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L. Claro
File No: SP12-039872

TO:	CHAIR AND MEMBERS – PLANNING & ENVIRONMENT COMMITTEE
FROM:	GEORGE KOTSIFAS, P.ENG MANAGING DIRECTOR, DEVELOPMENT & COMPLIANCE SERVICES & CHIEF BUILDING OFFICIAL
SUBJECT:	APPLICATION BY: ZELINKA PRIAMO 1166 HAMILTON RD PUBLIC SITE PLAN MEETING AUGUST 20, 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 an apartment building by JLC Homes Ltd. relating to the property located at 1166 Hamilton Road:

- a) The Planning & Environment Committee **REPORT TO** the Approval Authority the issues, if any, raised at the public meeting with respect to the application for Site Plan approval to permit a four storey apartment building with 23 units; and
- b) Council **ADVISE** the Approval Authority of any issues they may have with respect to the Site Plan application, and whether they support the Site Plan application for a four storey apartment building with 23 units.

PURPOSE AND EFFECT OF RECOMMENDED ACTION
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The purpose of this application is to obtain site plan approval for a new apartment building at 1166 Hamilton Road. The public meeting at Planning & Environment Committee is being held to fulfil the requirement for removal of the h-5 holding provision.

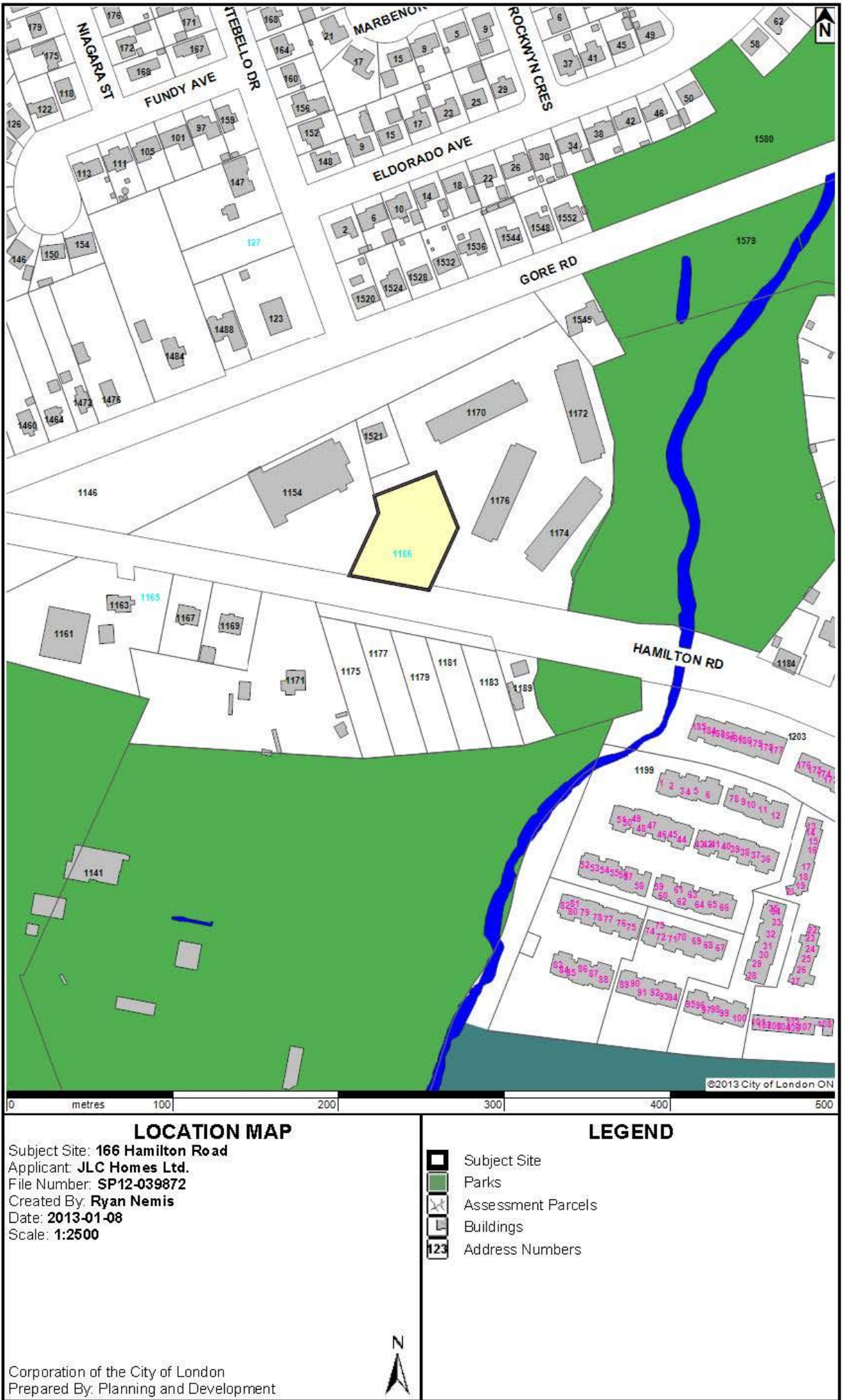
The submitted site plan conforms with the regulations of the Residential R9 (R9-1) Zone and will result in the construction of an apartment building that is compatible with existing development in the surrounding neighborhood.

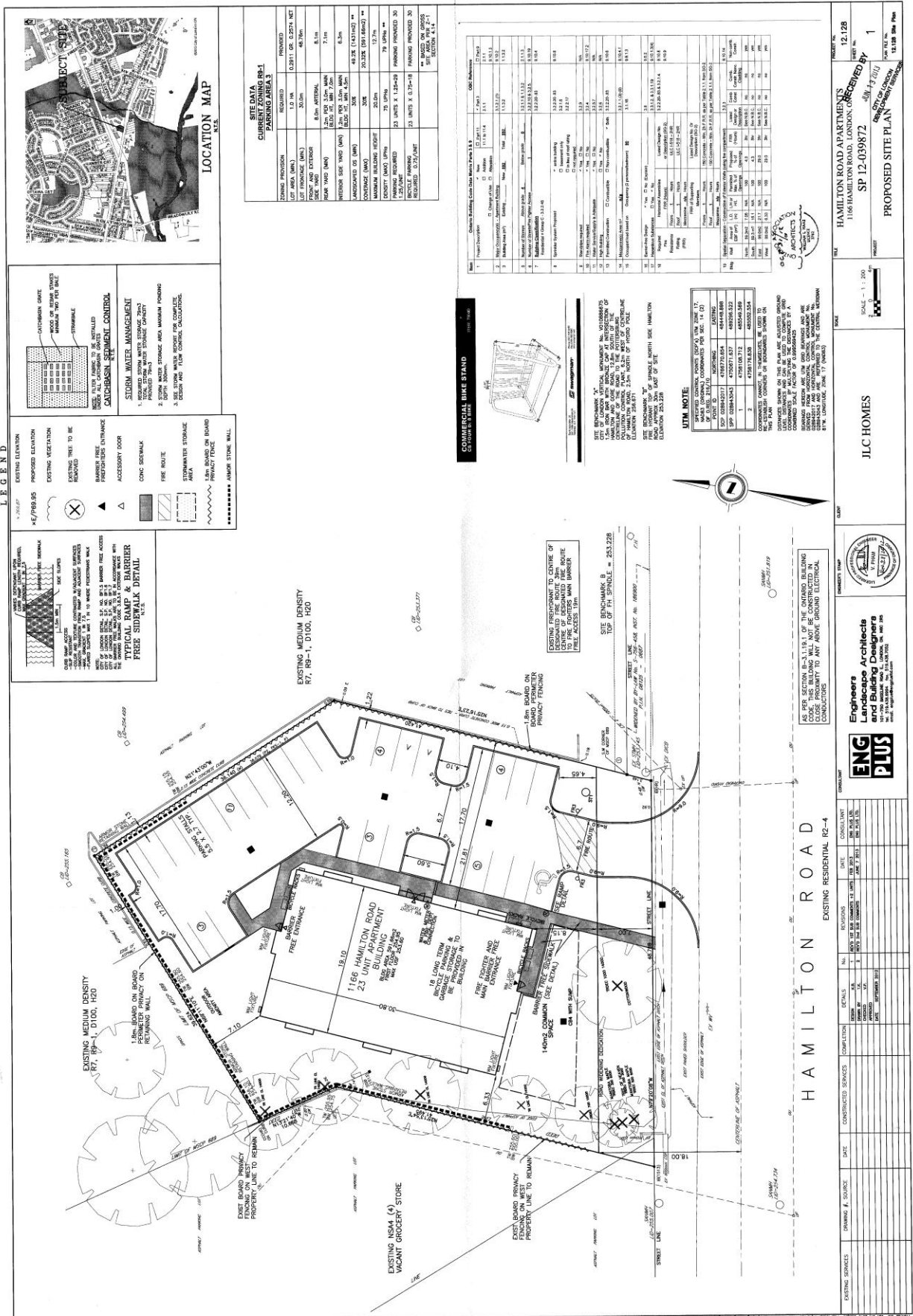
APPLICATION DETAILS

Date Application Accepted: December 05, 2012	Agent: Zelinka Priamo Ltd.
REQUESTED ACTION: An application for Site Plan Approval for a four storey apartment building with 23 units.	

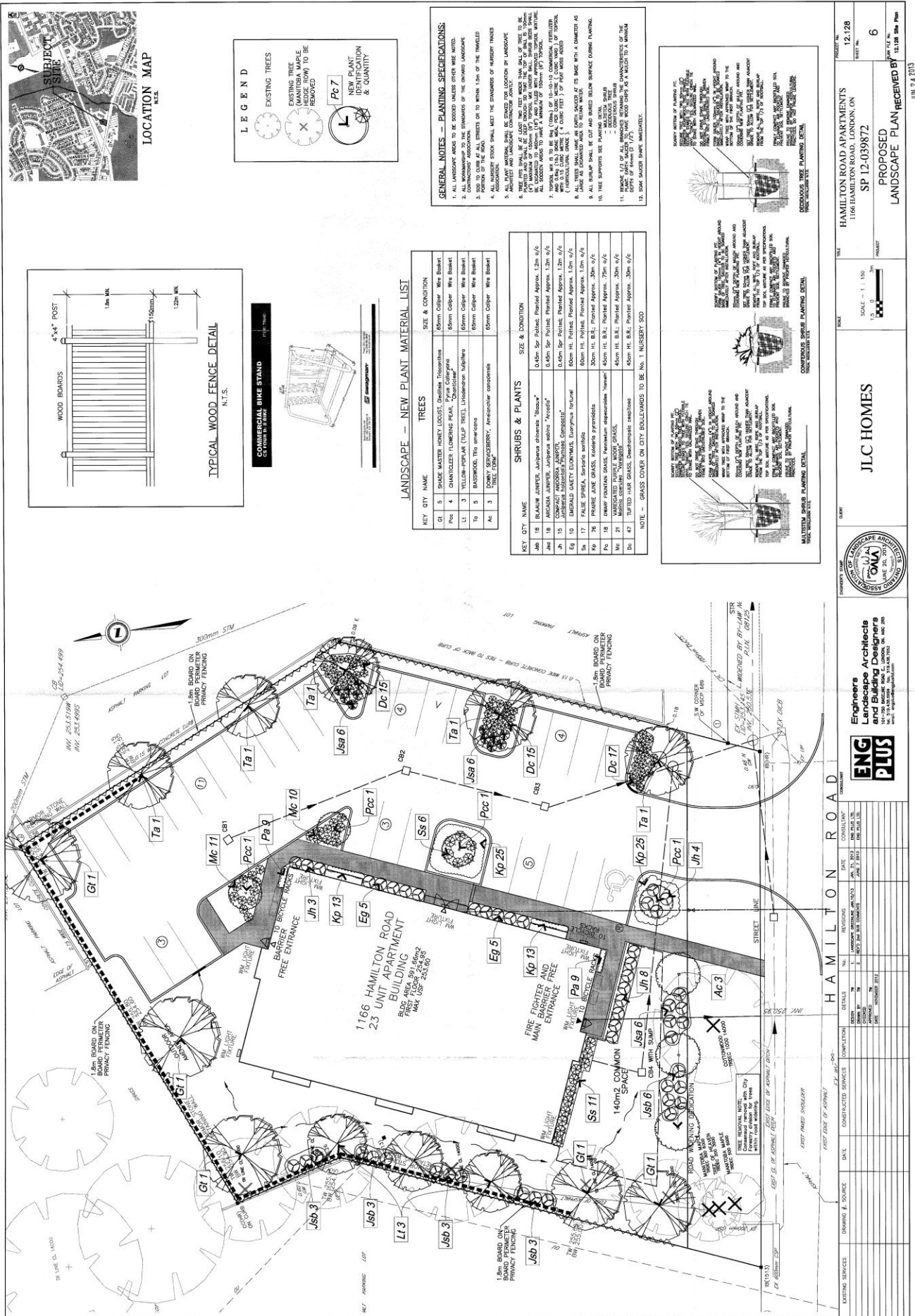
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Location Map





Landscape Plan



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SITE CHARACTERISTICS:
<ul style="list-style-type: none">• Current Land Use – Vacant• Frontage – 48.77m• Depth – variable• Area – 2910.0m²• Shape – irregular• Access to the rear yard parking – Full Access

SURROUNDING LAND USES:
<ul style="list-style-type: none">• North – Apartment buildings• South – Vacant residential land• East – Apartment buildings• West – Commercial

OFFICIAL PLAN DESIGNATION: Multi Family, Medium Density Residential
EXISTING ZONING: Holding Residential R7/Residential R9 (h-5*R7*D100*H20/R9-1*H20)

BACKGROUND

Application for Site Plan

The application for Site Plan was accepted on December 05, 2012. The application was circulated and no concerns were received from the public or from circulated agencies/departments. Comments were provided on January 10, 2013.

On June 13, 2013, a revised site plan/layout was submitted for review. As a result of significant changes being proposed to the layout, the plans were recirculated.

SIGNIFICANT DEPARTMENT/AGENCY COMMENTS

No significant issues have been identified.

PUBLIC LIAISON:	On April 17, 2013, letters were sent out to area property owners within 120 metre radius and Notice of the Public Site Plan Meeting was sent out to area residents on June 19, 2013. On July 6, 2013 Notice of the Public Meeting was published in the Londoner.	
Nature of Liaison: Same as Requested Action		
Responses: None to date		

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ANALYSIS

Does the Site Plan Comply with the requirements of the h-5*R9-1*H20 Zone?

The R9-1*H20 Zone permits a range of medium density residential uses, including apartment buildings & senior citizen apartment buildings, up to a maximum density of 75 units per hectare and a maximum building height of 20 metres. The proposed site plan and building design conforms to the applicable regulations of the Zoning By-law.

One holding provision currently applies to the Zoning, as follows:
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.*

This holding provision requires the holding of a site plan public meeting and entering into a development agreement. A separate application will be filed to remove the holding provision after the development agreement has been signed by the owner.

Is the Proposed Site Plan in conformity with the Official Plan and is it consistent with the Provincial Policy Statement?

The subject lands are designated Multi Family Medium Density Residential in the Official Plan. Apartments are listed as main permitted uses in areas designated Multi Family Medium Density Residential. Full municipal services are available to this site including public transit. Hamilton Road is classified as an arterial road in this location. The road widening is required to be dedicated to the City before site plan approval can be granted

The Official Plan contains policies to evaluate residential development on arterial roads and the criteria of Section 19.9.6 is to be applied to all applications. In this situation, alternative land uses such are commercial, institutional, high density residential or medium density residential are not applicable. Subsection 19.9.6.4. states where alternate designs are not applicable, then a noise impact study will be undertaken to determine the appropriate noise attenuation mechanism. A noise impact study and addendum report have been submitted which include a number of conclusions and recommendations to address MOE noise guideline limits. These recommendations, which include requirements for air conditioning units and warning clauses, will be implemented through provisions in the approved Development Agreement.

The Provincial Policy Statement encourages building strong communities, the wise use and management of resources and protecting public health and safety. Intensification on this site in accordance with the Official Plan and Zoning By-law is consistent with the Provincial Policy Statement.

The development of an apartment building in accordance with the Zoning By-law and with appropriate measures to address noise, would be in conformity to the Official Plan and consistent with the Provincial Policy Statement.

Is this site plan compatible with the Neighbourhood?

The proposed site will be landscaped and provides a common open space to its residents. The plan provides privacy fencing on the east, north and west sides. The plan has incorporated comments raised by the Urban Design Peer Review Panel (UDPRP) such as elevations that address the public realm with the addition of a front door facing Hamilton Rd. and the creation of an outdoor amenity space for residents, including enhanced landscaping and a pedestrian link to Hamilton Road.

Minor amendments are being considered for the building elevations and the final designs will be subject to review & approval by the Approval Authority.

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Proposed Site Plan Agreement

A Development Agreement, incorporating the Site Plan and building elevation designs is required to implement the approved plans. Recommendations of the Noise Impact Study will also form part of the Development Agreement. Security will be required with the agreement, to ensure all works are completed in accordance with the approved plans and development conditions.

Before site plan approval can be granted the following items need to be completed:
Road dedication, security for on-site works and finalization of the building elevations.

CONCLUSION

The proposed site plan has been reviewed against applicable Official Plan policies, the Provincial Policy Statement and the existing Zoning By-law, and determined to be in conformity with the applicable policies and regulations. The proposed site plan and elevations will result in development that will maintain the character of the area and comply with the Site Plan Control By-law. Staff is prepared to recommend the plans to the Approval Authority subject the grading, drainage and servicing plans being approved, and minor revisions being made to the building elevations. The proposed plans represent good land use planning and considered acceptable to be recommended for approval subject to any input arising from the public meeting.

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	GEORGE KOTSIFAS, P. ENG. MANAGING DIRECTOR, DEVELOPMENT & COMPLIANCE SERVICES & CHIEF BUILDING OFFICIAL

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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, April 17, 2013.

City of London, Notice of Public Meeting, June 19, 2013.

City of London, Living in the City – Saturday, July 27, 2013.

City of London, Site Plan By-law C.P.-1455-451

Provincial Policy Statement, March 1, 2005

City of London, Site Plan Application, SP12-039872

Noise Report prepared by ENG Plus (May 2013)

Neighbourhood Character statement, Zelinka Priamo Limited (received March, 2013)

Urban Design Brief, Zelinka Priamo Limited (November, 2012)

Stormwater Management Plan, ENG Plus Limited, November, 2012 (Revised)