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H-8406/L. Mottram

<b>TO:</b>	<b>CHAIR AND MEMBERS PLANNING AND ENVIRONMENT COMMITTEE</b>
<b>FROM:</b>	<b>GEORGE KOTSIFAS, P. ENG. MANAGING DIRECTOR, DEVELOPMENT &amp; COMPLIANCE SERVICES AND CHIEF BUILDING OFFICIAL</b>
<b>SUBJECT:</b>	<b>APPLICATION BY: FOREST PARK HOMES 2070 SHORE ROAD MEETING ON NOVEMBER 18TH, 2014</b>

<b>RECOMMENDATION</b>
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That, on the recommendation of the Senior Planner, Development Services, based on the application by Forest Park Homes relating to lands located at 2070 Shore Road, north side, between Westdel Bourne and Riverbend Road, the attached proposed by-law **BE INTRODUCED** at the Municipal Council meeting on November 25, 2014 to amend Zoning By-law Z.-1 (in conformity with the Official Plan) to change the zoning **FROM** a holding Residential R5 Special Provision/Residential R6 Special Provision (h•R5-2(11)/R6-4(13)) Zone **TO** a Residential R5 Special Provision/Residential R6 Special Provision (R5-2(11)/R6-4(13)) Zone to remove the holding (h) provision.

<b>PREVIOUS REPORTS PERTINENT TO THIS MATTER</b>
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**June 20, 2005** – Planning Committee – Report from the General Manager of Planning and Development on an application by Sifton Properties Limited relating to lands located at 1851 and 1871 Shore Road (File No. 39T-04511 / OZ-6830).

<b>PURPOSE AND EFFECT OF RECOMMENDED ACTION</b>
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The purpose and effect of this action is to remove the holding provision to allow development of the lands for residential uses permitted under the Residential R5/R6 (R5-2(11)/R6-4(13)) Zone.

<b>RATIONALE</b>
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1. The condition for removing the holding (h) provision has been met and the recommended amendment will allow development in compliance with the Residential R5-2(11)/R6-4(13) Zone. Application for site plan approval has been made on these lands and adjoining lands to the west for an 89 unit cluster townhouse development.
2. The conditions of approval of the plans and drawings will ensure a development agreement is executed. Securities have been posted as required by City policy and the Development Agreement.

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**BACKGROUND**

A remnant parcel of land located on the north side of Shore Road between Westdel Bourne and Riverbend Road is the subject of this application. The parcel is legally described as Block 51 Registered Plan No. 33M-549 which was registered in July 2006. It is approximately 0.56 hectares (1.4 ac) in area and is intended to be developed in conjunction with adjoining lands immediately to the west at 2070 Shore Road. Zoning on the remnant lands contains the City's standard "h" holding provision which is not to be removed until such time as a subdivision agreement or development agreement is entered into (*Note: Council has recently amended the wording of the holding ("h") condition to ensure that the required security has been provided and to ensure Council is satisfied that the conditions of the approval of the plans and drawings for a site plan, or the conditions of the approval of a draft plan of subdivision, will ensure a development agreement or subdivision agreement is executed by the applicant and the City prior to development*). Forest Park Homes has applied for site plan approval for an 89 unit cluster townhouse development subject to removal of the holding "h" provision from the zoning on the remnant parcel. The required security has been provided to the City and conditions of approval of the plans and drawings will ensure a development agreement is executed.

<b>Date Application Accepted:</b> August 19, 2014	<b>Agent:</b> Kirkness Consulting
<b>REQUESTED ACTION:</b> Request by Forest Park Homes (c/o Dave Tennant Jr.) to remove the Holding (h) Provision from the zoning of a parcel of land on Shore Road which is currently zoned h•R5-2(11)/R6-4(13).	

**SIGNIFICANT DEPARTMENT/AGENCY COMMENTS**

The *Upper Thames River Conservation Authority* reports:

*The subject lands are not affected by any regulations (Ontario Regulation 157/06) made pursuant to Section 28 of the Conservation Authorities Act. The UTRCA has no objections to this application.*

<b>PUBLIC LIAISON:</b>	Notice of Application was published in the <i>Public Notices and Bidding Opportunities</i> section of <i>The Londoner</i> on September 4, 2014.	No replies
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**ANALYSIS**

The purpose of the holding ("h") provision in the zoning by-law is as follows:

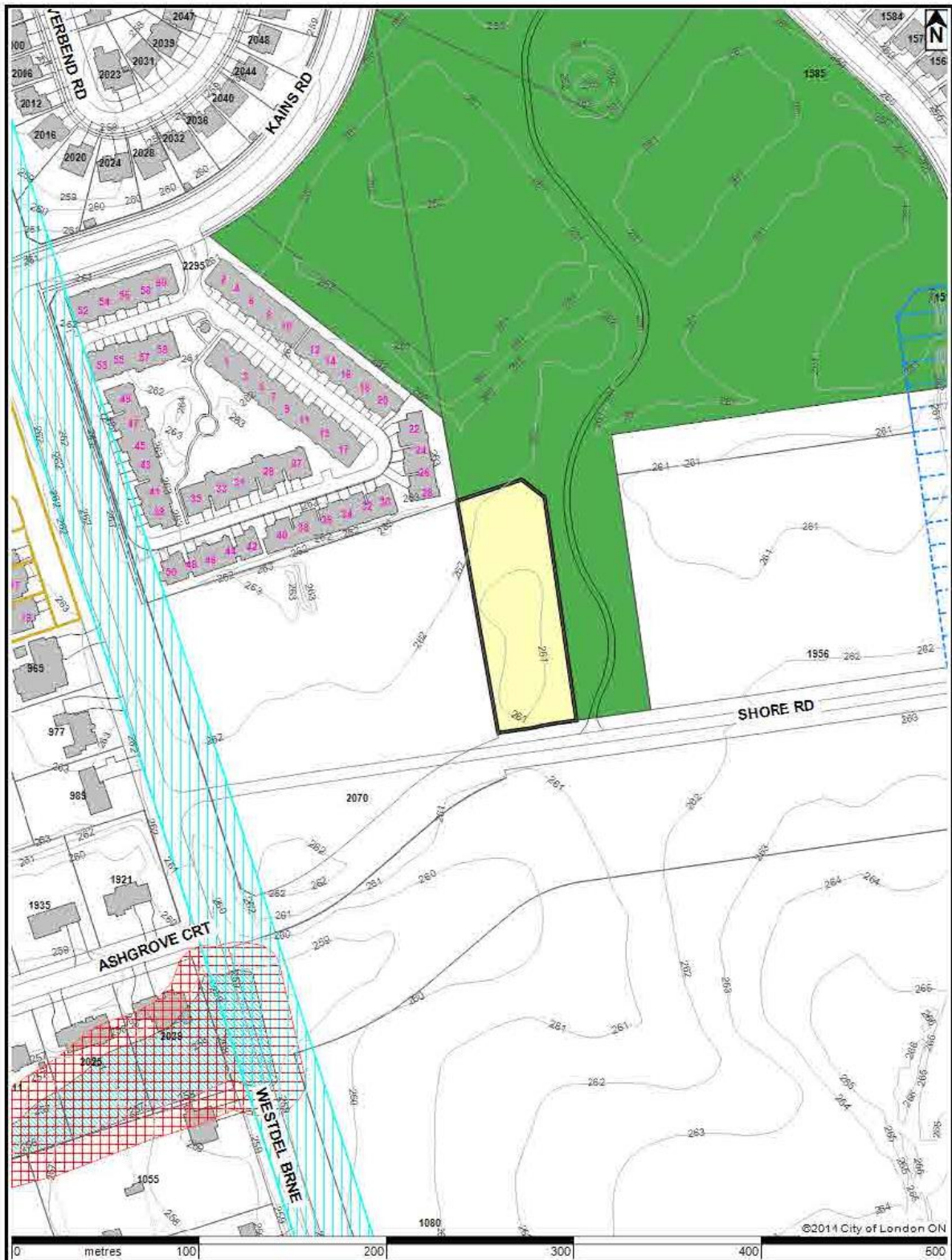
*Purpose: To ensure the orderly development of lands and the adequate provision of municipal services, the "h" symbol shall not be deleted until the required security has been provided for the development agreement or subdivision agreement, and Council is satisfied that the conditions of the approval of the plans and drawings for a site plan, or the conditions of the approval of a draft plan of subdivision, will ensure a development agreement or subdivision agreement is executed by the applicant and the City prior to development."*

*Permitted Interim Uses: Model homes are permitted in accordance with Section 4.5(2) of the By-law.*

In 2005, Municipal Council considered a proposed draft plan of subdivision and amendments to the Official Plan and zoning by-law resulting from refinements made within the Riverbend Community Planning Area. The refinements were undertaken in order to incorporate reconfigured elementary school blocks and parkland dedication requirements for the district

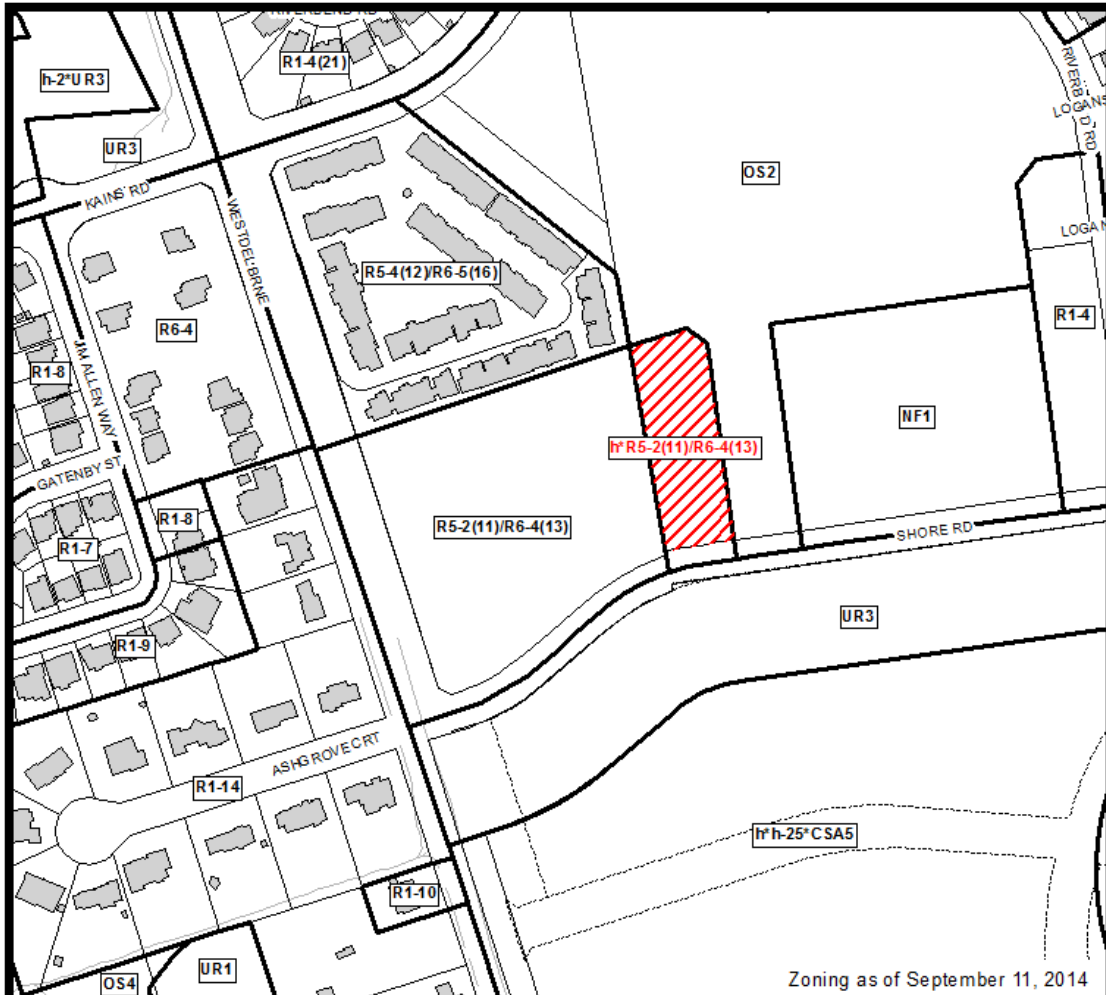
H-8406/L. Mottram

**Location Map**



<p style="text-align: center;"><b>LOCATION MAP</b></p> <p>Subject Site: <b>2070 Shore Rd</b>                  Applicant: <b>Forest Park Homes</b>                  File Number: <b>H-8406</b>                  Planner: <b>L Mottram</b>                  Created By: <b>LM</b>                  Date: <b>2014-08-20</b>                  Scale: <b>1:2500</b></p>	<p style="text-align: center;"><b>LEGEND</b></p> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 15px; border: 2px solid black; margin-right: 5px;"></span> Subject Site</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #008000; margin-right: 5px;"></span> Parks</li> <li><span style="display: inline-block; width: 15px; height: 15px; border: 1px dashed black; margin-right: 5px;"></span> Assessment Parcels</li> <li><span style="display: inline-block; width: 15px; height: 15px; border: 1px solid black; margin-right: 5px;"></span> Buildings</li> <li><span style="display: inline-block; width: 15px; height: 15px; border: 1px solid black; text-align: center; line-height: 15px; font-size: 10px; margin-right: 5px;">123</span> Address Numbers</li> </ul>
<p>Corporation of the City of London                  Prepared By: Planning and Development</p>	

**Zoning Map**



**COUNCIL APPROVED ZONING FOR THE SUBJECT SITE: h\*R5-2(11)/R6-4(13)**

1) **LEGEND FOR ZONING BY-LAW Z-1**

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| <ul style="list-style-type: none"> <li>R1 - SINGLE DETACHED DWELLINGS</li> <li>R2 - SINGLE AND TWO UNIT DWELLINGS</li> <li>R3 - SINGLE TO FOUR UNIT DWELLINGS</li> <li>R4 - STREET TOWNHOUSE</li> <li>R5 - CLUSTER TOWNHOUSE</li> <li>R6 - CLUSTER HOUSING ALL FORMS</li> <li>R7 - SENIOR'S HOUSING</li> <li>R8 - MEDIUM DENSITY/LOW RISE APTS.</li> <li>R9 - MEDIUM TO HIGH DENSITY APTS.</li> <li>R10 - HIGH DENSITY APARTMENTS</li> <li>R11 - LODGING HOUSE</li> <br/> <li>DA - DOWNTOWN AREA</li> <li>RSA - REGIONAL SHOPPING AREA</li> <li>CSA - COMMUNITY SHOPPING AREA</li> <li>NSA - NEIGHBOURHOOD SHOPPING AREA</li> <li>BDC - BUSINESS DISTRICT COMMERCIAL</li> <li>AC - ARTERIAL COMMERCIAL</li> <li>HS - HIGHWAY SERVICE COMMERCIAL</li> <li>RSC - RESTRICTED SERVICE COMMERCIAL</li> <li>CC - CONVENIENCE COMMERCIAL</li> <li>SS - AUTOMOBILE SERVICE STATION</li> <li>ASA - ASSOCIATED SHOPPING AREA COMMERCIAL</li> <br/> <li>OR - OFFICE/RESIDENTIAL</li> <li>OC - OFFICE CONVERSION</li> <li>RO - RESTRICTED OFFICE</li> <li>OF - OFFICE</li> </ul> | <ul style="list-style-type: none"> <li>RF - REGIONAL FACILITY</li> <li>CF - COMMUNITY FACILITY</li> <li>NF - NEIGHBOURHOOD FACILITY</li> <li>HER - HERITAGE</li> <li>DC - DAY CARE</li> <br/> <li>OS - OPEN SPACE</li> <li>CR - COMMERCIAL RECREATION</li> <li>ER - ENVIRONMENTAL REVIEW</li> <br/> <li>OB - OFFICE BUSINESS PARK</li> <li>LI - LIGHT INDUSTRIAL</li> <li>GI - GENERAL INDUSTRIAL</li> <li>HI - HEAVY INDUSTRIAL</li> <li>EX - RESOURCE EXTRACTIVE</li> <li>UR - URBAN RESERVE</li> <br/> <li>AG - AGRICULTURAL</li> <li>AGC - AGRICULTURAL COMMERCIAL</li> <li>RRC - RURAL SETTLEMENT COMMERCIAL</li> <li>TGS - TEMPORARY GARDEN SUITE</li> <li>RT - RAIL TRANSPORTATION</li> <br/> <li>"h" - HOLDING SYMBOL</li> <li>"d" - DENSITY SYMBOL</li> <li>"H" - HEIGHT SYMBOL</li> <li>"B" - BONUS SYMBOL</li> <li>"T" - TEMPORARY USE SYMBOL</li> </ul> |
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**CITY OF LONDON**  
 PLANNING, ENVIRONMENTAL AND ENGINEERING SERVICES

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

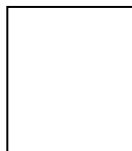
THIS MAP IS AN UNOFFICIAL EXTRACT FROM THE ZONING BY-LAW WITH ADDED NOTATIONS

FILE NO:  
**H-8406** LM

MAP PREPARED:  
**October 9, 2014** DT

1:3,500

0 15 30 60 90 120 Meters



### Site Plan

FILE: Shore Road - Site Plan.d\FOLDER: SHORE ROAD

*SINGLE FAMILY RESIDENTIAL (R1)*  
**WESTDEL BOURNE**

**MULTI-FAMILY RESIDENTIAL (R5-R6)**

**BUILDING DATA**  
BUILDING TYPE: MULTIFAMILY RESIDENTIAL  
MAX. HEIGHT: 3 STOREY  
MAX. NUMBER OF STOREYS: 3  
MAX. AREA: 442 SQ.M. (4852 SQ.FT.)  
TOTAL GARAGE SPACES: 48

**PARKING REQUIREMENTS**  
TOTAL GARAGE SPACES: 48  
TOTAL VISITOR SPACES: 8  
TOTAL STALLS: 56

**NOTES**  
1. OUTLINE LIGHTING TO BE SUBMITTED SEPARATELY.  
2. CONFORMANCE WITH CITY OF LONDON.  
**PROPERTY DATA**  
PROJECT: RIVERBEND TOWNHOMES  
SUBDIVISION: RIVERBEND TOWNHOMES  
PROJECT NO: SP-14014841  
DATE: 11/15/2014

**LEGEND**  
PROPERTY LINE  
MAIN DOOR ENTRANCE / EXIT  
6.0M WIDE FIRE ROUTE  
FIRE ROUTE  
SIDE SIGN  
SIGN SETTING  
FIRE ROUTE CROSSING  
STREET LIGHT - REFER TO ELECTRICAL DRAWING

**REGULATION**  
ZONING: R5-R6  
REQUIRED: 291 SQ.M. (3112 SQ.FT.)  
LOT FRONTAGE: 50.00 M  
LOT DEPTH: 182.22 M  
FRONT YARD: 6.00 M  
SIDE YARD: 6.00 M  
REAR YARD: 6.00 M  
EXTENSION SIDE (GARAGE): 6.00 M  
EXTENSION SIDE (OTHER): 6.00 M  
EXTENSION SIDE (TOTAL): 12.00 M  
LANDSCAPE OPEN SPACE: 48% (2223.4 SQ.M.)  
LOT (BLDG.) COVERAGE MAX: 25% (2912.2 SQ.M.)  
HEIGHT: 12.2 M (40 FT.)  
DENSITY (MAXIMUM): 25 UNITS/HA

**SP-14014841**  
**A1.1**

**Riverbend Townhomes**  
3070 Shore Road, London, Ontario

**SITE PLAN**

DATE:	14/07/2014
BY:	[Signature]
SCALE:	1:400
DATE:	14/07/2014
BY:	[Signature]
DATE:	14/07/2014
BY:	[Signature]

**FOREST PARK HOMES**  
5391 SHEPPARD AVENUE EAST  
UNIT 101, SCARBOROUGH, ONTARIO M1S 1T2  
TEL: (416) 291-8888  
WWW.FORESTPARKHOMES.COM

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**H-8406/L. Mottram**

park (Riverbend Park). The red-lined revised draft plan included a small remnant multi-family block at the southwest corner of the plan which was intended to be developed in conjunction with the adjacent multi-family block in the subdivision plan to the west. The Council-adopted zoning for this site was Holding Residential R5 / Residential R6 (h-h-57\*R5-2(11)/R6-4(13)) Zone which included the same range of uses and development parameters that already existed on the lands to the west. The h-57 holding provision was applied at the time due to limited capacity for sanitary servicing, but was later removed after completion of upgrades to the Oxford Pollution Control Plant.

Forest Park Homes recently applied for site plan approval for an 89 unit cluster townhouse development. The conditions of approval of the plans and drawings will ensure a development agreement is executed. Forest Park Homes have also posted security as required by City policy and the Development Agreement. Therefore, the condition has been met for removal of the “h” provision as recommended.

<b>CONCLUSION</b>
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Based on our review, the holding zone requirement has been satisfied and it is appropriate to proceed to lift the holding (“h”) symbol from the zoning map.

<b>RECOMMENDED BY:</b>	<b>REVIEWED BY:</b>
<b>LARRY MOTTRAM MCIP, RPP SENIOR PLANNER DEVELOPMENT PLANNING</b>	<b>BRUCE HENRY MANGER DEVELOPMENT PLANNING</b>
<b>CONCURRED BY:</b>	<b>SUBMITTED BY:</b>
<b>JENNIE RAMSAY, P. ENG. MANAGER – DEVELOPMENT SERVICES &amp; ENGINEERING LIAISON</b>	<b>GEORGE KOTSIFAS, P. ENG. MANAGING DIRECTOR, DEVELOPMENT &amp; COMPLIANCE SERVICES AND CHIEF BUILDING OFFICIAL</b>

November 4, 2014 GK/TG/BH/LM/lm

Y:\Shared\DEVELOPMENT SERVICES\4 - Subdivisions\2014\H-8406 - 2070 Shore Road (LM)\PEC report.doc

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**H-8406/L. Mottram**

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 the holding provision from the zoning for an area of land located at 2070 Shore Road, north side between Westdel Bourne and Riverbend Road.

WHEREAS Forest Park Homes has applied to remove the holding provision from the zoning for an area of land located at 2070 Shore Road, north side between Westdel Bourne and Riverbend 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 provision from the zoning of the said lands;

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 land located at 2070 Shore Road, north side, between Westdel Bourne and Riverbend Road, as shown on the attached map, to remove the holding provision so that the zoning of the lands as a Residential R5 Special Provision/Residential R6 Special Provision (R5-2(11)/R6-4(13)) comes into effect.
2. This By-law shall come into force and effect on the date of passage.

PASSED in Open Council on November 25, 2014.

J. Baechler  
Mayor

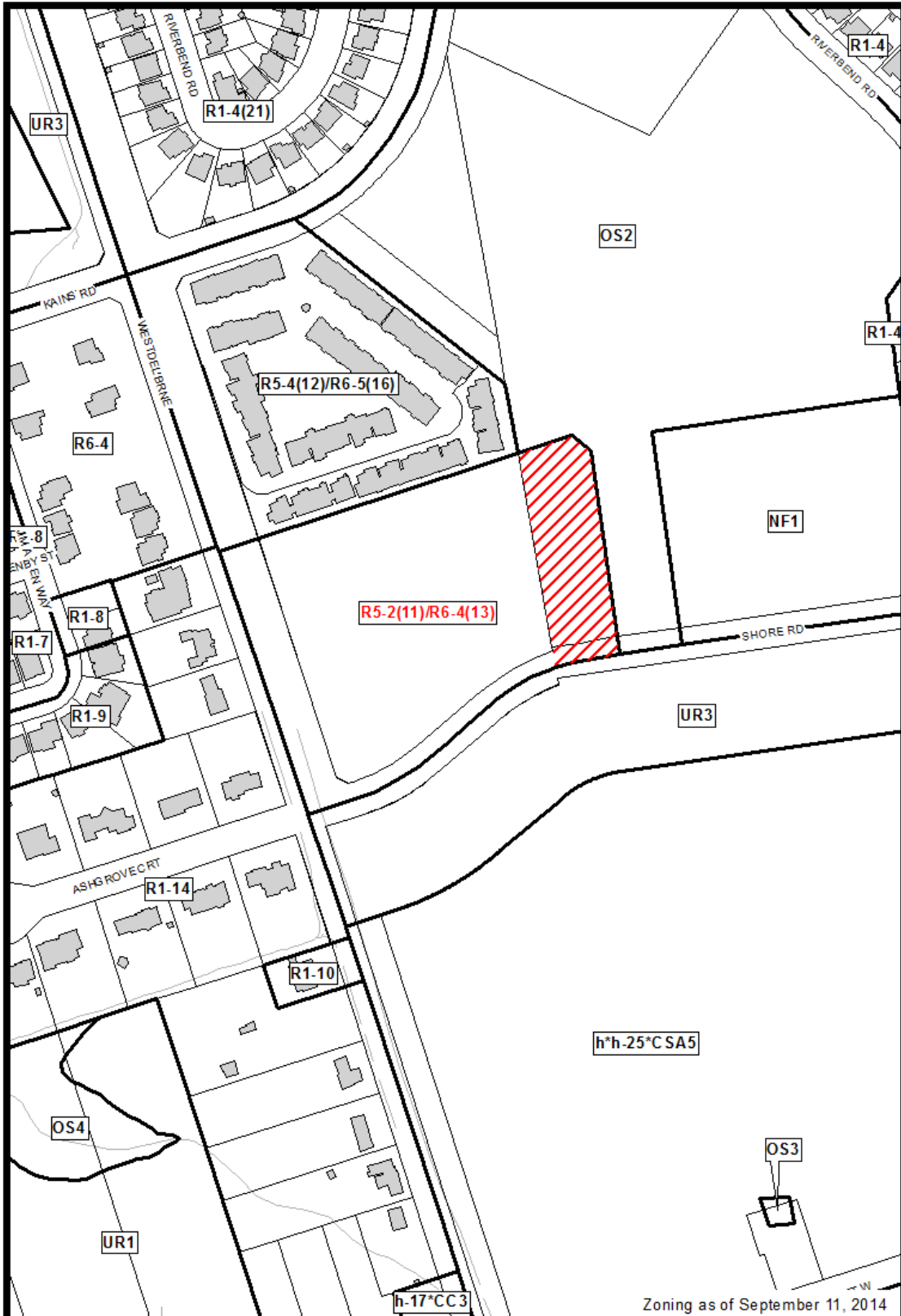
Catharine Saunders  
City Clerk

First Reading – November 25, 2014  
Second Reading – November 25, 2014  
Third Reading – November 25, 2014


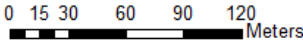

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H-8406/L. Mottram

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



Zoning as of September 11, 2014

<p>File Number: H-8406  Planner: LM  Date Prepared: October 9, 2014  Technician: DT  By-Law No: Z.-1-</p>	<p>SUBJECT SITE </p> <p>1:3,000</p> <p> Meters</p> <p></p>
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GeoInfoBase