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H-8717/C. Smith

FROM:	G. KOTSIFAS, P.ENG. MANAGING DIRECTOR, DEVELOPMENT & COMPLIANCE SERVICES & CHIEF BUILDING OFFICIAL
SUBJECT:	APPLICATION BY: FOXWOOD DEVELOPMENTS 2870 AND 2900 TOKALA TRAIL MEETING ON MARCH 27, 2017

RECOMMENDATION

That, on the recommendation of the Senior Planner, Development Services, based on the application of Foxwood Development relating to the property located at 2870 and 2900 Tokala Trail, 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** a Holding Residential R5 (h*h-71*h-100*R5-7) Zone **TO** a Residential R5 (R5-7) Zone, to remove the h, h-71 and h-100 holding provisions.

PREVIOUS REPORTS PERTINENT TO THIS MATTER
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March 2012 –public meeting relating to the Draft Plan of Subdivision, Official Plan & Zoning By-law Amendment (39T-11503/OZ-7985).

October 2015- Subdivision Plan 33M-685 registered.

September 2016- public meeting relating to the Draft Plan of Vacant Land Condominium and Zoning By-law Amendment (39CD16509/Z-8644).

PURPOSE AND EFFECT OF RECOMMENDED ACTION

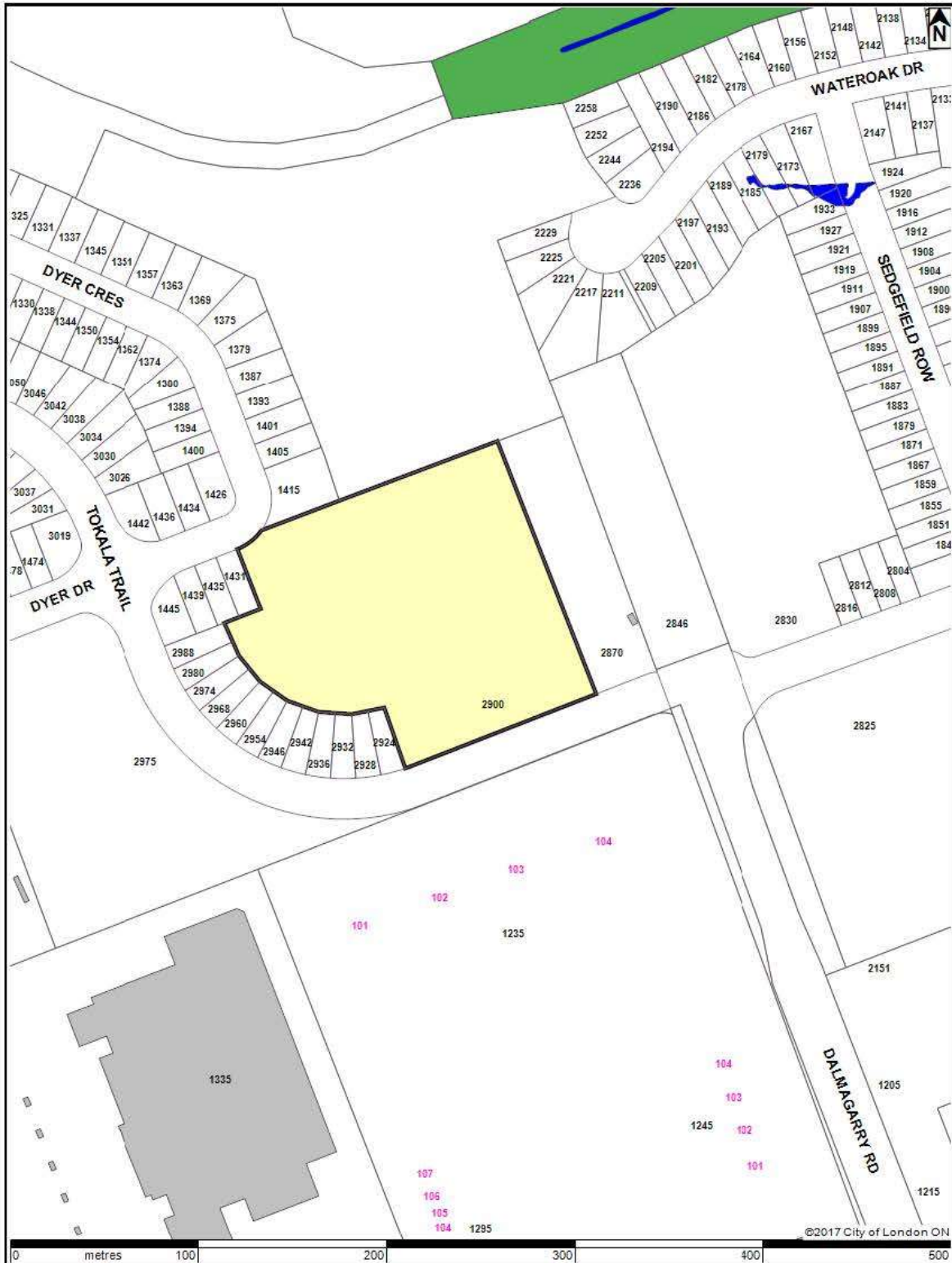
To remove the h, h-71 and h-100 holding provisions from 2900 Tokala Trail for the consideration of building permits to construct a 48 unit cluster townhouse vacant land condominium.

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 (SPA16-091) all issues have been resolved and these holding provisions are no longer required.

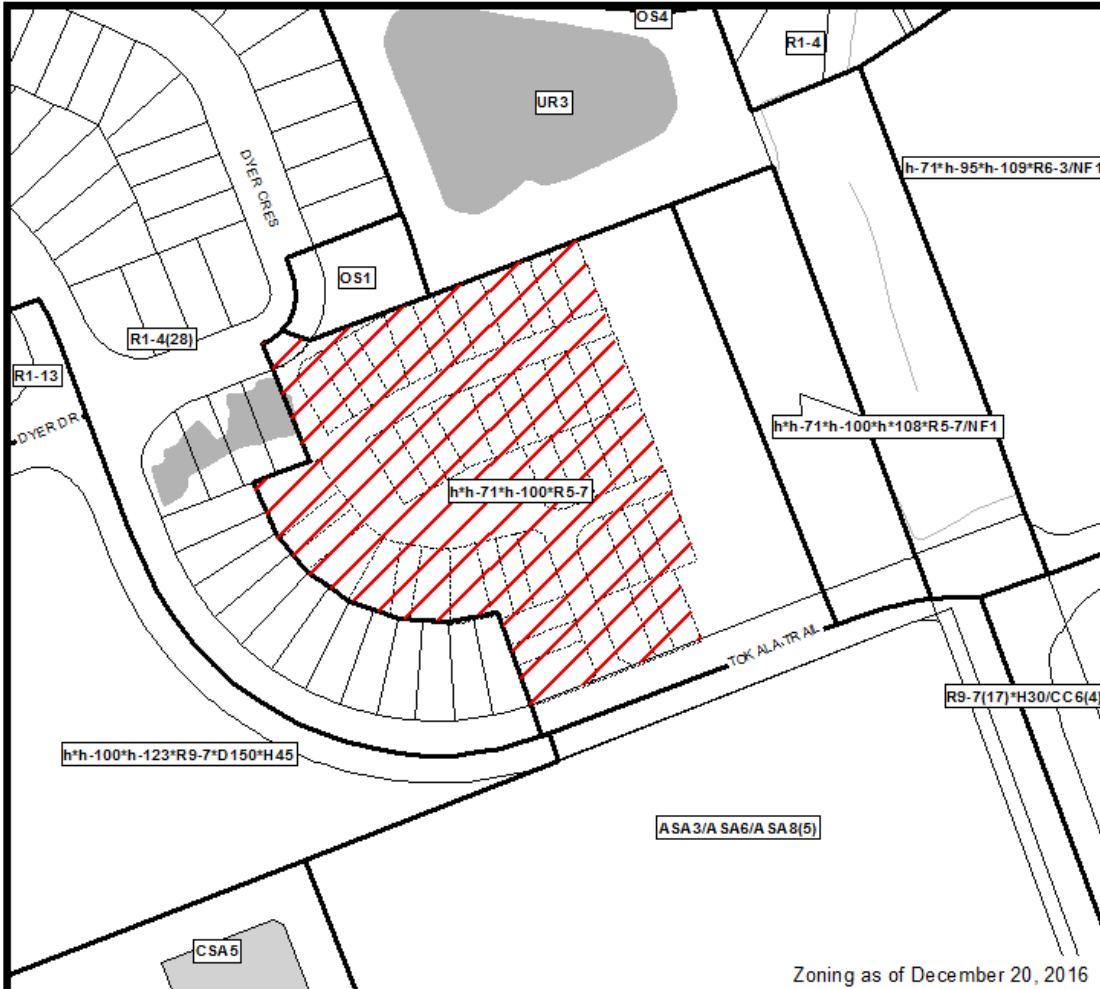
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<p align="center">LOCATION MAP</p> <p>Subject Site: 2900 Tokala Trail Applicant: Foxwood Developments (London) Inc. File Number: H-8717 Planner: Craig Smith Created By: James Scott Date: 2017-01-26 Scale: 1:2500</p>	<p align="center">LEGEND</p> <ul style="list-style-type: none"> Subject Site Parks Assessment Parcels Buildings 123 Address Numbers
<p>Corporation of the City of London Prepared By: Planning and Development</p>	

H-8717/C. Smith



Zoning as of December 20, 2016



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

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

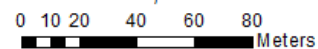
FILE NO:

H-8717 CS

MAP PREPARED:

January 26, 2017 JTS

1:2,000



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Date Application Accepted: December 6, 2016	Owner: Foxwood Developments.
REQUESTED ACTION: The purpose and effect of this zoning change is to remove the holding symbols to permit the development of a 48 unit cluster townhouse vacant land condominium.	

PUBLIC LIAISON:	Notice of Application was published in the <i>Public Notices and Bidding Opportunities</i> section of <i>The Londoner</i> on December 15, 2016.
Nature of Liaison: City Council intends to consider removing the ‘h., h-71 and h-100” holding provisions from the lands that encourage street-oriented development, provision of water services and public access and that an 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 January 23, 2017.	
Responses: None	

ANALYSIS

Why is it Appropriate to remove these Holding Provisions

Site Plan Approval (SPA16-091) and the execution of a development agreement to construct a 48 unit townhouse development as a vacant land condominium is imminent. The applicant has provided the required security with the City.

h. Holding Provision

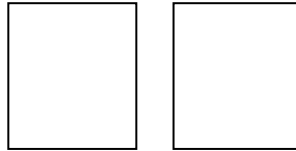
h - Purpose: To ensure the orderly development of lands and the adequate provision of municipal services, the “h” symbol shall not be deleted until the required security has been provided for the development agreement or subdivision agreement, and Council is satisfied that the conditions of the approval 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-71 Holding Provision

h-71 Purpose: To encourage street orientation development, the Owner shall prepare a building orientation plan which demonstrates how the front façade of the dwelling units can be oriented to all abutting streets (except where a noise barrier has been approved), acceptable to the General Manager of Planning and Development. The recommended building orientation will be incorporated into the approved site plan and executed development agreement prior to the removal of the “h-71” symbol.

The proposed plans and elevations are consistent with the Hyde Park Community Plan design guidelines and have been reviewed and accepted by Community Planning and Urban Design. The development agreement will be executed implementing the accepted plan. It is appropriate to remove this holding provision at this time.



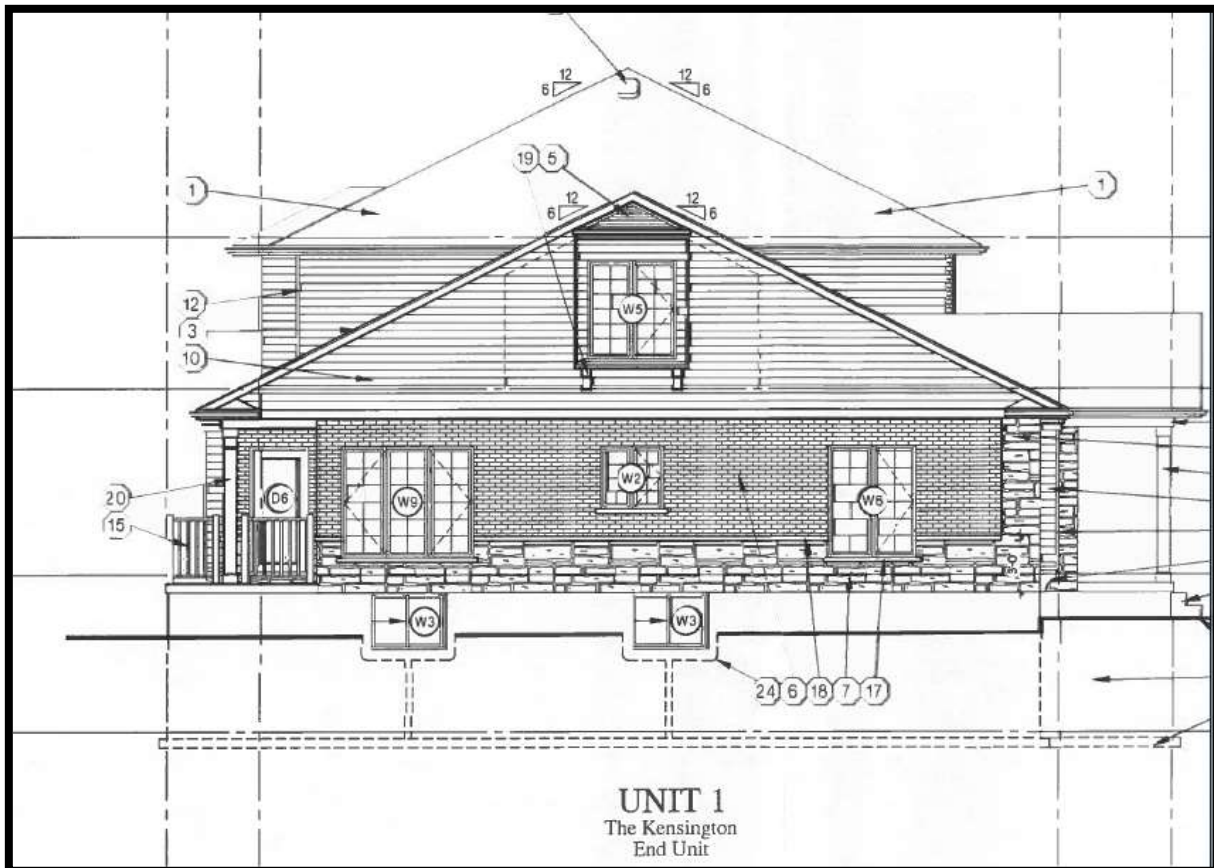
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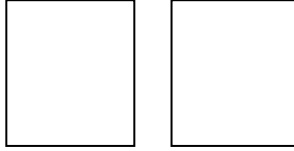
h-100 Holding Provision

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-100 symbol.

The site is serviced by Tokala Trail which has tow connections to the abutting arterial road network (Hyde Park via Dyer Drive and Fanshawe Park Road West via Dalmagary Road). There is a looped watermain system to service this development. As a result it is appropriate to remove the h-100 holding provision at this time.

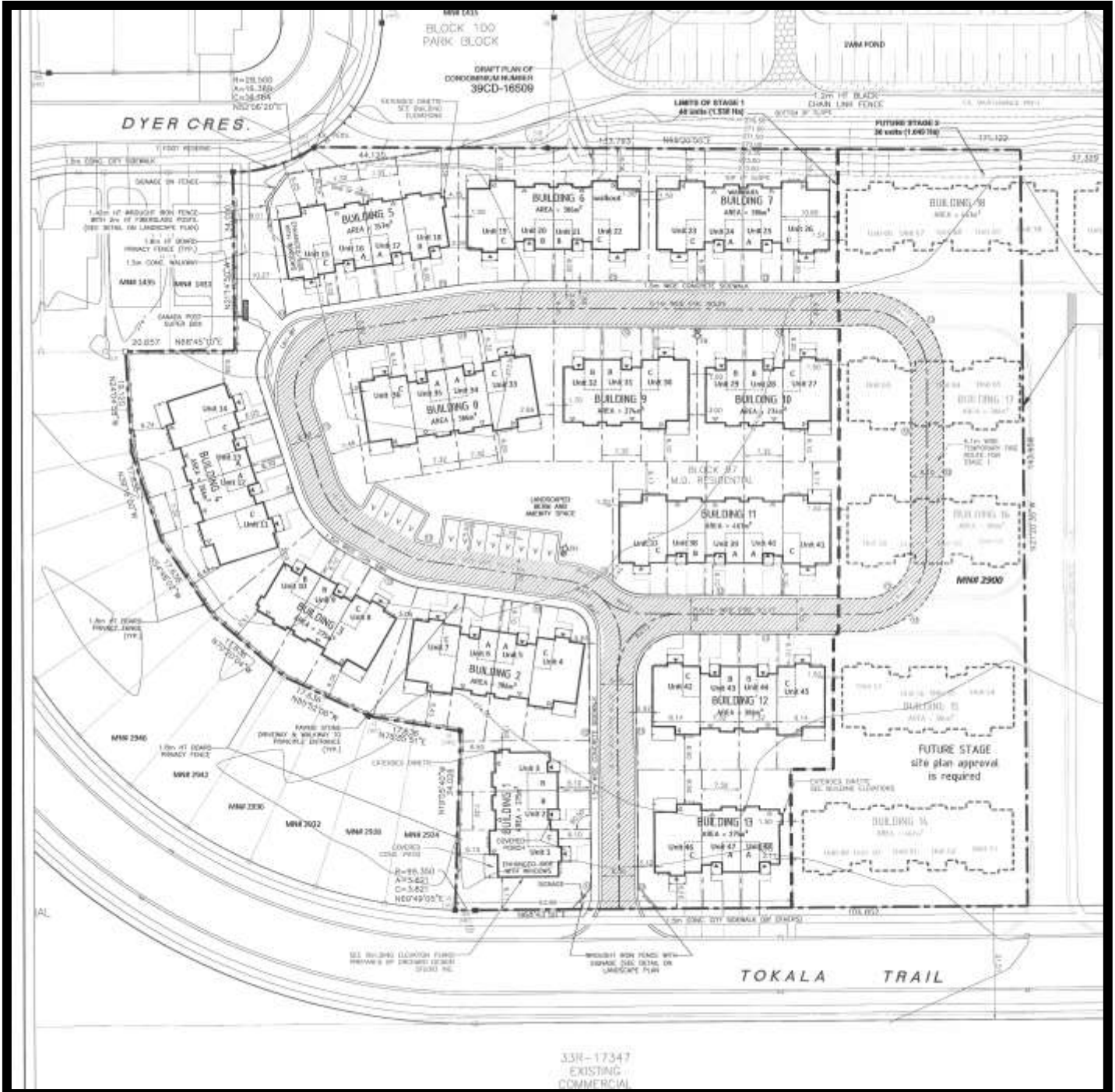
Proposed Tokala Trail Elevation





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Proposed Site Plan



CONCLUSION

It is appropriate to remove the h. h-71 and h-100 holding provisions from the Residential R5 (R5-7) Zone at this time. Removal of the holding provisions will allow for the consideration of building permits to permit the construction of a 48 unit townhouse development as a vacant land condominium.

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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/

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Agenda Item # Page #

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H-8717/C. Smith

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 remove holding provisions from the zoning of the land located at 2870 and 2900 Tokala Trail.

WHEREAS FoxWood Developments has applied to remove the holding provisions from the zoning for the land located at 2870 and 2900 Tokala Trail, 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 2870 and 2900 Tokala Trail, as shown on the attached map to remove the holding provisions so that the zoning of the lands as a Residential R5 (R5-7) 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 4, 2017.

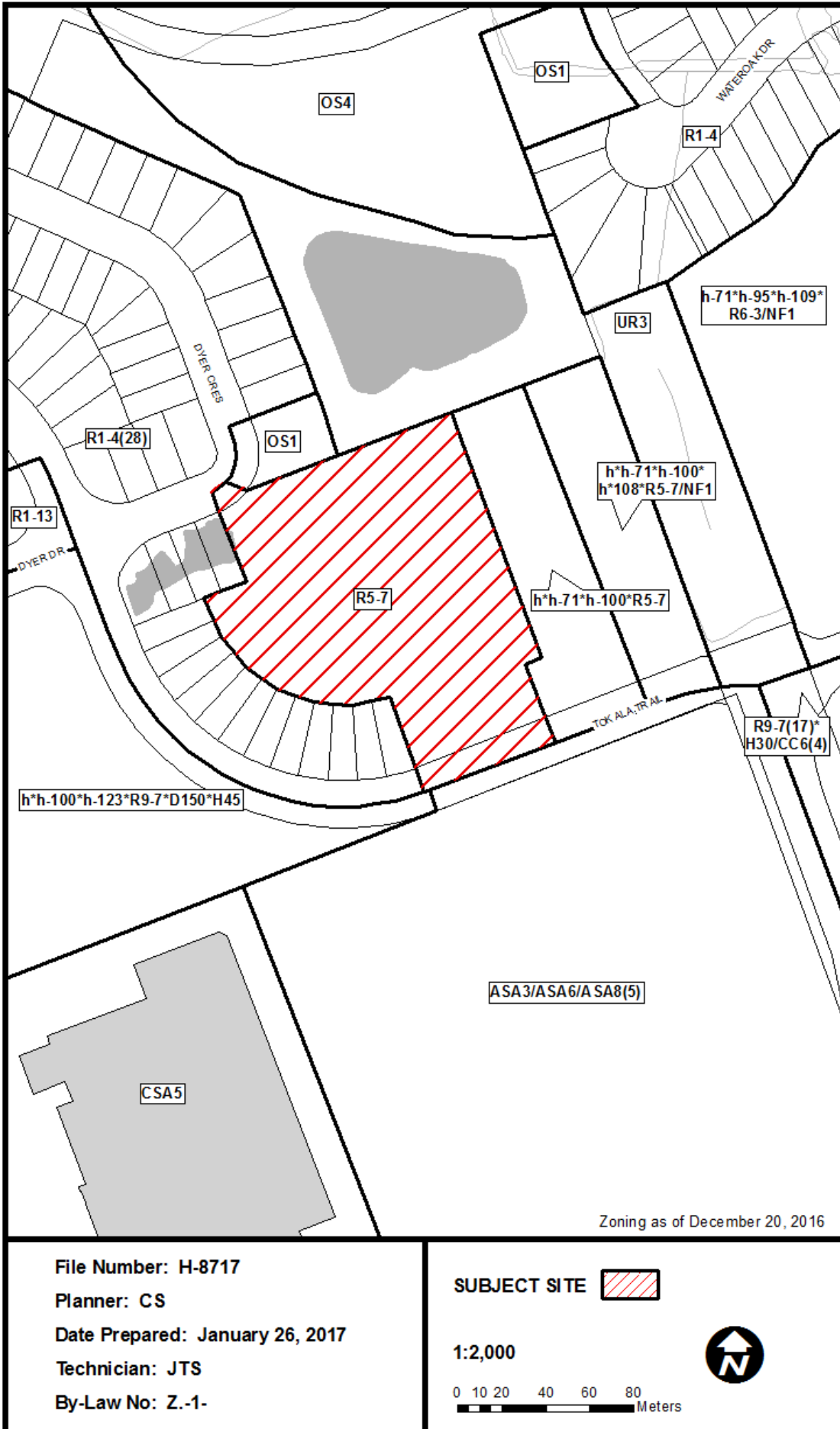
Matt Brown
Mayor

Catharine Saunders
City Clerk

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


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



Zoning as of December 20, 2016

File Number: H-8717
 Planner: CS
 Date Prepared: January 26, 2017
 Technician: JTS
 By-Law No: Z.-1-

SUBJECT SITE 
 1:2,000
 0 10 20 40 60 80 Meters

