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File No: SP13-006224
Planner: Luis Claro

TO:	CHAIR AND MEMBERS PLANNING AND ENVIRONMENT COMMITTEE
FROM:	G. KOTSIFAS, P. ENG. MANAGING DIRECTOR, DEVELOPMENT & COMPLIANCE SERVICES & CHIEF BUILDING OFFICIAL
SUBJECT:	APPLICATION BY ZELINKA PRIAMO LIMITED 1206 OXFORD STREET EAST PUBLIC SITE PLAN MEETING MAY 28, 2013

RECOMMENDATION

That, on the recommendation of the Manager, Development Services & Planning Liaison, the following actions be taken with respect to the site plan approval application for surface parking to an existing automobile sales and service establishment, by Zelinka Priamo Limited relating to the property located at 1206 Oxford Street East:

- (a) On behalf of the Approval Authority, the Planning and Environment Committee BE REQUESTED to conduct a public meeting on the subject site plan application and REPORT TO the Approval Authority the issues, if any, raised at the public meeting with respect to the application for Site Plan Approval;
- (b) Council ADVISE the Approval Authority of any issues they may have with respect to the Site Plan application and ADVISE the Approval Authority whether they support the Site Plan application for the commercial development.

PREVIOUS REPORTS PERTINENT TO THIS MATTER
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May 28, 2012 planning report regarding the rezoning of the lands

PURPOSE AND EFFECT OF RECOMMENDED ACTION

The purpose of the report is to request the Planning & Environment Committee conduct a public participation meeting to receive feedback from the public and for Planning & Environment Committee and Council to provide advice to the Approval Authority when they are considering the plans and the requirements for the Site Plan.

The need for public engagement is to satisfy the h-5 holding provision.

Date Application Accepted: March 6, 2013	Agent: Zelinka Priamo Limited
REQUESTED ACTION: Site Plan Approval application for an expansion of a parking area.	

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SITE CHARACTERISTICS:

- **Current Land Use** - Vacant
- **Frontage** – 69m
- **Depth** – 92m
- **Area** – 6500m²
- **Shape** - Rectangular

SURROUNDING LAND USES:

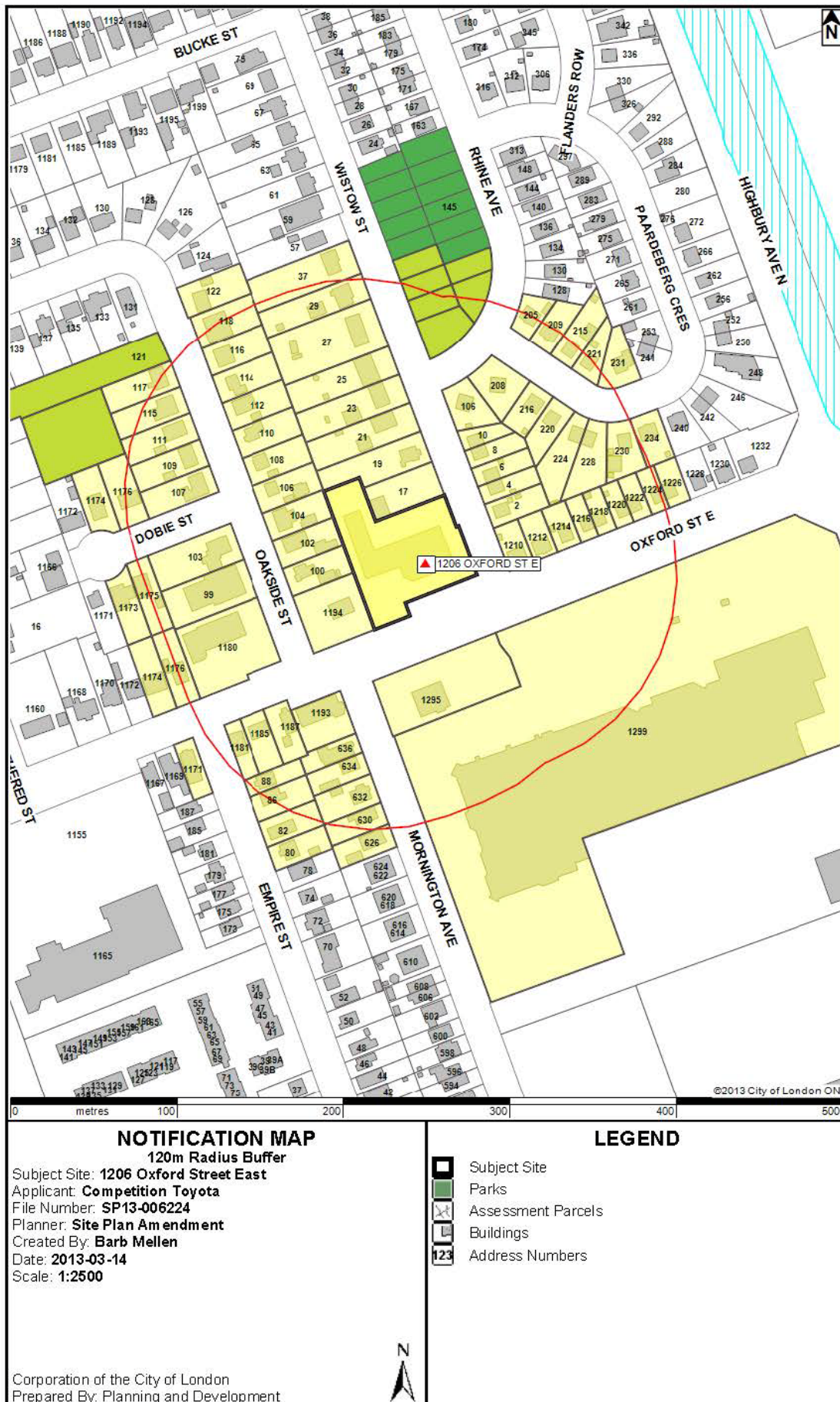
- **North** - Residential
- **South** - Commercial
- **East** – Residential
- **West** – Commercial / Residential

OFFICIAL PLAN DESIGNATION: Low Density Residential

EXISTING ZONING: h-5.h-91.RSC4(22)/RSC6(6)

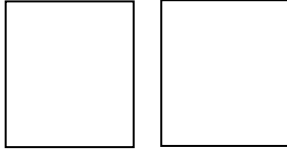
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Notification/Location Map

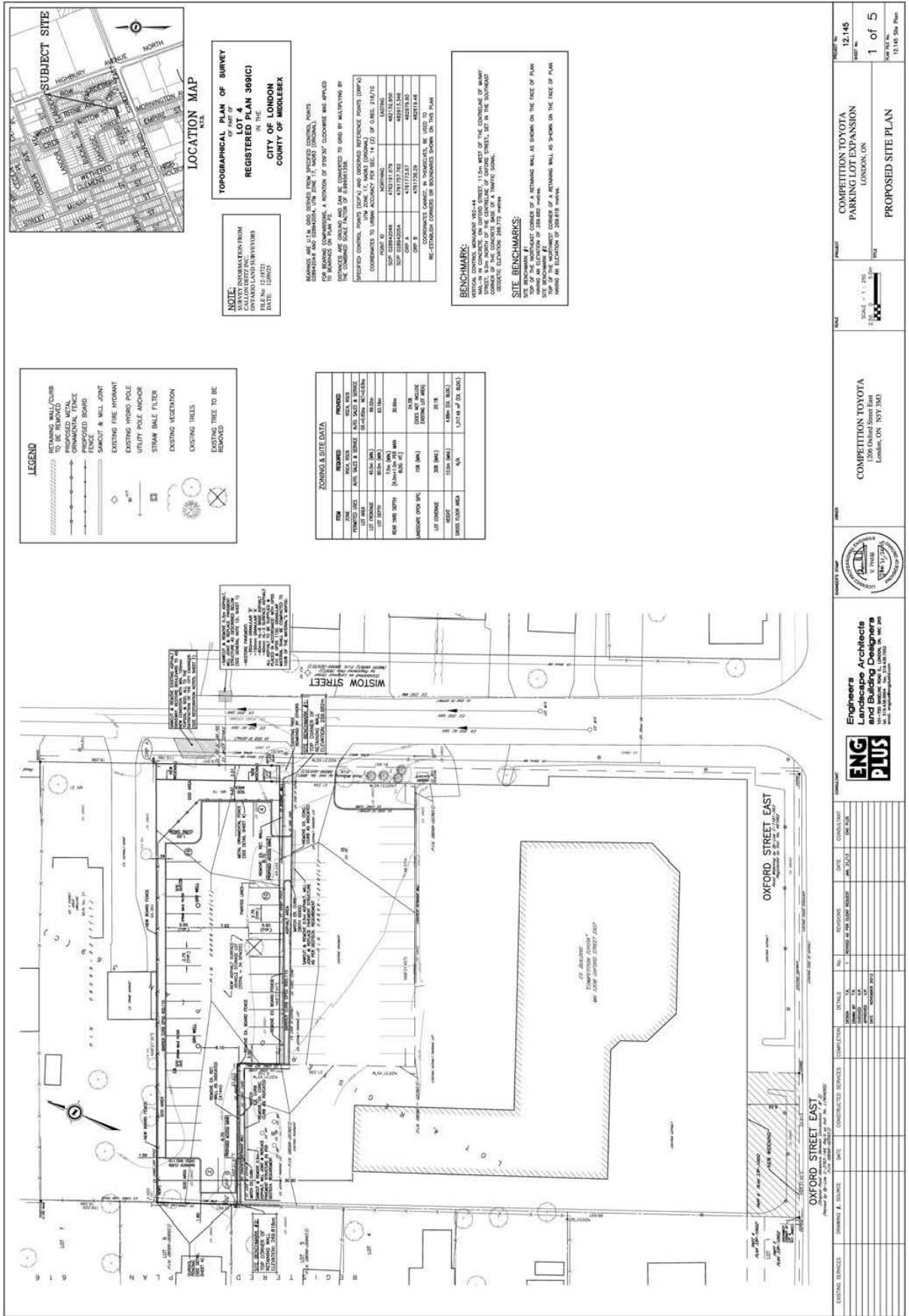


NOTIFICATION MAP
 120m Radius Buffer
 Subject Site: 1206 Oxford Street East
 Applicant: **Competition Toyota**
 File Number: **SP13-006224**
 Planner: **Site Plan Amendment**
 Created By: **Barb Mellen**
 Date: **2013-03-14**
 Scale: **1:2500**

LEGEND	
	Subject Site
	Parks
	Assessment Parcels
	Buildings
	Address Numbers

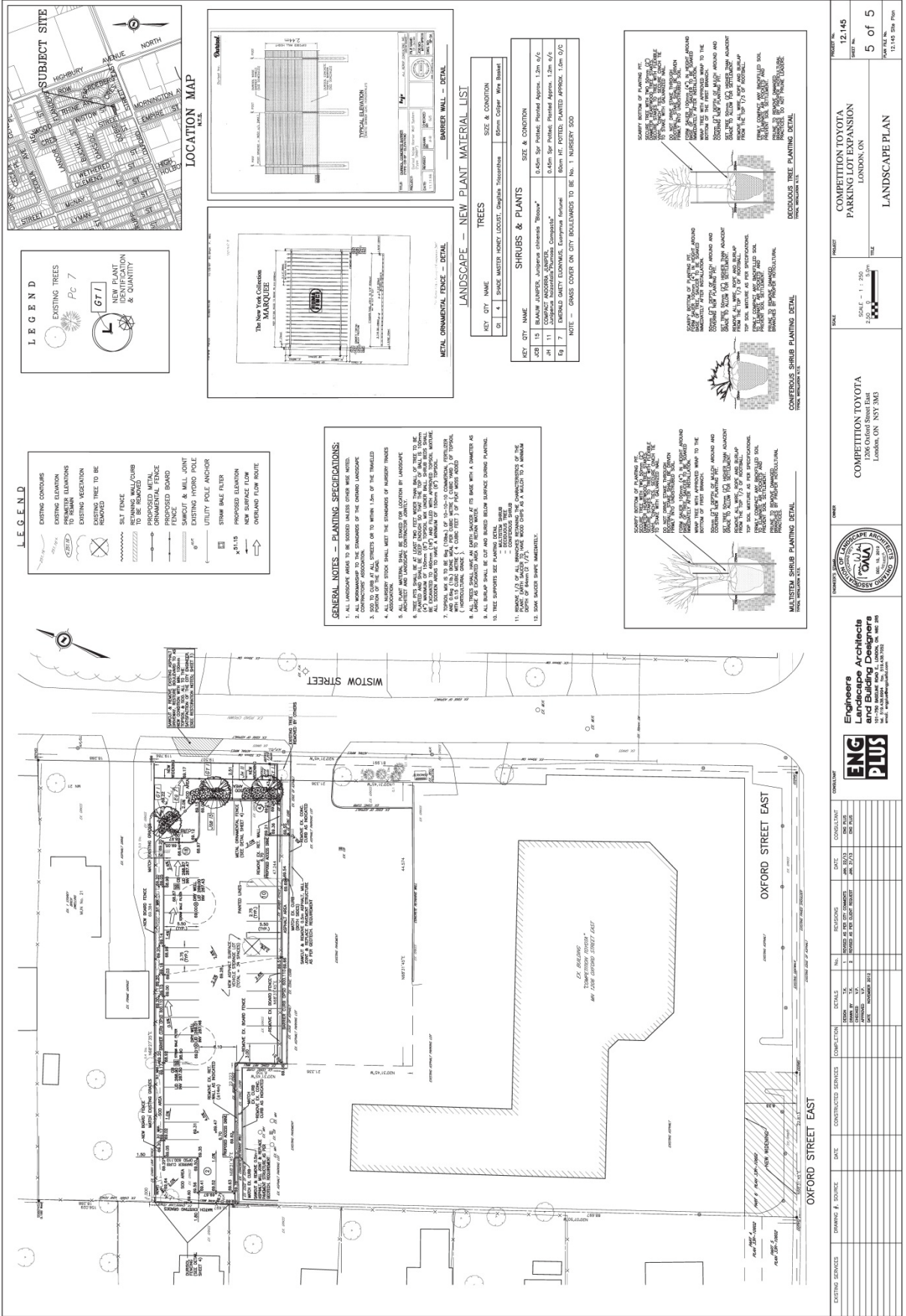


Proposed Site Plan



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Proposed Landscape Plan



<p>ENGINEERS  Engineers Landscape Architects and Building Designers 1001 W. 10th Street, Suite 100, London, ON, N5Y 1M5 Tel: 519-835-3333 Fax: 519-835-3334</p>			<p>PROJECT NO. 12145 SHEET NO. 5 of 5 DATE: 12/14/15 DRAWN BY: L. CLARO CHECKED BY: S. SMITH</p>
<p>COMPETITION TOYOTA PARKING LOT EXPANSION LANDSCAPE PLAN</p>			

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SIGNIFICANT DEPARTMENT/AGENCY COMMENTS

No significant issues have been identified.

PUBLIC LIAISON:	On March 14, 2013 notice of Application was sent out to area property owners and on April 30, 2013 notice of public meeting was sent out to all property owners.	3 replies
Nature of Liaison: Application for Site Plan Approval for an expansion of a parking area		
Responses: To date there have been 3 calls, including the person most impacted by this Development (resident of 106 Oakridge Street) who indicated she is satisfied that a Durisol fence is being provided, and that she has no other issues with the proposed parking expansion.		

BACKGROUND

The property at 1206 Oxford St E has been used an automobile sales and service establishment. In May 2012 the applicant requested that the zoning on the property 19 Wistow Street be amended to permit surface parking and to provide enhanced landscaping and fencing to buffer the automobile sales use from the residential neighborhood and to maintain the residential zone on 21 Wistow Street that is also owned by the auto sales establishment.

On June 12, 2012, City Council approved the by-law to introduce the use and included the following design objectives:

- Remove the existing vehicle access point from the local street;
- Provide a high standard of separation from residential areas through landscaped buffer as shown on the attached site plan; and
- Provide for landscaping, fencing and appropriate lighting that mitigates adverse impacts on the adjacent residential areas; it being noted that Durisol fencing is to be installed between Competition Toyota and the property located at 106 Oakside Street.

ANALYSIS

Does the Site Plan Comply with the RSC4(22)/RSC6(6) Zone?

The proposed site plan conforms to the Zoning By-law. There are 2 holding provisions:

h-5

Purpose: To ensure that the development takes a form compatible with adjacent land uses, agreements shall be entered into following public site plan review specifying the issues allowed for under Section 41 of the Planning Act, R,S,O. 1990, c.P.13, prior to the removal of the "h-5" symbol.

Permitted Interim Uses: Existing Uses

This holding provision requires the holding of a site plan public meeting and entering into a development agreement.

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h-91

Purpose: To ensure that the urban design concepts established through the Zoning amendment review process are implemented, a site plan will be approved and a development agreement will be entered into which, to the satisfaction of the General Manager of Planning and Development, incorporates these concepts and address identified urban design issues.
Permitted Interim Uses: Existing Uses

Is the Site Plan compatible with the Neighbourhood?

The proposed site will be extensively landscaped. The plan has addressed objectives of the Council resolution such as: privacy fencing, bollards, wrought iron fencing, masonry pillars, shade trees, pedestrian links, and a strong street presence.

The proposed amendment will provide for enhanced buffering to the existing residential neighborhood by providing landscaping, fencing and lighting that will provide a straight rear lot line clearly delineating the commercial use from the residential neighborhood. The building setback is maintained in relation to the existing residential neighborhood, and a privacy fence is being provided to the resident of 106 Oakridge Street that is mostly impacted by this development and the owner is maintaining the residential zone and use on 21 Wistow Street limiting the potential impacts on adjacent residential properties.

The following design objectives are addressed in the proposed approved plans:

1. The existing vehicle access point from the local street at 17 Wistow Street is removed;
2. A high standard of separation from residential areas is provided through the landscaped buffer as shown on the attached Landscape Plan; and
3. Landscaping, fencing is appropriate and mitigates adverse impacts on the adjacent residential areas; it being noted that 2.44m high Durisol fencing is to be installed between Competition Toyota and the property located at 106 Oakside Street.

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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, and landscape plan, 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 to the approval authority for approval along with a standard Amending Development Agreement.

PREPARED:	REVIEWED BY:
LUIS CLARO SITE PLAN APPROVAL OFFICER	BRUCE HENRY MANAGER, DEVELOPMENT PLANNING
RECOMMENDED BY:	SUBMITTED BY:
TERRY GRAWAY MANAGER, DEVELOPMENT SERVICES & PLANNING LIAISON	G. KOTSIFAS, P. ENG. MANAGING DIRECTOR, DEVELOPMENT & COMPLIANCE SERVICES & CHIEF BUILDING OFFICIAL

May 17, 2013
LC/sf

c: Zelinka Priamo Limited
318 Wellington Road
London, ON N6C 4P4

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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, March 14, 2013
- City of London, Notice of Public Meeting, April 30, 2013
- 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, SP13-006224
- City of London, Report to Planning Committee - File No. Z-8017, May 28, 2012
- City of London, Council Resolution, June 12, 2012