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H-8736/C. Smith

FROM:	G. KOTSIFAS, P.ENG. MANAGING DIRECTOR, DEVELOPMENT & COMPLIANCE SERVICES & CHIEF BUILDING OFFICIAL
SUBJECT:	APPLICATION BY: WESTERN PRESTIGE VILLAGE 801 SARNIA ROAD MEETING ON APRIL 24, 2017

RECOMMENDATION

That, on the recommendation of the Senior Planner, Development Services, based on the application of Western Prestige Village relating to the property located at 801 Sarnia Road, the attached proposed by-law **BE INTRODUCED** at the Municipal Council meeting on May 2, 2017 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*R6-5 (52)) Zone and a Holding Residential R8* Bonus (h-*h-34*h-65*R8-4*B-40) Zone **TO** a Residential R6 Special Provision (R6-5 (52)) Zone and a Residential R8* Bonus (R8-4*B-40) Zone, to remove the “h.*h-34 and “h-65” holding provisions.

PREVIOUS REPORTS PERTINENT TO THIS MATTER
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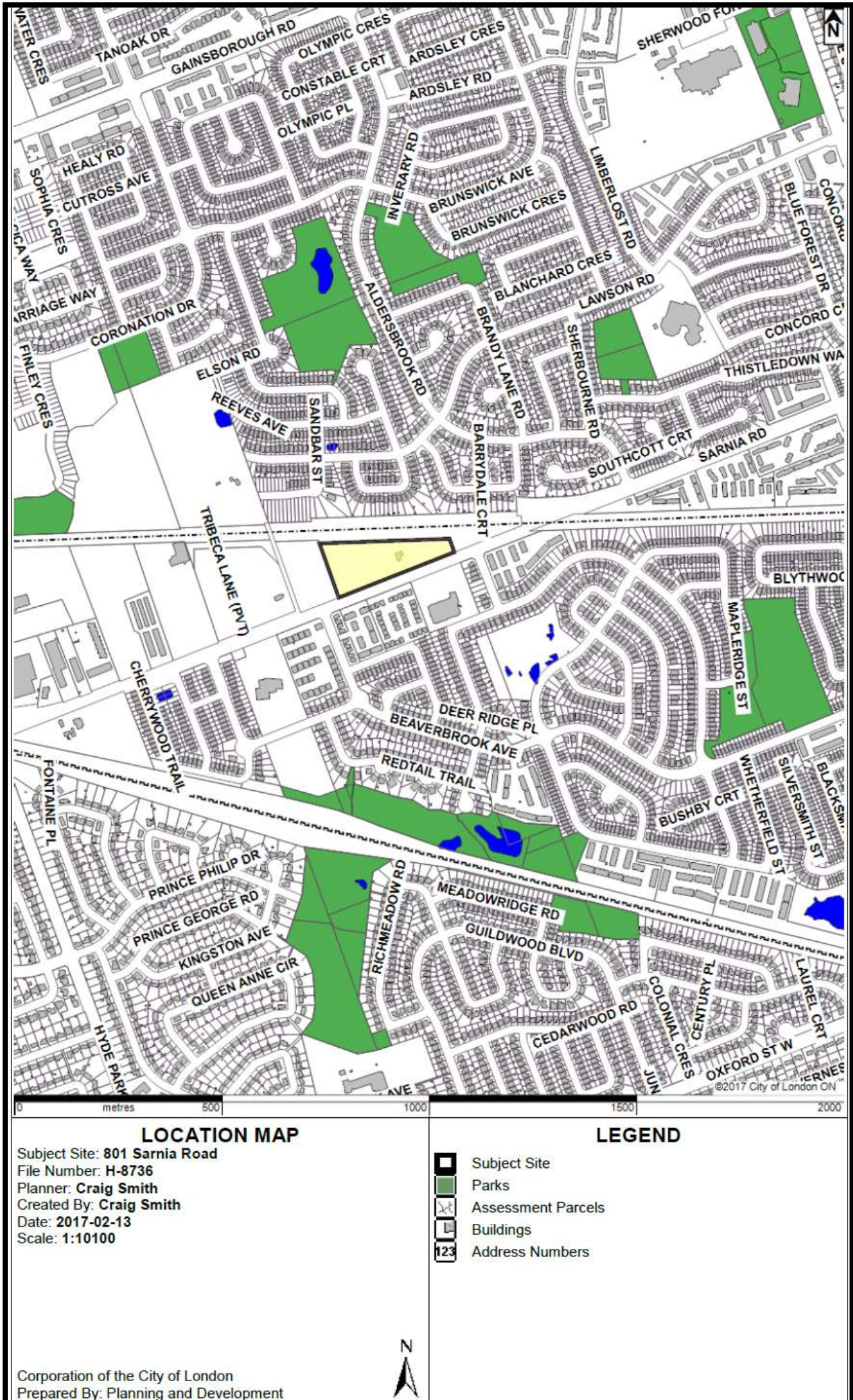
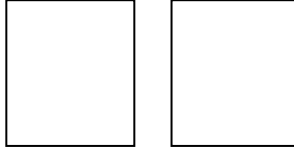
December 12, 2016- Staff Report PEC for Vacant Land Condominium, Zoning By-law Amendment and Site Plan Approval applications (39CD-15516/Z-8549/SPC15-036).

PURPOSE AND EFFECT OF RECOMMENDED ACTION

To remove the h, h-34 and h-65 holding provisions from 801 Sarnia Road for the consideration of building permits to build 57 townhouse units in the form of a vacant land condominium and a 5 storey apartment building.

RATIONALE

1. The removal of the holding provisions will allow for development in conformity with the Z-1 Zoning By-law.
2. Through the Site Plan Approval process (SPA15-036) all issues have been resolved and these holding provisions are no longer required.



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H-8736/C. Smith

Date Application Accepted: February 10, 2017	Owner: Western Prestige Village.
REQUESTED ACTION: The purpose and effect of this zoning change is to remove the holding symbols to permit the development of 57 townhouse units in the form of a vacant land condominium and a 5 storey apartment building.	

PUBLIC LIAISON:	Notice of Application was published in the <i>Public Notices and Bidding Opportunities</i> section of <i>The Londoner</i> on February 23, 2017.
Nature of Liaison: City Council intends to consider removing the “h.*h-34 and h-65” holding provisions from the lands which requires that all services are provided, noise mitigation measures are provided, encourage street-oriented development and discourage noise attenuation walls along arterial roads, urban design concepts are implemented and 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 March 27, 2017.	
Responses: None	

ANALYSIS

Why is it Appropriate to remove these Holding Provisions

Site Plan Approval (SPA15-036) and the execution of a development agreement to construct 57 townhouse units in the form of a vacant land condominium and a 5 storey apartment building is imminent. The applicant has provided the required security to 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-34 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 has reviewed the proposed plans and elevations are satisfied that the plans 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-8736/C. Smith

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 January 19, 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. The measures will be included in the development agreement and incorporated within the approved drawings. It is appropriate to remove this holding provision at this time.

Proposed Sarnia Road Elevations

Front and Rear Elevations Townhome Block along Sarnia Road

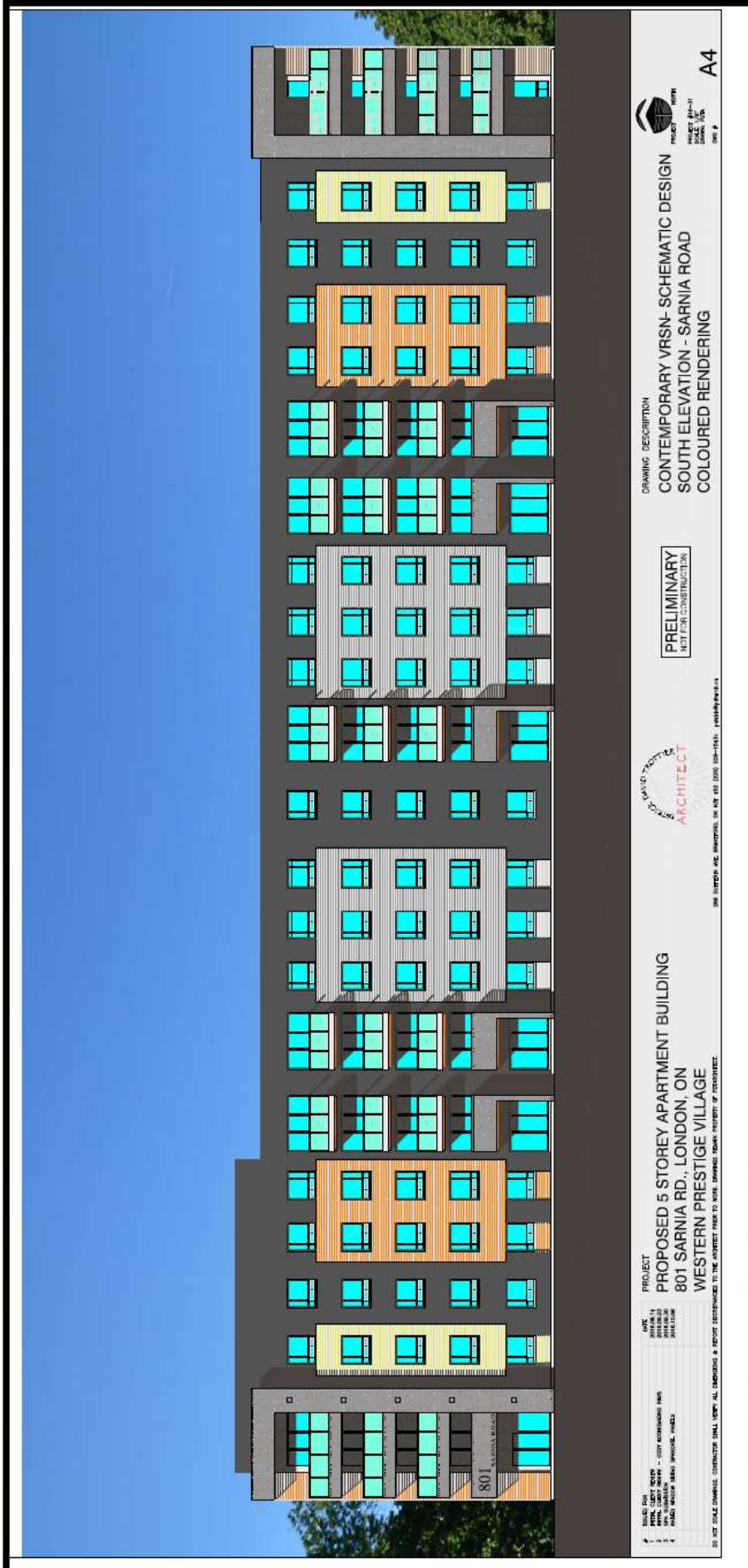


Agenda Item # Page #

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H-8736/C. Smith

Front Elevation of Apartment- Sarnia Road





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Rear, East and West Elevations

OVERALL WEST ELEVATION

OVERALL EAST ELEVATION

OVERALL NORTH ELEVATION

DATE: 2024.03.13
 1. PRELIMINARY CONSTRUCTION
 2. PRELIMINARY CONSTRUCTION
 3. PRELIMINARY CONSTRUCTION

PROJECT: PROPOSED 5 STOREY APARTMENT BUILDING
 801 SARNIA RD., LONDON, ON
 WESTERN PRESTIGE VILLAGE

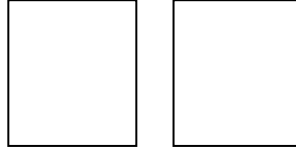
DRAWING DESCRIPTION:
 CONTEMPORARY VRSN- SCHEMATIC DESIGN
 NORTH, WEST, EAST ELEVATIONS
 COLOURED RENDERING

PRELIMINARY
 NOT FOR CONSTRUCTION

ARCHITECT: WESTERN PRESTIGE ARCHITECT
 200 HURON ST. SUITE 200, LONDON, ON N6A 1R4

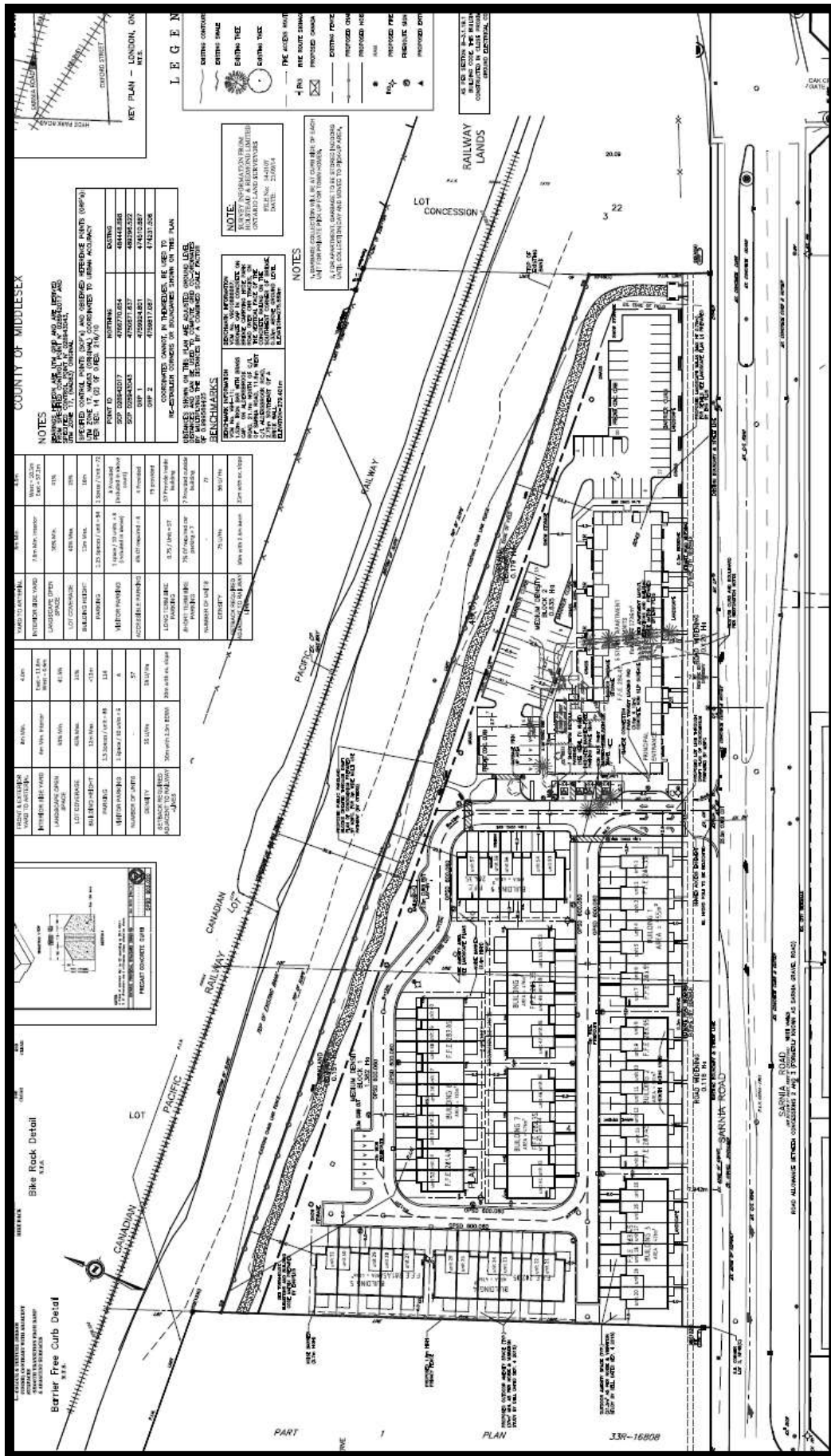
A4.3

DO NOT SCALE DRAWING. CONTRACTOR SHALL VERIFY ALL DIMENSIONS & NOTATION ACCORDANCE TO THE PROJECT DRAW TO SCALE. DRAWING SHALL BE PROPERTY OF ARCHITECT.



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Proposed Site Plan



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CONCLUSION

It is appropriate to remove the h. h-34 and h-65 holding provisions from the Residential R6 Special Provision (R6-5 (52)) Zone and a Residential R8* Bonus (R8-4*B-40) Zone at this time. Removal of the holding provision will allow for the consideration of building permits to permit the construction of 57 townhouse units in the form of a vacant land condominium and a 5 storey apartment building.

PREPARED AND RECOMMENDED BY:	REVIEWED BY:
C. SMITH SENIOR PLANNER, DEVELOPMENT SERVICES	ALLISTER MACLEAN MANAGER, DEVELOPMENT PLANNING
REVIEWED 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/

Agenda Item # Page #

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H-8736/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 801 Sarnia Road

WHEREAS Western Prestige Village has applied to remove the holding provisions from the zoning for the land located at 801 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:

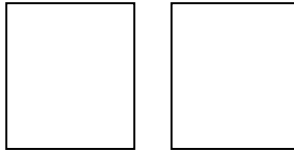
1. Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to the lands located at 801 Sarnia Road, as shown on the attached map to remove the holding provisions so that the zoning of the lands a Residential R6 Special Provision (R6-5 (52)) Zone and a Residential R8* Bonus (R8-4*B-40) Zone comes into effect.
2. This By-law shall come into force and effect on the date of passage.

PASSED in Open Council on May 2, 2017.

Matt Brown
Mayor

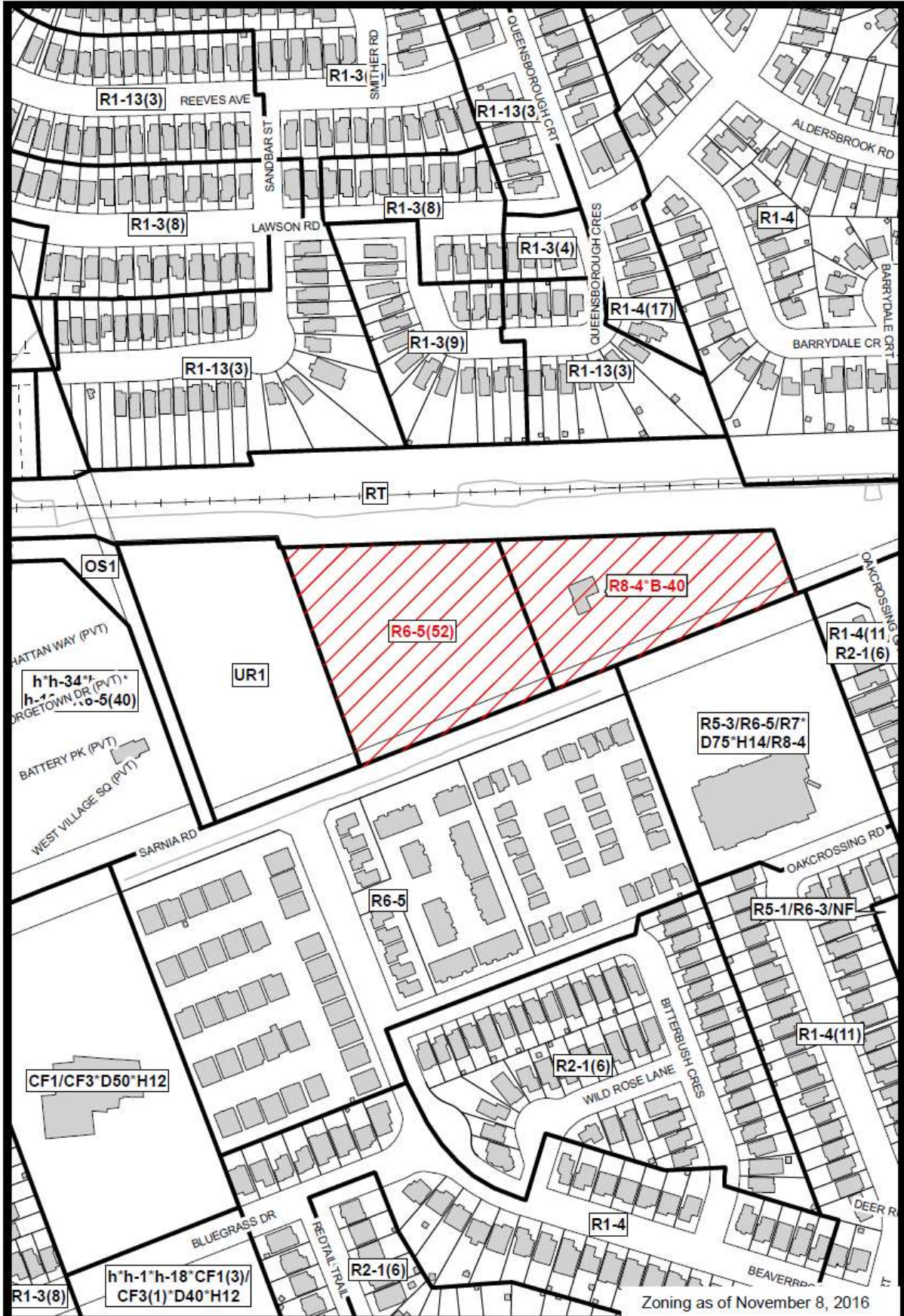
Catharine Saunders
City Clerk

First Reading – May 2, 2017
Second Reading – May 2, 2017
Third Reading – May 2, 2017



H-8736/C. Smith

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



File Number:H-8736

Planner: CS

Date Prepared: April 4, 2017

Technician: JS

By-Law No: Z-1-

SUBJECT SITE



1:3,000

