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H-8565/C. Smith

FROM:	G. KOTSIFAS, P.ENG. MANAGING DIRECTOR, DEVELOPMENT & COMPLIANCE SERVICES & CHIEF BUILDING OFFICIAL
SUBJECT:	APPLICATION BY: 905 SARNIA INC. 895-905 SARNIA ROAD MEETING ON FEBRUARY 22, 2016

RECOMMENDATION

That, on the recommendation of the Senior Planner, Development Services, based on the application of 905 Sarnia Inc. relating to the property located at 895-905 Sarnia Road, the attached proposed by-law **BE INTRODUCED** at the Municipal Council meeting on March 1, 2016 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 (h*h-34*h-65*h-100*R6-5 (40)) Zone **TO** a Residential R6 Special Provision (R6-5 (40)) Zone, to remove the “h”, “h-34”, “h-65” and “h-100” holding provisions.

PREVIOUS REPORTS PERTINENT TO THIS MATTER
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June 2015 (39CD-15502/Z-8445) Report to the Planning and Environment Committee – Vacant Land Condominium application and Zoning By-law amendment.

PURPOSE AND EFFECT OF RECOMMENDED ACTION

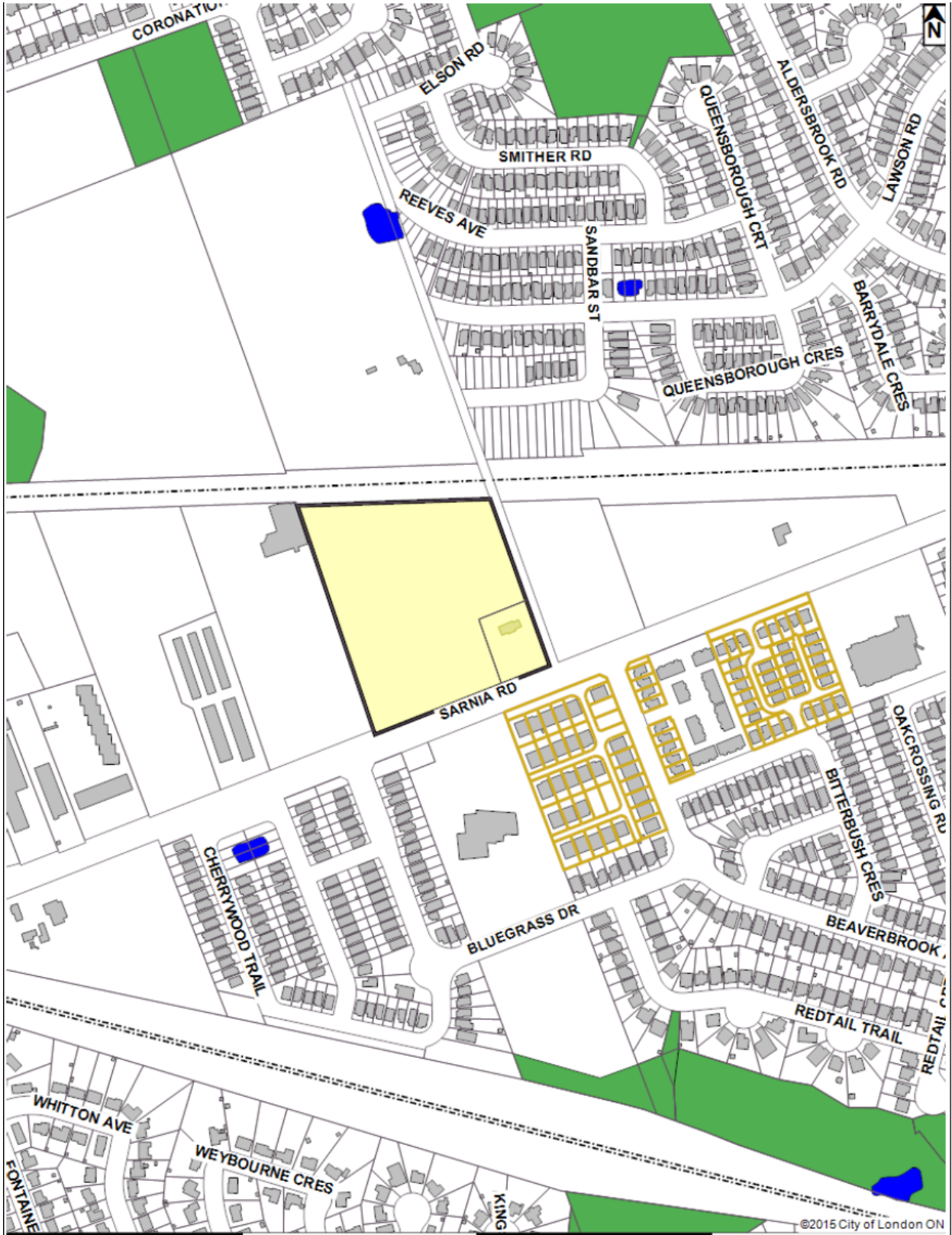
To remove the h, h-34, h-65 and h-100 holding provisions from 895-905 Sarnia Road for the consideration of building permits to construct a 161 unit townhouse development.

RATIONALE

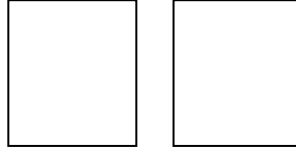
1. The removal of the holding provision will allow for development in conformity with the Z-1 Zoning By-law.
2. Through the site plan approval process (SP15-004595) all issues have been resolved and these holding provisions are no longer required.

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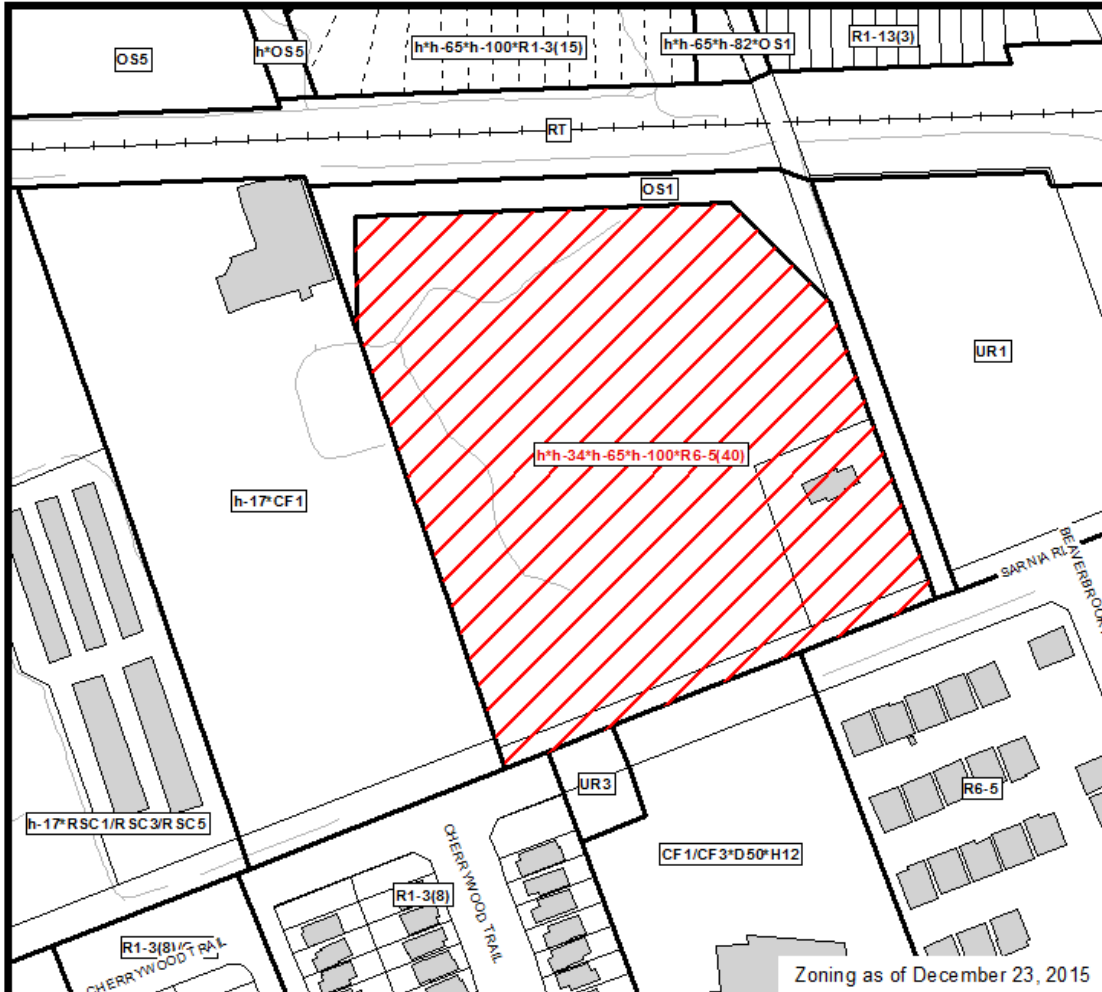
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LOCATION MAP	LEGEND
<p>Subject Site: 895 Sarnia Rd Applicant: 905 Sarnia Inc. File Number: H-8565 Planner: Craig Smith Created By: Craig Smith Date: 2015-12-22 Scale: 1:5000</p>	<ul style="list-style-type: none"> Subject Site Parks Assessment Parcels Buildings 123 Address Numbers
<p>Corporation of the City of London Prepared By: Development and Compliance Services</p>	<p style="text-align: right;">©2015 City of London ON</p>



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COUNCIL APPROVED ZONING FOR THE SUBJECT SITE:

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

- | | |
|---|-----------------------------------|
| R1 - SINGLE DETACHED DWELLINGS | RF - REGIONAL FACILITY |
| R2 - SINGLE AND TWO UNIT DWELLINGS | CF - COMMUNITY FACILITY |
| R3 - SINGLE TO FOUR UNIT DWELLINGS | NF - NEIGHBOURHOOD FACILITY |
| R4 - STREET TOWNHOUSE | HER - HERITAGE |
| R5 - CLUSTER TOWNHOUSE | DC - DAY CARE |
| R6 - CLUSTER HOUSING ALL FORMS | |
| R7 - SENIOR'S HOUSING | OS - OPEN SPACE |
| R8 - MEDIUM DENSITY/LOW RISE APTS. | CR - COMMERCIAL RECREATION |
| R9 - MEDIUM TO HIGH DENSITY APTS. | ER - ENVIRONMENTAL REVIEW |
| R10 - HIGH DENSITY APARTMENTS | |
| R11 - LODGING HOUSE | OB - OFFICE BUSINESS PARK |
| DA - DOWNTOWN AREA | LI - LIGHT INDUSTRIAL |
| RSA - REGIONAL SHOPPING AREA | GI - GENERAL INDUSTRIAL |
| CSA - COMMUNITY SHOPPING AREA | HI - HEAVY INDUSTRIAL |
| NSA - NEIGHBOURHOOD SHOPPING AREA | EX - RESOURCE EXTRACTIVE |
| BDC - BUSINESS DISTRICT COMMERCIAL | UR - URBAN RESERVE |
| AC - ARTERIAL COMMERCIAL | |
| HS - HIGHWAY SERVICE COMMERCIAL | AG - AGRICULTURAL |
| RSC - RESTRICTED SERVICE COMMERCIAL | AGC - AGRICULTURAL COMMERCIAL |
| CC - CONVENIENCE COMMERCIAL | RRC - RURAL SETTLEMENT COMMERCIAL |
| SS - AUTOMOBILE SERVICE STATION | TGS - TEMPORARY GARDEN SUITE |
| ASA - ASSOCIATED SHOPPING AREA COMMERCIAL | RT - RAIL TRANSPORTATION |
| OR - OFFICE/RESIDENTIAL | |
| OC - OFFICE CONVERSION | "h" - HOLDING SYMBOL |
| RO - RESTRICTED OFFICE | "D" - DENSITY SYMBOL |
| OF - OFFICE | "H" - HEIGHT SYMBOL |
| | "B" - BONUS SYMBOL |
| | "T" - TEMPORARY USE SYMBOL |

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-8565

CS

MAP PREPARED:

February 2, 2016

JTS

1:2,500

0 12.525 50 75 100
Meters

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H-8565/C. Smith

Date Application Accepted: December 16, 2015	Owner: 905 Sarnia Inc.
REQUESTED ACTION: The purpose and effect of this zoning change is to remove the holding symbols to permit the development of a 161 unit townhouse development.	

PUBLIC LIAISON:	Notice of Application was published in the <i>Public Notices and Bidding Opportunities</i> section of <i>The Londoner</i> on January 14, 2016.
Nature of Liaison: City Council intends to consider removing the h, h-34, h-65 and h-100 holding provisions from the lands that ensure that no land use conflict occurs between the residential uses and the rail line and arterial street, that the development is oriented to Sarnia Road and is consistent with the Hyde Park Community Plan Urban Design Guidelines, that adequate water service and appropriate access is available and that a development agreement 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 no earlier than February 1, 2016	
Responses: None	

ANALYSIS

Why is it Appropriate to remove these Holding Provisions

Site plan approval (SP15-004595) and the execution of a development agreement to construct a 161 unit townhouse development is imminent. The applicant has provided the required security with the City.

h. Holding Provision

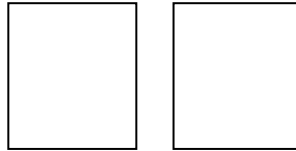
h - Purpose: To ensure the orderly development of lands and the adequate provision of municipal services, the "h" symbol shall not be deleted until the required security has been provided for the development agreement or subdivision agreement, and Council is satisfied that the conditions of the approval 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.

The imminent execution of the development agreement combined with the submission of the required security, adequately satisfies the requirements of this holding provision. It is appropriate to remove this holding provision at this time.

h-35 Holding Provision

h-34 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 design guidelines in the Hyde Park Community Plan, to the satisfaction City of London, prior to removal of the "h-34" symbol.

The City of London Urban Design Division confirmed by email dated February 1, 2016 that the proposed plans and elevations are consistent with the Hyde Park Community Plan design guidelines. The development agreement will be executed implementing the concepts and design principles of the design guidelines to the satisfaction of the City. It is appropriate to remove this holding provision at this time.



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h-65 Holding Provision

h-65 Purpose: To ensure there are no land use conflicts between the adjacent arterial roads and/or rail line and the proposed residential uses, the "h-65" shall not be deleted until the owner agrees to implement all noise and vibration attenuation measures, recommended in noise and vibration assessment reports acceptable to the City of London.

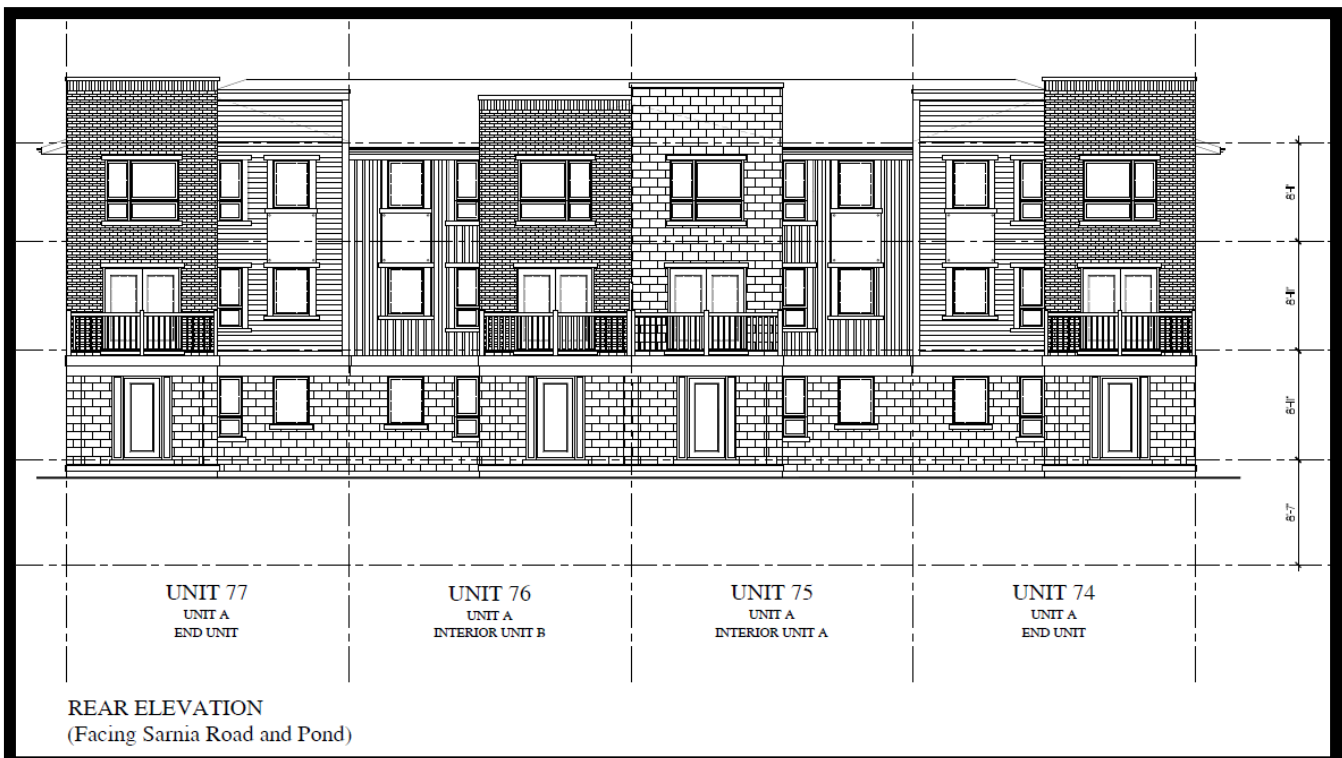
By email dated February 4, 2016 Canadian Pacific Rail states: *We have reviewed the Environmental Noise & Vibration Assessment prepared by Development Engineering (London) Limited and support the implementation of the recommendations contained therein.* The City of London Development Services Division has reviewed the noise study and is satisfied that the proposed plans implement all noise and vibration attenuation measures as recommended. It is appropriate to remove this holding provision at this time.

h-100 Holding Provision

h-100 Purpose: 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

The City of London Transportation and Water Divisions confirmed by emails dated January 28, 2016 that the development will have access to a looped watermain and a second access from Sarnia Road. It is appropriate to remove this holding provision at this time.

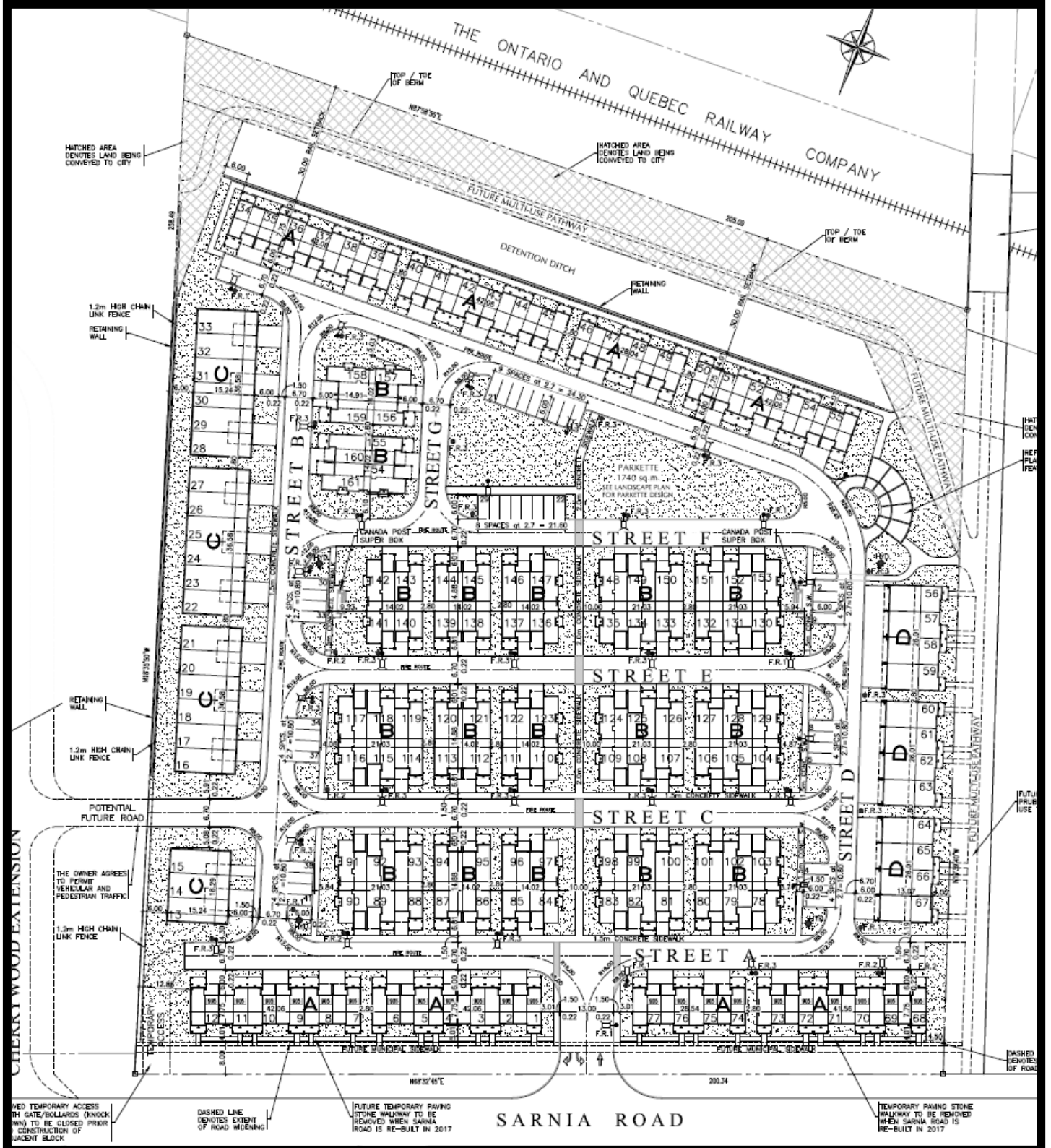
Proposed Sarnia Road Elevation



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Proposed Site Plan



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CONCLUSION

It is appropriate to remove the h. h-34, h-65 and h-100 holding provisions from the Residential R6 Special Provision (R6-5 (40)) Zone at this time. Removal of the holding provision will allow for the consideration of building permits to permit the construction of a 161 unit townhouse development.

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

CS/

Y:\Shared\DEVELOPMENT SERVICES\4 - Subdivisions\2015\H-8565 - 895-905 Samia Road (CS)\PECreportH-8565.doc

Agenda Item # Page #

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Bill No. (Number to be inserted by Clerk's Office)
2016

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 895-905 Sarnia Road.

WHEREAS 905 Sarnia Inc has applied to remove the holding provisions from the zoning for the land located at 895-905 Sarnia 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 895-905 Sarnia Road, as shown on the attached map to remove the holding provisions so that the zoning of the lands as a Residential R6 Special Provision (R6-5 (40)) Zone comes into effect.
2. This By-law shall come into force and effect on the date of passage.

PASSED in Open Council on March 1, 2016.

Matt Brown
Mayor

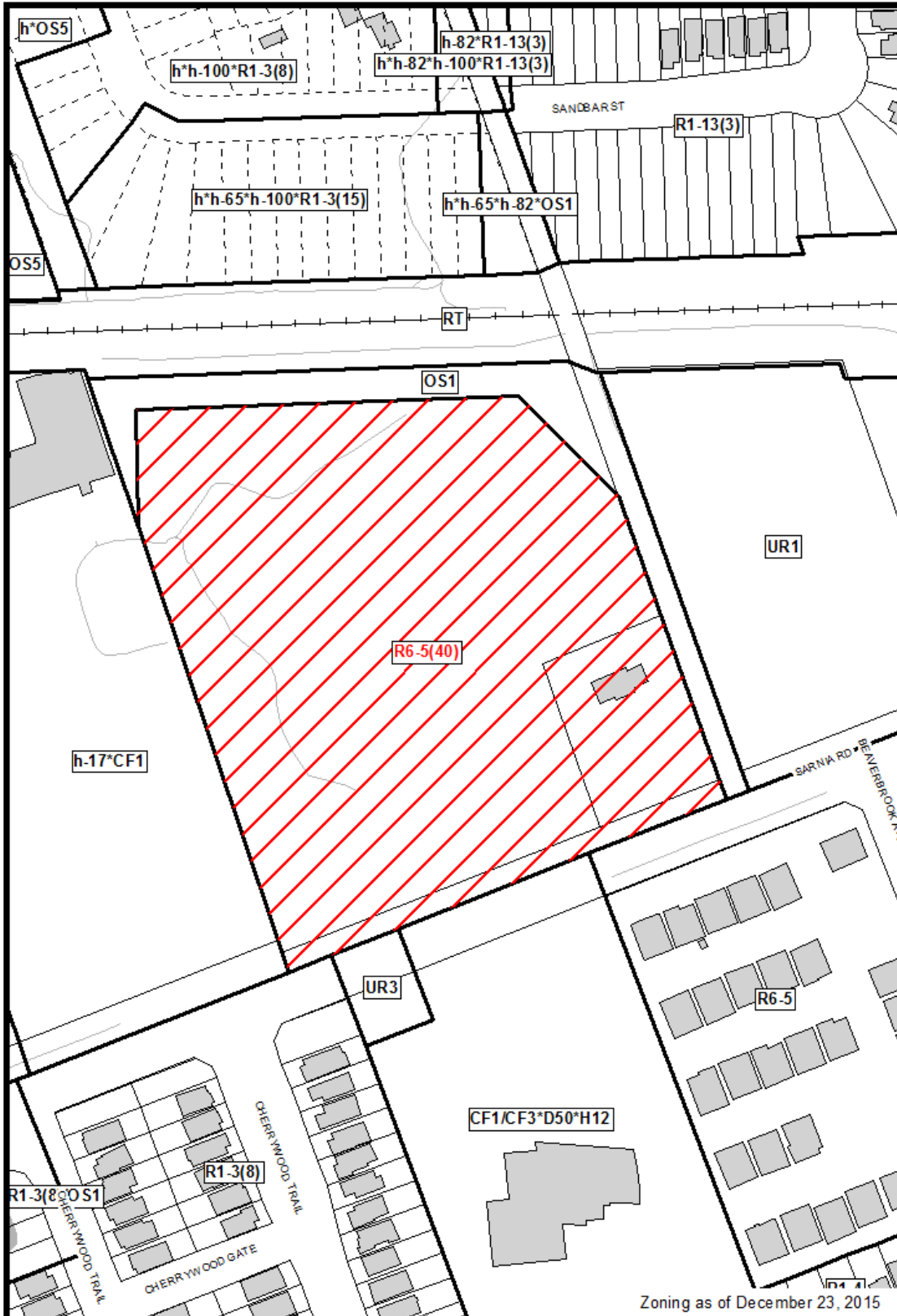
Catharine Saunders
City Clerk

First Reading – March 1, 2016
Second Reading – March 1, 2016
Third Reading – March 1, 2016

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H-8565/C. Smith

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



File Number: H-8565
 Planner: CS
 Date Prepared: February 2, 2016
 Technician: JTS
 By-Law No: Z.-1-

SUBJECT SITE

1:2,000

