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H-8216/C. Smith

FROM:	G. KOTSIFAS, P.ENG. MANAGING DIRECTOR, DEVELOPMENT & COMPLIANCE SERVICES & CHIEF BUILDING OFFICIAL
SUBJECT:	APPLICATION BY: DOMUS DEVELOPMENTS (LONDON) INC. 2245 CALLINGHAM DRIVE MEETING ON MARCH 25, 2014

RECOMMENDATION

That, on the recommendation of the Senior Planner, Development Services, based on the application of Domus Developments (London) Inc. relating to the property located at 2245 Callingham Drive, the attached proposed by-law **BE INTRODUCED** at the Municipal Council meeting on April 1, 2014 to amend Zoning By-law No. Z.-1 in conformity with the Official Plan to change the zoning of 2245 Callingham Drive **FROM** a Holding Residential R5/Residential R6 (h-53*R5-2/R6-4) Zone **TO** a Residential R5/Residential R6 (R5-2/R6-4) Zone to remove the holding h-53 provision.

PURPOSE AND EFFECT OF RECOMMENDED ACTION

To remove the holding h-53 provision from 2245 Callingham Drive to permit the development of 54 townhouse units.

BACKGROUND

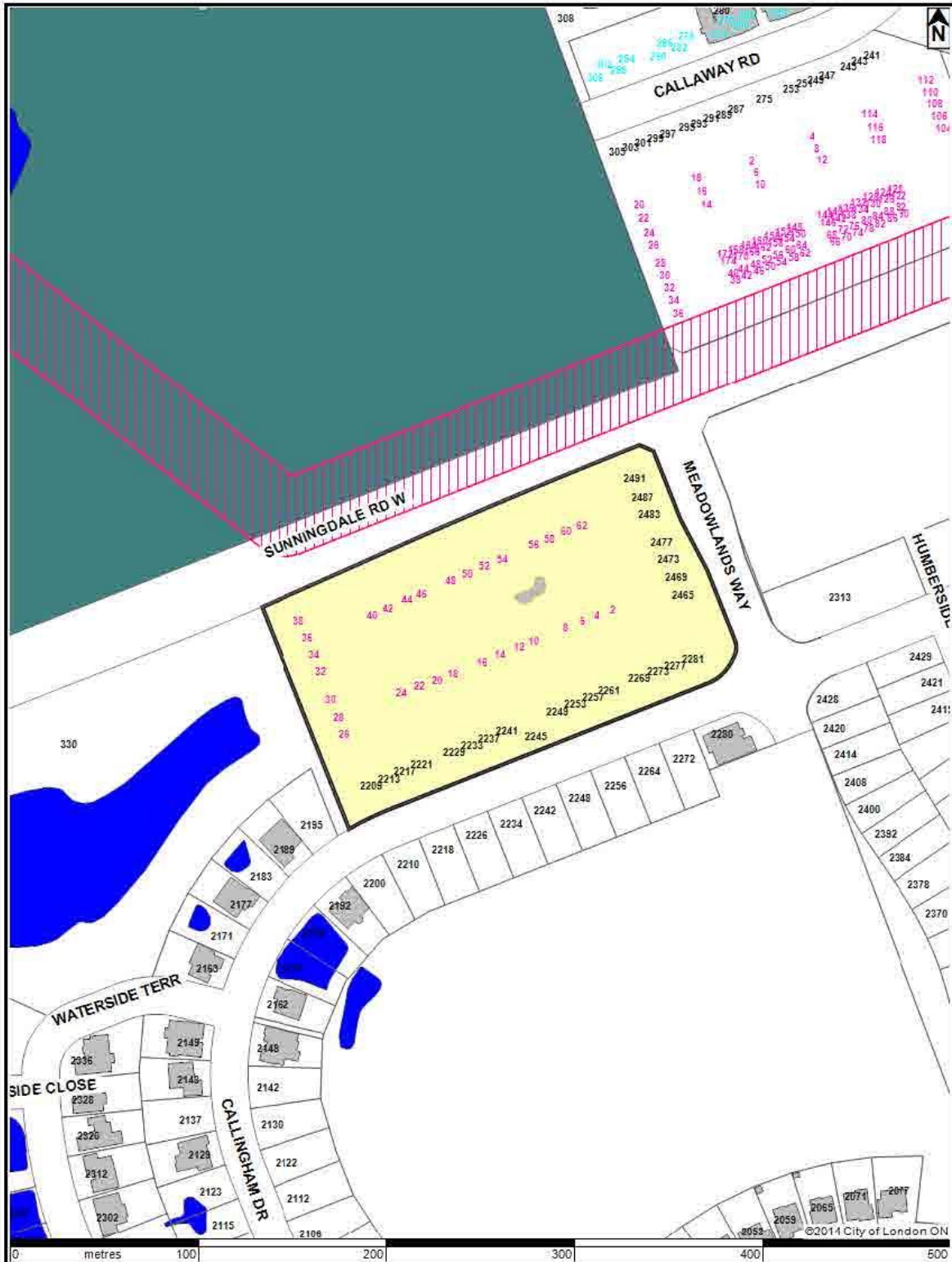
March 7, 2011- Planning and Environment Committee, public participation meeting.

March 29, 2011- Draft Plan Approval

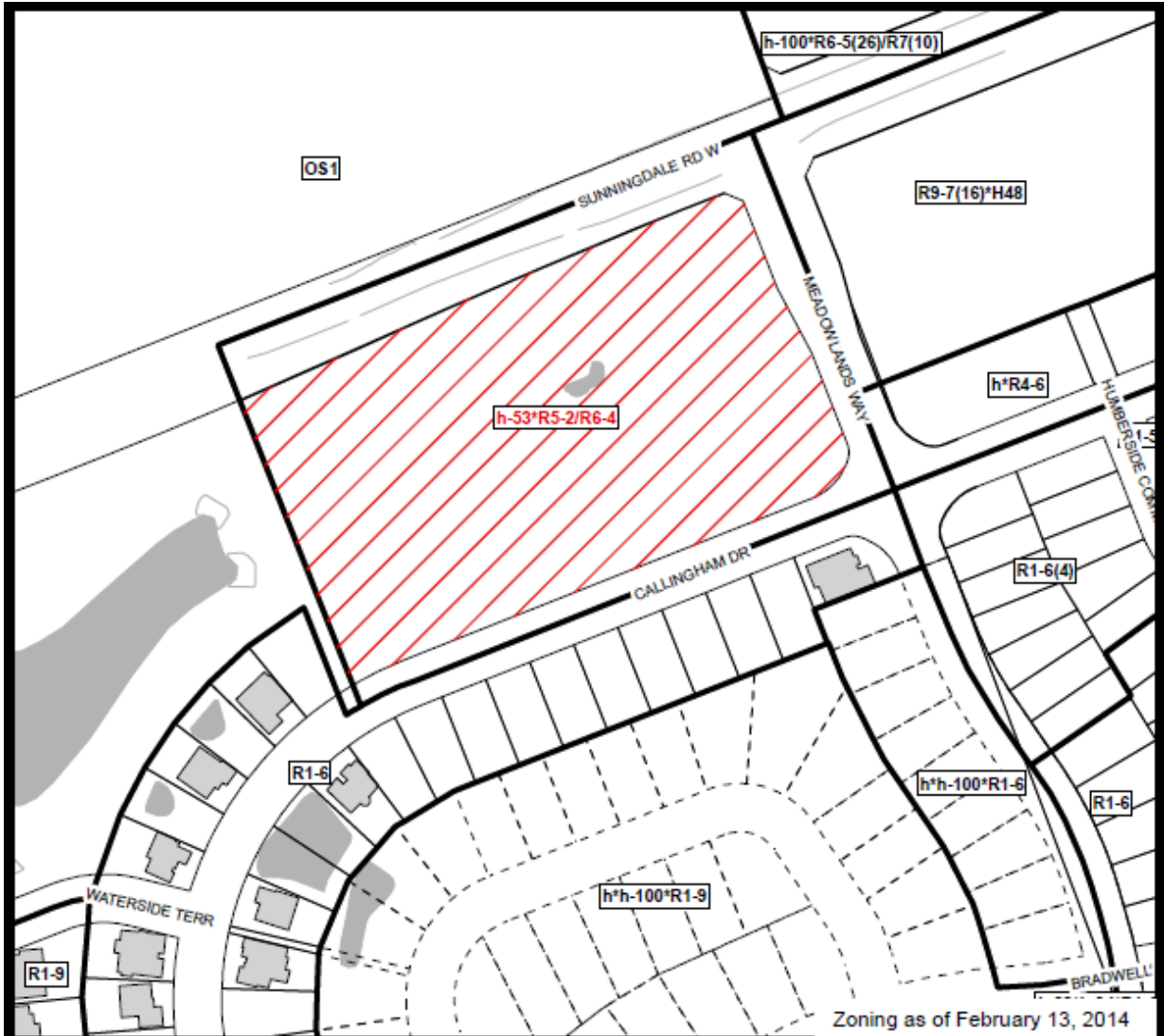
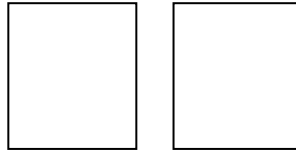
RATIONALE

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 the 54 unit townhouse development is street-oriented and a noise attenuation wall is not required along the arterial road (Sunningdale Road West), this holding provision is no longer required.

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LOCATION MAP	LEGEND										
Subject Site: 2245 Callingham Drive Applicant: Sunningdale Meadows (Domus) Inc. File Number: H-8216 Planner: Craig Smith Created By: James Scott Date: 2014-02-27 Scale: 1:2500	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 20px; text-align: center;"></td> <td>Subject Site</td> </tr> <tr> <td style="text-align: center;"></td> <td>Parks</td> </tr> <tr> <td style="text-align: center;"></td> <td>Assessment Parcels</td> </tr> <tr> <td style="text-align: center;"></td> <td>Buildings</td> </tr> <tr> <td style="text-align: center;">123</td> <td>Address Numbers</td> </tr> </table>		Subject Site		Parks		Assessment Parcels		Buildings	123	Address Numbers
	Subject Site										
	Parks										
	Assessment Parcels										
	Buildings										
123	Address Numbers										
<div style="display: flex; justify-content: space-between; align-items: center;"> <div style="font-size: small;"> Corporation of the City of London Prepared By: Planning and Development </div> <div style="text-align: center;"> </div> </div>											



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

2) ANNEXED AREA APPEALED AREAS

CITY OF LONDON

PLANNING, ENVIRONMENTAL AND ENGINEERING SERVICES

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

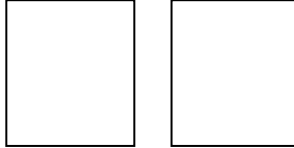


FILE NO:
H-8216 CS

MAP PREPARED:
February 27, 2014 JTS

1:2,500
0 12.525 50 75 100 Meters

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



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Date Application Accepted: July 31, 2013	Owner: Domus Developments (London) Inc.
REQUESTED ACTION: Removal of the h-53 holding provision from the lands that encourages street-oriented development and discourage noise attenuation walls along arterial roads a development agreement shall be entered into to the satisfaction of the City.	

PUBLIC LIAISON:	Notice of Application was published in the <i>Public Notices and Bidding Opportunities</i> section of <i>The Londoner</i> on December 3, 2013.
Nature of Liaison: City Council intends to consider removing the h-53 holding provision from the lands that encourages street-oriented development and discourage noise attenuation walls along arterial roads 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	

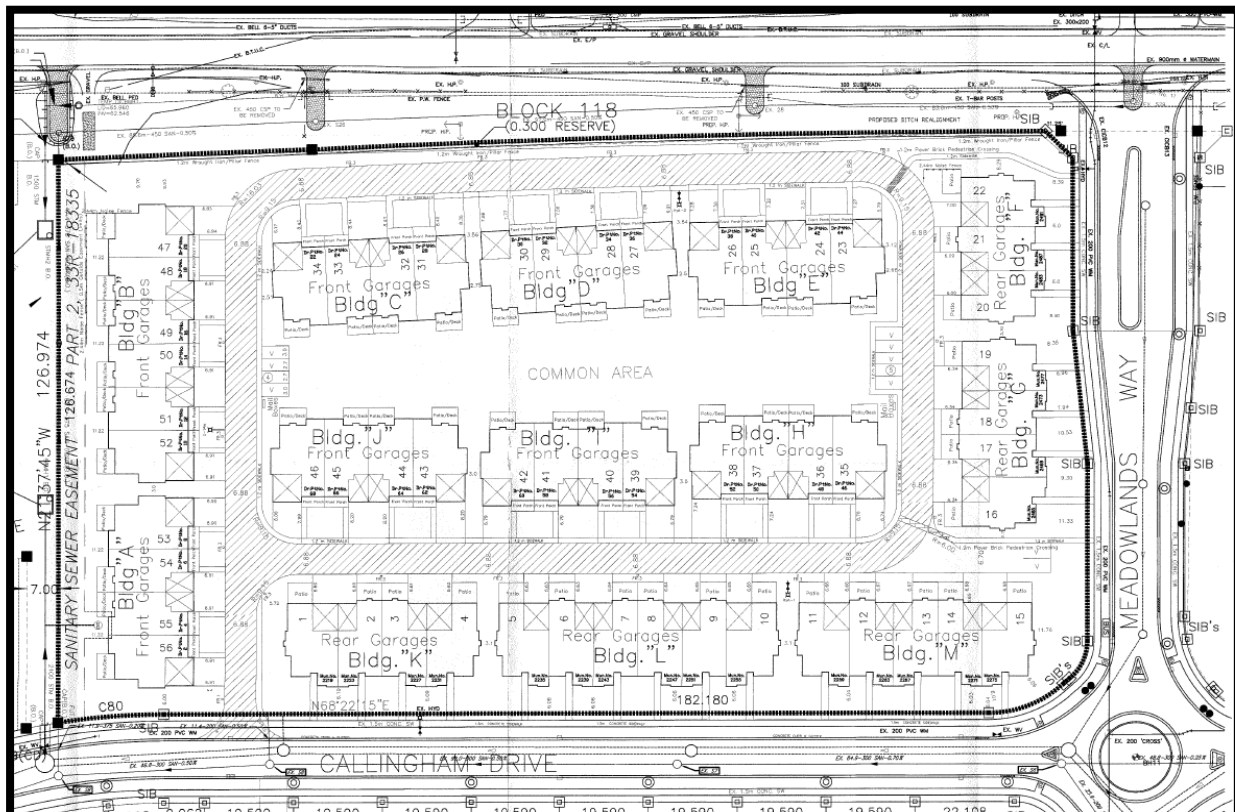
ANALYSIS

h-53 Holding Provision

Purpose: 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.

A memo dated February 26, 2014, from the City of London Manager, Urban Design states: *Community Planning & Urban Design has reviewed the Urban Design Peer Review Panel comments and the submitted site plan and advise that we have no further concerns. This proposal satisfies the stated purposes for the h-53 holding provision that was applied to this property.*

Site Plan, 2245 Callingham Drive



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CONCLUSION

Through the Site Plan Approval process the 54 unit townhouse development is street-oriented and a noise attenuation wall is not required along the arterial road (Sunningdale Road West). A development agreement has been executed by the developer. It is appropriate at this time to remove the "h-53" holding provision from these lands.

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

JCS/
"Attach."

Agenda Item # Page #

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Bill No. (Number to be inserted by Clerk's Office)
2014

By-law No. Z.-1- _____

A by-law to amend By-law No. Z.-1 to remove holding provisions from the zoning of the lands located at 2245 Callingham Drive.

WHEREAS Domus Developments (London) Inc. has applied to remove the holding provision from the zoning for the lands located at 2245 Callingham 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 lands located at 2245 Callingham Drive, as shown on the attached map to remove the holding provision so that the zoning of the lands as a Residential R5/Residential R6 (R5-2/R6-4) Zone comes into effect.
2. This By-law shall come into force and effect on the date of passage.

PASSED in Open Council on April 1, 2014.

Joe Fontana
Mayor

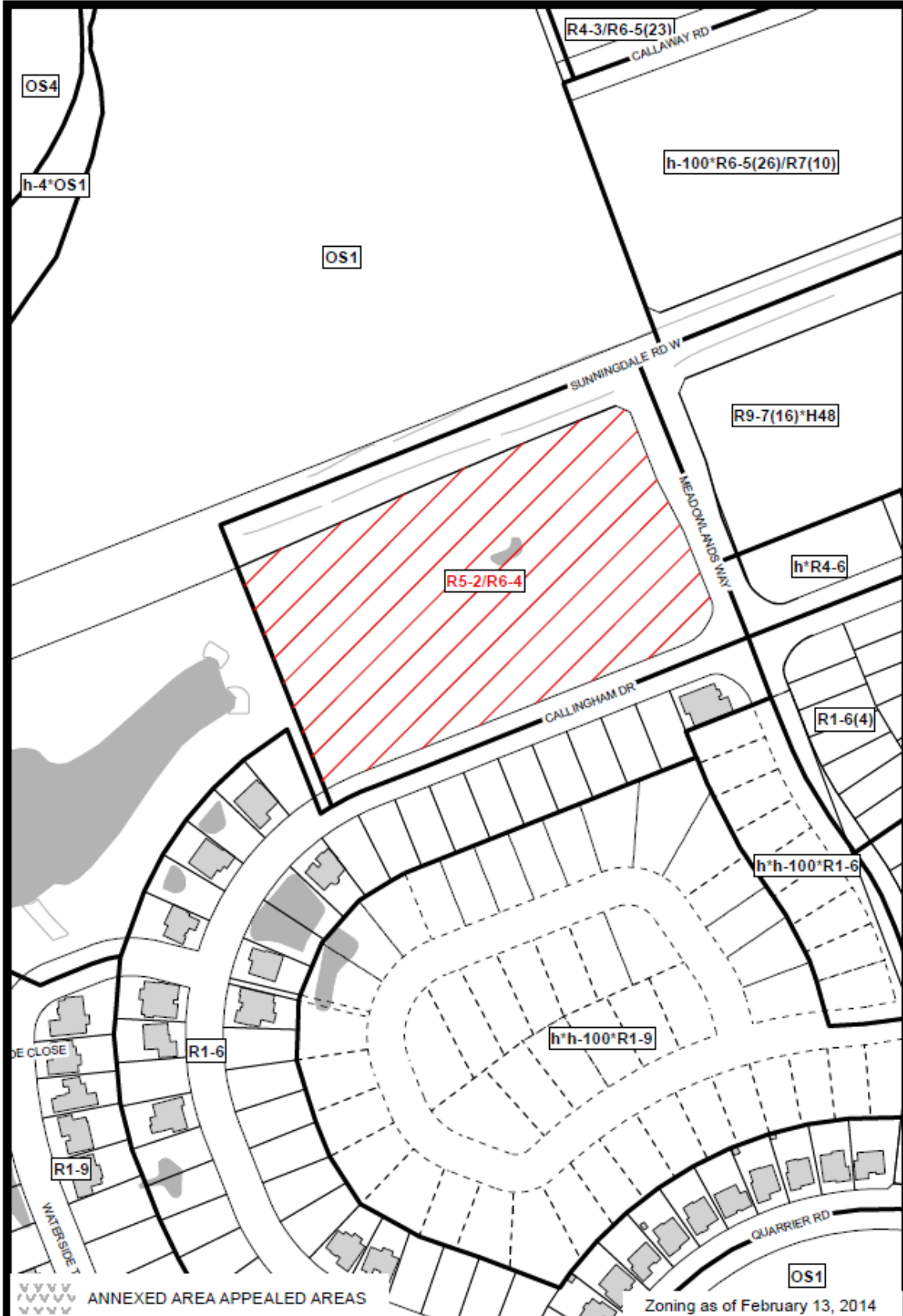
Catharine Saunders
City Clerk

First Reading – April 1, 2014
Second Reading – April 1, 2014
Third Reading – April 1, 2014


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



File Number: H-8216
 Planner: CS
 Date Prepared: February 26, 2014
 Technician: JTS
 By-Law No: Z.-1-

SUBJECT SITE 

1:2,500

0 12.5 25 50 75 100 Meters

