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File: Z-8162
Planner: Mike Corby

TO:	CHAIR AND MEMBERS PLANNING & ENVIRONMENT COMMITTEE
FROM:	JOHN M. FLEMING MANAGING DIRECTOR, PLANNING AND CITY PLANNER
SUBJECT:	APPLICATION BY: SHERWOOD FOREST TRINITY HOUSING CORPORATION 590 GAINSBOROUGH ROAD PUBLIC PARTICIPATION MEETING ON JUNE 20, 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 Sherwood Forest Trinity Housing Corporation relating to the property located at 590 Gainsborough Road:

- a) The proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting on June 25, 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 churches and elementary schools, **TO** a Holding Residential R9/Neighbourhood Facility (h-__*h-5*R9-3*H20/NF1) Zone to permit a wide range of medium and higher density residential developments in the form of apartment buildings along with churches, elementary schools, community centres, day care centres, libraries, private schools, fire stations, private clubs and police stations at a maximum height of 20 metres with two holding provisions to ensure that a public site plan process is undertaken and that onsite parking concerns are appropriately dealt with.

- b) The Site Plan Approval Authority, **BE REQUESTED** to address the following items through the site plan approval process:
 - i) Submit an updated urban design brief to the Urban Design Review Panel for a more comprehensive review of the final proposal;
 - ii) The orientation of the building to reinforce its corner-site location at the street intersection;
 - iii) The potential for the church to be located in the rear or side yard in order to create a more positive transition between the massing and height of the apartment tower and the massing and height of the adjacent townhomes to the south;
 - iv) The use of pedestrian connections and enhanced landscaping to acknowledge the intersection and strengthen it as a gateway to the community;
 - v) Ensure that active building spaces (such as; units, lobbies, and amenity areas) with windows and doors are located along the Gainsborough Road and Limberlost Road creating an active building edge along the street;
 - vi) Where parking areas are visible from the street enhanced landscaping should be used in order to screen the parking as well as to create a visible edge that defines public and private realm;

- c) The request to amend Zoning By-law No. Z.-1 to change the zoning of the subject property **FROM** a Neighbourhood Facility (NF) Zone which permits churches and elementary schools, **TO** a Residential R9 Special Provision/Neighbourhood Facility (R9-3(_)/NF1) Zone to permit a wide range of medium and higher density residential developments in the form of apartment buildings along with churches, elementary schools, community centres, day care centres, libraries, private schools, fire stations, private clubs and police stations and a special provision to recognize 53 parking spaces

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where 68 is required, **BE REFUSED** for the following reasons:

- i) The City's Transportation Division has concerns about the lack of parking for the church and day care facility and the potential for it to overflow onto Limberlost Road. They have requested a holding provision in order to address the parking concerns, therefore a special provision for parking cannot be recommended.

PREVIOUS REPORTS PERTINENT TO THIS MATTER

"None"

PURPOSE AND EFFECT OF RECOMMENDED ACTION

The purpose and effect of this zoning change is to facilitate the development of a 30-unit affordable housing apartment building while maintaining the existing church use and permitting a day care use on the site.

RATIONALE

1. The recommended amendment is consistent with the polices of the Provincial Policy Statement (2005);
2. The proposed amendment is consistent with the High Density Residential policies of the City of London Official Plan;
3. The subject site is underutilized and encourages an appropriate form of intensification; and
4. The proposed development will provide an opportunity for affordable housing within the City.

BACKGROUND

Date Application Accepted: March 12, 2013	Agent: Malcolm Ross
REQUESTED ACTION: Change Zoning By-law Z.-1 from a Neighbourhood Facility (NF) Zone which permits church and elementary school uses, to a Residential R9 Special Provision/Neighbourhood Facility (R9-3(_)/NF1) Zone which permits a wide range of medium and higher density residential developments in the form of apartment buildings under the R9-3 zone along with public and private facility uses which primarily serve a neighbourhood function under the NF1 zone.	

SITE CHARACTERISTICS:
<ul style="list-style-type: none"> • Current Land Use – Church • Frontage – 62 metres • Depth – 60 metres • Area – 3720 metres square • Shape - Square

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SURROUNDING LAND USES:
<ul style="list-style-type: none">• North - Single Detached Dwellings• South - Medium Density Residential• East - Commercial• West - Medium Density Residential

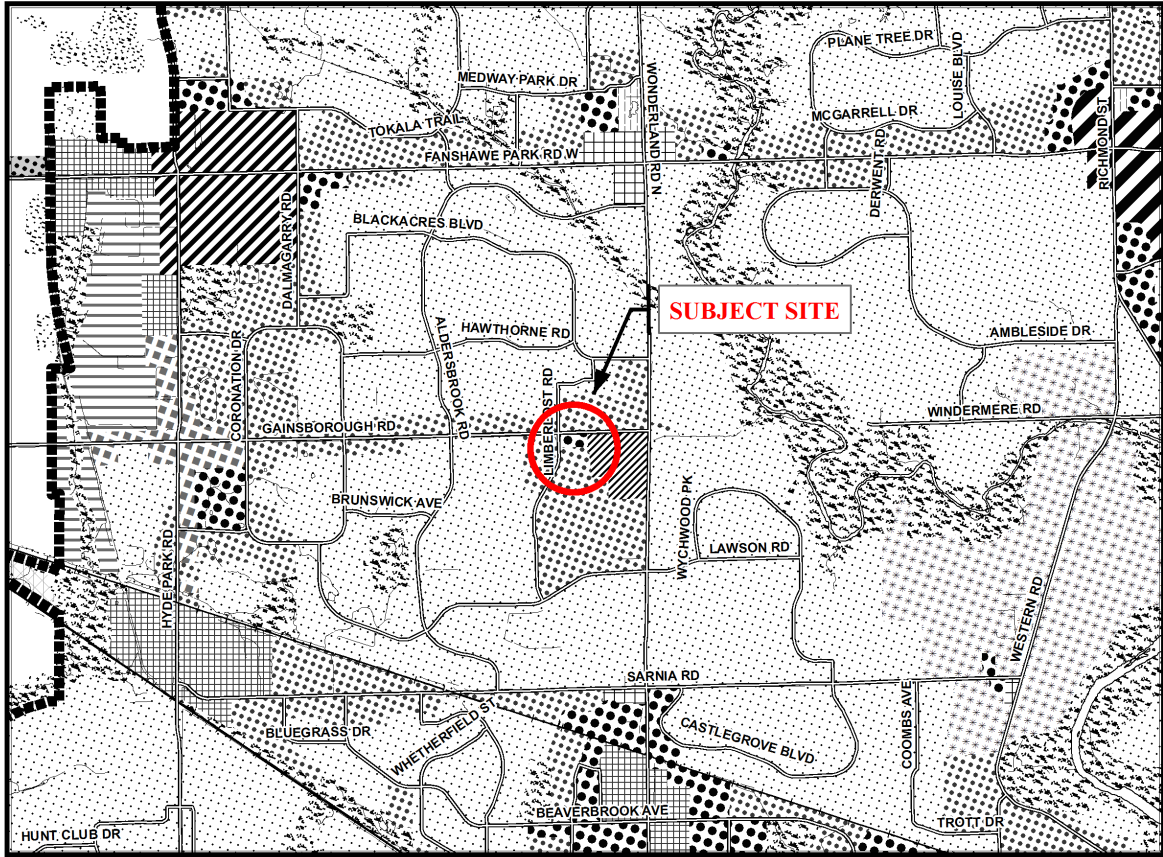
OFFICIAL PLAN DESIGNATION: (refer to Official Plan Map)
<ul style="list-style-type: none">• Multi-Family, High Density Residential
EXISTING ZONING: (refer to Zoning Map)
<ul style="list-style-type: none">• NF

PLANNING HISTORY

“None”

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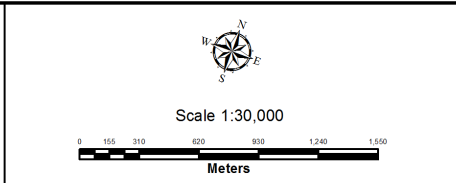


Legend	
	Downtown
	Enclosed Regional Commercial Node
	New Format Regional Commercial Node
	Community Commercial Node
	Neighbourhood Commercial Node
	Main Street Commercial Corridor
	Auto-Oriented Commercial Corridor
	Multi-Family, High Density Residential
	Multi-Family, Medium Density Residential
	Low Density Residential
	Office Area
	Office/Residential
	Office Business Park
	General Industrial
	Light Industrial
	Regional Facility
	Community Facility
	Open Space
	Urban Reserve - Community Growth
	Urban Reserve - Industrial Growth
	Rural Settlement
	Environmental Review
	Agriculture
	Urban Growth Boundary

CITY OF LONDON
Department of
Planning and Development

OFFICIAL PLAN SCHEDULE A
- LANDUSE -

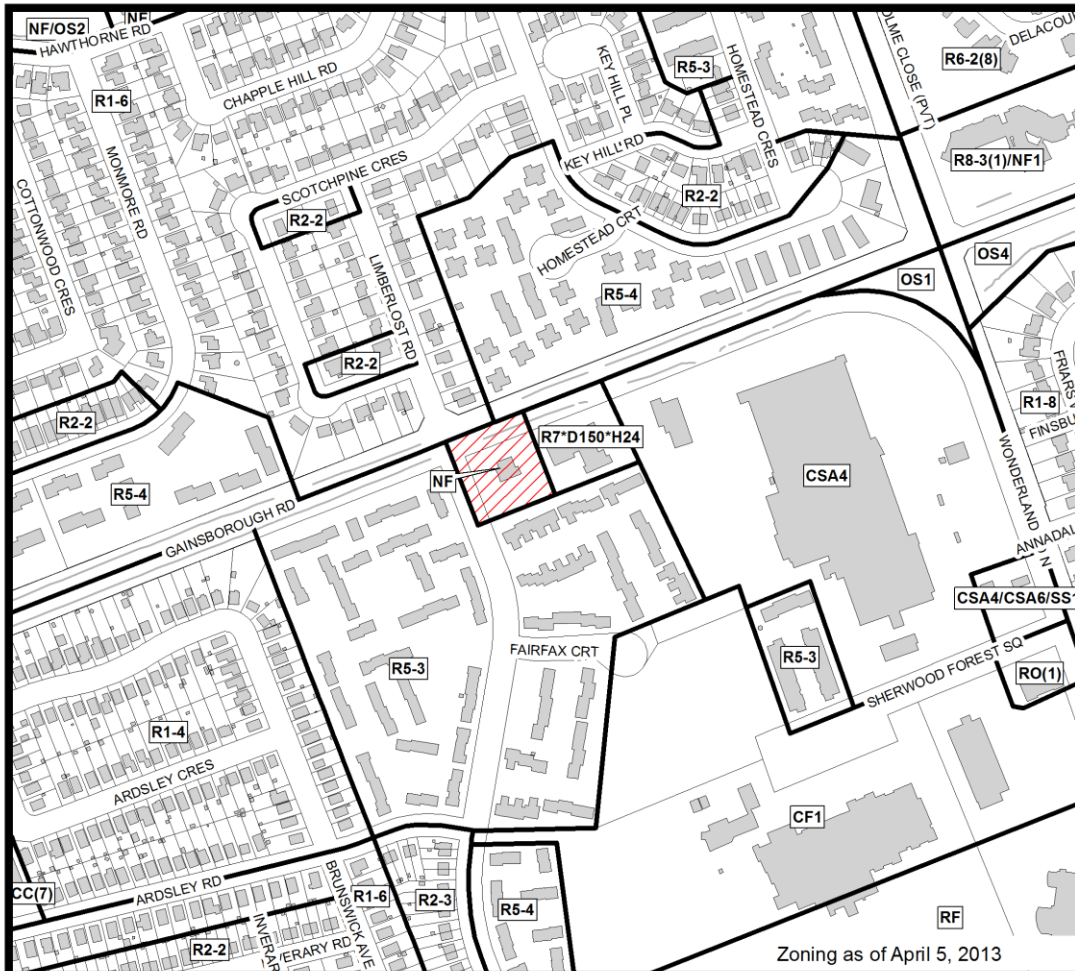
PREPARED BY: Graphics and Information Services



FILE NUMBER: Z-8162
PLANNER: MC
TECHNICIAN: MB
DATE: 2013/05/06

PROJECT LOCATION: e:\planning\projects\p_officialplan\work\consol00\excerpts\mxd_templates\scheduleA_NEW_b&w_8x11.mxd

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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

2) ANNEXED AREA APPEALED AREAS

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

CITY OF LONDON
PLANNING, ENVIRONMENTAL AND ENGINEERING SERVICES

**ZONING
BY-LAW NO. Z-1
SCHEDULE A**



FILE NO:
Z-8162 MC

MAP PREPARED:
2013/05/06 MB

1:5,000
0 25 50 100 150 200 Meters

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

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SIGNIFICANT DEPARTMENT/AGENCY COMMENTS

City of London Stormwater Management Unit

The SWM Unit has no objections to the proposed rezoning application. All necessary servicing and drainage requirements/ controls, SWM, etc. will be addressed at Site Plan approval stage.

In addition to the rezoning application, the SWM Unit provides the following comments to be addressed at the site plan approval stage:

- *The subject lands are located in the Medway Creek Subwatershed. The Owner shall be required to comply with the SWM criteria and environmental targets identified in the Medway Creek Subwatershed Planning Study and Sunningdale undeveloped Lands EA, which may include but not be limited to, quantity/quality control, erosion, stream morphology, etc.*
- *The municipal storm outlet for the subject lands is 450 mm on Limberlost Road.*
- *The C value for subject site could not be verified. The owner's professional engineer must complete a storm sewer capacity analysis study to 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.*
- *In accordance with the Council 's approval the Permanent Private Systems (PPS) for all medium/high density residential, institutional, commercial and industrial development sites are mandatory as detailed in the City Design Specifications and Requirements, which may include but not be limited to quantity/quality control, erosion, stream morphology, etc. The owner is required to provide PPS for the proposed storm/drainage and SWM servicing works which are required to be certified by a Professional Engineer, all to the specification of the City Engineer. An Environmental Compliance Approval (ECA) will be required to support the proposed PPS.*
- *The Owner agrees to promote the implementation of SWM Best Management Practices (BMP's) within this development application and all to the satisfaction of the City Engineer. The acceptance of these measures by the City will be subject to the presence of adequate geotechnical conditions within this plan and all to the satisfaction of the City Engineer.*
- *The Owner is required to provide a lot grading and drainage plan that includes, but it is not limited to, minor, major storm/drainage flows that are mostly contained within the subject site boundaries and safely conveys all minor and major flows up to the 250 year storm event that is stamped by a Professional Engineer, all to the satisfaction of the City Engineer.*
- *The Owner and their Consulting Professional Engineer shall ensure the storm/drainage conveyance from the existing external drainage through the subject lands are preserved, all to the satisfaction of the City Engineer.*
- *The owner shall be required to comply with the City's Drainage By-Law WM-4, to ensure that the post-development storm/drainage discharges from the subject lands will not cause any adverse effects to adjacent lands, , all to the satisfaction of the City Engineer.*

City of London Wastewater and Drainage Engineering Division

Wastewater and Drainage Engineering (WADE) has no objection to the rezoning. The Municipal sanitary outlet is to the 200mm diameter sanitary sewer on Limberlost Road. There is an existing 6" (150mm) diameter asbestos cement sanitary PDC available to tie into. The existing church uses this PDC. The sanitary system in dry weather conditions has capacity to service this intensified development. Under Wet weather conditions there have been previous flooding reports in the Trunk sanitary sewer on Fairfax Court. It is recommenced that if a basement is

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proposed that a backflow prevention device be installed in the building sewer to prevent sewer backup into the building.

City of London Transportation Division

Transportation has reviewed the proposed zoning amendment and proposed site plan and has concern with the proposed reduction in parking for the church use and the easement shown on the plan. The reduction in on-site parking for the church may result in motorists parking on Limberlost Rd during Sunday services or during busy weekday/night activities. Limberlost is a local residential street not intended to be used as ancillary parking for this site.

We support integration of this site with 570 Gainsborough Rd to the east but if the easement is not agreed upon by the two property owners how the site will function and in particular the location of parking in relation to the access on Limberlost Rd.

Therefore we request a holding provision for parking and easement.

City of London Urban Design Division

The existing character of the area is mixed. The predominant building type immediately adjacent to the site is townhomes (mainly 2 storeys), with a few exceptions, including a 7 storey apartment building which also includes a church integrated into its base, and 1 storey single family homes beyond along Limberlost Road north of Gainsborough Road. As this site is located along an arterial road, as well as next to an existing apartment building the proposal is in keeping with its context. However, there are several recommended changes to the massing, layout and orientation of the building that should be considered during the site plan process. Revising the concept plan to include the changes listed below would satisfy section 3.4.3 of the Official Plan regarding the Height and Density outside of the Downtown and Central London Areas as well as section 11 Urban Design.

The site plan authority should be requested to address the following design issues through the site plan process;

- Locate the apartment tower portion of the building at the intersection of Gainsborough Road and Limberlost Road and place the church in the rear or side yard in order to create a more positive transition between the massing and height of the apartment tower and the massing and height of the adjacent townhomes to the south.*
- Include a pedestrian entrance into the apartment building at the corner facing the intersection or along the Gainsborough Road façade in order to ensure the built form presents a 'face' to the major street and/or street corner and to allow residents direct and convenient access to the public sidewalk and transit.*
- Ensure that active building spaces (such as; units, lobbies, and amenity areas) with windows and doors are located along the Gainsborough Road and Limberlost Road frontages in order to create an active building edge along the street.*
- Include enhanced landscaping where parking areas are visible from the street in order to screen the parking as well as to create a visible edge that defines public and private realm.*

Urban Design Review Panel

- The Panel appreciates that the subject application is presented early in the approval process and it is understood that the project will come before the Panel again for review. That is supported and we look forward to seeing the project again.*
- The current orientation to the intersection is too literal, resulting in a building without front doors or a relationship to the street. The Applicant is encouraged to rotate the building forty-five degrees to address both Gainsborough and Limberlost Roads while providing*

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architectural elements, pedestrian connections and complementary landscaping that acknowledge the corner and strengthen it as a gateway to the community.

- *Consider placing the gable roofs on the apartment such that the gable ends will be more readily visible.*
- *Consider further articulation and fenestration of the Church to add definition and character to this element of the development.*

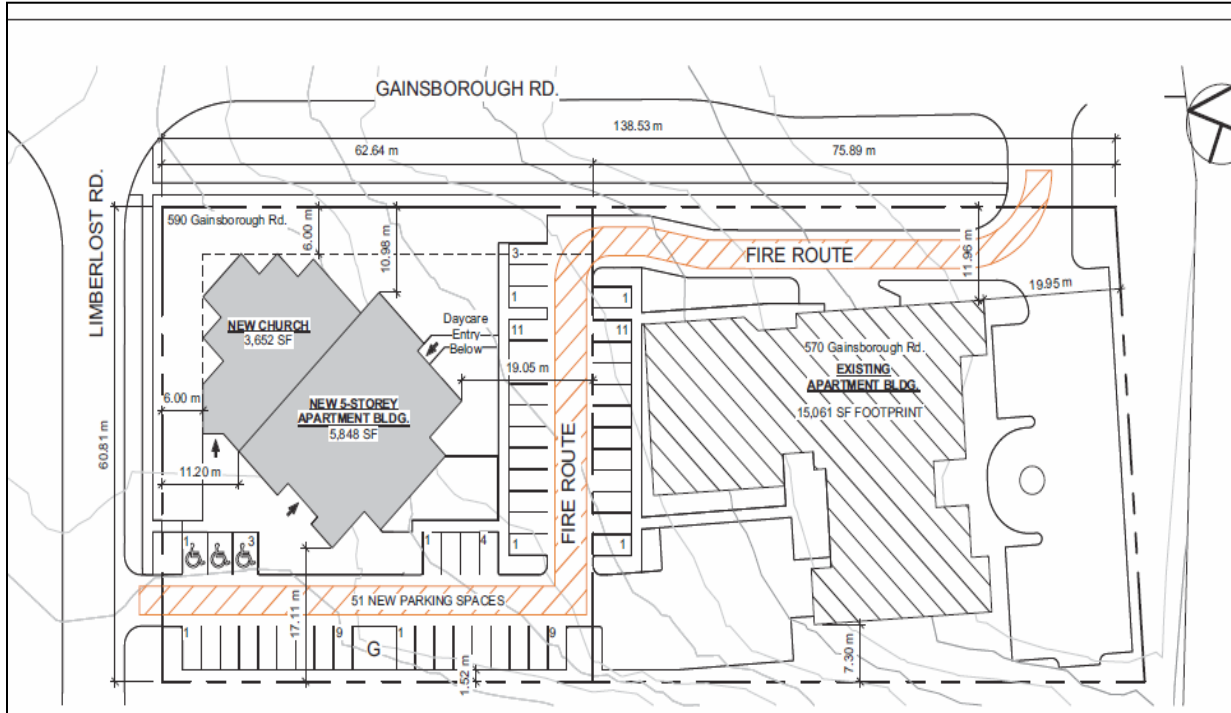
PUBLIC LIAISON:	On March 22, 2013, Notice of Application was sent to 235 property owners in the surrounding area. Notice of Application was also published in the <i>Public Notices and Bidding Opportunities</i> section of <i>The Londoner</i> on March 28, 2013. A "Possible Land Use Change" sign was also posted on the site.	12 replies were received
<p>Nature of Liaison: The purpose and effect of this zoning change is to facilitate the development of a 30-unit affordable housing apartment building while maintaining the existing church use and permitting a day care use on the site.</p> <p>Change Zoning By-law Z.-1 from a Neighbourhood Facility (NF) Zone which permits church and elementary school uses, to a Residential R9 Special Provision/Neighbourhood Facility (R9-3(_)/NF1) Zone which permits a wide range of medium and higher density residential developments in the form of apartment buildings under the R9-3 zone along with public and private facility uses which primarily serve a neighbourhood function under the NF1 zone.</p>		
<p>Responses: 11 members of the abutting condominium complex have submitted the same letter identifying the following concerns:</p> <ul style="list-style-type: none"> - Current concentration of affordable housing in the area contributes to the vandalism, trespassing and safety issues on their property. They feel another affordable housing apartment in the area will only add to these problems. - Concerned about original design and impact on their properties in terms or privacy and security. - Traffic concerns at the corner of Limberlost and Gainsborough and pedestrian safety - Parking overflow due to the lack of onsite parking for the church. 		

ANALYSIS

Subject Site

The subject site is located at 590 Gainsborough Road on the southeast corner of Gainsborough Road and Limberlost Road. It is located beside a community commercial node situated at the intersection of Gainsborough Road and Wonderland Road North and surrounded by a well developed medium density residential neighbourhood. The abutting property is an existing apartment building standing at a height of 6 storeys' with an attached community centre on the main floor. The subject site is in close proximity to public transit and is in walking distance of multiple neighbourhood facilities.

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Nature of Application

The applicant is applying to rezone the subject site to a Residential R9 Special Provision/Neighbourhood Facility (R9-3()/NF1) Zone in order to develop a 30-unit affordable housing apartment building and day care use and maintain the existing church use on the site. The proposed apartment use would take advantage of the existing Multi Family, High Density Residential designation on the subject site and complement the existing apartment next door.

Provincial Policy Statement

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use and development. The following are relevant policies as they relate to this application.

Section 1.1 - Managing and Directing Land Use to Achieve Efficient Development and Land Use Patterns

Section 1.1.1 of the PPS promotes healthy, liveable and safe communities by: encouraging efficient development and land use patterns which sustain the financial well-being of the municipality; accommodating an appropriate range and mix of land uses; promoting cost effective development standards to minimize land consumption and servicing costs; and ensuring that necessary infrastructure and public service facilities are or will be available to meet current and projected needs. The requested amendments to intensify the subject site promote these goals of the PPS for the following reasons:

- The proposal will conform to the existing high density residential designation which contributes to the appropriate range and mix of land uses in the area.
- The proposed intensification and utilization of an existing parcel will minimize land consumption and servicing costs.
- The apartment will benefit from the existing infrastructure and public facilities in the area providing accessible opportunities for those in the building as well as create a community centre which will help support the needs to those living in the area.

Section 1.1.3.3. of the PPS requires municipalities to identify and promote opportunities for

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intensification and redevelopment where this can be accommodated taking into account existing building stock of areas and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs. For the following reasons this application meets the intent of this policy:

- Gainsborough Road and Wonderland Road North are main arterial roads where higher density uses are encouraged to locate. Many local bus routes run along these corridors and any additional traffic generated by the proposed use will be negligible as the majority will remain on the arterial road.
- The lot is already identified as an area of high density residential development and the proposed zoning would promote an appropriate form of development for the subject site.
- Currently the surrounding area is mainly made up of townhomes and single detached dwellings with only one high density residential development in the area which is geared towards senior citizens. The proposed apartment is appropriate as it provides a higher density residential use in close proximity to a commercial node, arterial roads and public transit and provides an alternative form of housing to the area.

1.4 Housing

Section 1.4.3. of the PPS requires planning authorities to provide for an appropriate range of housing types and densities to meet projected requirements of current and future residents by: permitting and facilitating all forms of housing required to meet the social, health and well-being requirements of current and future residents, including special needs requirements; and all forms of residential intensification and redevelopment in accordance with policy 1.1.3.3; and, directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs. For the following reasons this application meets the intent of this policy:

- The recommended amendment is intended to facilitate the development of an appropriate housing type to help meet the social, health and well-being requirements of current and future residents.
- Directs the development of a new housing type towards locations where appropriate levels of infrastructure and public service facilities exist and will be available to support current and projected needs of the development.
- The higher density use on a main arterial road will support the use of alternative transportation modes and public transit in the area.

Official Plan

The Official Plan contains policies to ensure that applications for high density residential development's are appropriate in terms of their use, scale and form to assist in the developments compatibility with the surrounding established neighbourhood. Relevant Official Plan policies are located in Section 3 of the Official Plan, which include General Objectives for all Residential Designations and High Density Residential policies.

3.1.1. General Objectives for all Residential Designations

The General Objectives for all Residential designation outline several objectives, of which three relate to this application. The objectives that apply state:

- *Support the provision of a choice of dwelling types according to location, size, affordability, tenure, design, and accessibility so that a broad range of housing requirements are satisfied.*
- *Support the development of residential facilities that meet the housing needs of persons requiring special care.*
- *Encourage infill residential development in residential areas where existing land uses are not adversely affected and where development can efficiently utilize existing*

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municipal services and facilities.

3.1.4 Multi-Family, High Density Residential Objectives

The High Density Residential designation outlines two objectives, of which both relate to this application. The High Density Residential objective states

- *Support the development of multi-family, high density residential uses at locations which enhance the character and amenity of a residential area and where arterial streets, public transit, shopping facilities, public open space, and recreational facilities are easily accessible; and where there are adequate municipal services to accommodate the development.*
- *Promote, in the design of multi-family, high density residential developments, sensitivity to the scale and character of adjacent land uses and to desirable natural features on, or in close proximity to, the site.*

The proposed application provides for an alternative dwelling type that is not common to the area in the form of an apartment building. The proposal also reflects the design of the only other apartment in the area which is abutting the property that serves as an apartment for senior citizens. It is intended that both structures will be owned and operated by the same entity and potentially result in the merger of the properties into one. The proposed apartment is located two properties west of the community commercial node that will serve the proposed apartment. The arterial streets of Gainsborough Road and Wonderland Road North provide convenient public transit to the subject site. The requested zone also allows for an opportunity to provide housing for non-profit organizations and those with physical disabilities within the proposed apartment.

The proposed intensification of the subject site to high density residential development encourages a dense form of residential development taking advantage of the existing municipal services in along Gainsborough Road in a form that takes into consideration the established land uses in the area. The proposed high density use is also in close proximity to public open space, and recreational facilities that are easily accessible.

Under section 3.4 Multi-Family, High Density Residential of the Official Plan specifically section 3.4.1 Permitted Uses and 3.4.3 Scale of Development identify relevant policies for the proposed application.

3.4.1 Permitted Uses

Residential Intensification:

- vii) *Within the Multi-Family, High Density Residential designation, Residential Intensification proposals, as defined in Section 3.2.3.1. shall be subject to Public Site Plan Review, in accordance with Sections 3.2.3.5. and 19.9.2. of the Plan.*

The proposed redevelopment of the subject site meets the definition of residential intensification as identified in the official plan which refers to the development of a property, site or area at a higher density than currently exists on the site through the *redevelopment, including the redevelopment of Brownfield sites or the development of vacant and/or underutilized lots within previously developed areas.* Therefore, as the above policy states, the application will be subject to a Public Site Plan Review process and Site Plan Control.

Section 3.2.3.5. Public Site Plan Review and Urban Design identifies when residential intensification projects would be exempt from the Public Site Plan Review. The following policy is relevant to this application.

Where a residential intensification project would require an application under the Planning Act that includes public notice and consultation such as a zoning by-law

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amendment, consent or minor variance application, a separate public site plan review will not be required. For these applications the public notification process shall clearly state that the residential intensification site plan matters contemplated by the Official Plan and identified in Section 3.2.3.5. (ii) shall be addressed as part of this process and that the public is invited to comment on those site plan matters as part of their response to the application.

The public notification which was sent out did not identify this project as residential intensification and “clearly state that the residential intensification site plan matters contemplated by the Official Plan and identified in Section 3.2.3.5. (ii) shall be addressed as part of this process and that the public is invited to comment on those site plan matters as part of their response to the application” as part of the rezoning process. Therefore the proposal will still be required to satisfy the above mentioned policy and go through the appropriate process.

Use/Intensity/Form

The Official Plan also identifies policies in the Multi-Family, High Density Residential designation that ensure any proposed development will be at an appropriate scale and density with the surrounding area. The following section identifies the requirements of any proposed High Density Residential development.

3.4.3. Scale of Development

Net residential densities in the Multi-Family, High Density Residential designation will vary by location and will be directed by the policies in this Plan. Excluding provisions for bonusing, net residential densities will normally be less than 350 units per hectare (140 units per acre) in the Downtown Area, 250 units per hectare (100 units per acre) in Central London (the area bounded by Oxford Street on the north, the Thames River on the south and west and Adelaide Street on the east), and 150 units per hectare (60 units per acre) outside of Central London.

The subject site is located outside the Central London area and is subject to a net residential density of 150 units per hectare (60 units per acre). The proposal of 30 units on the subject site in conjunction with the abutting property which is also within the Multi-Family, High Density Residential designation combine for a net density of 119 units per hectare for the designation. This proposed net density is in keeping with this policy of the Official Plan.

Height and density limitations that are specified in the Zoning By-law will be guided by the following policies:

Height and Density outside of the Downtown and Central London Areas

- i) Outside of the Downtown and Central London areas it is Council's intention that a mixing of housing types, building heights and densities shall be required in large designated Multi-Family, High Density Residential areas. Such areas, which will normally exceed 3 hectares (7.4 acres) in size, will be guided by the following criteria:*
 - a) A transition in scale shall be encouraged, where appropriate, to avoid extremes in building height and bulk between the new development and the existing built fabric of adjacent properties;*
 - The subject property is located along a main arterial road where higher densities are encouraged to locate. The proposed use will act as a buffer to the surrounding medium density uses and is proposed at a scale of 4-5 storeys' reducing its impact on the surrounding properties.
 - b) all areas shall include a diversity of housing forms such as mid-rise and low-rise apartments and multiple attached dwellings, in order to minimize the overwhelming effect of large high-rise developments;*
 - the surrounding neighbourhoods are made up of low rise townhouse developments

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in the medium density designation and single family dwellings in the low density areas. There is limited development of low rise to mid-rise apartments which this proposal is geared towards.

- c) *high-rise structures shall be oriented, where possible, closest to activity nodes (shopping and employment centres) and points of high accessibility (arterial roads, transit service) with densities and building heights decreasing as the distance from an activity node increases;*
 - Directly east of the subject site on the southwest corner of the Gainsborough Road and Wonderland Road North intersection is a Community Commercial Node. This node provides shopping and employment opportunities for the subject site. Both Wonderland and Gainsborough are main arterial roads with several bus routes running along them as well as providing opportunities for large quantities of vehicular traffic to flow through the City.
 - The subject site and neighbouring property would be the highest densities in the area and are located directly beside the community node. Moving west from the node there is a decrease to medium density uses as well as a decrease in the height of the built form.
- d) massive, at-grade or above-grade parking areas shall not dominate the site. Pedestrian circulation and access to transit services should be facilitated through site design and building orientation; and
 - The proposed at grade parking has been directed mainly to the rear of the property and split into two different locations reducing its dominance on the site. Pedestrian access is available off of Gainsborough and Limberlost with a bus stop located on Limberlost directly beside the subject site.
- e) conformity with this policy and the urban design principles in Section 11.1, shall be demonstrated through the preparation of a secondary plan or a concept plan of the site, and the final approval of zoning may be withheld pending a public participation meeting on the site plan, and the enactment of a satisfactory agreement with the City.
 - Through the requested revisions of the current concept plan identified by the Urban Design Review Panel and Urban Design Staff the proposal will be in conformity with this policy and the principals of Section 11.1 of the Official Plan.

Urban Design

Through comments provided by the Urban Design Review Panel and Urban Design Staff and with the acknowledgment from the applicant that the current design submission was preliminary it has prompted the request to the Site Plan Approval Authority that the proposal be reviewed again by the Urban Design Review Panel as part of the site plan process. The main concerns which need to be addressed are the current orientation of the building to the intersection and potentially rotating the building 45 degrees to address Gainsborough and Limberlost. This would also allow for the church to be located in the rear or side yard in order to create a more positive transition between the massing and height of the apartment tower and the massing and height of the adjacent townhomes to the south. The re-orientation can also help with pedestrian connections and complementary landscaping that acknowledge the corner and strengthen it as a gateway to the community. It will also ensure that active building spaces (such as; units, lobbies, and amenity areas) with windows and doors are located along the Gainsborough Road and Limberlost Road creating an active building edge along the street. Where parking areas are visible from the street enhanced landscaping should be used in order to screen the parking as well as to create a visible edge that defines public and private realm. Some minor issues to be reviewed include the location of the gable roofs should be addressed as well as further articulation and fenestration of the Church.

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**File: Z-8162
Planner: Mike Corby**

Zoning

The property is currently zoned as a Neighbourhood Facility (NF) Zone which permits churches and elementary schools. It is the general intent of neighbourhood facility zones to provide for and regulate public and private facility uses which primarily serve a neighbourhood function. They include small to medium scale uses which have minimal impact on surrounding land uses and may be appropriate adjacent to or within residential neighbourhoods. The request for the NF1 Zone variation will permit the NF uses plus the requested additional use of a day care centre.

The R9-3 zone provides for and regulates a wide range of medium and higher density residential developments in the form of apartment buildings, lodging house class 2, senior citizens apartment buildings, handicapped persons apartment buildings and continuum-of-care facilities. This zone will allow for the proposed development to proceed and the use of a height restriction will help ensure compatibility and conformity with surrounding land uses. The current high density residential proposal requires a height restriction of 20m and is capped at a density of 100 units per hectare. The maximum density within Residential R9 (R9-3) zoning is 100uph which ensures the net density is below 150 units per hectare as per the requirements of the Official Plan.

In order to address the parking concerns raised by the transportation department and the public, a holding provision will be placed in the zoning amendment to ensure that sufficient parking is provided in conjunction with the abutting lands at 570 Gainsborough Street and that an easement is in place permitting travel between 590 Gainsborough and 570 Gainsborough for parking purposes. If the two properties become merged on title, an easement will not be required. The holding provision will read as follows.

Purpose: To ensure that adequate parking is provided, the "h" symbol shall not be deleted until an easement for parking and vehicular ingress/egress is provided over 570 Gainsborough Road.

A holding provision h-5 will also be added to the subject site to ensure the site plan goes through a public site plan process as the initial submission was very preliminary as changes to the original design had taken place after discussions between the staff and applicant. The holding provision h-5 reads as follows.

Purpose: To ensure that 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.

CONCLUSION

Staff recommends a Holding Residential R9/Neighbourhood Facility (h-__*h5*R9-3*H20/NF1) zone. This recommendation is appropriate as the amendment is consistent with the policies of the Provincial Policy Statement (2005) and the High Density Residential policies of the City of London Official Plan. The subject site is currently underutilized and the proposed residential intensification encourages an appropriate form of development for the area. The design and form will be dealt with accordingly as the Site Plan Approval Authority has been requested to have the applicant re-submit their design to the Urban Design Review Panel for a more comprehensive review of the final plan. The proposed development will provide an opportunity for affordable housing within the City of London.

Agenda Item # Page #

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File: Z-8162
Planner: Mike Corby

PREPARED BY:	SUBMITTED BY:
MIKE CORBY, PLANNER II 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	

May 12, 2013

MC /mc

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Amendment Report.docx

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**File: Z-8162
Planner: Mike Corby**

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

<u>Telephone</u>	<u>Written</u>
Sue Size	Lou Rongfu and Sun Jingchun 16-1460 Limberlost Rd
Carolyn Cook	34-1460 Limberlost Rd
	47-1460 Limberlost Rd
	Rita Mommersteeg 20-1460 Limberlost Rd
	Susan and Ken Schwyer 48-1460 Limberlost Rd
	Chad Flagel 36-1460 Limberlost Rd
	Dan Qin 17-1460 Limberlost Rd
	Ericka Greenham 53-1460 Limberlost Road
	Maria de Guadalupe Everett 39-1460 Limberlost Road
	1-1460 Limberlost Road
	Carolyn cook 5-1460
	Judy jewell 410 homestead crt

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File: Z-8162
Planner: Mike Corby

April 11, 2013

Mike Corby
The City of London Planning Division
P.O. Box 5035
London, ON N6A 4L9

Dear Mr. Corby,

This letter is in response to the application to amend the City of London's Zoning By-law Z-1 for 590 Gainsborough Road (file number: Z-8162).

As an owner of a unit in London Condominium Corporation #5 (LCC#5) at 1460 Limberlost Road / 2-24 Fairfax Court, the complex neighbouring 590 Gainsborough Road to the south, I have the following concerns about this application:

- There is already a concentration of affordable housing in the area with the London Middlesex Housing complex at 1481 Limberlost Road, Trinity Place at 570 Gainsborough Road, and St. Ansgar Place at 610 Lawson Road. Two of these complexes are adjacent to LCC#5. As result of this close proximity, we continually struggle with trespassing, vandalism and safety issues. Building a third affordable housing complex hems our property in on two sides and will exacerbate these existing problems.
- The proposed site plan of an L-shaped, four-to-five-story building will severely infringe on the privacy and jeopardize the security of the units along the north edge of our complex. When these units were purchased, it is safe to assume that the owners did not anticipate a building of the proposed nature being constructed virtually in their backyard.
- Traffic on Gainsborough is continuous throughout the day and the Gainsborough/Limberlost intersection is uncontrolled. The junction already has to be approached with a great amount of caution. Further population of this corner is hazardous to motorists and pedestrians alike.
- Parking is already at a premium in this neighbourhood. Site plans for the proposed complex fail to meet the requirements for the number of units they want to build. Overflow will be forced into the streets and further bungle Limberlost Road.

Ultimately, this zoning amendment application with its stated purposes of developing a 30-unit affordable housing apartment building threatens property values for current taxpayers at LCC#5. With the protection of property values in mind, I ask that this application be denied. Should it, however, be approved, LCC#5 homeowners *must* be consulted during site planning phase of the project to ensure our needs are taken into account.

Sincerely,

RECEIVED
 CITY OF LONDON
 PLANNING DIVISION
 APR 26 2013
 FILE NO. _____
 Z-8162
 INFORMATION
 POLICY
 PLANNING
 FILE
 L.S.P.
 OFFICER

PLANNING DIVISION
SCANNED

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File: Z-8162
Planner: Mike Corby

**Bibliography of Information and Materials
Z-8163**

Request for Approval:

City of London Zoning By-law Amendment Application Form, completed by Sherwood Forest Trinity Housing Corporation, March 8, 2013.

Reference Documents:

Ontario. Ministry of Municipal Affairs and Housing. *Planning Act, R.S.O. 1990, CHAPTER P.13*, as amended.

Ontario. Ministry of Municipal Affairs and Housing. *Provincial Policy Statement*, March 1, 2005.

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

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

Shire Consulting. Justification Report, March 8, 2013.

Shire Consulting. Urban Design Brief, March 8, 2013.

Correspondence: (all located in City of London File No. Insert File No. unless otherwise stated)

City of London -

Masschelein B., City of London Wastewater and Drainage Engineering Division. E-mail to M. Corby. April 19, 2013.

Clavet Y., City of London Stormwater Management Unit. E-mail to M. Corby. April 19, 2013.

Couvillon A., City of London Transportation Division. AMANDA comments. April 22, 2013.

Departments and Agencies -

Creighton C., UTRCA. Letter to M. Corby. April 18, 2013.

Raffoul L., Bell. Letter to M. Corby. April 2, 2013.

Dalrymple D, London Hydro. Memo to M. Corby. March 25, 2013.

McLean M., Urban Design Review Panel. Memo to Malcolm Ross, April 17, 2013

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File: Z-8162
Planner: Mike Corby

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 590 Gainsborough Road.

WHEREAS Sherwood Forest Trinity Housing Corporation has applied to rezone an area of land located at 590 Gainsborough Road, 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) Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to lands located at 590 Gainsborough Road, as shown on the attached map comprising part of Key Map No. A101, from a Neighbourhood Facility (NF) Zone to a Holding Residential R9/Neighbourhood Facility (h-_*h-5*R9-3*H20/NF1) Zone.
- 2) 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 that adequate parking is provided, the "h-__" symbol shall not be deleted until an easement for parking and vehicular ingress/egress is provided over 570 Gainsborough Road to the satisfaction of the City Engineer.

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 June 25, 2013.

Joe Fontana
Mayor

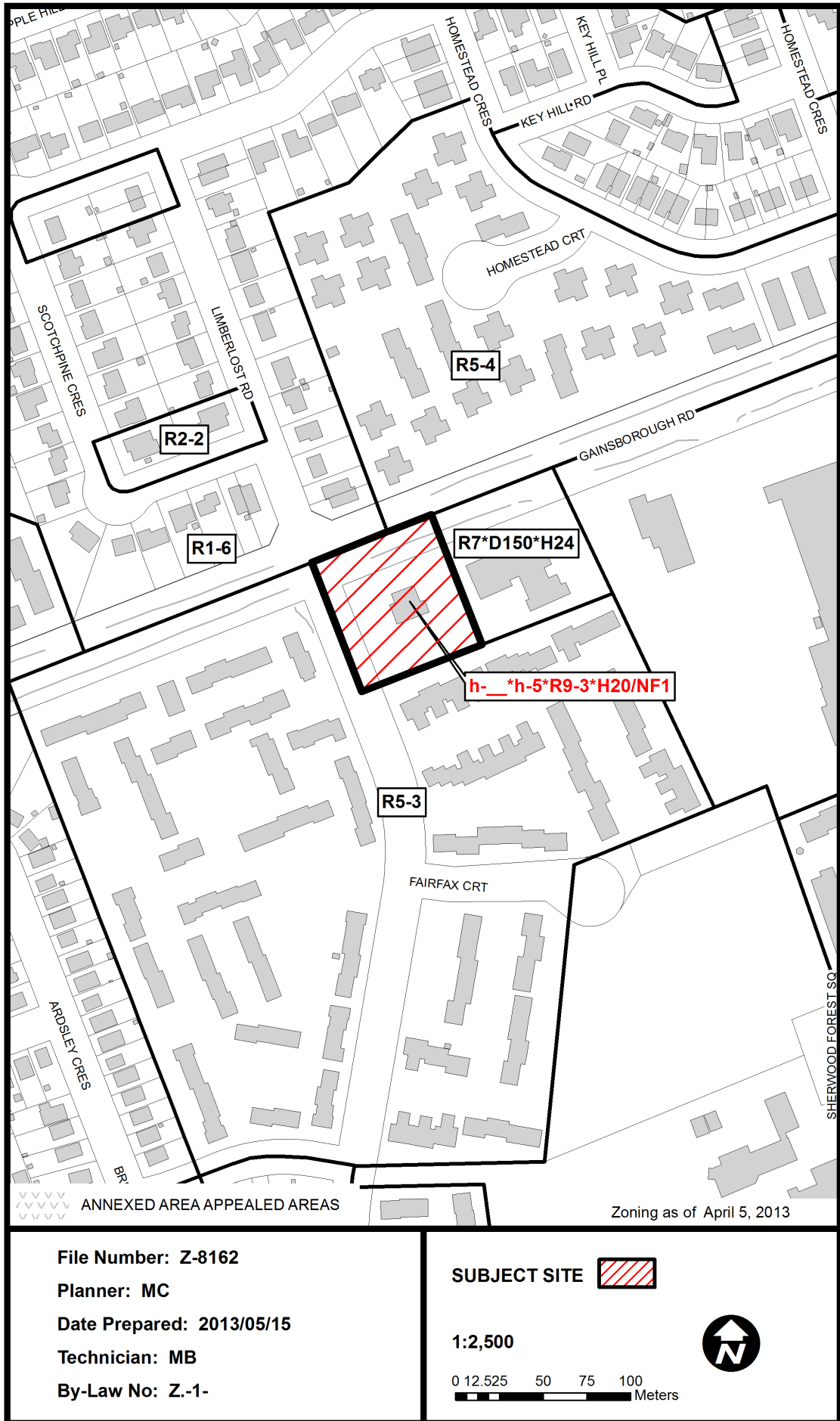
Catharine Saunders
City Clerk

First Reading - June 25, 2013
Second Reading - June 25, 2013
Third Reading - June 25, 2013

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File: Z-8162
Planner: Mike Corby

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



File Number: Z-8162
 Planner: MC
 Date Prepared: 2013/05/15
 Technician: MB
 By-Law No: Z.-1-

SUBJECT SITE 

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