

--	--

H-8217/C. Smith

FROM:	G. KOTSIFAS, P.ENG. MANAGING DIRECTOR, DEVELOPMENT & COMPLIANCE SERVICES & CHIEF BUILDING OFFICIAL
SUBJECT:	APPLICATION BY: RICHMOND VILLAGE (LONDON) INC. 275 CALLAWAY ROAD MEETING ON SEPTEMBER 10, 2013

RECOMMENDATION

That, on the recommendation of the Manager, Development Services and Planning Liaison, based on the application of Richmond Village (London) Inc. relating to the property located at 275 Callaway Road, the attached proposed by-law **BE INTRODUCED** at the Municipal Council meeting on September 17, 2013 to amend Zoning By-law No. Z.-1 in conformity with the Official Plan to change the zoning **FROM** a Holding Residential R6 Special Provision/ Residential R7 Special Provision (h*h-53*h-99*h-100*R6-5 (26)/R7 (10)) Zone **TO** a Holding Residential R6 Special Provision/ Residential R7 Special Provision (h-100*R6-5 (26)/R7 (10)) Zone to remove the holding “h-5”, “h-53”, and “h-99” provisions.

PREVIOUS REPORTS PERTINENT TO THIS MATTER
--

June, 2008- Council approved Zoning By-law Amendments including Holding Provisions and approved Draft Plan of Subdivision 39T-04513 for the lands located on the northwest corner of Richmond Street and Sunningdale Road West.

September, 2011- Subdivision Plan 33M-633 registered

PURPOSE AND EFFECT OF RECOMMENDED ACTION

To remove the holding h-5, h-53 and h-99 provisions from 275 Callaway Road for the consideration of building permits to construct a maximum of 62 townhouse and stacked townhouse residential dwelling units.

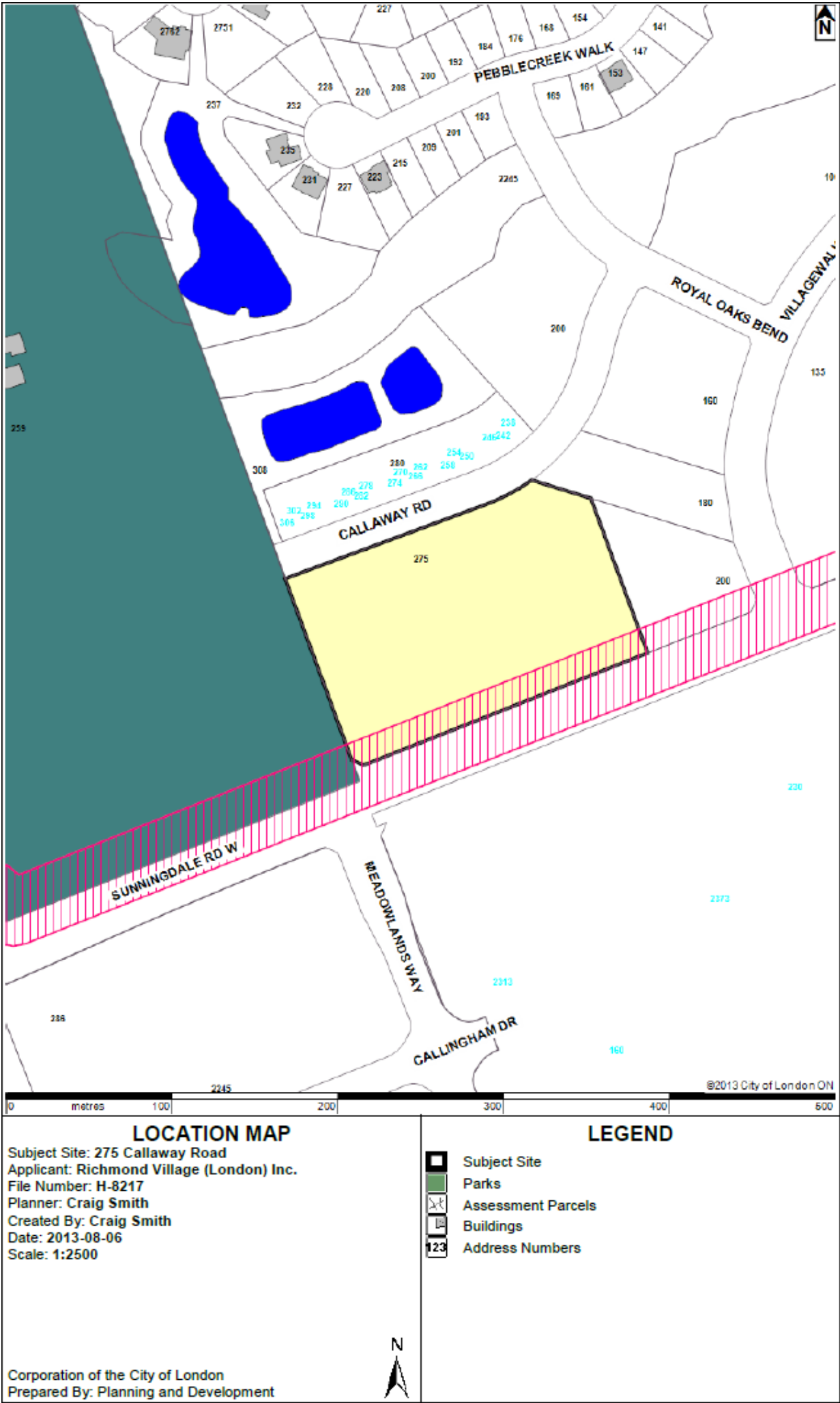
BACKGROUND

In December 2004, a complete application for subdivision approval was submitted to the City of London. In June 2008 the Official Plan and Zoning By-law Z.-1 was amended and the Draft Plan of Subdivision was approved. In September 2011, Subdivision Plan 33M-633 was registered.

RATIONALE

1. The removal of the holding provision will allow for development in conformity with the City of London Official Plan.
2. Through the site plan approval process a public participation meeting was held and the issues regarding noise and urban design have been resolved.

H-8217/C. Smith





H-8217/C. Smith

Date Application Accepted: July 30, 2013	Owner: Richmond Village (London) Inc.
REQUESTED ACTION: Removal of the holding provisions h-5, h-53 and h-99 so that the zoning of the lands as a Holding Residential R6 Special Provision/ Residential R7 Special Provision (h-100*R6-5 (26)/R7 (10)) Zone comes into effect.	

PUBLIC LIAISON:	Notice of Application was published in the <i>Public Notices and Bidding Opportunities</i> section of <i>The Londoner</i> on August 15, 2013.
Nature of Liaison: City Council intends to consider removing the h-5, h-53, h-99, h-100 holding provisions from the lands that ensures a public site plan meeting be held, encourage street-oriented development and discourage noise attenuation walls along arterial roads, that new development is designed and approved consistent with the policies of the Sunningdale North Area Plan and the Upper Richmond Village-Urban Design Guidelines and that adequate water service and appropriate access is available a development agreement shall be entered into to the satisfaction of the City. Council will consider removing the holding provision as it applies to these lands no earlier than September 17, 2013	
Responses: None	

ANALYSIS

h-5 Holding Provision

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.

A public participation meeting was held on August 20, 2013 at the City of London Planning and Environment Committee. No members of the public attended and no issues were identified that require inclusion as a condition of the development agreement.

h-53 Holding Provision

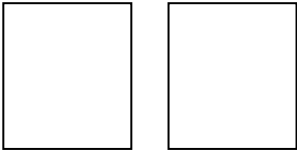
"To encourage street-oriented development and discourage noise attenuation walls along arterial roads, a development agreement shall be entered into to ensure that new development is designed and approved, consistent with the Community Plan, to the satisfaction of the City of London, prior to the removal of the "h-53" symbol."

The proposed development has been designed to discourage a continuous noise wall adjacent to Sunningdale Road. Localized walls for the end units will be constructed on private property to mitigate any noise impacts from Sunningdale Road. The site plan and executed development agreement includes the accepted mitigation measures for this development and also ensures that the design is consistent with the Sunningdale North Community Plan.

h-99 Holding Provision

Purpose: To ensure that new development is designed and approved consistent with the policies of the Sunningdale North Area Plan and the Upper Richmond Village-Urban Design Guidelines, to the satisfaction City of London, prior to removal of the h-99 symbol.

The elevations were reviewed and approved for Urban Design by the Community Planning and Urban Design Section. The plans and elevations comply with Sunningdale North Area Plan and the Upper Richmond Village-Urban Design Guidelines. Urban Design comments that have



H-8217/C. Smith

been implemented in the proposed site plan include: the orientation of units to Sunningdale Road, Callaway Road and the future extension of Meadowlands Way; treatment such as windows and wrap around porches on the side wall of corner units; strong pedestrian connections within the site; and, enhanced landscaping along the window street facing Sunningdale Road.

h-100 Holding Provision

“To ensure there is adequate water service and appropriate access, a looped watermain system must be constructed and a second public access must be available to the satisfaction of the City Engineer, prior to the removal of the h-100 symbol.”

The City of London Water Engineering Division states: *the watermain on Callaway Road is not looped, but has only one source of supply from Royal Oaks Bend, the overall number of residential units which can be supplied with water servicing from Callaway Road without looping is 80 units.*

As 18 townhouse units have been developed on the north side of Callaway Road across from this site, which would mean that only a maximum number of 62 units on this site can be serviced until the watermain looping is completed.

It is not appropriate to remove the h-100 holding provision at this time. The City allows for up to 80 units without a looped water service. The development agreement includes a clause that states a maximum of 62 units be permitted prior to the completion of the looped watermain and the removal of the h-100 holding provision.

CONCLUSION

Through the Site Plan Approval process a public participation meeting was held and the issues of noise and site design have been addressed. Secondary access and watermain looping issues will be resolved at a future date. As a result it is appropriate at this time to remove the holding provisions “h-5” “h-53” and “h-99” from these lands.

--	--

H-8217/C. Smith

PREPARED BY:	REVIEWED BY:
C. SMITH SENIOR PLANNER, DEVELOPMENT SERVICES	ALLISTER MACLEAN MANAGER, DEVELOPMENT PLANNING
RECOMMENDED BY:	SUBMITTED BY:
TERRY GRAWAY MANAGER, DEVELOPMENT SERVICES & PLANNING LIAISON	G. KOTSIFAS, P.ENG MANAGING DIRECTOR, DEVELOPMENT & COMPLIANCE SERVICES & CHIEF BUILDING OFFICIAL

--	--

H-8217/C. Smith

Bill No. (Number to be inserted by Clerk's Office)
2013

By-law No. Z.-1-_____

A by-law to amend By-law No. Z.-1 to remove holding provisions from the zoning of the land located at 275 Callaway Road.

WHEREAS Richmond Village (London) Inc. has applied to remove the holding provisions from the zoning for the land located at 275 Callaway Road, as shown on the map attached to this by-law, as set out below;

AND WHEREAS it is deemed appropriate to remove the holding provisions from the zoning of the said land;

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 the lands located at 275 Callaway Road, as shown on the attached map to remove the holding provisions so that the zoning of the lands as a Holding Residential R6 Special Provision/ Residential R7 Special Provision (h-100*R6-5 (26)/R7 (10)) Zone comes into effect.

2. This By-law shall come into force and effect on the date of passage.

PASSED in Open Council on September 17, 2013.

Joseph Fontana
Mayor

Catharine Saunders
City Clerk

First Reading – September 17, 2013
Second Reading – September 17, 2013
Third Reading – September 17 2013

H-8217/C. Smith

