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H-8642/C. Smith

FROM:	G. KOTSIFAS, P.ENG. MANAGING DIRECTOR, DEVELOPMENT & COMPLIANCE SERVICES & CHIEF BUILDING OFFICIAL
SUBJECT:	APPLICATION BY: 905 SARNIA INC. 905 SARNIA ROAD MEETING ON APRIL 10, 2017

RECOMMENDATION

That, on the recommendation of the Manager, Development Services and Planning Liaison, based on the application of 905 Sarnia Inc. relating to the property located at 905 Sarnia Road that the attached proposed by-law **BE INTRODUCED** at the Municipal Council meeting on April 18, 2017 to amend Zoning By-law No. Z.-1 in conformity with the Official Plan to change the zoning of 905 Sarnia Road **FROM** a Holding Residential R1 Special Provision (h-82*R1-3 (8)) Zone, a Holding Residential R1 Special Provision (h-82*R1-13 (3)) Zone and a Holding Open Space (h-65*h-82*OS1) Zone **TO** a Residential R1 Special Provision (R1-3 (8)) Zone, a Residential R1 Special Provision (R1-13 (3)) Zone and a Holding Open Space (OS1) to remove the h-82 and h-65 holding provisions.

PREVIOUS REPORTS PERTINENT TO THIS MATTER
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July 18, 2016- Report to the Planning Committee to remove holding provisions h. and h-100 from the 1st phase of draft plan 39T-14501 excluding lots with h-82 holding provision that requires the lands to be merged with abutting lands to create complete lots and the City's future park block with h-65 holding provision for noise attenuation.

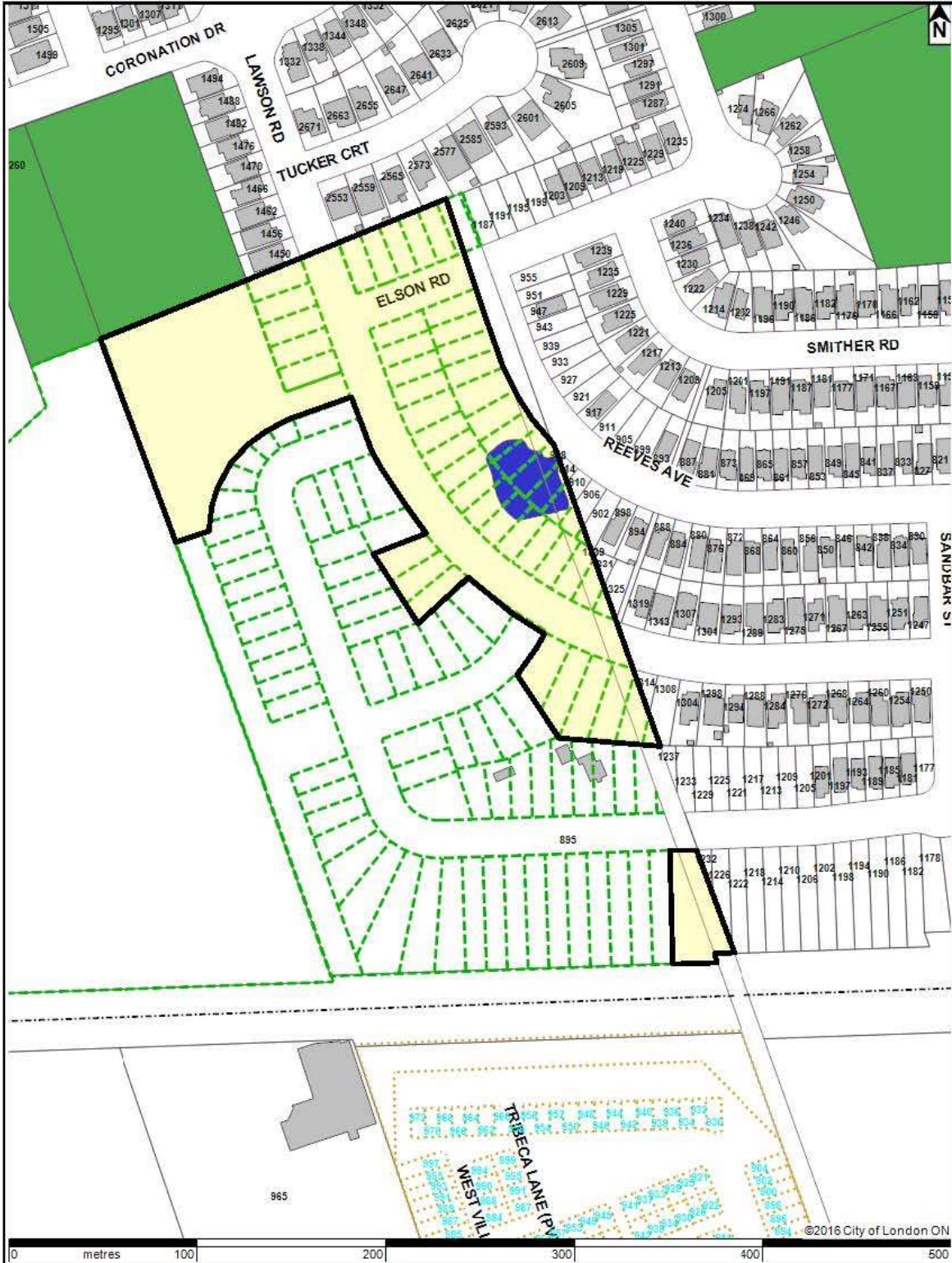
PURPOSE AND EFFECT OF RECOMMENDED ACTION

















To remove the h-65 and h-82 holding provisions to allow for the consideration of building permits.

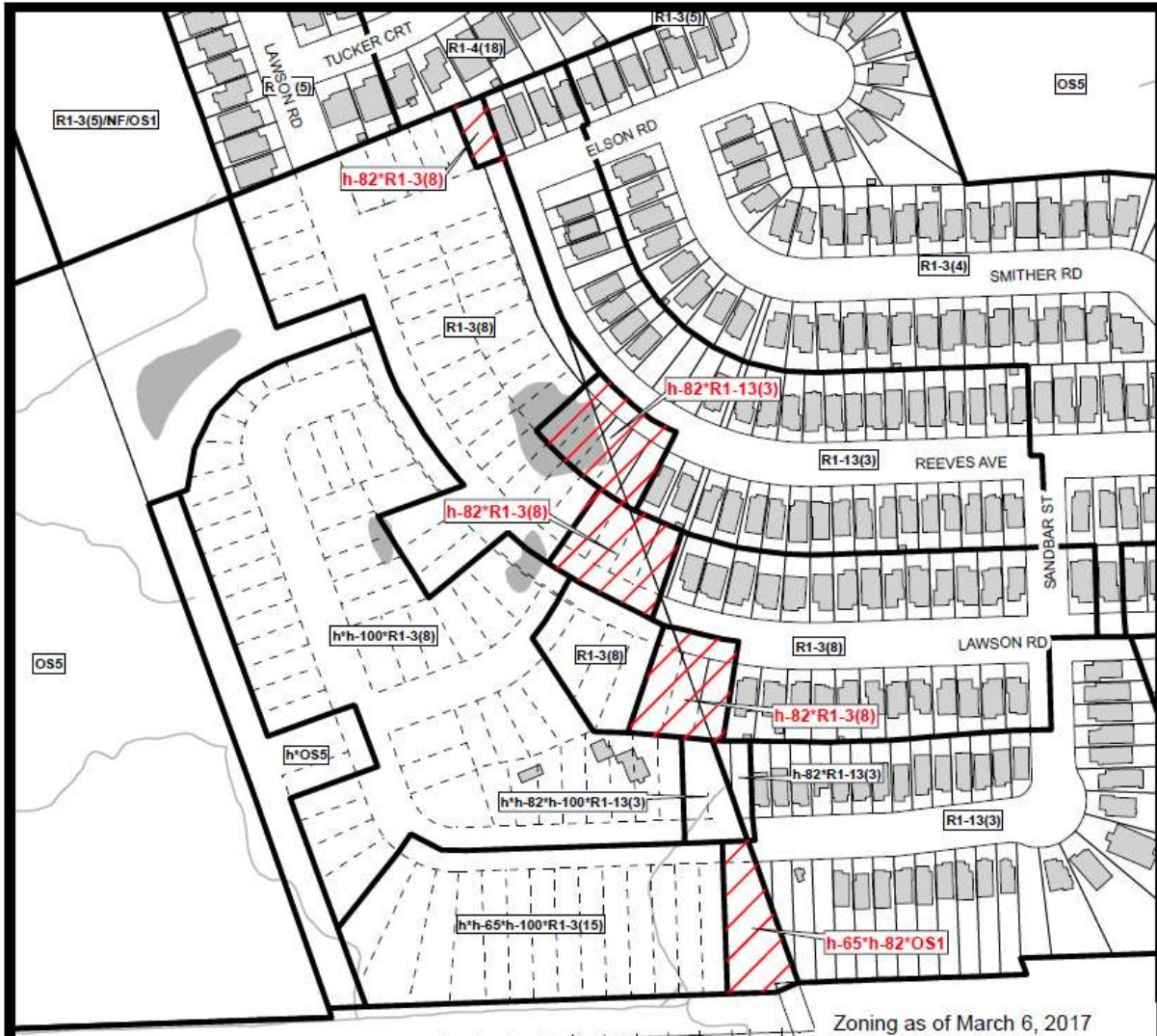
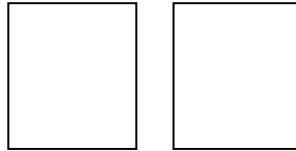
RATIONALE

1. The removal of the holding provisions will allow for development in conformity with the Zoning By-law Z.-1.
2. The proposed part blocks have been registered and consolidated with the abutting lands. Removal of the h-65 and h-82 holding provisions is appropriate at this time.

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LOCATION MAP	LEGEND										
<p>Subject Site: 905 Sarnia Road Applicant: 905 Samia Inc. File Number: H-8642 Planner: Craig Smith Created By: James Scott Date: 2016-06-29 Scale: 1:2500</p>	<table border="0"><tr><td></td><td>Subject Site</td></tr><tr><td></td><td>Parks</td></tr><tr><td></td><td>Assessment Parcels</td></tr><tr><td></td><td>Buildings</td></tr><tr><td></td><td>Address Numbers</td></tr></table>		Subject Site		Parks		Assessment Parcels		Buildings		Address Numbers
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	Buildings										
	Address Numbers										
<p>Corporation of the City of London Prepared By: Planning and Development</p> 											



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**



FILE NO:

H-8642

CS

MAP PREPARED:

2017/03/30

JS

1:2,750

0 12.5 25 50 75 100

Meters

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

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BACKGROUND

Date Application Accepted: June 17, 2016	Owner: 905 Sarnia Inc.
REQUESTED ACTION: Removal of the h. h.82 and h.100 holding provisions from the low density residential zones.	

PUBLIC LIAISON:	Notice of the application was published in the Londoner on June 30, 2016
Nature of Liaison: City Council intends to consider removing the h., h-82 and h-100 holding provisions from the lands that ensures for the provision of adequate water service, appropriate access, and a consistent lotting pattern in the area that a development agreement shall be entered into to the satisfaction of the City, and that part blocks are consolidated with adjacent lands. Council will consider removing the holding provision as it applies to these lands no earlier than July 18, 2016.	
Responses: None	

ANALYSIS

On July 27, 2016 Council approved removal of holding provisions for a portion of the lands within this subdivision. The h-65 and h-82 holding provisions were retained on certain parcels to ensure the issue related to noise from the adjacent rail line and the consolidation of part lots with abutting lands would be addressed. A portion of the original holding provision application was deferred at that time and is being brought forward now for consideration.

h-65 Holding Provision

The h-65 holding provision states that:

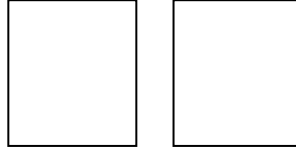
“To ensure there are no land use conflicts between the adjacent arterial roads and/or rail line and the proposed residential uses, the “h-65” shall not be deleted until the owner agrees to implement all noise and vibration attenuation measures, recommended in noise and vibration assessment reports acceptable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

The h-65 was applied to zoning on the future park block during the subdivision approval process. No noise or vibration mitigation is required on the park block. On the residential lands to the east of the park block a noise wall currently exists. The holding provision h-65 remains on the future residential lands to the west of the park block and noise and vibration mitigation measures will be implemented prior to the registration of this phase of subdivision. As noise and vibration mitigation measures are not required on the blocks and the residential lands will be protected, it is appropriate to remove the h-65 holding provision from the park block at this time.

h-82 Holding Provision

The (h-82) holding provision states that:

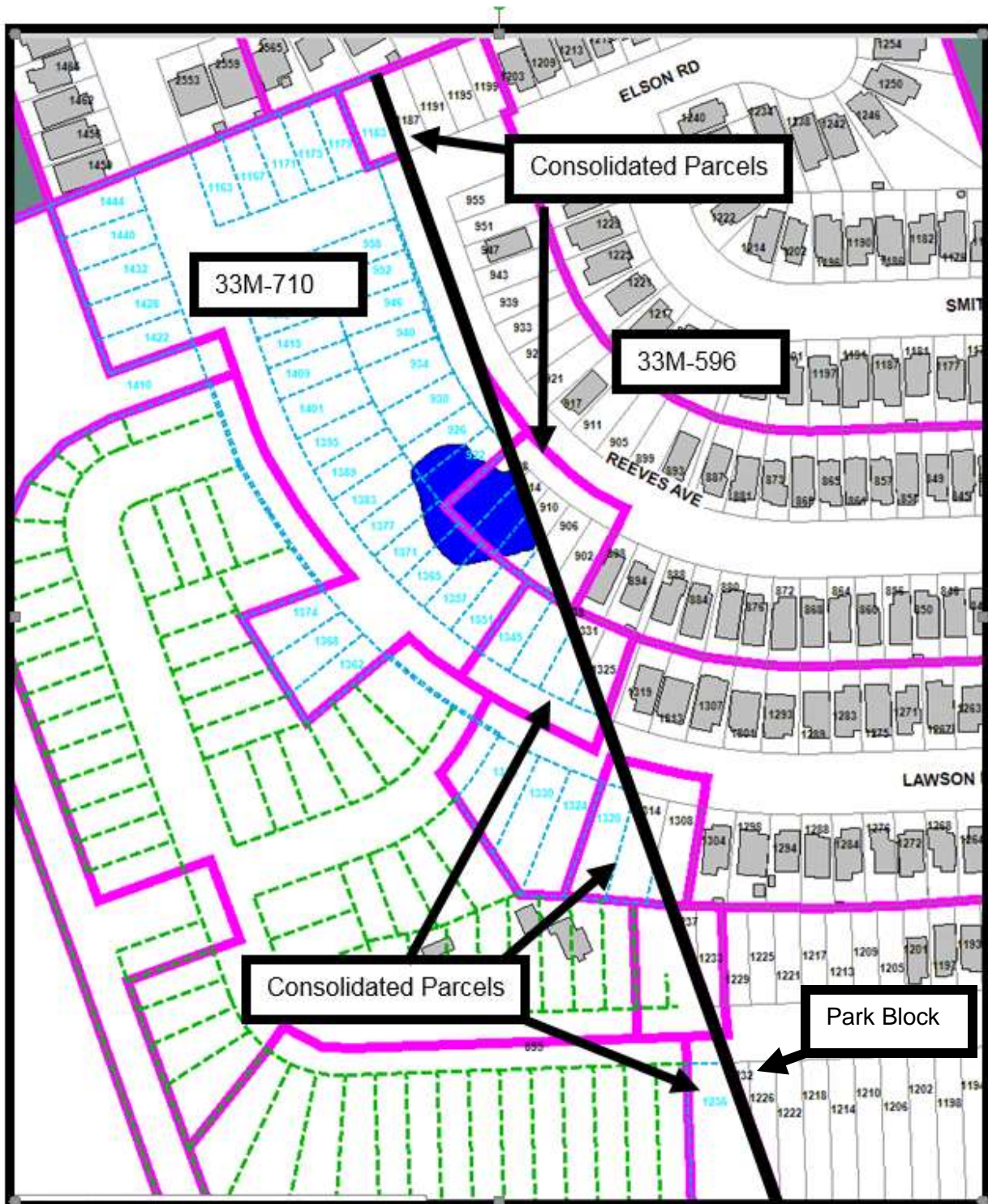
“To ensure that there is a consistent lotting pattern in this area, the “h-82” symbol shall not be deleted until the part block has been consolidated with adjacent lands.”



H-8642/C. Smith

The h-82 holding provision was applied at the time of subdivision approval for the partial lots in the Plan of Subdivision 33M-596 which was registered in September 2008 and on the partial lots in Plan of Subdivision 33M-710 which was registered March 7, 2017. The holding provision was applied to the lands to ensure the part lot/blocks would be consolidated and result in a lotting pattern that is consistent with the abutting parcels and that they comply with the regulations of the existing zoning.

The applicant has provided the City with records of the transfer and consolidation of part blocks under one ownership to create developable lots (as shown on the map below).



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H-8642/C. Smith

CONCLUSION

Given that blocks in the two subdivisions (33M-596 and 33M-701) have been consolidated and that noise and vibration mitigation is not required for the park block, it is appropriate to consider removal of the h-65 and h-82 holding provisions from these blocks at this time.

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

April 3, 2017
CS/

"Attach."

Agenda Item # Page #

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H-8642/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 for lands located at 905 Sarnia Road.

WHEREAS 905 Sarnia Inc. have applied to remove the holding provisions from the zoning for the lands located at 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 905 Sarnia Road, as shown on the attached map, to remove the h-65 and h-82 holding provision so that the zoning of the lands as a Residential R1 Special Provision (R1-3 (8)) Zone, a Residential R1 Special Provision (R1-13 (3)) Zone and a Holding Open Space (OS1) 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 18, 2017.

Matt Brown
Mayor

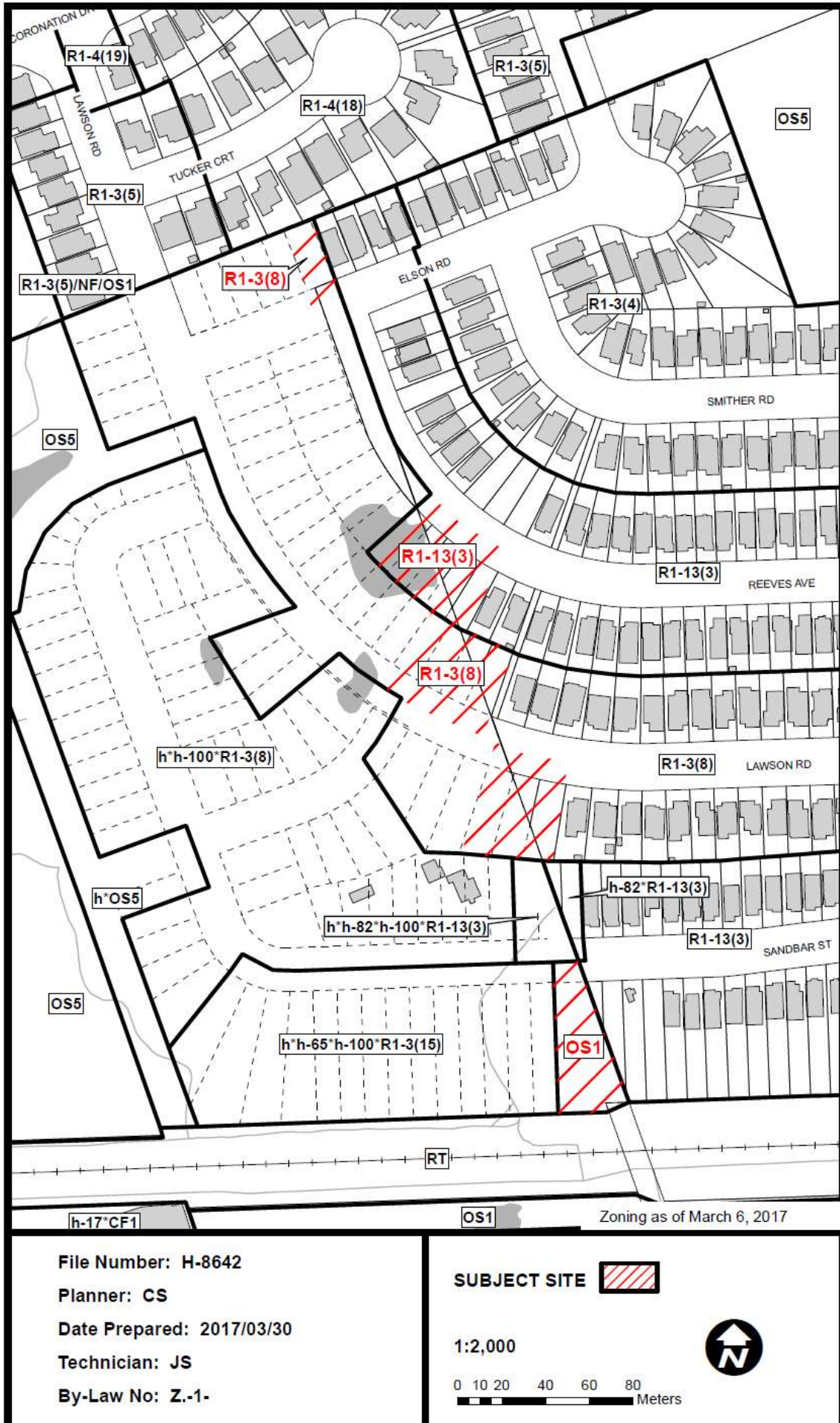
Catharine Saunders
City Clerk

First Reading - April 18, 2017
Second Reading – April 18, 2017
Third Reading - April 18, 2017


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H-8642/C. Smith

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



File Number: H-8642
 Planner: CS
 Date Prepared: 2017/03/30
 Technician: JS
 By-Law No: Z-1-

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

