

Report to Planning and Environment Committee

To: Chair and Members
Planning & Environment Committee

From: Scott Mathers MPA, P. Eng.,
Deputy City Manager, Planning and Economic Development

Subject: Horizen Developments LP
520 Sarnia Road
Public Participation Meeting

Date: April 19, 2022

Recommendation

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application of Horizen Developments LP relating to the property located at 520 Sarnia Road:

- (a) the proposed by-law attached hereto as Appendix "B" **BE INTRODUCED** at the Municipal Council meeting on May 3, 2022 to amend The London Plan to create a specific area policy in the Neighbourhoods Place Type at 520 Sarnia Road to permit an 8-storey apartment building and by **ADDING** the subject lands to Map 7 – Specific Policy Areas – of The London Plan;
- (b) the proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting on May 3, 2022 to amend the 1989 Official Plan to **ADD** a policy to Section 10.1.3 – "Policies for Specific Areas" that would modify the 'Community Commercial Node' designation to permit an eight (8) storey apartment building with a total of 129 residential units at a density of 168 units per hectare without a commercial component on the ground floor, and also align this policy context with The London Plan;
- (c) the proposed by-law attached hereto as Appendix "C" **BE INTRODUCED** at the Municipal Council meeting on May 3, 2022 to amend Zoning By-law No. Z.-1, (in conformity with the 1989 Official Plan and The London Plan for the City of London as amended in part (a and b) above), to change the zoning of the subject property **FROM** a Neighbourhood Shopping Area Special Provision (NSA1(3)) Zone **TO** a Residential R9 Special Provision Bonus (R9-7(_)*B-_) Zone;
- (d) **IT BEING NOTED** that the following site plan and urban design matters were raised during the application review process:
 - i) Provide individual or common walkways that connect to the ground floor units to the City sidewalk, to encourage and allow residents and visitors to easily walk to transit and nearby amenities. Landscape buffering can be provided between the amenity spaces and the walkway to delineate the public from the private realm;
 - ii) Provide sufficient setbacks for site plan planting requirements, and sufficient setbacks to retain existing trees and protect offsite tree roots, and/or provide adequate soil volumes for required perimeter plantings.
 - iii) Include a sufficiently sized landscape buffer along the southern property line to provide space for the retaining wall and planting to screen between the residential uses to the south and the parking area.
 - iv) Include all connections to the sewer on Chapman Court from these lands and the adjacent Commercial property (Shell Gas Station).
 - v) Provide all details and information regarding all easements, all servicing sewers through the subject site, any and all setbacks as required while

ensuring there are no conflicts or encroachments to existing easements and servicing, no buildings or structures are to be constructed over top of existing building sewers crossing this property or removal.

- (e) The Bonus Zone shall be enabled through one or more agreements to facilitate the development of a high-quality residential apartment building, with a maximum height of eight (8) storeys, 129 dwelling units and a maximum density of 168 units per hectare, which substantively implements the Site Plan and Elevations attached as Schedule "1" to the amending by-law in return for the following facilities, services and matters:

i. Exceptional Building Design

- A built form located along Sarnia Road that establishes a built edge with primary building entrance, street oriented units and active uses along this frontage;
- Treatment of the first three-storeys of the proposed building contrasts with the remainder of the building above to clearly delineate the attractive, pedestrian-oriented area within the public realm;
- A contemporary flat roof, with modern cornice lines and canopies for the balconies along the north side of the building, effectively announce the top of the building and help distinguish the building along the corridor;
- An adequately sized interior side yard setback is provided to allow for ample space for pedestrian connections, bicycle parking and landscaping to transition between the proposed building and the existing uses to the northeast;
- A larger than required rear yard setback is proposed between the building and the medium-density and high-density residential uses to the south, southeast and southwest;
- Each elevation incorporates vertical portions of the building that are offset to provide for a unique visual variety and texture along the façade;
- A variety of materials, colours and textures break up the massing of the building into smaller sections, both vertically and horizontally, to appropriately frame the street and enhance the streetscape; and
- Universal accessibility including units that provide the opportunity for any and all demographics, able-bodied or not, to live in the proposed development.

ii. Provision of Affordable Housing

- A total of two(2) bachelor residential units will be provided for affordable housing;
- Rents not exceeding 80% of the Average Market Rent (AMR) for the London Census Metropolitan Area as determined by the CMHC at the time of building occupancy;
- The duration of affordability set at 50 years from the point of initial occupancy;
- The proponent enter into a Tenant Placement Agreement (TPA) with the City of London to align the affordable units with priority populations;
- These conditions to be secured through an agreement registered on title with associated compliance requirements and remedies.

- (f) 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-laws as the recommendation implements the same height of eight (8) storeys, and same number of proposed units of 129 for which public notification has been given.

Appendix C

Bill No.(number to be inserted by Clerk's Office)
2022

By-law No. Z.-1-22_____

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 520 Sarnia Road.

WHEREAS Horizen Developments EP has applied to rezone an area of land located at 520 Sarnia Road, as shown on the map attached to this by-law, as set out below;

AND WHEREAS upon approval of Official Plan Amendment Number (number to be inserted by Clerk's Office) this rezoning will conform to The London Plan;

AND WHEREAS upon approval of Official Plan Amendment Number (number to be inserted by Clerk's Office) this rezoning will conform to the 1989 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 520 Sarnia Road, as shown on the attached map comprising part of Key Map No. A101, from a Neighbourhood Shopping Area Special Provision (NSA1(3)) Zone to a Residential R9 Special Provision Bonus (R9-7()*B-) Zone;
- 2) Section Number 4.3 of the General Provisions in By-law No. Z.-1 is amended by adding the following new Bonus Zone:

4.3) B-() 520 Sarnia Road

The Bonus Zone shall be implemented through one or more agreements to facilitate the development of a high-quality residential apartment building, with a maximum height of eight (8) storeys measuring up to 27.1 metres, and a maximum density of 168 units per hectare, a minimum interior side yard depth of 7.5m, a reduced minimum parking requirement of 100 spaces (0.78 spaces per unit), and recognizing Sarnia Road frontage as the front lot line, which substantively implements the Site Plan, Renderings, Elevations and Views, attached as Schedule "1" to the amending by-law and provides for the following:

- 1) Exceptional Building Design
 - i) A built form located along Sarnia Road that establishes a built edge with primary building entrance, street oriented units and active uses along this frontage;
 - ii) Treatment of the first three-storeys of the proposed building contrasts with the remainder of the building above to clearly delineate the attractive, pedestrian-oriented area within the public realm;
 - iii) A contemporary flat roof, with modern cornice lines and canopies for the balconies along the north side of the building, effectively announce the top of the building and help distinguish the building along the corridor;
 - iv) An adequately sized interior side yard setback is provided to allow for ample space for pedestrian connections, bicycle parking and landscaping to transition between the proposed

- v) building and the existing uses to the northeast;
A larger than required rear yard setback is proposed between the building and the medium-density and high-density residential uses to the south, southeast and southwest;
- vi) Each elevation incorporates vertical portions of the building that are offset to provide for a unique visual variety and texture along the façade;
A variety of materials, colours and textures break up the massing of the building into smaller sections , both vertically and horizontally, to appropriately frame the street and enhance the streetscape; and
- vii) Universal accessibility including units that provide the opportunity for any and all demographics, able-bodies or not, to live in the proposed development.

2) Provision of Affordable Housing

- i) A total of two (2) bachelor residential units will be provided for affordable housing;
- ii) Rents not exceeding 80% of the Average Market Rent (AMR) for the London Census Metropolitan Area as determined by the CMHC at the time of building occupancy;
- iii) The duration of affordability set at 50 years from the point of initial occupancy;
- iv) The proponent enter into a Tenant Placement Agreement (TPA) with the City of London to align the affordable units with priority populations;
- v) These conditions to be secured through an agreement registered on title with associated compliance requirements and remedies.

The following special regulations apply within the bonus zone upon the execution and registration of the required development agreement(s):

- a) Permitted Uses
 - i) An apartment building with a non-commercial component on the ground floor
- b) Regulations

i) Density (Maximum)	168 units per hectare,
ii) Building Height (Maximum)	8 storeys up to 29.0 metres (95.2 feet)
iii) Interior Side Yard Depth (Minimum)	7.5 metres (24.6 feet)
iv) Parking (Minimum)	100 spaces (0.78 spaces per unit)

1) Section Number 13.4 of the Residential R9 (R9-7) Zone is amended by adding the following Special Provision:

) R9-7() 520 Sarnia Road

a) Regulations

- | | | |
|-----|-------------------------------|--|
| i) | Front Yard Depth
(Minimum) | 1.0 metres (3.3 feet) |
| ii) | Height
(Maximum) | the lesser of 14.0 metres,
or 4 storeys |

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.

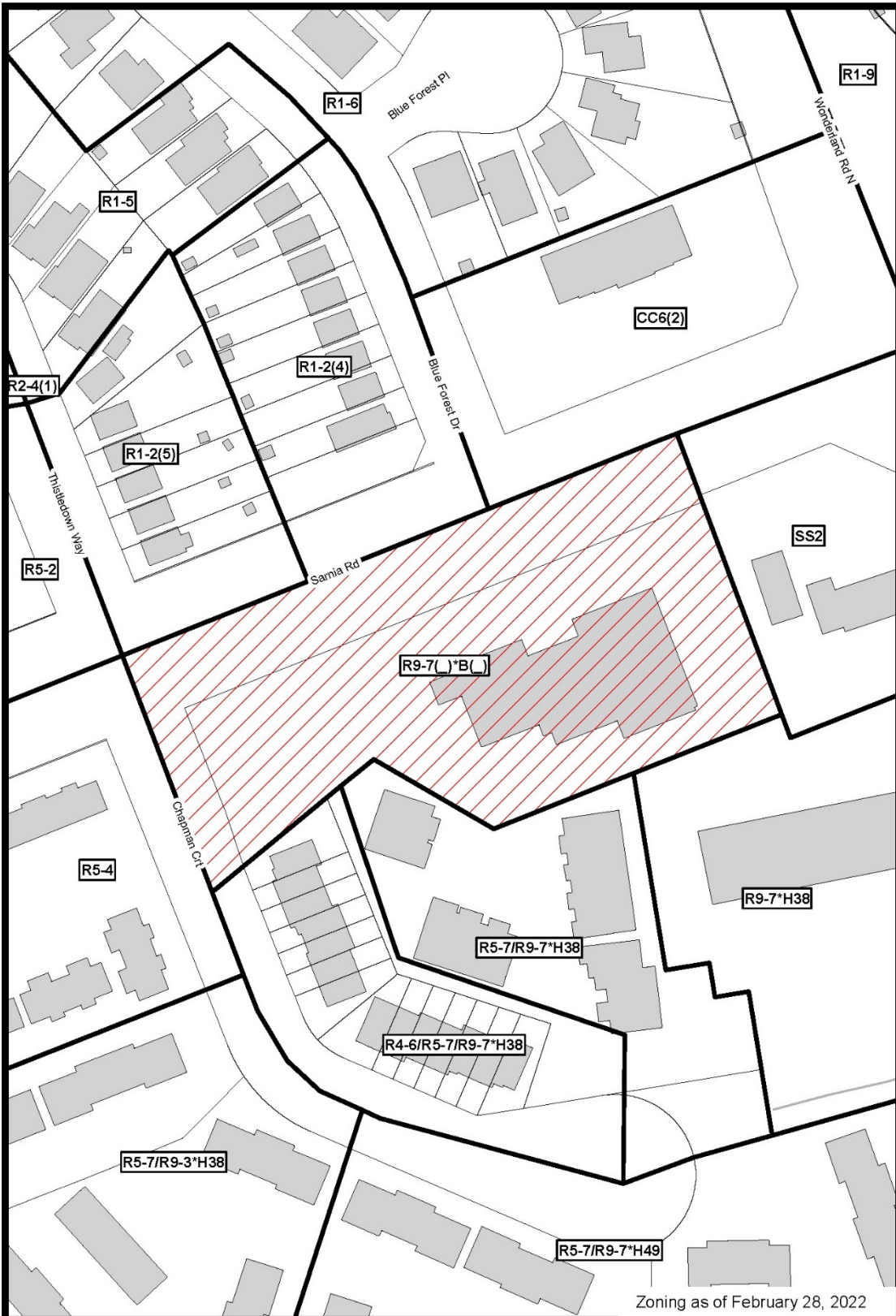
PASSED in Open Council on May 3, 2022.

Ed Holder
Mayor

Michael Schulthess
City Clerk

First Reading – May 3, 2022
Second Reading – May 3, 2022
Third Reading – May 32, 2022

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



File Number: OZ-9432
Planner: AR
Date Prepared: 2022/03/24
Technician: rc
By-Law No: Z.-1-

SUBJECT SITE 

1:1,250

0 5 10 20 30 40 Meters

