2013/04/25 Technician: CK By-Law No: Z.-1-</p>	<p>SUBJECT SITE </p> <p>1:3,000</p> <p>0 15 30 60 90 120 Meters</p> <div style="text-align: right;"> </div>
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Geocubes