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H-8439/C. Smith

FROM:	G. KOTSIFAS, P.ENG. MANAGING DIRECTOR, DEVELOPMENT & COMPLIANCE SERVICES & CHIEF BUILDING OFFICIAL
SUBJECT:	APPLICATION BY: 1904812 ONTARIO LIMITED. 200 VILLAGEWALK BOULEVARD MEETING ON MAY 8, 2017
RECOMMENDATION	

That, on the recommendation of the Manager of Development Services and Planning Liaison, Development Services, based on the application of Old Oak Properties Limited relating to the property located at 200 Villagewalk Boulevard, the attached proposed by-law **BE INTRODUCED** at the Municipal Council meeting on May 16, 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/ Residential R7 Special Provision/ Office Special Provision (h-5*h-53*h-99*h-100*R6-5 (26)/R7 (10)/OF (1)) Zone **TO** a Residential R6 Special Provision/ Residential R7 Special Provision/ Office Special Provision (R6-5 (26)/R7 (10)/OF (1)) Zone to remove the holding “h-5”, “h-53”, “h-99” and “h-100” holding provisions.

PREVIOUS REPORTS PERTINENT TO THIS MATTER
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June, 2008- Council approved Zoning By-law Amendments including Holding Provisions for the lands located on the northwest corner of Richmond Street and Sunningdale Road West.

September, 2011- Subdivision Plan 33M-633 registered

September 19, 2016- Site Plan Public Participation meeting held before the Planning and Environment Committee

PURPOSE AND EFFECT OF RECOMMENDED ACTION

To remove the holding h-5, h-53, h-99 and h-100 provisions from 200 Villagewalk Boulevard for the consideration of building permits to construct an 890 square metre four (4) storey Office building.

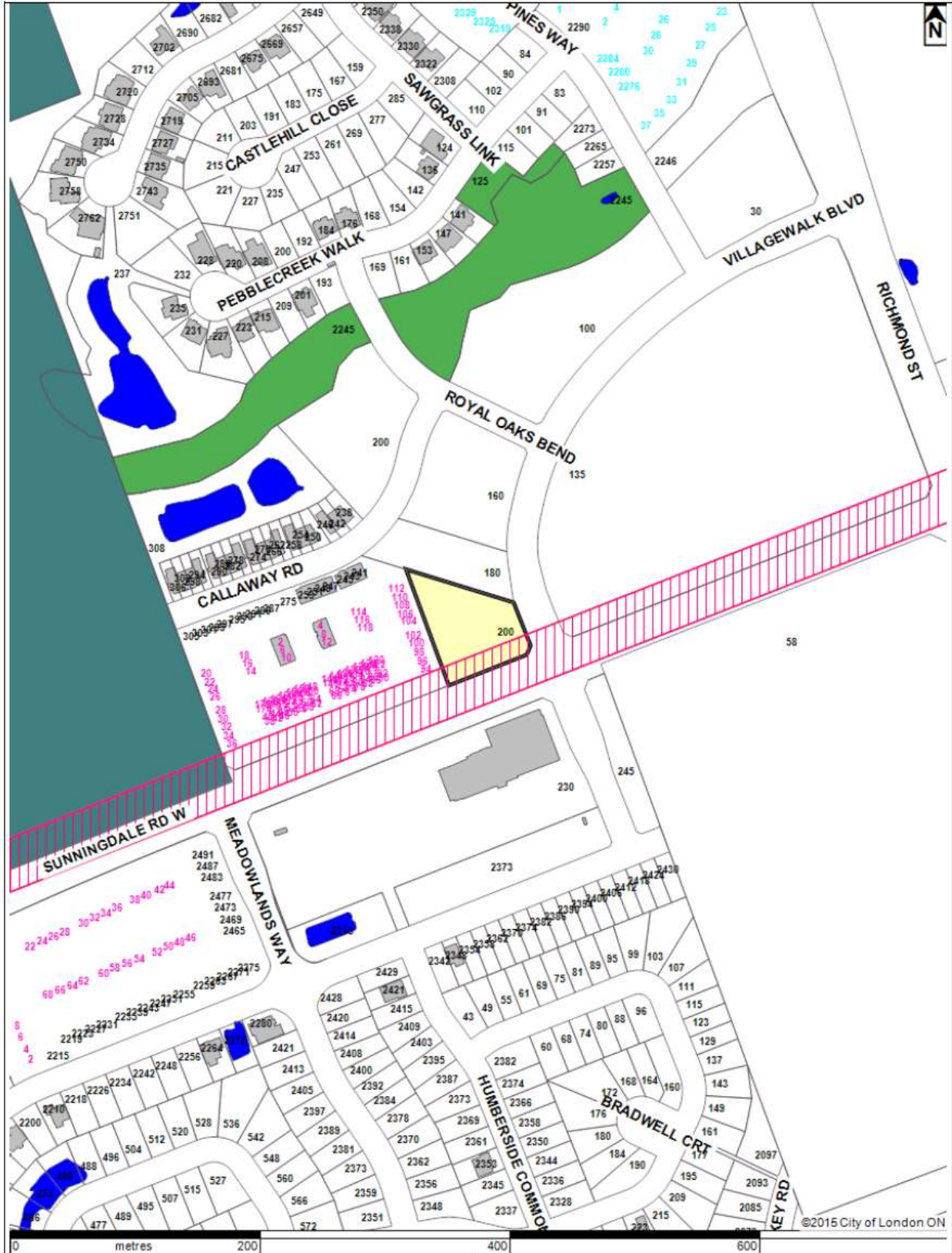
BACKGROUND

In December 2004, a complete application for subdivision approval was submitted to the City of London. In June 2008 the Official Plan and Zoning By-law Z.-1 was amended and the Draft Plan of Subdivision was approved. In September 2011, Subdivision Plan 33M-633 was registered.

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 a public participation meeting was held on September 19, 2016 and no issues were raised by the public.
3. The site has two access points (Richmond Street and Villagewalk Boulevard and Sunningdale Road West and Villagewalk Boulevard) and water looping has been provided.

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LOCATION MAP

Subject Site: 200 Villagewalk Blvd
 Applicant: 1904812 Ontario Limited
 File Number: H-8439
 Planner: Craig Smith
 Created By: Jeffrey Shaughnessy
 Date: 2015-03-23
 Scale: 1:3700

LEGEND

- Subject Site
- Parks
- Assessment Parcels
- Buildings
- 123 Address Numbers

Corporation of the City of London
 Prepared By: Planning and Development



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Date Application Accepted: November 27, 2014	Owner: 1904812 Ontario Limited
REQUESTED ACTION: Removal of the holding provisions h-5, h-53, h-99 and h-100 so that the zoning of the lands as a Residential R6 Special Provision/ Residential R7 Special Provision/ Office Special Provision (h-100*R6-5 (26)/R7 (10)/ OF (1)) Zone comes into effect.	

PUBLIC LIAISON:	Notice of Application was published in the <i>Public Notices and Bidding Opportunities</i> section of <i>The Londoner</i> on December 11, 2014.
Nature of Liaison: City Council intends to consider removing the h-5, h-53, h-99 and h-100 holding provisions from the lands that ensure that a public site plan meeting will be held, encourage street-oriented development and discourage noise attenuation walls along arterial roads, that new development is designed and approved consistent with the policies of the Sunningdale North Area Plan and the "Upper Richmond Village-Urban Design Guidelines development and that there is adequate water service and appropriate access 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 27, 2015	
Responses: None	

ANALYSIS

Why is it Appropriate to remove this Holding Provision?

The applicant has received Site Plan Approval (SP14-039271) to construct an 890 square metre four (4) storey office building. The applicant has entered into a development agreement with the City.

h-5 Holding Provision

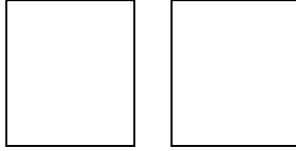
Purpose: To ensure that development takes a form compatible with adjacent land uses, agreements shall be entered into following public site plan review specifying the issues allowed for under Section 41 of the Planning Act, R.S.O. 1990, c. P.13, prior to the removal of the "h-5" symbol.

A public participation meeting was held on September 19, 2016 at the City of London Planning and Environment Committee. No members of the public attended and no issues were identified.

h-53 Holding Provision

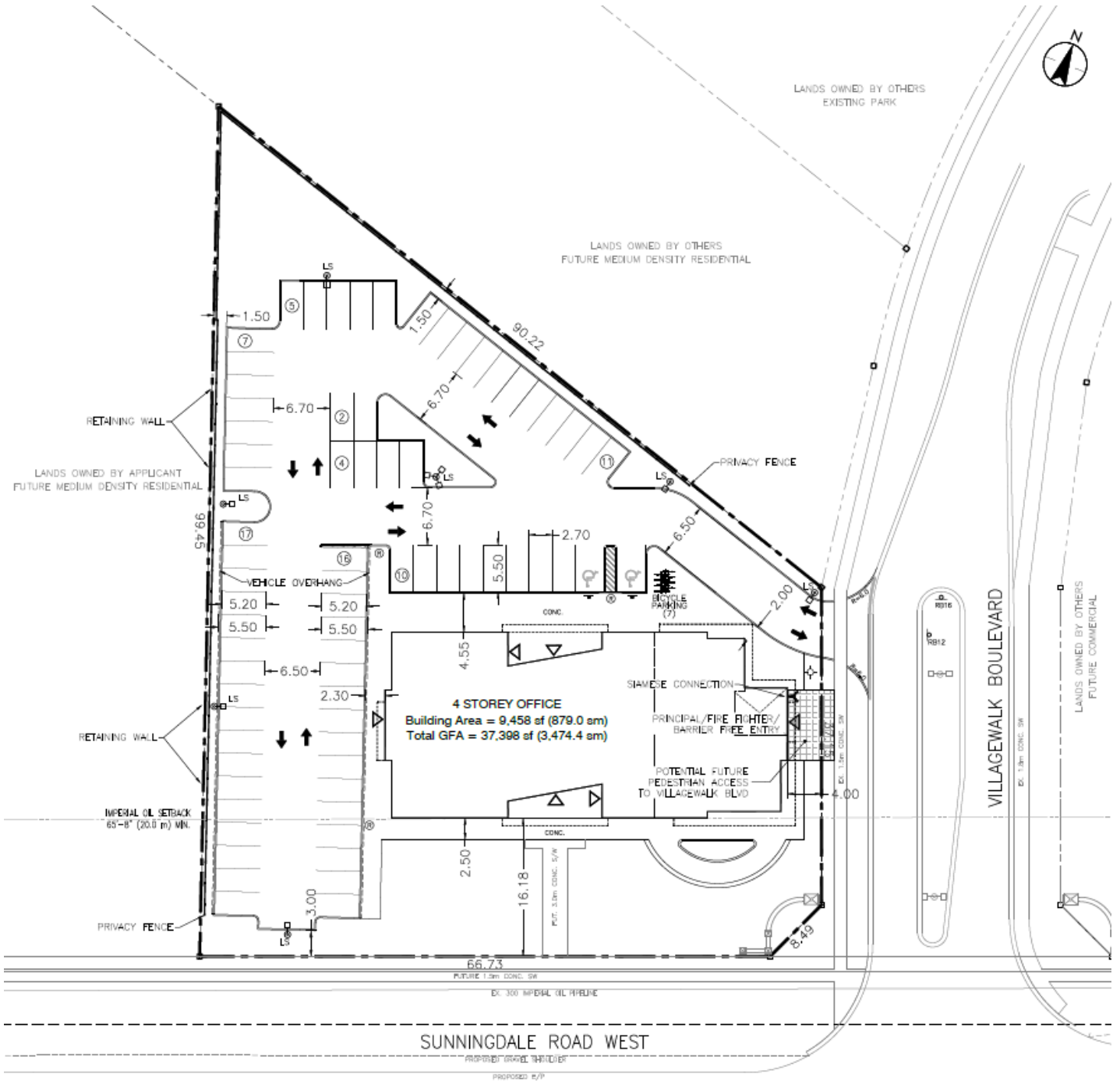
"To encourage street-oriented development and discourage noise attenuation walls along arterial roads, a development agreement shall be entered into to ensure that new development is designed and approved, consistent with the Community Plan, to the satisfaction of the City of London, prior to the removal of the "h-53" symbol."

The proposed development does not require a noise wall adjacent to Sunningdale Road. The site plan and executed development ensures that the design is consistent with the Urban Design Guidelines for Upper Richmond Village in Sunningdale North.



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Current Site Plan



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Original Building Render



NEW OFFICE BUILDING
200 VILLAGE WALK BLVD.
OCTOBER 17, 2014.



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h-99 Holding Provision

Purpose: To ensure that new development is designed and approved consistent with the policies of the Sunningdale North Area Plan and the Upper Richmond Village-Urban Design Guidelines, to the satisfaction City of London, prior to removal of the h-99 symbol.

The elevations were reviewed and approved by the Community Planning and Urban Design Section. The plans and elevations comply with Sunningdale North Area Plan and the Upper Richmond Village-Urban Design Guidelines.

h-100 Holding Provision

“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 has access to Villagewalk Boulevard which has connection to both Richmond Street and Sunningdale Road West and a looped water main system had been constructed to service this site.

CONCLUSION

Through the Site Plan Approval process a public participation meeting was held and the issues of noise and site design, access and water looping have been addressed. As a result, it is appropriate at this time to remove the holding provisions “h-5” “h-53” “h-99” and “h-100” from these lands.

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

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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 200 Villagewalk Boulevard.

WHEREAS 1904812 Ontario Limited has applied to remove the holding provisions from the zoning for the land located at 200 Villagewalk Boulevard, 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 200 Villagewalk Boulevard, as shown on the attached map to remove the holding provisions so that the zoning of the lands as a Residential R6 Special Provision/ Residential R7 Special Provision/ Office Special Provision (R6-5 (26)/R7 (10)/ OF (1)) 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 16, 2017.

Matt Brown
Mayor

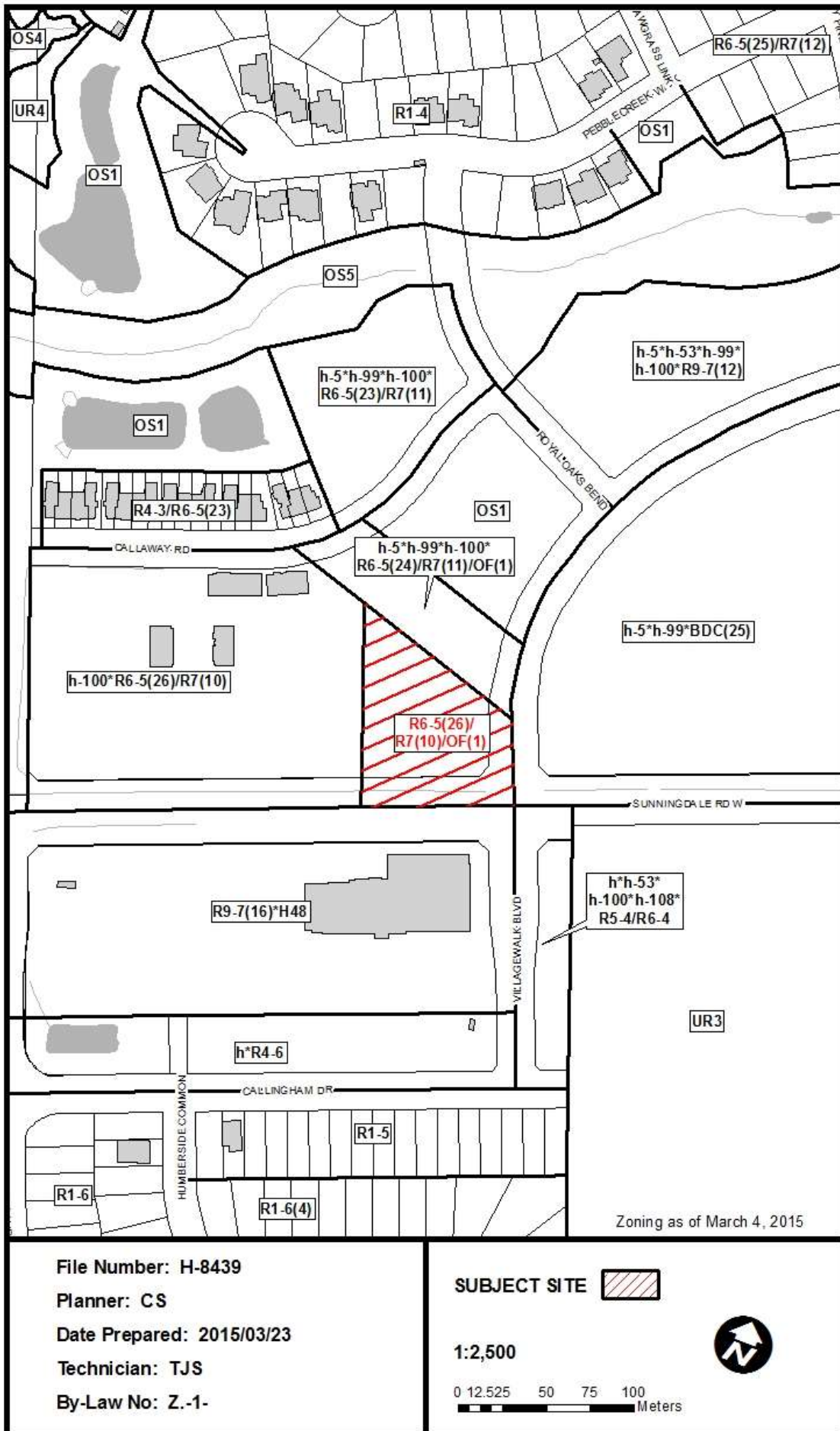
Catharine Saunders
City Clerk

First Reading – May 16, 2017
Second Reading – May 16, 2017
Third Reading – May 16, 2017


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



File Number: H-8439
 Planner: CS
 Date Prepared: 2015/03/23
 Technician: TJS
 By-Law No: Z.-1-

SUBJECT SITE 
 1:2,500
 0 12.525 50 75 100 Meters

