Report to Planning and Environment Committee

To: **Chair and Members**
Planning & Environment Committee
From: **George Kotsifas, P. Eng**
Managing Director, Development & Compliance Services &
Chief Building Official
Subject: **Housing Development Corporation, London**
345 Sylvan Street
SPA21-112

Public Participation Meeting on: January 31, 2022

Recommendation

That, on the recommendation of the Director, Development Services, the following actions **BE TAKEN** with respect to the application by the Housing Development Corporation, London relating to the property located at 345 Sylvan Street:

(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 the construction of a 42-unit apartment building; and

(b) Council **ADVISE** the Approval Authority of any issues they may have with respect to the Site Plan Application, and whether Council supports the Site Plan Application.

Executive Summary

Summary of Request

The proposed development consists of one 3-storey apartment building with 42-units on the subject lands at 345 Sylvan Street. The units are provided within a single L-shaped building. The site is to be developed with municipal services and vehicular access from Sylvan Street. The development proposal is subject to a public site plan meeting in accordance with the holding (h-5) zone regulations set out in the Zoning By-law.

Purpose and the Effect of Recommended Action

The purpose and effect of the recommendation is to report to the Approval Authority any issues or concerns raised at the public meeting with respect to the application for Site Plan Approval and to satisfy the requirements of the h-5 holding provision.

It being noted

1. The proposed Site Plan is consistent with the Provincial Policy Statement, 2020, which directs development to designated growth areas and that development be adjacent to existing development.

2. The proposed Site Plan conforms to the policies of the Neighbourhoods Place Type and all other applicable policies of The London Plan.

3. The proposed Site Plan is in conformity with the policies of the Low Density Residential designation of the Official Plan (1989) and will implement an appropriate form of residential intensification for the site.

4. The proposed Site Plan conforms to the regulations of the Z.-1 Zoning By-law.

5. The proposed Site Plan conforms to the regulations of the Site Plan Control By-law.

Analysis

1.0 Site at a Glance

1.1 Property Description

The subject site is located at the terminus of Sylvan Street in the interior of the residential neighbourhood. The property is 0.57 has in size, approximately 63m deep and 85m across. The property is an irregular rectangle with the westerly property limit jogging to reflect historic lot patterns. The property is vacant following the demolition of a building on the site in spring of 2021.

1.2 Current Planning Information (see more detail in Appendix D)

- Official Plan Designation – Low Density Residential
- The London Plan Place Type – Neighbourhoods
- Existing Zoning – h-5*R8-4(63)

1.3 Site Characteristics

- Current Land Use – Vacant
- Frontage – 20m
- Depth – 63m
- Area – 0.567ha
- Shape – Irregular rectangle

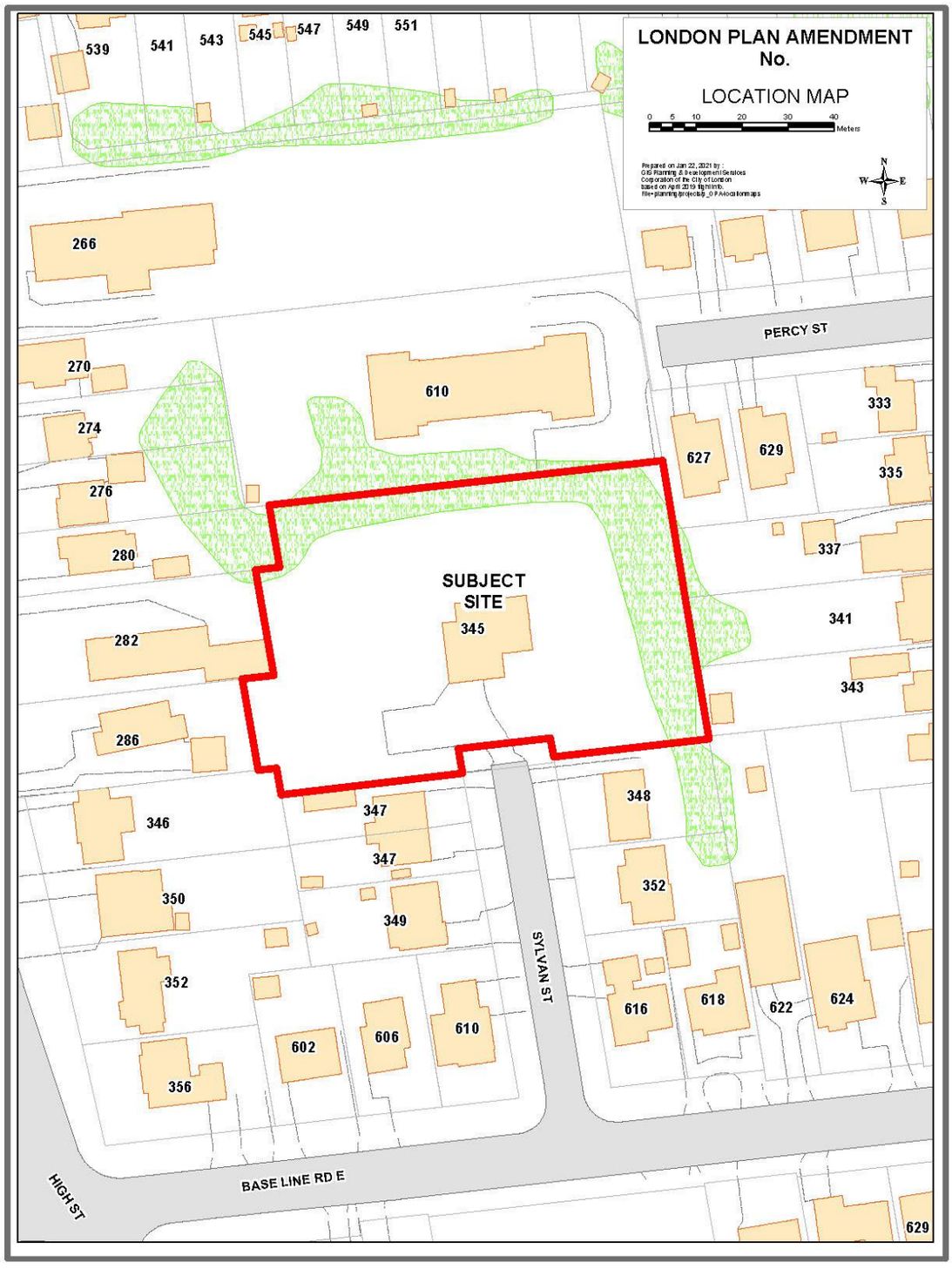
1.4 Surrounding Land Uses

- North – low-rise apartment building
- East – single detached dwellings
- South – single and semi-detached dwellings
- West – fourplex and single-detached dwellings

1.5 Intensification

- The proposal would provide 42 dwelling units within the Primary Transit Area.

1.6 Location Map



2.0 Description of Proposal

2.1 Development Proposal

The proposed development is a 42-unit, three-storey apartment building, 10m in height. The proposed density is 75 units per hectare (uph) based on a 0.57 ha lot area. The units will be one-bedroom apartment units with a minimum 41 square metres in floor area. The building location proposed is towards the rear of the lot with the two wings of the building extending parallel to the north and west property limits. The proposed apartment building amenities include common-use multi-purpose amenity space with direct access to outdoor amenity areas; two building office spaces; two accessible laundry rooms; and a hydraulic lift elevator.

The vehicular existing entrance from Sylvan Street will be maintained for use of the new development. A paratransit access layby at the entrance with a loading pad is proposed. The development relies on 22 vehicular parking spaces including three accessible spaces located close to the entrance in accordance with the requirements of the Site Plan Control By-law. Bicycle parking for 22 spaces is to be located in a dedicated room within the building, while an additional minimum of 10 bicycle parking spaces will be located in an outdoor sheltered and secured accessory structure.

The proposal includes a landscaped outdoor amenity area, which comprises approximately 65% of the lot area. The landscaped areas will provide opportunities for passive and active recreation for the residents including a community picnic shelter, tenant-use community garden, outdoor seating area, and two active recreation playing areas. Existing mature trees are proposed for retention and are located around the perimeter of the property providing a visual screen in addition to future and existing privacy fencing proposed.

3.0 Relevant Background

3.1 Planning History

This application follows and Official Plan and Zoning By-law amendment made in 2020 – file: OZ-9297. The requested amendment through OZ-9297 was for a Residential R8 Special Provision (R8-4(_)) Zone to permit a variety of multi-family housing types to a maximum density of 75 units per hectare, specifically: Apartment buildings; Handicapped person's apartment buildings; Lodging house class 2; Stacked townhousing; Senior citizen apartment buildings; Emergency care establishments; and, Continuum-of-care facilities. The proposal included a number of special provisions: a lot frontage of 20m; a parking reduction for 22 vehicular parking spaces; a special provision to allow an accessory structure in the front yard; and, a minimum unit size of 41 sq. m for one-bedroom units.

On March 1, 2021 The Planning and Environment Committee recommended approval of the requested R8-4(63) zone variation with a h-5 holding provision for a public site plan meeting. On March 23, 2021 Municipal Council passed the amended by-law. On April 26, 2021 an appeal to the Ontario Land Tribunal for both the Official Plan and Zoning By-law amendments were received from an abutting neighbour.

The Official Plan and Zoning By-law appeals were held concurrently by the Ontario Land Tribunal as Case No. PL210276 as a written hearing. On November 17, 2021, the Tribunal issued their decision ordering the approval of the amendments and the dismissal of the appeals.

3.2 Community Engagement (see more detail in Appendix B)

One reply was received in response to the notice sent our December 20, 2021. The respondent indicated a desire for a 1.8m fence along the entirety of the north property line. The respondent has been informed that the current proposal is for 1.8m chainlink fence along that property line.

3.3 Housing Stability Action Plan 2019-2024

Council adopted the Housing Stability Action Plan 2019-2024 early in 2020. The Plan identifies a minimum 3,000 new affordable housing units are needed in London to meet current and potential future needs. Based on most recent data, the current vacancy rate in the rental market is 3.2% meaning there is little available rental housing stock that is affordable.

More than 300 additional affordable rental housing units are needed each year to close the gap. In the City of London, 14% of Londoners are in Core Housing Need and the City is ranked fourth nationally for individuals and families living within Core Housing Need. The proposal constitutes 42 units towards the 3,000 new units needed.

4.0 Key Issues and Considerations

4.1 Use/Intensity/Form

The proposed development implements the Residential R8-4(63) zone requested and approved through the previous Official Plan and Zoning By-law amendments. This zone permits apartment buildings, including the proposed 3-storey apartment building provided. The density of 75 units per hectare proposed by the development is the maximum allowed under the zone.

4.2 Parking

A special provision for a parking rate of 0.5 vehicular parking spaces per unit applies to the site. The proposed development provides 22 vehicular parking spaces, 1 more than the 21 required. Bicycle parking is proposed within the building as well as in an enclosed outdoor structure. The vehicular parking provided locates accessible parking spaces close to entrances and allows for sufficient landscaped area to screen neighbours and provide amenity for residents.

4.3 Tree Preservation and Landscaping

The proposed development maintains 53 of the 57 trees on site, with 2 of the removals proposed to address dead trees. Additional plantings are proposed to enhance the amenity area and provide screening from parking areas. The provision of amenity space associated with this development well exceeds minimum standards and typical practice.

4.4 Site Engineering

Site Engineering concerns at first submission are minor in nature with additional information rather than redesign being required for acceptance. The one exception relates to the alignment of the roundabout and its function for large vehicles including garbage trucks.

4.5 Site Plan Comments

First submission for Site Plan Approval was submitted December 3, 2021. Comments regarding the first submission were provided December 17, 2021 and included the following.

- Adjustments to lighting plans along the southern property boundary.
- Providing further detail on the external bike storage structure.
- Final review of tree preservation and servicing to ensure that there are no overlapping impacts.
- Tree planting in breaks/gaps of the existing vegetative screening along property lines.
- Screen parking lot and potential car light glare onto private residences.
- Reduce the amount of blank wall along the East elevation, as the elevation provided does not show any windows on bedroom side as it has shown on the perspectives.
- Shift the identified roundabout further east and align it with Sylvan Street.

5.0 Conclusion

The proposed Site Plan is consistent with the Provincial Policy Statement, 2020 has regard to The London Plan, and is in conformity with the City of London Official Plan, 1989. The application has been reviewed in accordance with the Z.-1 Zoning By-law, and, as proposed, complies with the regulations of the Zoning By-law. The proposed Site Plan and elevations will result in development that will not conflict with the character of the area, and is in compliance with the Site Plan Control By-law.

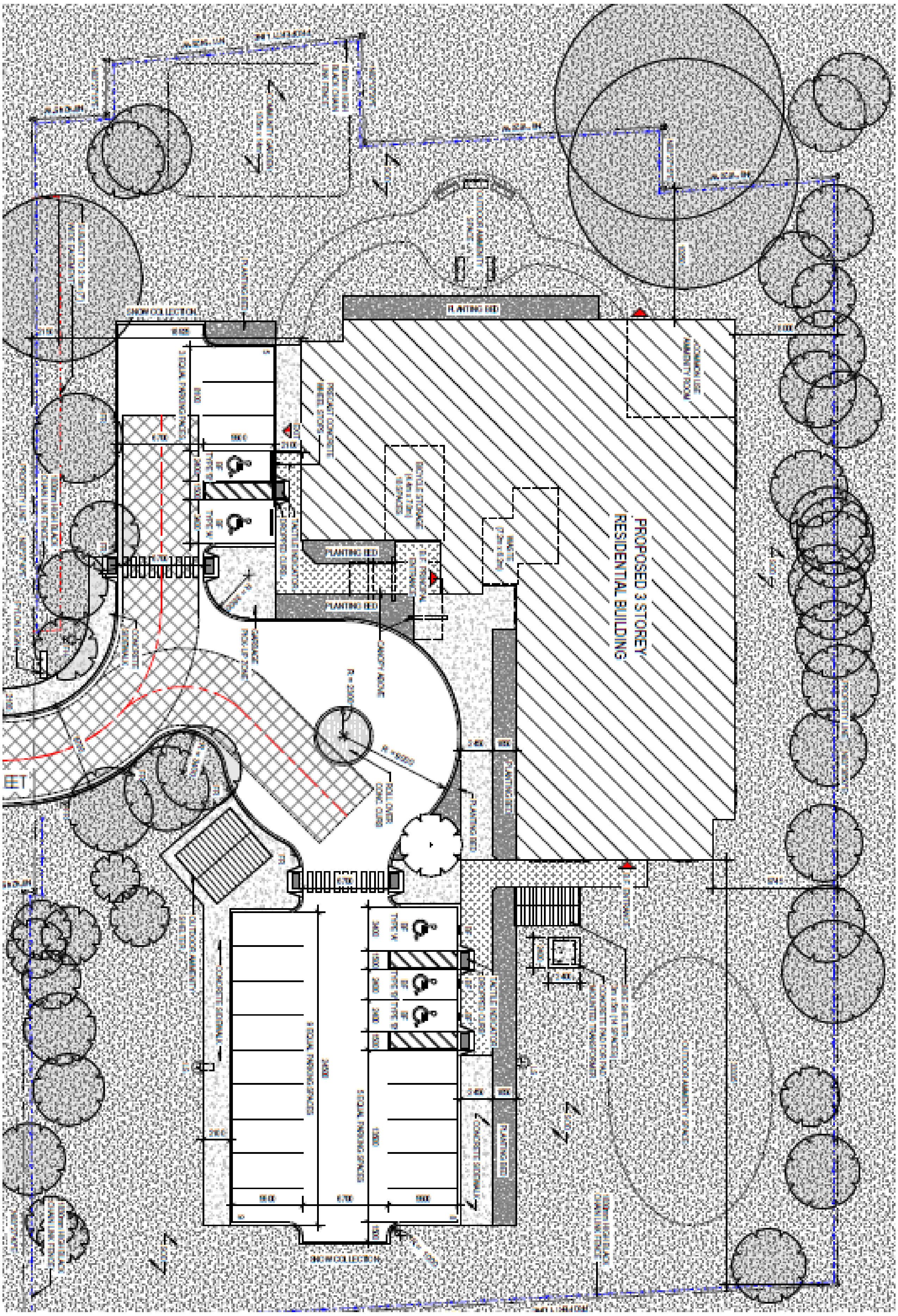
Prepared by:	**Leif Maitland** **Site Development Planner**
Reviewed by:	**Michael Pease, MCIP, RPP** **Manager, Site Plans**
Recommended by:	**Gregg Barrett, AICP** **Director, Planning and Development**
Submitted by:	**George Kotsifas, P. Eng** **Deputy City Manager, Planning and Economic Development**

January 25, 2022
CC: Heather McNeely, Manager, Current Development
Ismail Abushehada, Manager Development Engineering

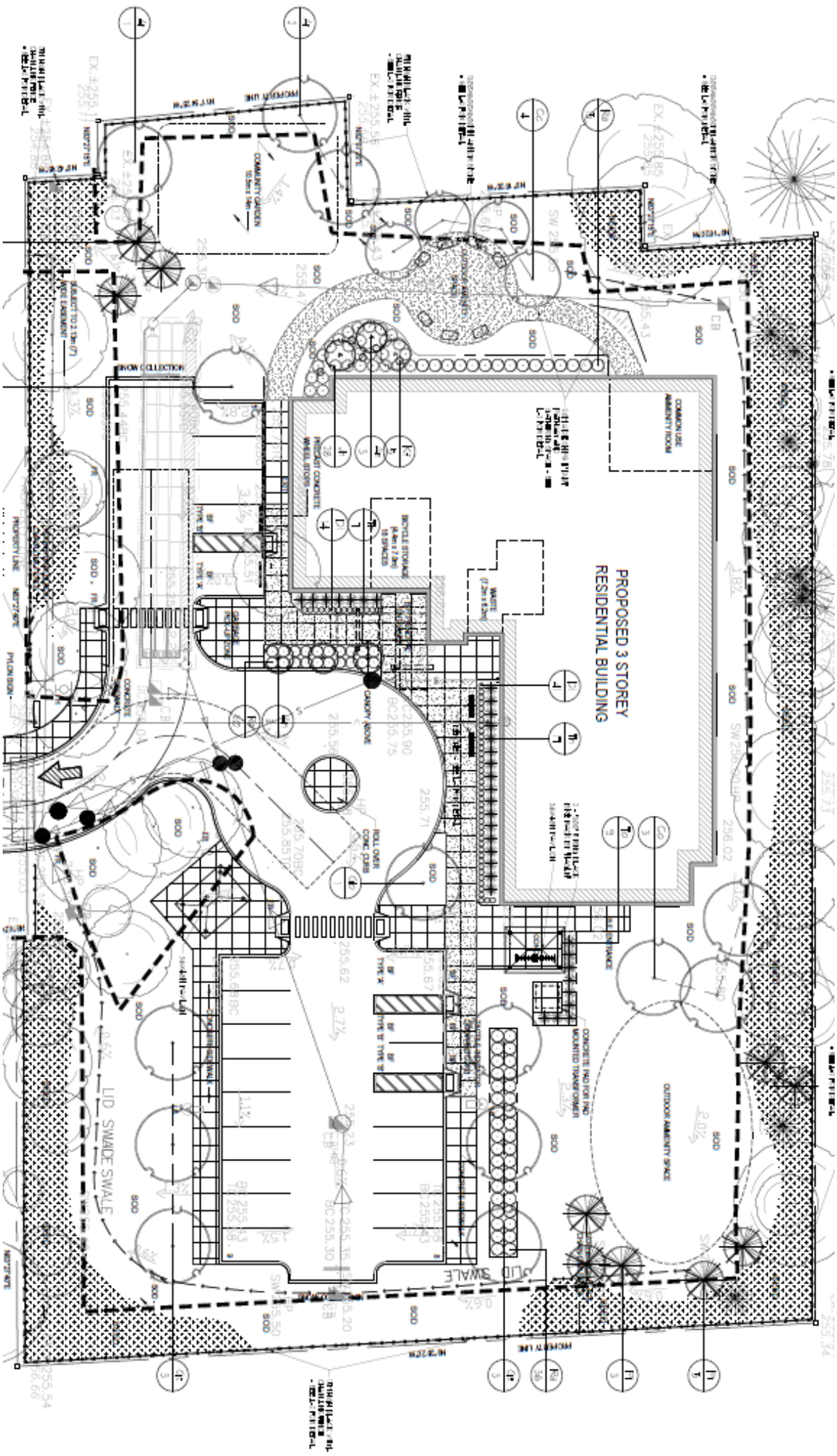
Appendix A Plans

<u>Site Plan</u>

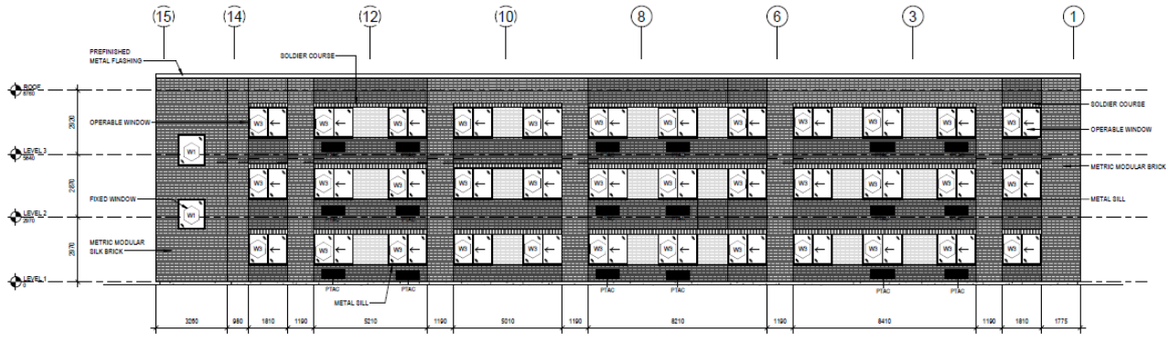
Sit



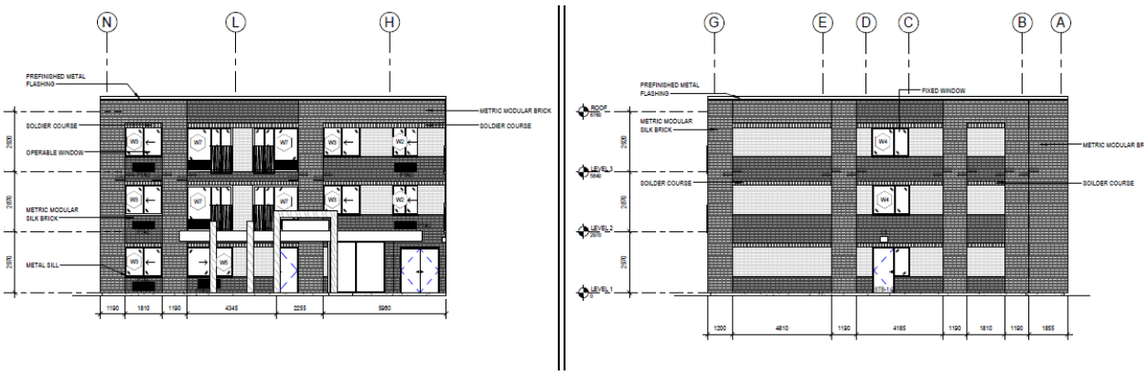
Landscape Plan



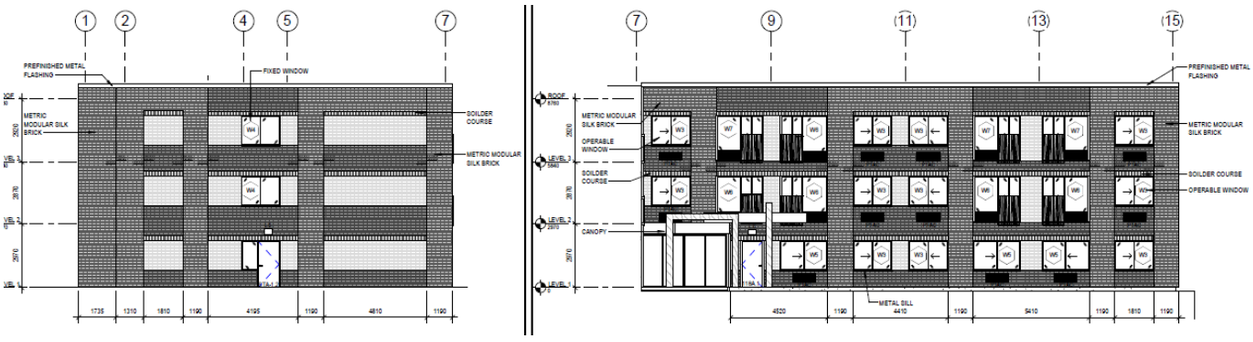
North Elevation



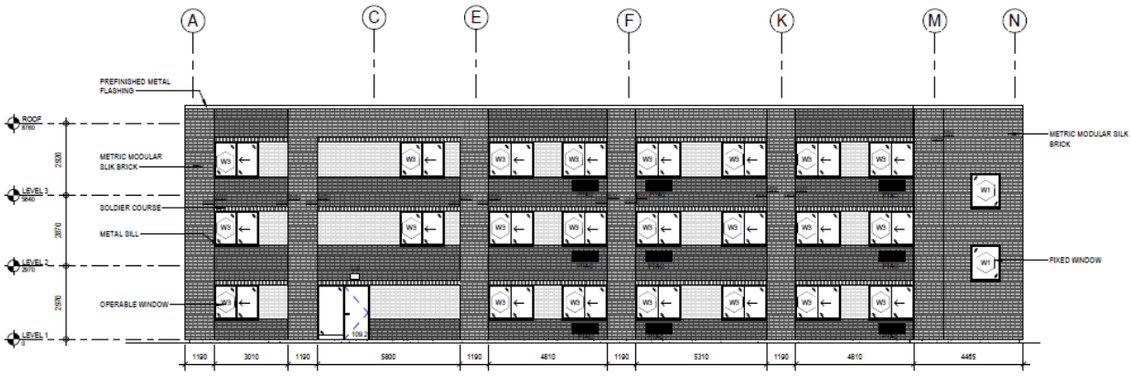
East Elevations



South Elevations



West Elevation



Appendix B Public Engagement

Public liaison:

Community Engagement

Public liaison: On December 20, 2021, Notice of Application was sent to 299 residents and property owners in the surrounding area. Notice of Application was also published in the *Public Notices and Bidding Opportunities* section of *The Londoner* on December 23, 2021. A "Planning Application" sign was also posted on the site.

1 reply was received

Nature of Liaison:

345 Sylvan Street – SPA21-112 Application for Site Plan Approval by Housing Development Corporation (London). Consideration of a site plan to permit a 3-storey apartment building, with 42 units. The zoning on this site includes a holding provision to require a public site plan meeting before the Planning and Environment Committee.

Good morning Leif.

We would like to send you our concerns regarding security and safety of our building at 610 Percy St. regarding the proposed site of the new Housing Development for 345 Sylvan Street.

In the past, we have had many security and privacy concerns regarding the previous use of the 345 Sylvan.

We experienced a large number of people loitering and cutting through our property and parking lot in the past. The easy access between properties and dark hideout-like location (that some prefer when conducting illegal activities) made our residents feel vulnerable and unsafe when out and around our building. Our personal property, personal safety and security have been jeopardized.

We have long-term residents in our building whom have called 610 Percy St their home for 20+ years. We are a tight community. Some residents take great pride in their vehicles. The elderly like to garden and putter around in our back gardens. Some like to sit out back and BBQ with friends and family. And some enjoy sitting out feeding the birds and squirrels. Sadly, these activities became a challenge when the previous building on Sylvan was occupied, forcing many residents to remain inside their apartments due to fear of unwelcomed people passing through between the 2 properties and hanging around our property, despite police presence.

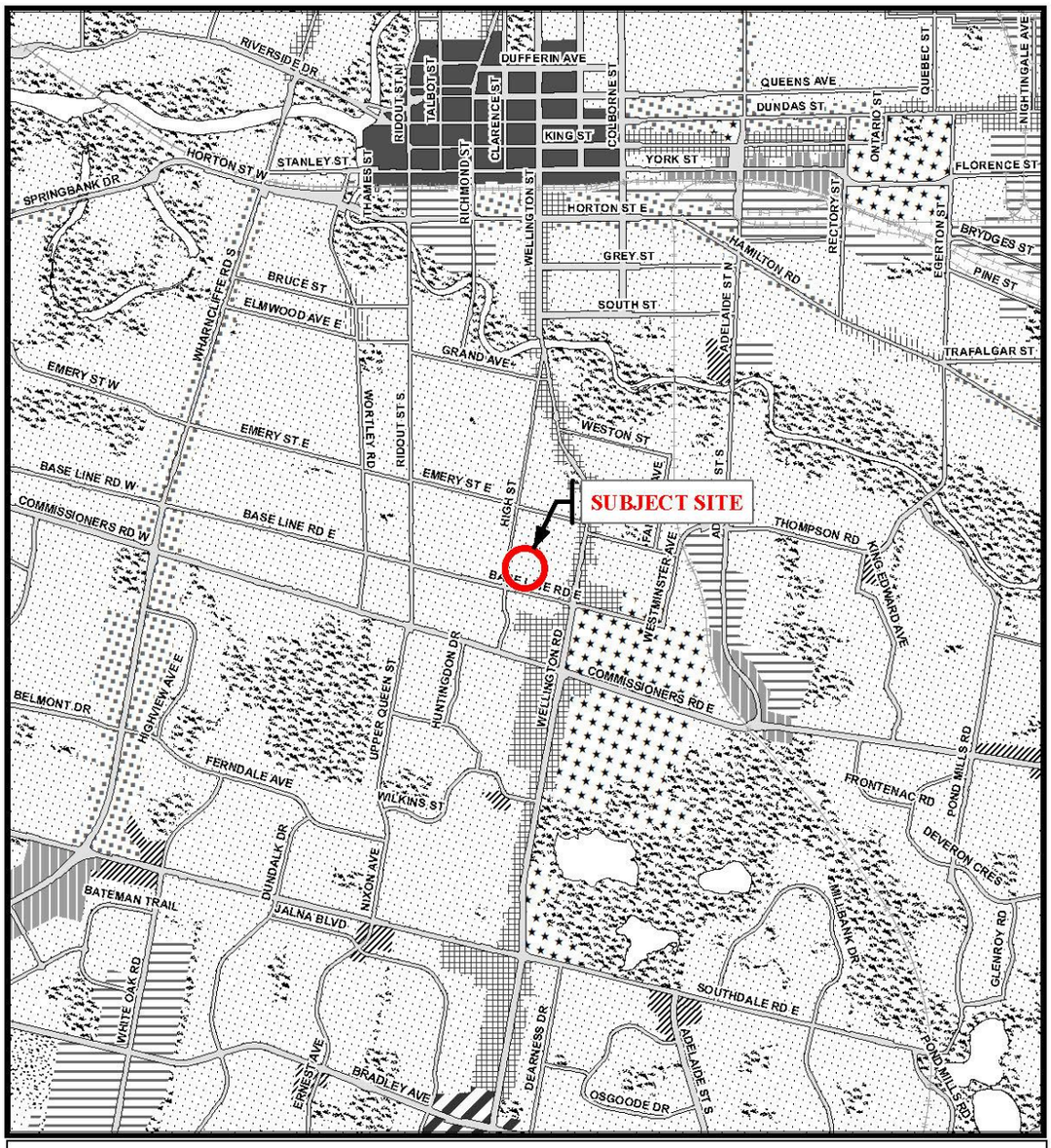
We would be very happy to see a tall (min 6ft) solid fence be built along the entire property between 345 Sylvan and the rear of our property at 610 Percy, if the proposed building is erected at 345 Sylvan St. If this fence is tall enough to discourage climbers, solid, strong and has no areas of possible pass-through, we would be extremely happy. We here at 610 Percy value our privacy and security.

I am also quite confident that if this fence were to be erected around all 3 sides of the Sylvan property, home owners backing onto this Sylvan property would feel more comfortable and accepting of the proposed multi residential building.

Thank you and kind regards,
Kendall Gamble
610 Percy St.

Appendix C The London Plan, Official Plan Map and Zoning excerpts

The London Plan



Legend

- Downtown
- Transit Village
- Shopping Area
- Rapid Transit Corridor
- Urban Corridor
- Main Street
- Neighbourhood
- Future Community Growth
- Heavy Industrial
- Light Industrial
- Future Industrial Growth
- Commercial Industrial
- Institutional
- Green Space
- Environmental Review
- Farmland
- Rural Neighbourhood
- Waste Management Resource Recovery Area
- Urban Growth Boundary

This is an excerpt from the Planning Division's working consolidation of Map 1 - Place Types of the London Plan, with added notations.

At the time of the printing of this map, the Rapid Transit EA is in progress. This map shows the Rapid Transit Corridors and Urban Corridors to recognize potential alignments. These Place Types will be modified to align with the results of the EA process for the final version of The London Plan.

CITY OF LONDON
Planning Services /
Development Services

LONDON PLAN MAP 1
- PLACE TYPES -

PREPARED BY: Planning Services

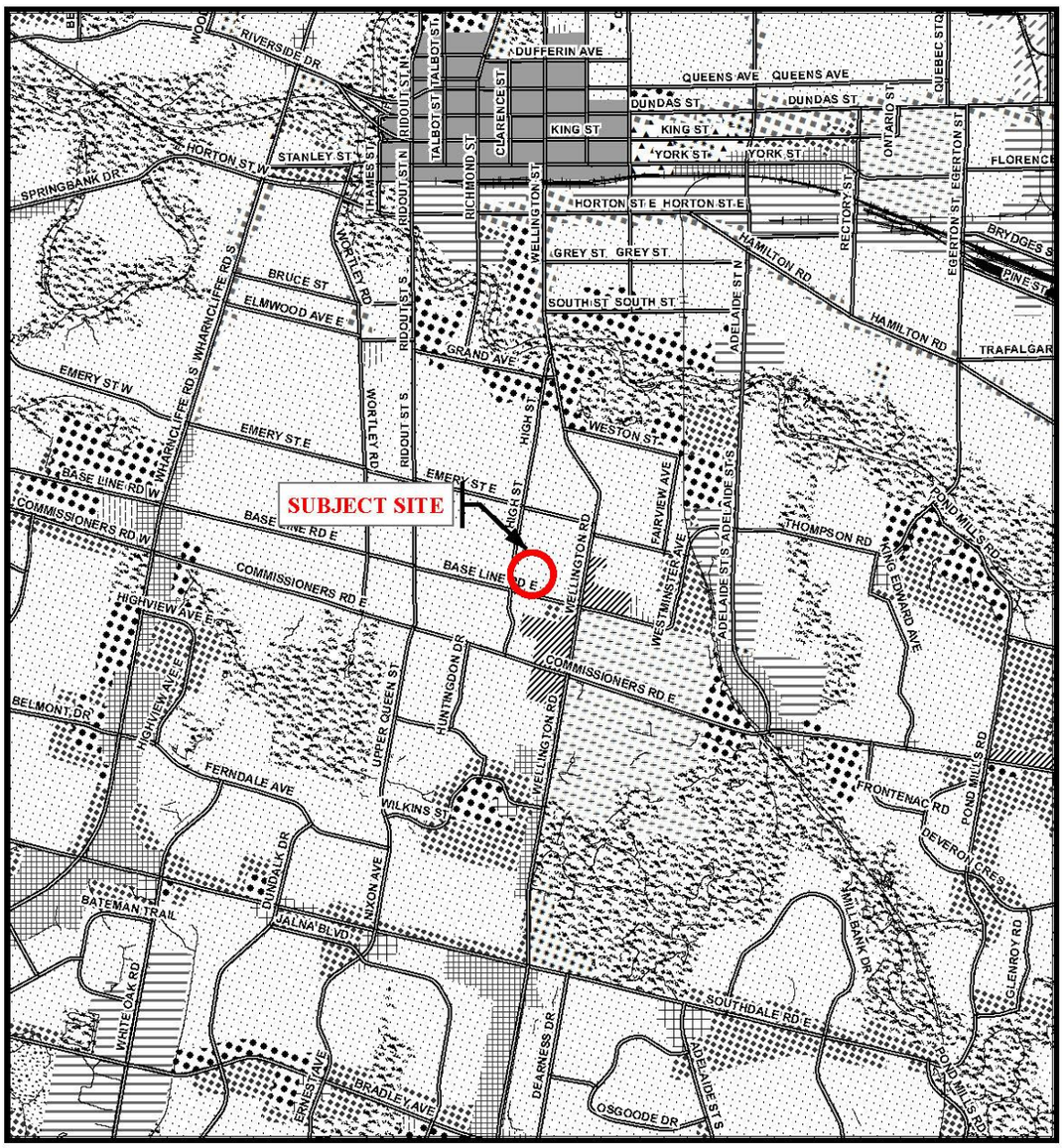
Scale 1:30,000

0 150 300 600 900 1,200 1,800
Meters

File Number:	OZ-9297
Planner:	LM
Technician	RC
Date:	January 22, 2021

Project Location: E:\Planning\Projects\p_officialplan\workconsol00\excerpts_LondonPlan\mxds\OZ-9297-Map1-PlaceTypes.mxd

Official Plan (1989) Excerpt



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
- Enterprise

CITY OF LONDON
Department of Planning and Development

OFFICIAL PLAN SCHEDULE A
- LANDUSE -

PREPARED BY: Graphics and Information Services

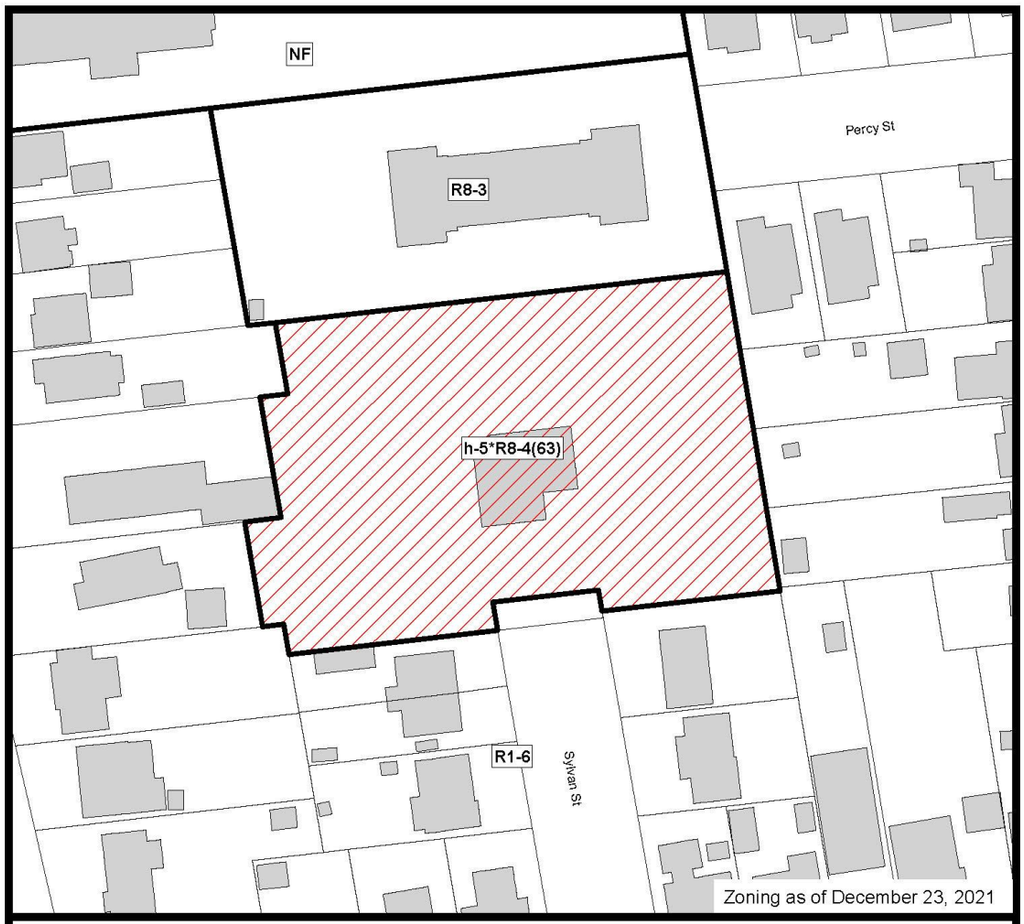
Scale 1:30,000

0 150 300 600 900 1,200 1,800
Meters

FILE NUMBER:	OZ-9297
PLANNER:	LM
TECHNICIAN:	RC
DATE:	2021/01/22

PROJECT LOCATION: e:\planning\projects\p_officialplan\workconsol00\excerpts\mxd_templates\scheduleA_NEW_b&w_8x14.mxd

Zoning Excerpt



COUNCIL APPROVED ZONING FOR THE SUBJECT SITE:

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

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

CITY OF LONDON

PLANNING SERVICES / DEVELOPMENT SERVICES

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

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

FILE NO:
345 Sylvan Street LM

MAP PREPARED:
2022/01/10 RC

1:1,000
0 5 10 20 30 40
Meters