

PLANNING JUSTIFICATION REPORT

... on behalf of **Adelaide Properties**

... in support a **Rezoning to permit a 9- unit multi-family apartment building development**

... at 894 Adelaide Street North in the City of London.

January 2018



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INC.
Urban and Rural Planning



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THIS IS TO ACKNOWLEDGE THAT THIS REPORT WAS PREPARED WITH THE ASSISTANCE OF MTE CONSULTANTS and DA DESIGN INC.

1.0 Introduction/Proposal

The subject lands are municipally addressed as 894 Adelaide Street North, and located on the east side, between Grosvenor Street to the south and Ross Street to the north. The total land area is 2083 m² with 15.3 m frontage and is occupied by a 6 unit apartment building of 2.5 storeys. A detached garage/storage building is located in the rear yard. .

Adelaide Properties has owned the premises for 10 years and proposes a 9-unit residential building of 2.5 storeys located in the rear lands. The front yard oriented existing apartment residential building would remain and its exterior improved. The existing garage would be demolished. The proposed residential building comprises an infill development and “intensification”, which the City encourages.

The Adelaide Properties site is located in east central London and part of a 1940’s through 60s Neighbourhood that is bounded by Cheapside Street to the north, Gammage Street to the east, Oxford Street East to the south and Adelaide Street North to the west. **See Figure 1 – Area Plan.** The smaller Neighbourhood identification comprises a uniform pattern of single detached residences zoned Residential R1-5, that requires a minimum LOT FRONTAGE of 12 m and LOT AREA of 415 m². The lots are occupied by a variety of one and two storey detached residences with detached and attached garages. The local Neighbourhood Park is the Carling Park, that includes a double ice pad arena, community centre, tennis courts, sports fields and play structures.

The Adelaide Properties proposal comprises:

1. maintaining the existing 6 unit apartment residential building that was built in the 1960s, accessing from Adelaide Street North along its 15.3 m LOT FRONTAGE.
2. a 9-unit, 2½ storey apartment building proposed to be located in the central rear of the property with parking at the front of it (west side) while the rear yard (east side) left in its existing mature treed state. The new building would have 3 units per floor. The tenure of the development would be a RENTAL. The average UNIT size for each dwelling would be 90 m², and the footprint of the building is 13.8 m x 19.9 = 275 m² and total area of all three floors is 824 m². It is noted that there was much consideration to make this building “fit” into the area and be of similar height and positioned as far as possible from adjacent existing residences. Other features would include:
 - 19 overall parking spaces = 1.25 per unit for the 15 dwelling units on the site;

- Interior side yards of 5.2 m for the new building – much greater than zoning bylaw would require for low profile residential buildings. ;
- Rear yard of 11 meters enabling the retention of most mature trees in that area;
- Lot coverages of 21 % maximum;
- Building height 7.5 m maximum.



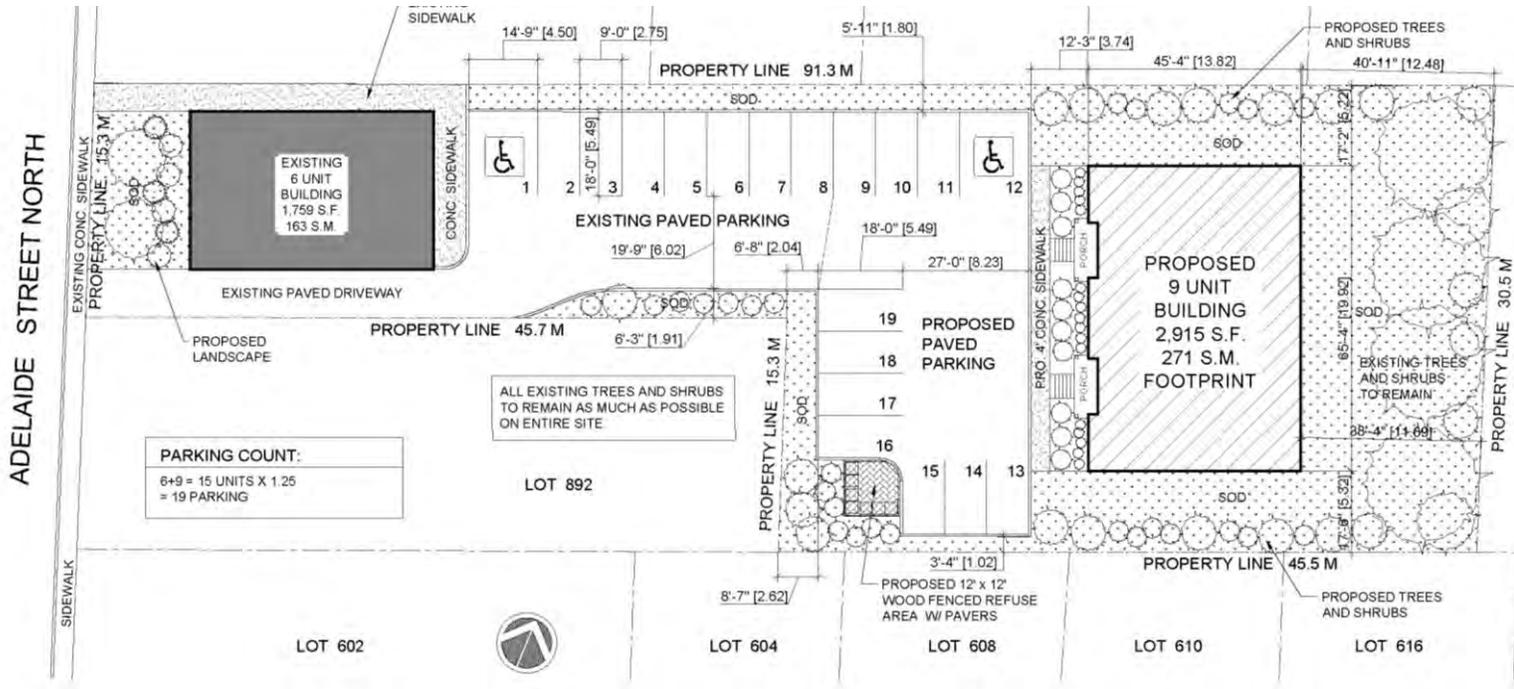
Figure 2: Location Map of Subject Lands (Source; City of London, 2017)

Figures 1 and 2 illustrates the geographic context of the subject lands.

Figure 3 – below) illustrates the proposed site plan with the existing 6 unit apartment building and the proposed new 9 – unit multi-family apartment building.

This Report follows the direction of the RECORD OF PRE-CONSULTATION contained in the Appendix. Additional Reports are:

1. Urban Design Brief
2. Neighbourhood Character and Compatibility Study
3. Sanitary Servicing Strategy
4. Archaeology - Phase 1 and 2



Larger view is contained in Appendix 2

Figures 4 thru 11 provide Photo descriptions of site.

The Adelaide Properties proposal has been reviewed on the basis of City pre-consultation and the Record of Pre-consultation is contained in Appendix 1.



Figure 4 – view of front of existing apartment building at 894 Adelaide Street North on subject lands.



Figure 5 – viewing westerly showing part of existing apartment building and parking with abutting residences to the north.



Figure 6 – viewing easterly from centre of site toward the rear boundary showing the garage to be removed and a park land like setting.



Figure 7 – viewing westerly from rear of site showing garage and two deciduous trees that would be removed.



Figure 8 – left – viewing from southeast corner of property showing garage to be removed and mature spruce tree to remain AND **Figure 9** - right – showing treed rear boundary and trees would remain.

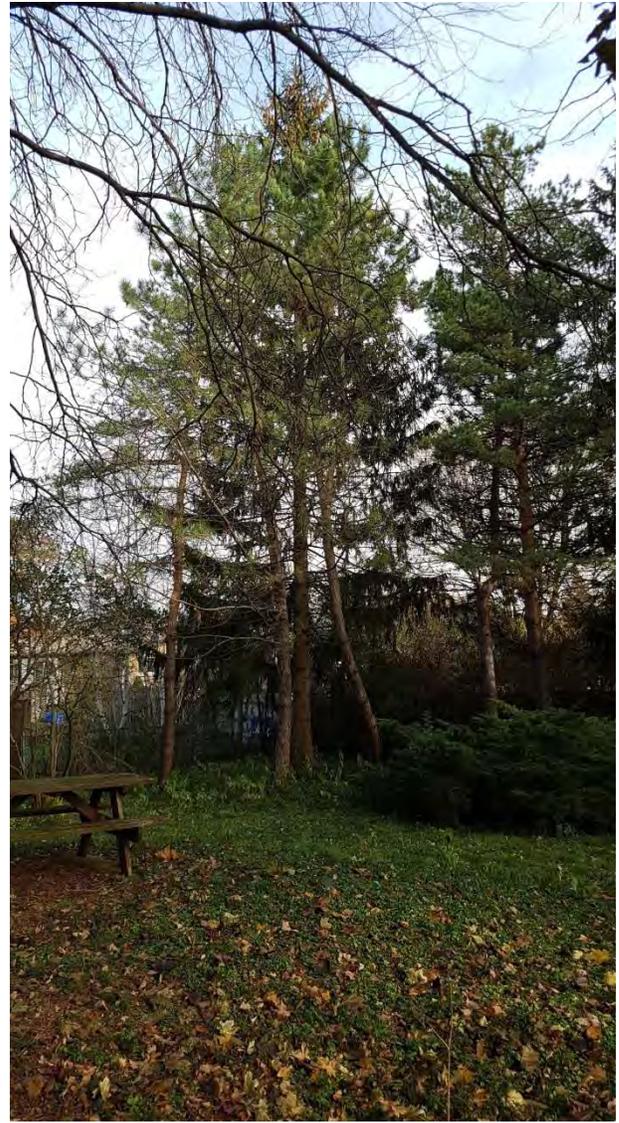
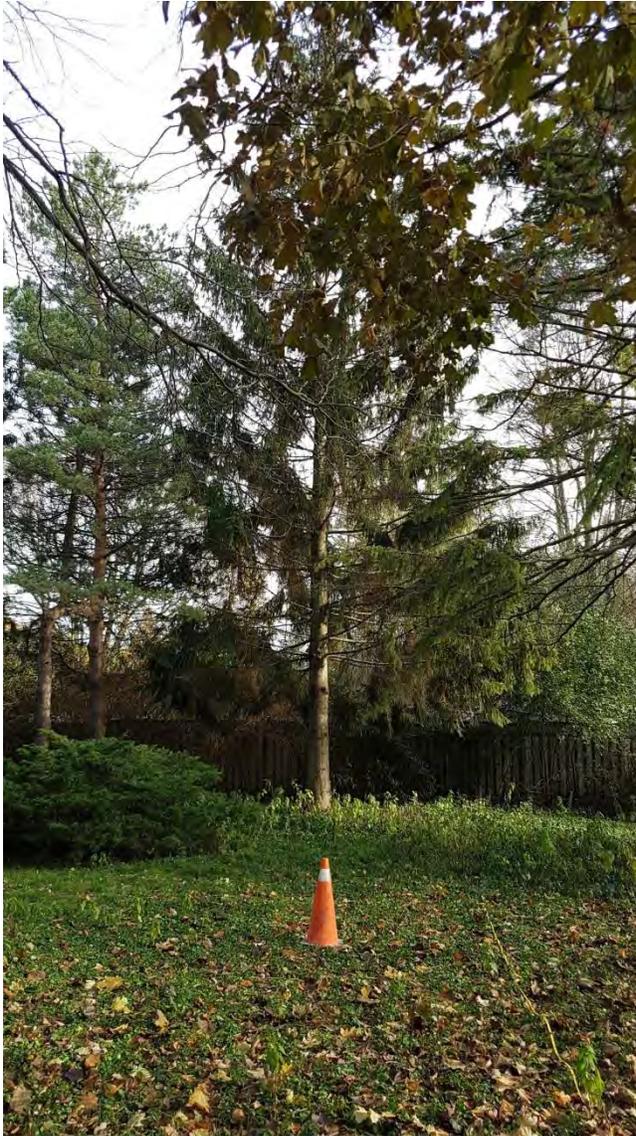


Figure 10 – left – showing mature trees in southeast rear corner to remain. AND **Figure 11** – right – showing trees in north east corner to remain.

Surrounding Land Use:

North – Single detached residences and zoned mostly R1-5, some R2-2 and Office conversion. The R1-5 zone permits singles detached residences on 12 m lot frontages and 415 m² lots area.

East – Single detached residences and zoned R1-5

South – Single detached residences and zoned R1-5

West – commercial along Adelaide and Single detached residences and zoned R2-2 and Office conversion and R8-4.

2.0 Provincial Policy Statement.

The proposed residential development is consistent with the PPS, and more specifically, supports the following policies:

Section 1.1.1: Healthy, livable and safe communities are sustained by:

- *promoting efficient development and land use patterns;*
- *accommodating an appropriate range and mix of residential, employment (including industrial, commercial and institutional uses), recreational and open space uses to meet long-term needs;*
- *avoiding development and land use patterns which may cause environmental or public health and safety concerns;*
- *promoting cost-effective development standards to minimize land consumption and servicing costs;*
- *ensuring that necessary infrastructure and public service facilities are or will be available to meet current and projected needs.*

Section 1.1.3: Settlement Areas:

- *1.1.3.1 Settlement areas shall be the focus of growth and their vitality and regeneration shall be promoted.*
- *1.1.3.2 Land use patterns within settlement areas shall be based on: a. densities and a mix of land uses which efficiently use land and resources... are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion, and minimize negative impacts to air quality and climate change, and promote energy efficiency in accordance with policy 1.8;*

Section 1.4. Housing:

1.4.3 Planning authorities shall provide for an appropriate range of housing types and densities to meet projected requirements of current and future residents of the regional market area by ... establishing and implementing minimum targets for the provision of housing which is affordable to low and moderate income households permitting and facilitating all forms of housing required to meet the social, health and well-being requirements of current and future residents, 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

Section 1.5 Public Spaces, Parks and Open Space:

1.5.1 Healthy, active communities should be promoted by planning public streets, spaces and facilities to be safe, meet the needs of pedestrians, and facilitate pedestrian and non-motorized movement, including but not limited to, walking and cycling, and providing for a full range and equitable distribution of publicly-accessible built and natural settings for recreation, including facilities, parklands, open space areas, trails and, where practical, water-based resources.

Section 1.6 Infrastructure and Public Service Facilities:

1.6.1 Infrastructure and public service facilities shall be provided in a coordinated, efficient and cost-effective manner to accommodate projected needs. Planning for infrastructure and public service facilities shall be integrated with planning for growth so that these are available to meet current and projected needs.

1.6.2 The use of existing infrastructure and public service facilities should be optimized, wherever feasible, before consideration is given to developing new infrastructure and public service facilities.

1.6.6.2 Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas. Intensification and redevelopment within settlement areas on existing municipal sewage services and municipal water services should be promoted, wherever feasible.

RESPONSE: The Adelaide Properties 9-unit apartment proposal together with the existing 6-unit apartment building would be consistent with the PPS and would contribute to its objectives so stated.

3.0 Official Plan

The lands are designated Low Density Residential (LDR) in the Official Plan – Schedule A - Land Use. Accordingly, the proposed development comprises a small scale multi-family residential development. The proposed 9-unit multi-family apartment building is able to satisfy **Official Plan general objectives** (section 3.1.1) for the LDR residential designation, as follows:

- *Contribute to providing for a supply of residential land;*
- *Support the provision of a choice of dwelling types;*
- *Support the distribution of a choice of dwelling types;*
- *Direct the expansion of residential development into appropriate areas;*
- *Encourage infill residential development*

- *Minimize the potential for land use compatibility problems;*
- *Support the provision of services and amenities that enhance the quality of the residential environment;*
- *Promote residential development that makes efficient use of land and services.*

Section 3.3 sets out the land use polices for the Low Density Residential designation and that multi-family residential development is permitted and the density maximum is 30 units per ha and the height of buildings is to be low rise – meaning 1 to 4 storeys.

The City encourages “infill” thru Section 3.2.3.2 which permits a density of up to 75 units per ha. Subject to a Neighbourhood Character Statement, a Compatibility Report, and subject to a public site plan process. These are completed in separate Reports accompanying the Rezoning Application submission.

Schedule D of the OP designates Adelaide Street North as an ARTERIAL roadway. Ross and Grosvenor are LOCAL ROADS.

There are no designations on other Schedules of the Official Plan such as:

- Schedule B1 – Natural Heritage Features shows that there are no natural heritage features on the subject lands.
- Schedule B2 – Natural Resources and Hazards shows that there are no hazards on the subject lands.

RESPONSE: The Adelaide Properties 9-unit apartment proposal together with the existing 6-unit apartment building would conform to the Official Plan.

4.0 London Plan

The London Plan – Map 1 - Land Use establishes an URBAN CORRIDOR place type on the lands. This place type permits multi- family residential housing forms and the associated Table 10 permits 2 to 6 storeys in height. The proposal would comply with the fundamentals of the place type.. Map 3 – Street Classifications designate Adelaide Street North as an URBAN THORUGHFARE and Ross and Grosvenor Streets as NEIGHBOURHOOD STREETS.

Section 837 sets out policies that permit ... *“A range of residential, retail, service, office, cultural, recreational, and institutional uses may be permitted within the Corridor Place Type. “*

From Table 9, building heights of 2 to 6 storeys are permitted

Section 841 13) states *An appropriate transition of building scale and adequate setback distances should be provided between the Corridor and adjacent neighbourhood areas.*

RESPONSE: the Adelaide Properties 9-unit multi-family proposal would be compliant in that is of low profile height of 2.5 storeys and set back 5.2 m and 5.3m from side lot lines and 11 m from the rear lot line. Development is focussed internally with building setbacks and tree preservation being dominant in the perimeter of the rear of the site. From discussion with the City Urban Design staff, it was noted that the building proposed would be quite internal to the site and hardly visible from the public realm of Adelaide Street North. The main planning and design consideration is to be the “fit” of the building and its relationship to the adjacent residential neighbours. Much attention has been paid to this advice.

Additional urban design considerations for **residential intensification** are set out in **section 953**. *the following design policies will apply:*

1. A Planning and Design Report, as described in the Our Tools part of this Plan, shall be submitted for all intensification proposals. This report will clearly demonstrate that the proposed intensification project is sensitive to, compatible with, and a good fit within the existing surrounding neighbourhood.

2. Compatibility and fit, from a form perspective, will be evaluated based on such matters as:

a. Site layout within the context of the surrounding neighbourhood, considering such things as access points, driveways, landscaping, amenity areas, building location, and parking.

b. Building and main entrance orientation.

c. Building line and setback from the street.

d. Character and features of the neighbourhood.

e. Height transitions with adjacent development.

f. Massing appropriate to the scale of the surrounding neighbourhood.

3. The intensity of the proposed development will be appropriate for the size of the lot such that it can accommodate such things as driveways, adequate parking in appropriate locations, landscaped open space, outdoor residential amenity area, adequate buffering and setbacks, and garbage storage areas.

RESPONSE: The above policies are reviewed and the Adelaide Properties 9-unit multi-family proposal would conform to the London Plan. *The Neighbourhood Character and Compatibility Studies are under separate cover.*

5.0 Zoning By-Law:

The City of London zones the subject lands as RESIDENTIAL -- R2-2. The existing apartment building is non-conforming as to use, but was constructed in the 1960s and is in good sand sound condition. The R2-2 zone permits single detached and semi-detached dwellings on dwelling on lots of 18 m frontage minimum and 600 m2 lots area minimum with building heights of 10.5 m and lot coverages of 45% maximum. See zoning map excerpt in Figure 12.

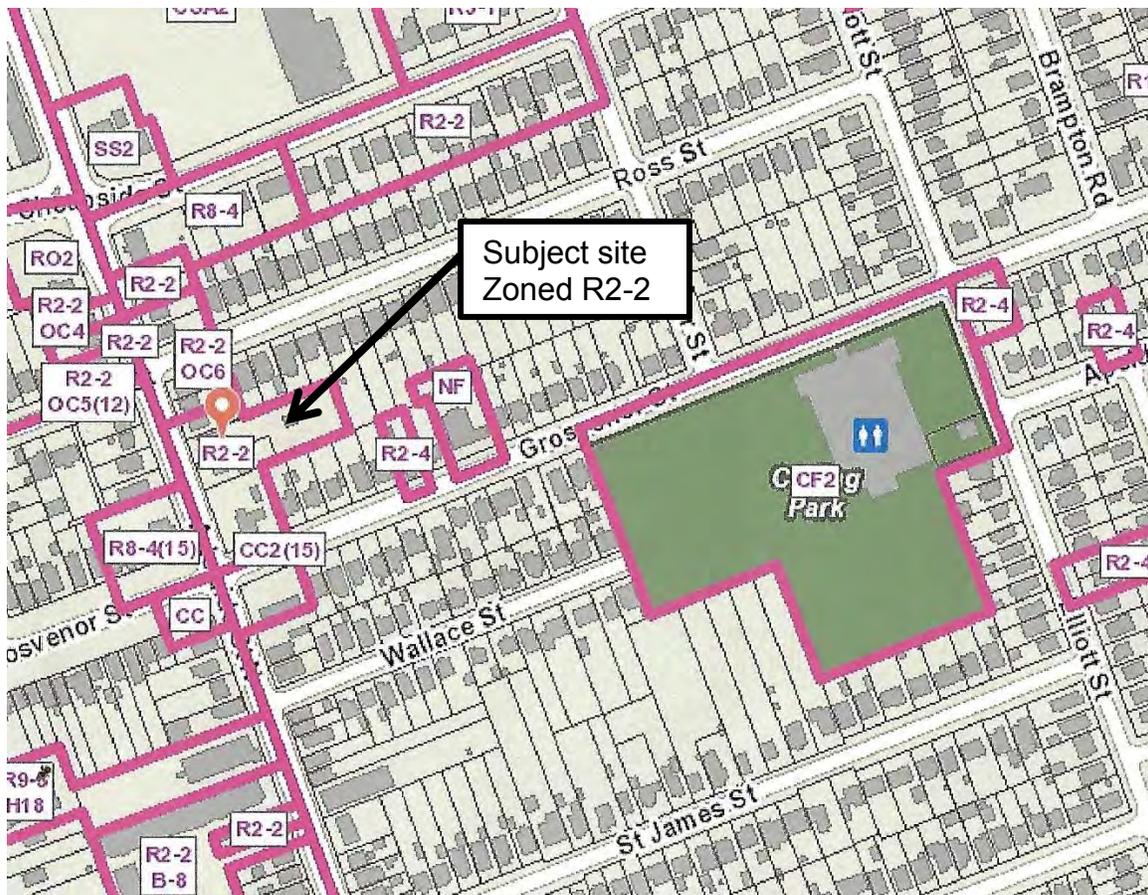


Figure 12: Zoning Map of Subject Lands -- Note the area and neighbourhood is zoned mostly Residential R1-5, but Adelaide Street is a mixed use residential commercial corridor, with various office conversion and multi-family residential zones. (Source; City of London, 2015)

The existing zoning does not permit the Adelaide Properties proposal of a 9-unit multi-unit apartment. A rezoning is required. The proposed zone would be for a 9 unit multi family or apartment building development. The conceptual site plan utilizes the Residential R6-5 zone and all the regulations can be met, except the density which would need to be increased from the 35 to 72 upha. This zone permits a broad range of housing forms. The regulations are contained in the Zoning Data Sheet in Appendix C. The standard regulations can be met expect for the following:

1. The INTERIOR SIDE YARDS would have to be reduced from 6 m TO 5 m;
2. The DENSITY would have to be increased from 35 to 72units per ha.
3. The existing apartment building of 6 units.

Table showing comparison of R6-5 zoning regulations and the Adelaide Properties proposal and compliance.

Zoning Regulation	R6-5 regulation	Adelaide Properties Proposal		<u>Compliance</u> YES or NO
		<u>New</u> 9-unit	<u>Existing</u> 6 - unit	
LOT AREA	850 m min		2083	<u>YES</u>
LOT FRONTAGE	10.0 m min		15.3	<u>YES</u>
FRONT YARD	6.0m min	60	6.4	<u>YES</u>
INTERIOR SIDE YARDS - NORTH	6 m – habitable and 3 m non-habitable	5.2	1.7	<u>NO</u>
INTERIOR SIDE YARDS - SOUTH	6 m – habitable and 3 m non-habitable	5.3/5.2	3.1	<u>NO</u>
REAR YARD	6 m – habitable and 3 m non-habitable	70	11.7	<u>YES</u>
LOS	30% min		➤ 30%	<u>YES</u>
LOT COVERAGE	45% max		21%	<u>YES</u>
HEIGHT	10.5 m max		10	<u>YES</u>
<u>DENSITY</u>	35		72	<u>NO</u>

6.0 Site Plan and Building Design

The Architect, DA Design prepared the site plan and building elevations with the primary aim of satisfying polices that require a good fit and compatibility with the surrounding Neighbourhood. The approach was to centralize all building, facilities and activities into the centre of the site with large setbacks to enable the perimeter left in is existing treed state and enhanced with landscaping. The Urban Design Brief, Neighbourhood Character Statement and Land Use Compatibility Study – all under separate cover describe this approach in more detail.

7.0 Engineering Servicing

MTE prepared a SANITARY Servicing Strategy that is required as part of the Pre-consultation, and is contained under separate cover.

8.0 Conclusion

Based on the aforementioned planning analysis, the proposal has been demonstrated:

1. to be a logical development on the subject lands for a small scale infill development in a new architecturally designed building on a fully serviced inner city site.
2. to be consistent with the PPS;
3. to be in conformity with the City of London Official Plan and the London Plan;
4. to contribute to the improvement of the physical environment and stability of the residential area.

Bibliography

City of London Official Plan 2010

The London Plan 2016

City of London Zoning Bylaw Z-1

Provincial Policy Statement

APPENDIX

Appendix 1 – Record of Pre-consultation on Rezoning

Appendix 2 – Site Plan of Multi-family Apartment

Appendix 3 – Zoning Data Sheet for proposed R6-5 zone

Appendix 4 – Building Elevation

Appendix 5 – Engineering Sanitary Servicing Strategy – MTE Consultants (separate cover)

Appendix 6 – Neighbourhood Character and Compatibility Study (separate cover)

Appendix 7 – Archaeology – Phase 1 and 2 (separate cover)

Appendix 8 – Urban Design Brief (separate cover) [the end]



RECORD OF PRE-APPLICATION CONSULTATION

The following form is to be completed and signed off at/following the Pre-application Consultation Meeting (PACM).

Date: July 26, 2017

TO: Laverne Kirkness

FROM: Mike Corby

RE: 894 Adelaide St N

ATENDEES: Laverne Kirkness, Mike Corby, *Simon Smith, John Colde*

City staff have reviewed your Proposal Summary dated (June 29, 2017) at an Internal Review Meeting on (July 13, 2017). The following form summarizes a preliminary list of issues to be considered during the processing of your application. We have also identified the initial material submissions (Studies, Reports Background or Information) that must be submitted along with the completed application form, required fees and this Record of Pre-Application Consultation Form before your application will be accepted as complete for opening and processing.

Major issues identified

- Justify the development proposal through the residential intensification policies of the Official Plan.
- A Character and Compatibility report is required.
- Elevations of the proposed buildings are required.
- Identify how the proposed buildings could be buffered from the abutting rear yards. (Landscaping, fencing)
- Consider increasing the setback from the abutting lands. This could potentially be achieved by building an 8 unit apartment/townhouse.

- Archaeological potential in rear yard.
- Stage 1 & 2 archaeological assessment is required.

- Road widening dedication of 19.5m from centre line required on Adelaide Street north.
- Access design will be discussed in greater detail through the site plan process.

- The rear of the lands are approximately one metre lower than the front.
- Demonstrate how the proposed two new residential fourplexes will outlet sanitary flows by gravity to the existing combined sewer on Adelaide Street North.

Studies, Reports, Background or Information to be completed and submitted with the application form.

- Planning Justification report (London Plan Justification)
- Conceptual Site Plan
- Urban Design Brief
- Character and Compatibility report
- Stage 1 & 2 archaeological assessment
- Sanitary Servicing Strategy

PRE-APPLICATION CONSULTATION HAS OCCURRED

YES NO

PLANNER: Mike Corby
PROPONENT: [Signature]
DATE: July 26, 2017

Disclaimer: The pre-application consultation process is intended to identify issues early in the process and to identify the reports, studies and information required to be submitted as part of a complete application. A complete application enables Council to make informed decisions within a reasonable period of time and ensures that the public and other stakeholders have access to the relevant information early in the process. While every effort has been made to identify information needs at this stage, additional issues and/or information needs may be identified through the application review process and may be requested at that time. Should a formal submission of an application not materialize within 9 months, a subsequent Pre-Application Consultation Meeting (PACM) will be required.

ZONING DATA SHEET – ZONING BY-LAW AMENDMENT

To be completed by Applicant as part of Complete Application

File No.

Description of Land	
Municipal street address: 894 Adelaide Street North	
Legal Description: Plan 7 – Part Lot 13	
Street Frontage / Street Flankage (name): 15.3m	
Existing Zone(s) in Z-1 Zoning By-law: RESIDENTIAL R2-2	Proposed Zone(s) in Zoning By-law: RESIDENTIAL R6-5

BY-LAW RESTRICTIONS	REQUIRED (PROPOSED ZONE)	AS SHOWN ON PLAN
(a) Use		For new building only - below
(b) Lot Area (m ²) Min	850	2083
(c) Lot Frontage (m) Min	10	15.3
(d) Front Yard (m) Main Building/ Garage (m) Min	8.0	60
(e) Rear Yard (m) Min	6.0 for habitable and 3.0 m fro non-habitable rooms	11
(f) Interior Yard (m) Min	6.0 for habitable and 3.0 m fro non-habitable rooms	5.2 **
(g) Interior Yard (m) Min	6.0 for habitable and 3.0 m fro non-habitable rooms	5.3**
(h) Exterior Yard (m) Min	Not applicable	--
(i) Lot Coverage (%) Max	45	21
(j) Landscape Open Space (% min)	30	30+
(k) Height (m) Max	12	7.2
(l) Off-street Parking	1.25 per unit x 15 = 19 spaces	19
(m) Bicycle Parking		
(n) Parking Area Coverage (%) Max	Not applicable	--
(o) Parking Set Back	1.5 m	1.5 +
(p) Gross Floor Area (m ²) Max	Not applicable	--
(q) Gross Floor Area For Specific Uses (m ²) Max	Not applicable	--
(r) Yard Encroachments (if applicable)	Not applicable	--
(s) Density – Units Per Hectare Max	37	72**
(t) Special Provisions	Not applicable	--
(u) Other By-law Regulations		--

COMMENTS

Amend the standard provisions by permitting a increase of density from 35 to 72 units per hectare and side yards from 6m to 5 m

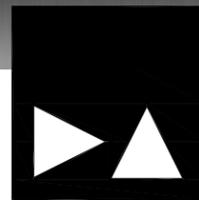
Permit existing apartment building

NOTE:

- **Please be sure to carefully review and include data / details related to:**
 - **General Provisions (Section 4) of the Zoning By-law**
 - **Regulations Section and Table for Proposed Zone**
 - **Zoning By-law Definitions**
- **The Applicant is responsible for submitting complete & accurate information on the Zoning Data Sheet and associated plans.**
- **Failure to provide complete & accurate information on the Zoning Data Sheet and associated plans will result in processing delays, and may require the submission of a revised Zoning By-law amendment application.**

NEW 2-STOREY APARTMENT 894 ADELAIDE ST. N

LONDON, ONTARIO
JANUARY 2018



da I design inc

OWNER/APPLICANT: JOHN CALDER 894 ADELAIDE ST. N LONDON, ON N5Y 2M5