

--	--

File No: P-8727/Z-8726
Planner: Alanna Riley

TO:	CHAIR AND MEMBERS PLANNING AND ENVIRONMENT COMMITTEE
FROM:	GEORGE KOTSIFAS, P. ENG. MANAGING DIRECTOR, DEVELOPMENT & COMPLIANCE SERVICES and CHIEF BUILDING OFFICIAL
SUBJECT:	APPLICATIONS FOR ZONING BY-LAW AMENDMENT AND EXEMPTION OF PART LOT CONTROL REMBRANDT MEADOWLILLY INC. 1013, 1133, 1170 AND 1250 MEADOWLARK RIDGE MEETING ON MARCH 27, 2017

RECOMMENDATION

That, on the recommendation of the Senior Planner, Development Planning, the following actions be taken with respect to the applications of Rembrandt Meadowlilly Inc. relating to the properties located at 1013, 1133, 1170 and 1250 Meadowlark Ridge:

- (a) the attached proposed by-law **BE INTRODUCED** at the Municipal Council meeting on April 4, 2017 to amend Zoning By-law No. Z.-1 in conformity with the Official Plan to change the zoning **FROM** Residential R5 Special Provision/Residential R6 Special Provision (R5-4(11)/R6-5(15)) Zone which permits cluster housing in the form of single detached dwellings, semi-detached dwellings, duplex dwellings, triplex dwellings, townhouse dwellings, stacked townhouse dwellings, apartment buildings, fourplex dwellings, and cluster townhouse dwellings **TO** a Residential R1 Special Provision (R1-4(_)) Zone to permit single detached dwellings with a minimum 10 metre setback from lands zoned Open Space (OS5);
- (b) pursuant to subsection 50(7) of the *Planning Act, R.S.O. 1990, c. P.13*, a proposed by-law **BE INTRODUCED** at a future Municipal Council meeting, to exempt Parts of Blocks 1, 3, 4 and 13 in Registered Plan 33M-603 from Part Lot Control provisions in accordance with Section 50(7) of the Planning Act, R.S.O., 1990, for a period not to exceed one (1) year; it being pointed out that these lands are subject to a registered subdivision agreement and the rezoning as outlined above;
- (c) the following conditions of approval **BE REQUIRED** to be completed prior to the passage of a Part Lot Control by-law for Parts of Blocks 1, 3, 4 and 13 in Registered Plan 33M-603, as noted in clause (b) above:
 - i) the applicant shall submit a draft reference plan to the Development Services Division for review and approval to ensure the proposed lots comply with the regulations of the Zoning By-law, prior to the reference plan being deposited in the Land Registry Office;
 - ii) the applicant shall submit to the Development Services Division a digital copy together with a hard copy of each reference plan, as noted in part i) above, to be deposited; it being noted that the digital file shall be in accordance with the City of London's *Digital Submission / Drafting Standards* and be referenced to the City's NAD83 UTM Control Reference;
 - iii) the applicant shall obtain confirmation from Development Services that the assignment of municipal numbering has been completed, in accordance with the reference plan(s) to be deposited;
 - iv) The applicant shall submit to the City, confirmation that an approved reference plan for final lot development has been deposited in the Land Registry Office;

--	--

File No: P-8727/Z-8726
Planner: Alanna Riley

- v) the applicant shall enter into an amended subdivision agreement with the City for Registered Plan 33M-603 and provide adequate security; and,
- vi) The R1-4 () Zone as recommended in recommendation clause a) be in full force and effect;
- (d) That the Mayor and City Clerk **BE AUTHORIZED** to execute an amendment to the subdivision agreement between the Corporation of the City of London and Rembrandt Meadowlilly Inc., to implement updated servicing standards and other municipal requirements for the subdivision and any other agreements and all documents required to fulfil its conditions;
- (e) the applicant **BE ADVISED** that the cost of registration of this Part Lot Control by-law is to be borne by the applicant in accordance with City policy.

PREVIOUS REPORTS PERTINENT TO THIS MATTER
--

April 13, 2004 – Planning Committee – Draft Plan of Subdivision and Official Plan and Zoning Amendment applications

August 28, 2006 – Report to PEC on Subdivision Special Provisions.

August 24, 2015 – Report to PEC on Subdivision Assignment Agreement.

RATIONALE

1. The recommended Zoning By-law amendments will permit single detached dwellings compatible with the uses in the area.
2. The recommended zoning is appropriate and represents good land use planning.

Date Application Accepted: January 18, 2017	Agent: Doug Stanlake
<p>REQUESTED ACTION: The purpose and effect of this application is to permit the development of twenty-eight (28) single detached dwelling lots. A concurrent application has been submitted for the exemption of part lot control for these lands. Exemption from Part Lot Control would allow the developer to create twenty-eight (28) lots on the subject lands, and thus they would not need to apply to the London Consent Authority for consent to allow for the conveyance of each and every lot.</p> <p>Possible change to Zoning By-law Z.-1 from Residential R5 Special Provision/Residential R6 Special Provision (R5-4(11)/R6-5(15)) which permits cluster housing in the form of single detached dwellings, semi-detached dwellings, duplex dwelling, triplex dwellings, townhouse dwellings, stacked townhouse dwellings, apartment buildings, fourplex dwellings, and cluster townhouse dwellings to a Residential R1 Special Provision (R1-4()) to permit single detached dwellings and a 10 metre setback from lands zoned Open Space (OS5).</p>	

--	--

File No: P-8727/Z-8726
Planner: Alanna Riley



<p style="text-align: center;">LOCATION MAP</p> <p>Subject Site: 1013 Meadowlark Ridge Applicant: Rembrandt Meadowlilly Inc. File Number: Z-8726 Planner: Alanna Riley Created By: Allister MacLean Date: 2017-03-15 Scale: 1:5000</p> <p style="text-align: center;">Corporation of the City of London 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>Subject Site</td> </tr> <tr> <td style="width: 20px; text-align: center;">■</td> <td>Parks</td> </tr> <tr> <td style="width: 20px; text-align: center;">▭</td> <td>Assessment Parcels</td> </tr> <tr> <td style="width: 20px; text-align: center;">▭</td> <td>Buildings</td> </tr> <tr> <td style="width: 20px; 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										

--	--

File No: P-8727/Z-8726
Planner: Alanna Riley

<p>SITE CHARACTERISTICS:</p> <ul style="list-style-type: none"> • Current Land Use – vacant • Frontage – N/A • Depth – N/A • Area – N/A • Shape - irregular
--

<p>SURROUNDING LAND USES:</p> <ul style="list-style-type: none"> • North – proposed residential, Meadowlilly Woods ESA, Thames River • South –residential, institutional (Arbor Trace Special Care Centre) • East – vacant land (zoned Urban Reserve) • West – City Wide Sports Park

<p>OFFICIAL PLAN DESIGNATION: (refer to map)</p> <ul style="list-style-type: none"> • Multi-Family Medium Density Residential
<p>EXISTING ZONING: (refer to map)</p> <ul style="list-style-type: none"> • Residential R5 Special Provision/Residential R6 Special Provision (R5-4(11)/R6-5(15))

PLANNING HISTORY

On May 21, 2004 the City of London Approval Authority granted draft plan approval for this subdivision consisting of five (5) multi-family medium density and low density residential cluster blocks, two (2) open space blocks, three (3) access blocks and one (1) road widening block, all served by one internal road. On May 9, 2011, the Approval Authority granted a three (3) year extension to the draft approved plan of subdivision. Final approval was granted December 8, 2008 and the plan was registered as 33M-603.

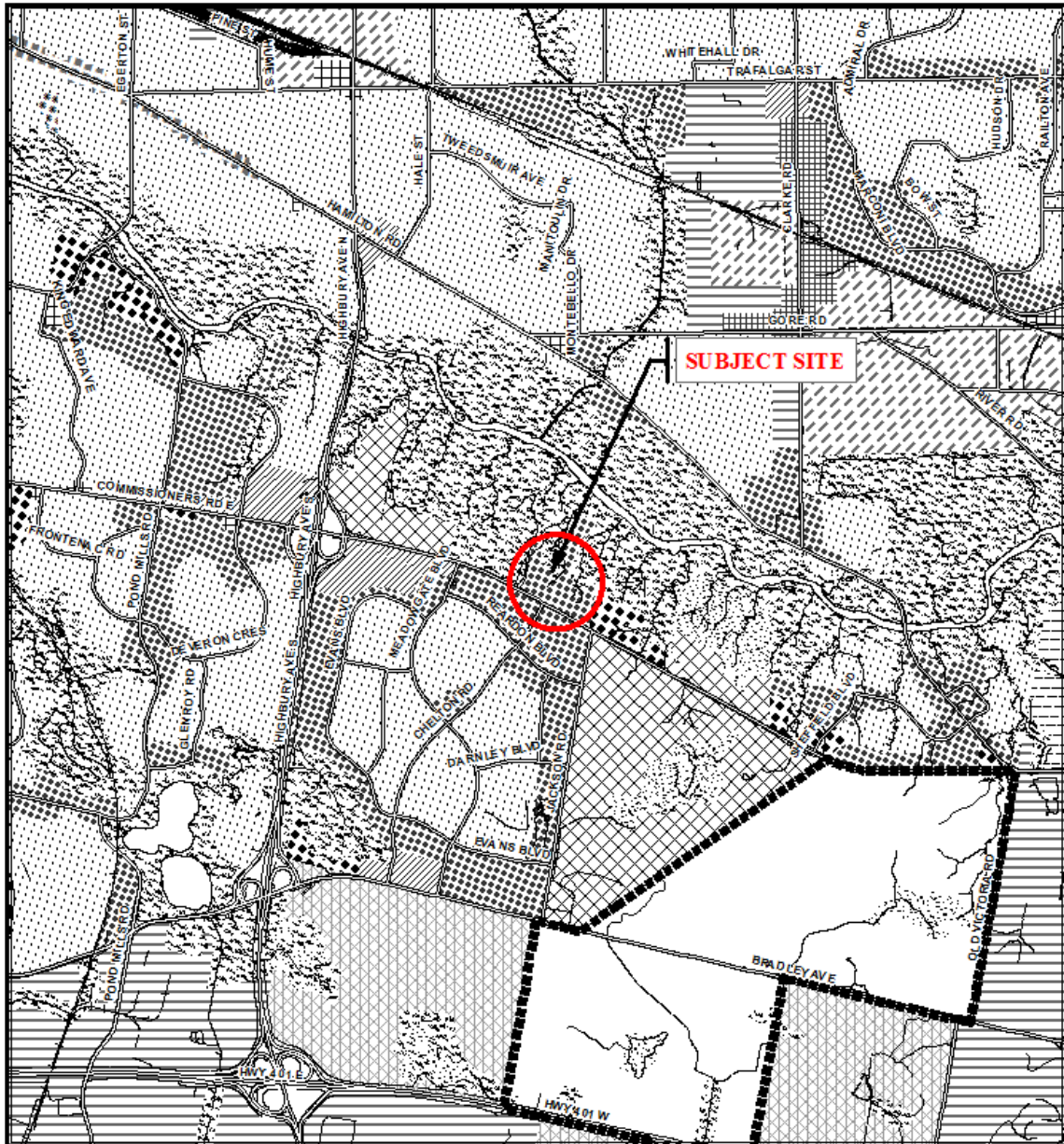
DEPARTMENT/AGENCY COMMENTS

UTRCA

No objection.

--	--

File No: P-8727/Z-8726
 Planner: Alanna Riley



Legend		
Downtown	Multi-Family, Medium Density Residential	Office Business Park
Wonderland Road Community Enterprise Corridor	Low Density Residential	General Industrial
Enclosed Regional Commercial Node	Office Area	Light Industrial
New Format Regional Commercial Node	Office/Residential	Commercial Industrial
Community Commercial Node	Regional Facility	Transitional Industrial
Neighbourhood Commercial Node	Community Facility	Rural Settlement
Main Street Commercial Corridor	Open Space	Environmental Review
Auto-Oriented Commercial Corridor	Urban Reserve - Community Growth	Agriculture
Multi-Family, High Density Residential	Urban Reserve - Industrial Growth	Urban Growth Boundary

<p>CITY OF LONDON Department of Planning and Development</p> <p>OFFICIAL PLAN SCHEDULE A - LAND USE -</p> <p><small>PREPARED BY: Graphics and Information Services</small></p>	<p>Scale 1:30,000</p> <p>Meters</p>	<p>FILE NUMBER: Z-8727</p> <p>PLANNER: AR</p> <p>TECHNICIAN: JTS</p> <p>DATE: March 15, 2017</p>
---	-------------------------------------	--

PROJECT LOCATION: e:\planning\projects\p_officialplan\work\koonso100\excerpts\mxd_templates\scheduleA_b&w_8x14_with_SWAP.mxd

--	--

File No: P-8727/Z-8726
Planner: Alanna Riley

ANALYSIS

NATURE OF APPLICATIONS

The subject sites are located at 1013, 1133, 1170 and 1250 Meadowlark Ridge, part of Registered Plan 33M-603.

The owner has applied to seek a rezoning to permit conventional single detached dwellings on portions of the site that have direct frontage on Meadowlark Ridge. The accompanying application for Part Lot Control Exemption is to facilitate the creation of the free hold single detached residential lots.

ZONING:

As noted above the requested amendment to the by-law is to permit conventional single detached dwellings on individual lots. The current zoning (R5-4(11)/R6-3(15)) permits single detached dwellings (among other forms of housing) but only in a cluster form of development. It should be noted that the proposed zone change will not alter the developers original plans to develop these lands for single detached dwellings. The main reason for the zone change is to address the tenure of the development.

The requested R1-5 zone has been reviewed against the relevant Planning Impact Analysis criteria and is considered appropriate. The number of single residential units on conventional lots would be virtually the same as the number of single detached units being developed in a cluster housing format. A special provision (consistent with the R5-4(11) Zone) has also been requested to provide for a minimum 10 metre setback for structures adjacent to the Open Space (OS5) zone boundary, consistent with the current special provision zoning of this site.

PART LOT CONTROL EXEMPTION:

As previously noted, the plan of subdivision which created the multi-family residential blocks and road network was registered in 2008. Since there are no changes to the road layout, the use of Part Lot Control Exemption is an appropriate mechanism to allow for the creation of the single detached lots. It is recommended that the following conditions be applied and that a By-law(s) be passed at a future meeting of Council only when the following conditions have been complied with:

- a) The applicant submit a draft reference plan to the Development Services Division for review and approval to ensure the proposed lots comply with the regulations of the Zoning By-law, **prior to the reference plan being deposited in the Land Registry Office;**
- b) The applicant submits to the Development Services Division a digital copy together with a hard copy of each reference plan to be deposited. The digital file shall be in accordance with the City of London's *Digital Submission / Drafting Standards* and be referenced to the City's NAD83 UTM Control Reference;
- c) The applicant shall obtain confirmation from Development Services that the assignment of municipal numbering has been completed in accordance with the reference plan(s) to be deposited, **prior to the reference plan being deposited in the Land Registry Office;**
- d) The applicant shall submit to the City, confirmation that an approved reference plan for final lot development has been deposited in the Land Registry Office;
- e) the applicant shall enter into an amended subdivision agreement with the City for Registered Plan 33M-603 and provide adequate security; and,
- f) The R1-4 () Zone be in full force and effect.

SUBDIVISION AGREEMENT:

The original subdivision between the City and Jackson Summerside Land Corp. was registered

--	--

File No: P-8727/Z-8726
Planner: Alanna Riley

in October 2006 and an assignment agreement with Rembrandt Meadowlilly Inc. was registered in September 2015. Revisions to the terms and conditions of the agreement are required to reflect the updated block and lotting pattern that is now being recommended. Recommendation clause (d) authorizes the amended agreement.

THE LONDON PLAN:

The subject lands are located within a “ Neighbourhood” Place Type and Meadowlark Ridge, which provides access to the blocks in the subdivision, is identified as a “ Neighbourhood Street” in the London Plan. Single detached, semi-detached, duplex and townhouse dwellings(between one and 2.5 storeys in height) are primary permitted uses in this location. The Meadowlilly Woods ESA was previously evaluated and dedicated to the City as a component of the Natural Heritage System. Overall. The plan of subdivision and proposed Zoning By-law amendment are considered to be substantially consistent with the objectives of the London Plan.

CONCLUSION

The applicant’s requested Zoning By-law amendment and exemption from the Part Lot Control provisions of the Planning Act to facilitate the division of portions of these blocks into single detached lots is appropriate and represents sound land use planning.

PREPARED and RECOMMENDED BY:	REVIEWED BY:
ALANNA RILEY, MCIP, RPP SENIOR PLANNER – DEVELOPMENT SERVICES	ALLISTER MACLEAN MANAGER, DEVELOPMENT PLANNING
CONCURRED BY:	SUBMITTED BY:
TERRY GRAWAY, MCIP, RPP MANAGER, DEVELOPMENT SERVICES AND PLANNING LIAISON	GEORGE KOTSIFAS, P. ENG. MANAGING DIRECTOR, DEVELOPMENT & COMPLIANCE SERVICES AND CHIEF BUILDING OFFICIAL

March 17, 2017

"Attach." Y:\Shared\DEVELOPMENT SERVICES\4 - Subdivisions\2017\P-8727 - 1013 Meadowlark Ridge (AR)\FINAL PEC.docx

[Empty boxes for Agenda Item # and Page #]

**File No: P-8727/Z-8726
Planner: Alanna Riley**

Bill No. (Number to be inserted by Clerk's Office)
2017

By-law No. Z.-1-_____

A by-law to amend By-law No. Z.-1 to rezone an area of lands located at 1013, 1133, 1170 and 1250 Meadowlark Ridge

WHEREAS the Rembrandt Meadowlilly Inc. has applied to rezone an area of land located 1013, 1133, 1170 and 1250 Meadowlark Ridge, as shown on the map attached to this by-law, as set out below;

AND WHEREAS this rezoning conforms to the Official Plan;

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 of the lands located at 1013, 1133, 1170 and 1250 Meadowlark Ridge, as shown on the attached map from a Residential R5 Special Provision/Residential R6 Special Provision (R5-4(11)/R6-5(15)) Zone to a Residential R1 Special Provision (R1-4()) Zone.

2. Section 3.4 Residential R1 is amended by adding the following Special Provisions:

R1-4(____) Zone Variation

Regulation:	i)	Setback (Minimum)	10 metres from lands zoned Open Space (OS5)
-------------	----	----------------------	--

This By-law shall come into force and be deemed to come into force in accordance with Section 34 of the *Planning Act, R.S.O. 1990, c. P13*, either upon the date of the passage of this by-law or as otherwise provided by the said section.

PASSED in Open Council on April 4, 2017

Matt Brown
Mayor

Catharine Saunders
City Clerk

First Reading - April 4, 2017
Second Reading – April 4, 2017
Third Reading - April 4, 2017

--	--

File No: P-8727/Z-8726
Planner: Alanna Riley

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



<p>File Number: H-8727 Planner: AR Date Prepared: March 15, 2017 Technician: JTS By-Law No: Z.-1-</p>	<p>SUBJECT SITE </p> <p>1:2,500</p> <p>0 12.525 50 75 100 Meters</p>
---	---