

--	--

H-7978/A. MacLean

TO:	CHAIR AND MEMBERS PLANNING AND ENVIRONMENT COMMITTEE MEETING ON DECEMBER 12, 2011
FROM:	D.N. STANLAKE DIRECTOR OF DEVELOPMENT PLANNING D. AILLES MANAGING DIRECTOR OF THE DEVELOPMENT APPROVALS BUSINESS UNIT
SUBJECT:	APPLICATION BY: OAKRIDGE HEIGHTS DEVELOPMENT INC. 495 OAKRIDGE DRIVE

RECOMMENDATION

That, on the recommendation of the Director of Development Planning and The Managing Director, Development Approvals Business Unit, based on the application of Oakridge Heights Development Inc. relating to the property located at 495 Oakridge Drive,

- a) the attached proposed by-law **BE INTRODUCED** at the Municipal Council meeting on January 10, 2012 to amend Zoning By-law No. Z.-1 (in conformity with the Official Plan) to change the zoning of the southerly portion of 495 Oakridge Drive **FROM** a Holding Residential R6 Special Provision (h-101 R6-2(9)) Zone; **TO** a Residential R6 Special Provision (R6-2(9)) Zone to remove the h-101 holding provision from these lands;

PREVIOUS REPORTS PERTINENT TO THIS MATTER
--

August 11, 2008 – 39CD-08506/Z-7332 – Report to Planning Committee on Vacant Land Condominium and Rezoning.

PURPOSE AND EFFECT OF RECOMMENDED ACTION

To remove the h-101 holding provision to allow for building permits to be issued.

RATIONALE

1. The specific urban design issues included in the holding provision have been addressed through the review of the Site Plan.

BACKGROUND

Date Application Accepted: October 27, 2011	Owner: Oakridge Heights Development Inc.
REQUESTED ACTION: Removal of the h-101 from the R6-2(9) Zone.	

--	--

H-7978/A. MacLean

SURROUNDING LAND USES:
<ul style="list-style-type: none"> • North – single detached residential • South – Open Space and Thames River(McKillop Park) • East – Apartment Building • West – single detached residential

OFFICIAL PLAN DESIGNATION:
<ul style="list-style-type: none"> • Low Density Residential
EXISTING ZONING:
<ul style="list-style-type: none"> • R6-2(9)

SIGNIFICANT DEPARTMENT/AGENCY COMMENTS

Community Planning – Urban Design

Community Planning and Design staff reviewed the applicant’s request and they advised that the holding provision has been addressed to their satisfaction through their review of the site plan.

PUBLIC LIAISON:	Notice of the application was published in Living in the City on Saturday November 5, 2011.	One(1)
Nature of Liaison:		
City Council intends to consider removing the "h-101" holding provision from the Residential R6 (R6-2(9)) Zone. This holding provision was put in place to encourage high quality urban design for new infill residential development at this location. Council will consider removing the holding provision as it applies to the lands described above, no earlier than December 5th, 2011.		
Responses: clarification on the details of the holding provision		

ANALYSIS

h-101 Holding Provision

The (h-101) holding provision states that:

“Purpose: To encourage high quality urban design for new infill residential development, the following urban design concepts must be provided for in the design of any new dwellings at this location:

- i) *the design of the dwelling unit must maintain the continuity of the Riverside Drive streetscape;*
- ii) *where appropriate the dwelling unit shall front Riverside Drive;*
- iii) *where appropriate the dwelling unit shall provide for a front porch along the Riverside Drive street frontage and provide for pedestrian access to*

--	--

H-7978/A. MacLean

Riverside Drive;

- iv) noise walls and non transparent fencing (ie board on board) shall not be permitted adjacent to Riverside Drive.


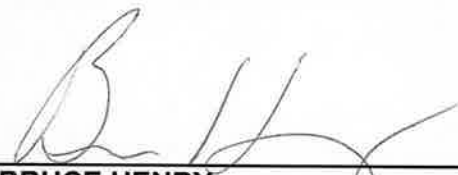


These urban design concepts must be addressed in the submission of any building permit application to the satisfaction of the General Manager of Planning and Development prior to the removal of the holding provision and the issuance of the building permit."

The applicant has requested that the h-101 holding provision be lifted from the two units which this zone applies to.

Community Planning and Design staff have reviewed the applicants request and they have advised that the items listed in the holding provision have been addressed to their satisfaction through their review of the site plan. These items will be further monitored at the time of building permit application to ensure that the proposal complies with the approved site plan. As a result the removal of the h-101 holding provision is appropriate.

CONCLUSION

It is appropriate to consider removal of the h-101 holding provision at this time. Removal of this holding provision from the R6-2(9) Zone represent good land use planning.

PREPARED BY:	SUBMITTED BY:
	
A. MACLEAN SENIOR PLANNER	BRUCE HENRY MANGER, DEVELOPMENT PLANNING
RECOMMENDED BY:	RECOMMENDED BY:
	
D. N. STANLAKE DIRECTOR DEVELOPMENT PLANNING	D. AILLES MANAGING DIRECTOR OF THE DEVELOPMENT APPROVALS BUSINESS UNIT

December 1, 2011
AM/am
c. D. Ailles
D. Stanlake
"Attach."

--	--

H-7978/A. MacLean

Responses to Public Liaison Letter and Publication in "Living in the City"

<u>Telephone</u>	<u>Written</u>
Art Vandermulen 494 Oakridge Drive Requested clarification on the holding provision removal.	

Two empty rectangular boxes for Agenda Item # and Page #.

H-7978/A. MacLean

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

By-law No. Z.-1-_____

A by-law to amend By-law No. Z.-1 to remove the holding provision from the zoning for the southerly portion of land located at 495 Oakridge Drive.

WHEREAS Oakridge Heights Development Inc. has applied to remove the holding provisions from the zoning for the lands located at 495 Oakridge Drive, 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:

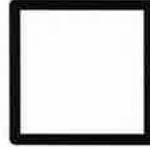
1. Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to the southerly portion of the lands located at 495 Oakridge Drive, as shown on the attached map to remove the holding provision so that the zoning of the lands as a Residential R6 Special Provision (R6-2(9)) Zone comes into effect.
2. This By-law shall come into force and effect on the date of passage.

PASSED in Open Council on January 10, 2012.

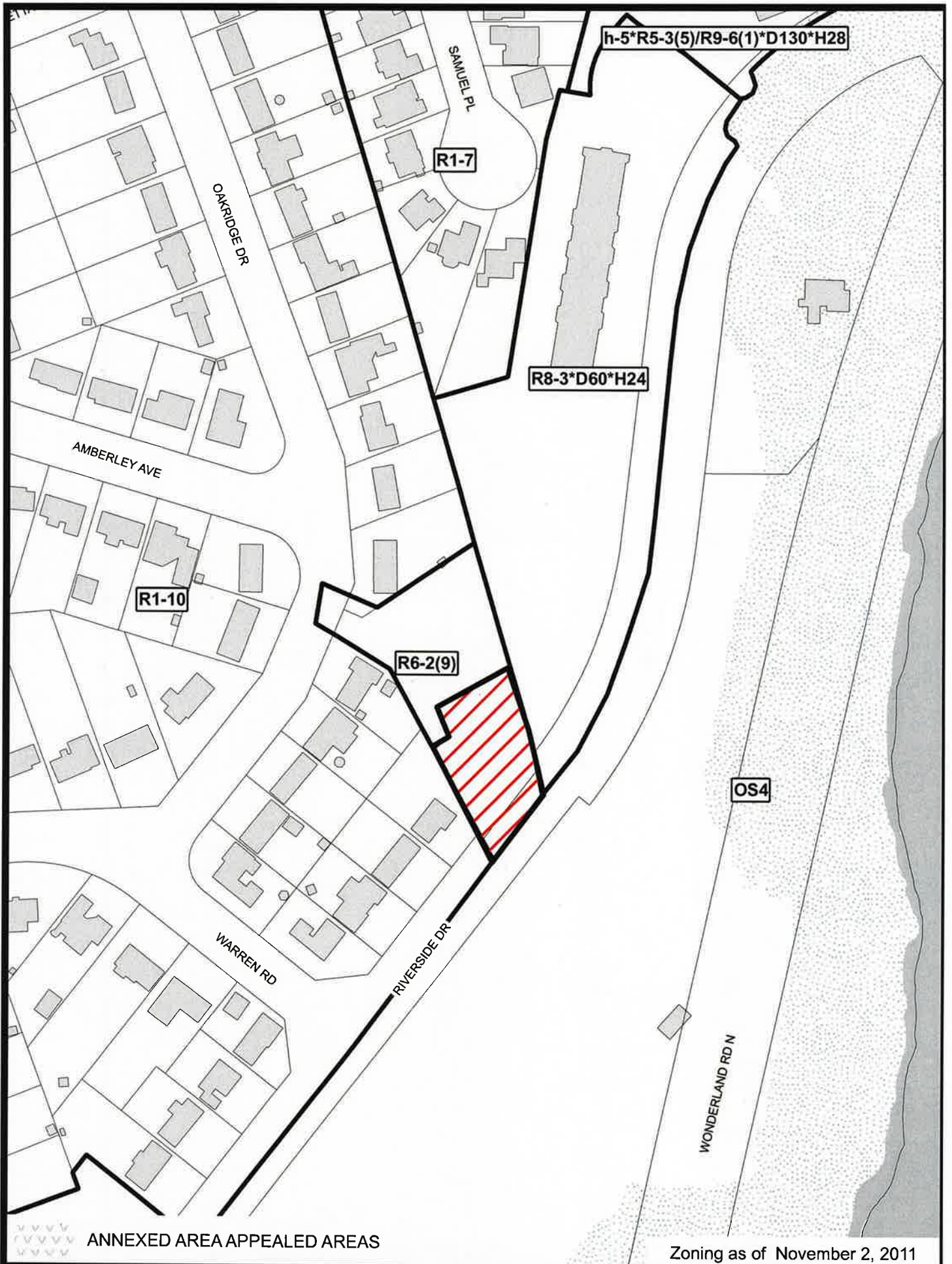
Joseph Fontana
Mayor

Catharine Saunders
City Clerk

First Reading - January 10, 2012.
Second Reading - January 10, 2012.
Third Reading - January 10, 2012.



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



File Number: H-7978

Planner: AM

Date Prepared: 2011/11/25

Technician: MC

By-Law No: Z.-1-

SUBJECT SITE 

1:2,000

0 10 20 40 60 80 Meters

