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H-8376/C. Smith

FROM:	G. KOTSIFAS, P.ENG. MANAGING DIRECTOR, DEVELOPMENT & COMPLIANCE SERVICES & CHIEF BUILDING OFFICIAL
SUBJECT:	APPLICATION BY: THE TRICAR GROUP 1040 CORONATION DRIVE MEETING ON SEPTEMBER 23, 2014

RECOMMENDATION

That, on the recommendation of the Manager of Development Services and Planning Liaison, based on the application of The Tricar Group relating to the property located at 1040 Coronation Drive, the attached proposed by-law **BE INTRODUCED** at the Municipal Council meeting on September 30, 2014 to amend Zoning By-law No. Z.-1 in conformity with the Official Plan to change the zoning of 1040 Coronation Drive **FROM** a Holding Residential R5 Special Provision (h-89*h-90*h-91*h-166*R5-4 (15)) Zone **TO** a Residential R5 Special Provision (R5-4 (15)) Zone to remove the holding “h-89, h-90, h-91 and h-166” provisions.

PURPOSE AND EFFECT OF RECOMMENDED ACTION

To remove the holding “h-89, h-90, h-91 and h-166” provisions from 1040 Coronation Drive to allow for the development of a 39 unit cluster housing development.

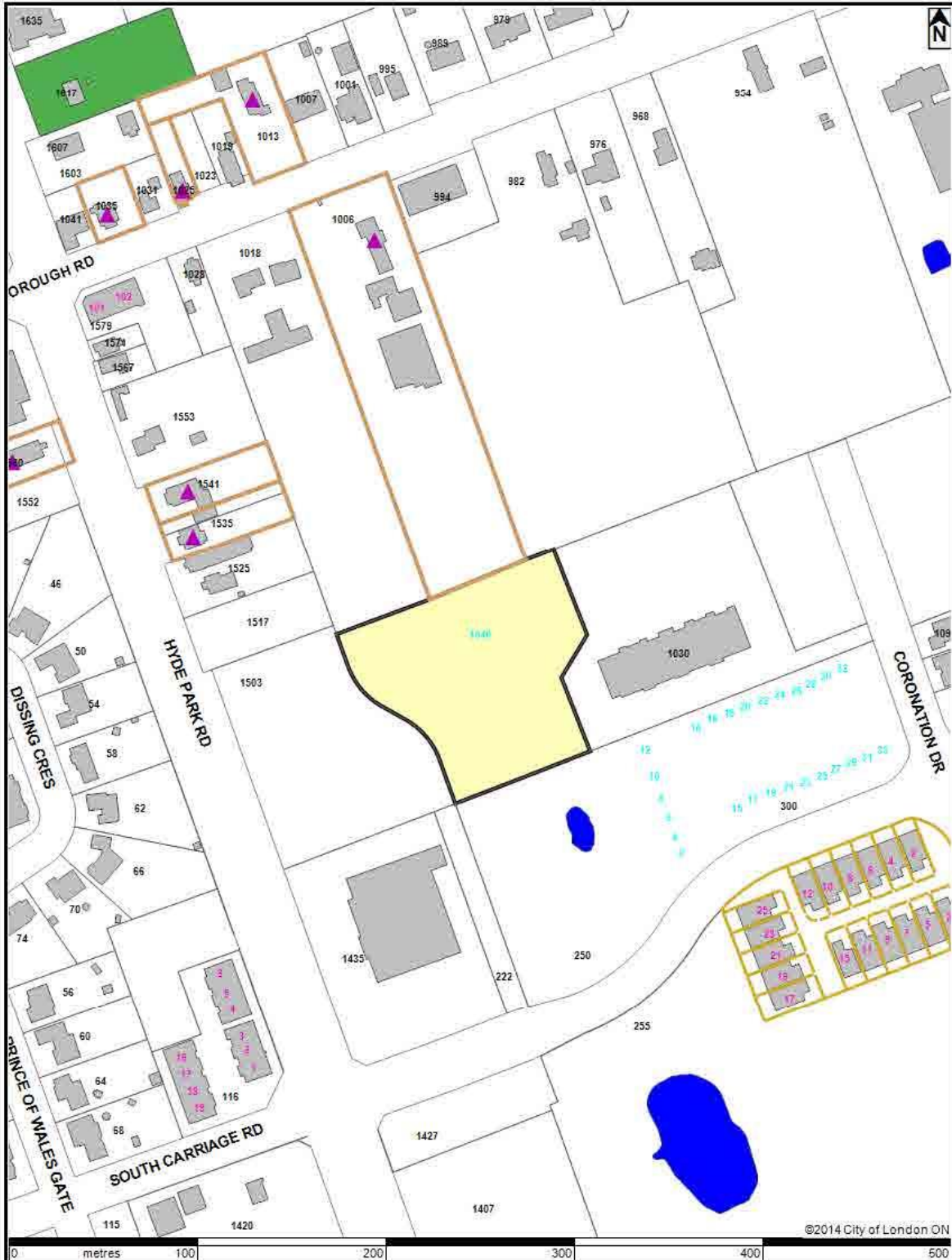
BACKGROUND

On March 18, 2014, Council amended By-law Z.-1 (Z-8201) to change the zoning on the subject lands from a Holding Residential R9 (h-89*h-90*R9-7*H45) Zone to a Holding Residential (R5) Special Provision (h-89*h-90*h-91*h-166*R5-4(15)) Zone. In addition to the change in zoning, the Council resolution requested the Approval Authority to consider the following design elements for the residential site through the site plan process:

- i. Placement of pedestrian connection through the site to connect with the proposed main street corridor on Hyde Park Road;*
- ii. Consideration of a more subtle fence combined with plantings around the property to promote unity within the site and avoid isolation;*
- iii. Consideration of using building materials to better articulate the facades. In this regard, units that are shown with siding full height would benefit from some horizontal relief. Further, consider a consistent element, material or colour on all units to ensure a more cohesive development.*

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<p style="text-align: center;">LOCATION MAP</p> <p>Description: 1040 Coronation Drive File Number: H-8376 Created By: Craig Smith Date: 2014-06-25 Scale: 1:2500</p> <p style="text-align: center;">Prepared By: Planning and Development</p>	<p style="text-align: center;">LEGEND</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 20px; 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>Flood Plains</td> </tr> <tr> <td style="text-align: center;"></td> <td>Buildings</td> </tr> <tr> <td style="text-align: center;"></td> <td>Address Numbers</td> </tr> <tr> <td style="text-align: center;"></td> <td>Parking Area 1</td> </tr> <tr> <td style="text-align: center;"></td> <td>Parking Area 2</td> </tr> <tr> <td style="text-align: center;"></td> <td>Parking Area 3</td> </tr> </table>		Parks		Assessment Parcels		Flood Plains		Buildings		Address Numbers		Parking Area 1		Parking Area 2		Parking Area 3
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RATIONALE

1. The removal of the holding provisions will allow for development in conformity with the City of London Official Plan and Zoning By-law Z.-1.
2. Through the site plan approval process the issues have been resolved and these holding provisions are no longer required.

Date Application Accepted: June 20, 2014	Owner: The Tricar Group
REQUESTED ACTION: Removal of the holding “h-89, h-90, h-91 and h-166” provisions from the Holding Residential R5 Special Provision (h-89*h-90*h-91*h-166*R5-4 (15)) Zone.	

PUBLIC LIAISON:	Notice of Application was published in the <i>Public Notices and Bidding Opportunities</i> section of <i>The Londoner</i> on July 31, 2014.
Nature of Liaison: City Council intends to consider removing the h-89, h-90, h-91 and h-166 holding provisions from the lands that ensure stormwater management systems, provision for the construction of Coronation Drive, Urban Design concepts and municipal water systems are implemented. Council will consider removing the holding provisions as it applies to these lands no earlier than July 29, 2014	
Responses: None	

ANALYSIS

Holding Provisions

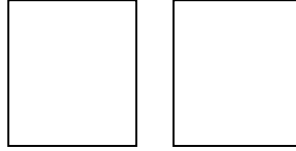
h-89: Stormwater Management

h-89 Purpose: To ensure the orderly development of the lands the h-89 symbol shall not be deleted until a stormwater servicing report has been prepared and confirmation that stormwater management systems are implemented to the satisfaction of the City Engineer.

Within the SWM Facility 1B1 drainage area, the conceptual design for overland flow from development lands north of South Carriage Road, including the Tricar lands, always intended major flow to reach the pond via Block 8 at the rear of 1435 Hyde Park Road (TSC Stores). However, topography in the area is tight and as development progressed Block 8 gradually became constrained to the point that it now does not provide the intended major flow conveyance function. In order to satisfy the h-89, the applicant has proposed a SWM strategy that combines private-permanent onsite storage on their site and upstream development lands with grading adjustments in Block 8 to establish positive emergency overland flow conveyance.

The Tricar site, as well as upstream future developments, will rely on Block 8 for emergency overland flow conveyance, making it difficult to tie the requirement to pay for the Block 8 regrading to any one future development. The grading adjustments are external to the site plan, provide benefit to multiple properties and are required to implement the intended drainage area for SWM Facility 1B1. Therefore, we have determined that the works are eligible for a claim and staff are working to identify an appropriate funding source. The requirement to complete Block 8 re-grading works will be included as a clause in the Tricar development agreement along with clauses identifying eligible claims associated with this work.

The Applicant has provided a satisfactory Stormwater Servicing Report and agreed to include



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clauses in the development agreement to require external re-grading within Block 8. As well, a private agreement in the form of a letter signed by both Tricar and the owner of TSC Stores has been provided confirming the parties agree to undertake necessary re-grading and amendments to the easement description to allow for emergency overland flow conveyance down Block 8. Therefore, it is appropriate to remove the h-89 holding provision at this time.

h-90: Transportation

h-90 Purpose: To ensure the orderly development of the lands the h-90 symbol shall not be deleted until the construction of Coronation Drive is undertaken to the satisfaction of the City Engineer

The City of London Transportation Planning and Design has been involved in the site plan review process. Sufficient security has been submitted to the City to ensure the completion of Coronation Drive. Therefore, it is appropriate to remove the h-90 holding provision at this time.

h-91: Urban Design

h-91 Purpose: To ensure that the urban design concepts established through the Zoning amendment review process are implemented, a site plan will be approved and a development agreement will be entered into which, to the satisfaction of the General Manager of Planning and Development, incorporates these concepts and Addresses identified urban design issues.

Design measures endorsed by Council have been considered by the Approval Authority in the site plan review process and implemented, where feasible. Elevation and site designs have been endorsed by Urban Design and will be implemented through the approved site plan drawings and executed development agreement. Therefore, it is appropriate to remove the h-91 holding provision at this time.

h-166: Water Servicing

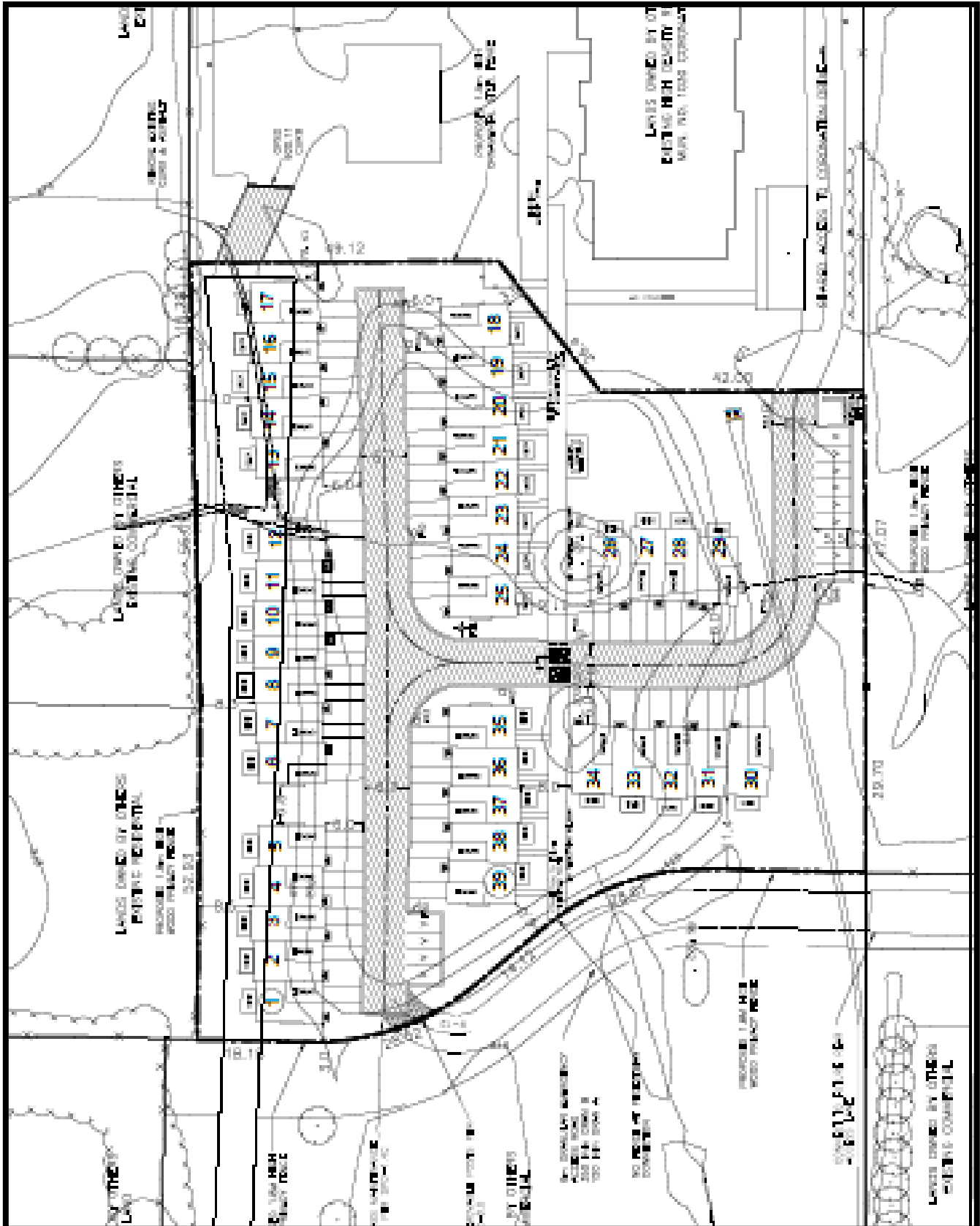
h-166 Purpose: To ensure the orderly development of lands and the adequate provision of water services, the "h-166" symbol shall not be deleted until full municipal water services are available to service the site or the site is serviced from a private water system which is regulated by the Ontario Safe Drinking Water Act and Regulation 170/03 is installed and all requirements are met, to the satisfaction of the City Engineer.

The City of London Water Engineering Division has been involved in the site plan review process. The adequate provision of water services will be implemented through the approved site servicing drawings and executed development agreement. Therefore, it is appropriate to remove the h-166 holding provision at this time on the basis of the approved site plan and development agreement

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Proposed Site Plan



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Proposed Elevations



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CONCLUSION

A site plan agreement will be executed to provide for a residential development that is in conformity with existing zoning and in keeping with the intent of the design objectives that have been identified for this site. It is considered appropriate at this time to remove holding provisions "h-89, h-90, h-91 and h-166" so that development can proceed.

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

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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 1040 Coronation Drive.

WHEREAS The Tricar Group has applied to remove the holding provisions from the zoning for the lands located at 1040 Coronation 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:

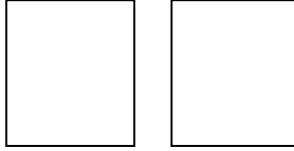
1. Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to the lands located at 1040 Coronation Drive, as shown on the attached map to remove the holding provisions so that the zoning of the lands as a Residential R5 Special Provision (R5-4 (15)) Zone comes into effect.
2. This By-law shall come into force and effect on the date of passage.

PASSED in Open Council on September 30, 2014.

J. Baechler
Mayor

Catharine Saunders
City Clerk

First Reading – September 30, 201
Second Reading – September 30, 2014
Third Reading – September 30, 2014



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

