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H-8781
Nancy Pasato

FROM:	G. KOTSIFAS, P.ENG. MANAGING DIRECTOR, DEVELOPMENT & COMPLIANCE SERVICES & CHIEF BUILDING OFFICIAL
SUBJECT:	APPLICATION BY: SPEYSIDE EAST CORPORATION 3105 BOSTWICK ROAD (TALBOT VILLAGE PHASE 5 – 39T-14506) MEETING ON JUNE 15, 2017

RECOMMENDATION

That, on the recommendation of the Senior Planner, Development Services, based on the application of Speyside East Corporation relating to the property located at 3105 Bostwick Road (Talbot Village Phase 5 – 39T-14506):

- a) the attached proposed by-law **BE INTRODUCED** at the Municipal Council meeting on June 26, 2017 to amend Zoning By-law No. Z.-1 in conformity with the Official Plan to change the zoning **FROM** a Holding Residential R2 Special Provision (h*h-100*R2-4(2)) Zone **TO** a Holding Residential R2 Special Provision (h-100*R2-4(2)) Zone to remove the “h” holding provision; and
- b) the application to remove the “h-100” holding provision from the lands **BE DEFERRED** until such time as a second public access and water looping is provided.

PURPOSE AND EFFECT OF RECOMMENDED ACTION

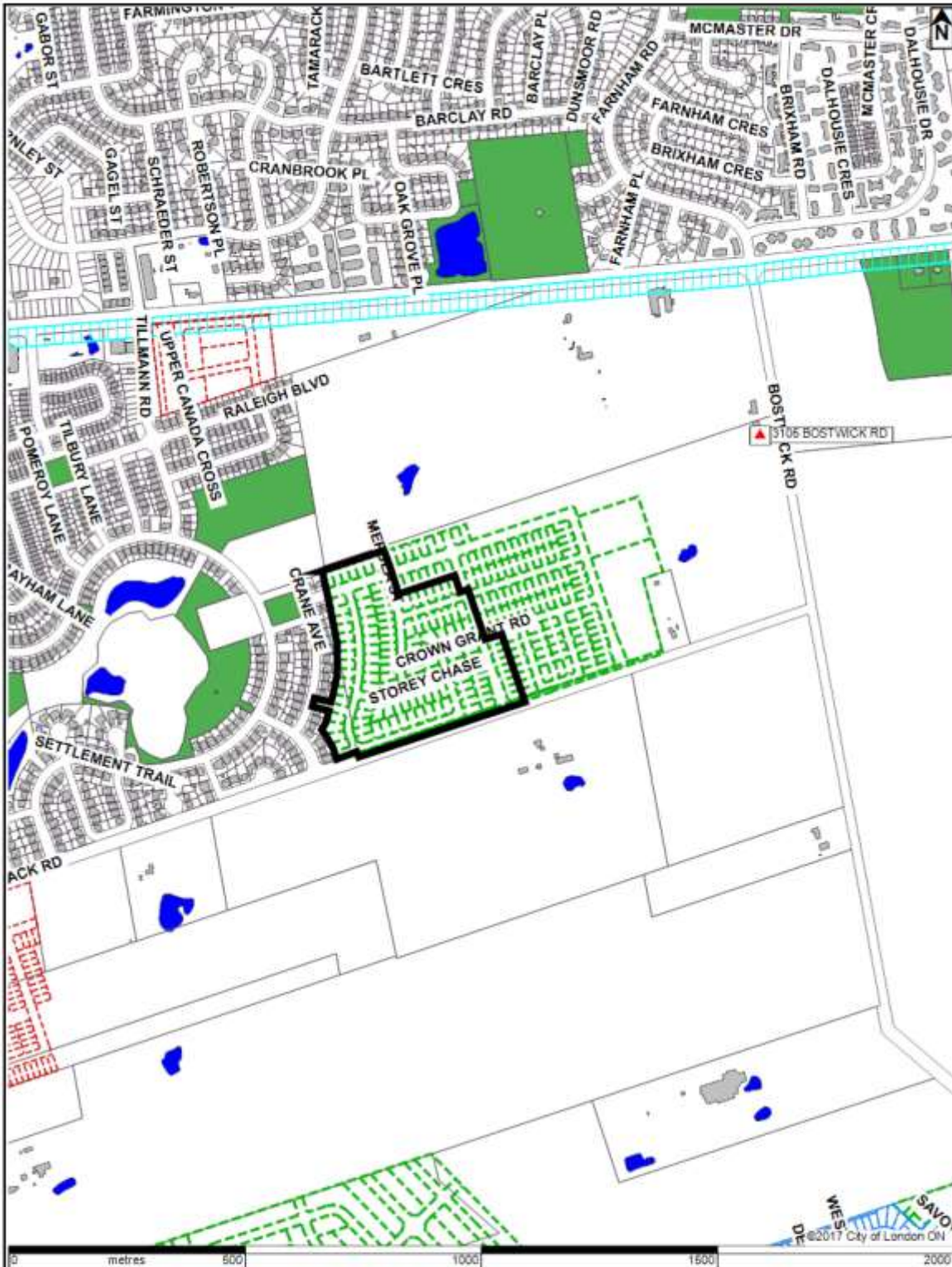
The purpose and effect of this zoning change is to remove the “h” holding symbol to permit the development of single detached dwelling lots.

RATIONALE

1. The removal of the holding provision will allow for development in conformity with the Zoning By-law Z.-1.
2. Through the subdivision approval process the required security has been submitted to the City of London, the execution of the subdivision agreement is imminent and the h holding provision is no longer required.
3. The proposed phase does have a second access proposed and will be able to provide the required access and water looping once it is constructed. Removal of the h-100 holding provision will occur in the future once the City Engineer is satisfied the works are completed.

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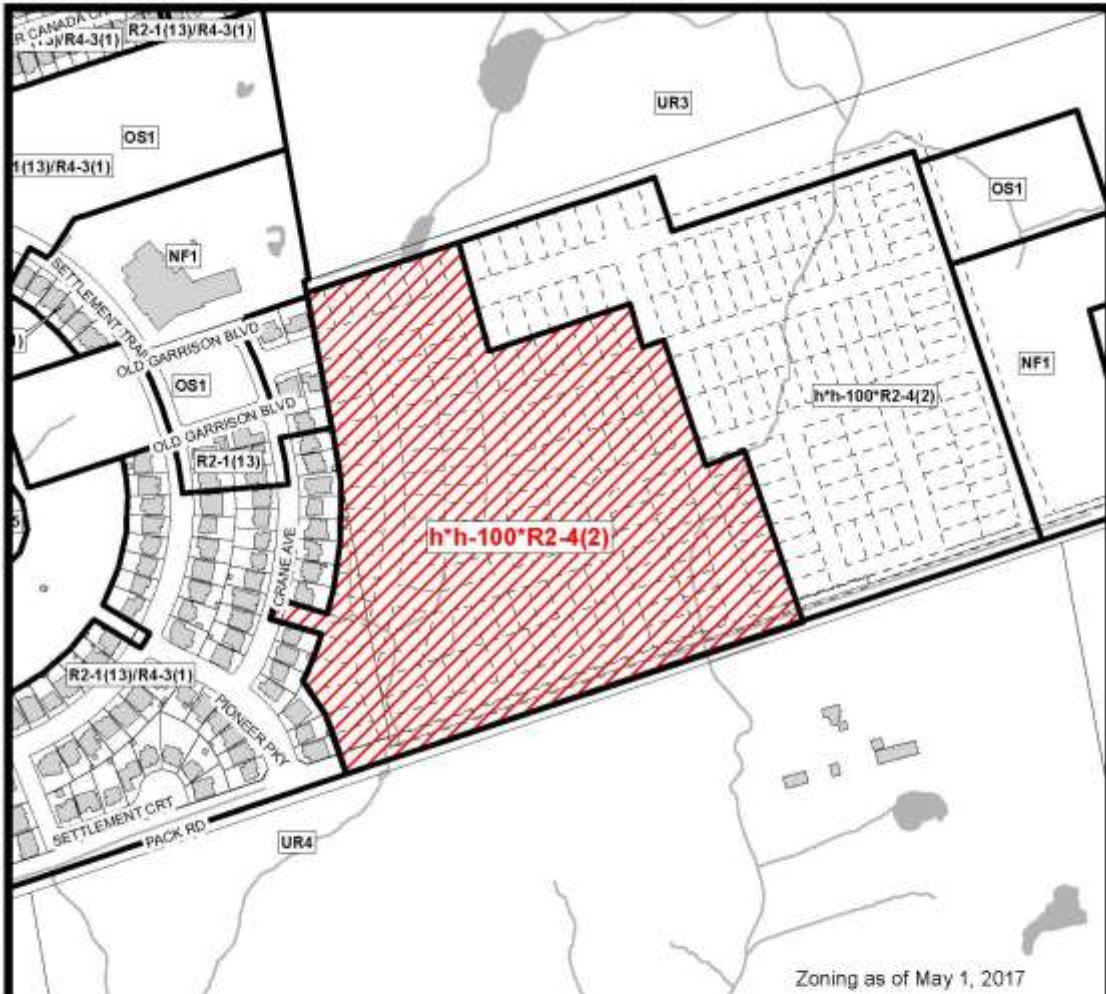
H-8781
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<p style="text-align: center;">LOCATION MAP</p> <p>Subject Site: portion of 3105 Bostwick Road – Talbot Village Phase 5 Applicant: Speyside East Construction File Number: H-8781 Planner: Nancy Pasato Created By: Nancy Pasato Date: 2017-05-23 Scale: 1:10100</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;">■</td> <td>Address Numbers</td> </tr> </table>	■	Subject Site	■	Parks	---	Assessment Parcels	■	Buildings	■	Address Numbers
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■	Address Numbers										
<p>Corporation of the City of London Prepared By: Planning and Development</p>											

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H-8781
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COUNCIL APPROVED ZONING FOR THE SUBJECT SITE: h*h-100*R2-4(2)

1) **LEGEND FOR ZONING BY-LAW Z-1**

- | | |
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| <ul style="list-style-type: none"> 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 | <ul style="list-style-type: none"> 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
 "N" - HOLDING SYMBOL "D" - DENSITY SYMBOL "H" - HEIGHT SYMBOL "B" - BONUS SYMBOL "T" - TEMPORARY USE SYMBOL |
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CITY OF LONDON
PLANNING, ENVIRONMENTAL AND ENGINEERING SERVICES

**ZONING
BY-LAW NO. Z.-1
SCHEDULE A**



FILE NO:
H-8781 NP

MAP PREPARED:
2017/06/01 WR

1:5,000
0 25 50 100 150 200
Meters

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

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H-8781
Nancy Pasato

BACKGROUND

Date Application Accepted: May 23, 2017	Owner: Speyside East Corporation/Topping Family Farm Inc.
REQUESTED ACTION: Removal of the “h” and “h-100” holding provisions from the zoning for Phase 5 of the Talbot Village Subdivision.	

PUBLIC LIAISON:	Notice of the application was published in the Londoner on June 1, 2017
Nature of Liaison: City Council intends to consider removing the “h” and “h-100” holding provisions from the subject lands. The purpose of the “h” provision is 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 and/or a subdivision agreement has been entered into for the subject lands. The “h-100” symbol is intended 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. Interim uses may be permitted up to 80 units maximum. Council will consider removing the holding provision as it applies to these lands no earlier than June 15, 2017.	
Responses: None	

ANALYSIS

Why is it Appropriate to remove this Holding Provision?

The “h” holding provision states that:

“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.”

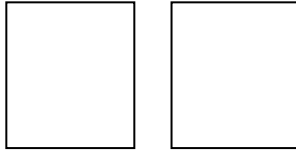
The special provisions have been endorsed by Council. The owner has provided the necessary security and the subdivision agreement is finalized for execution by the owner and the City. This satisfies the requirement for removal of the “h” holding provision.

h-100 Holding Provision

The “h-100” holding provision states that:

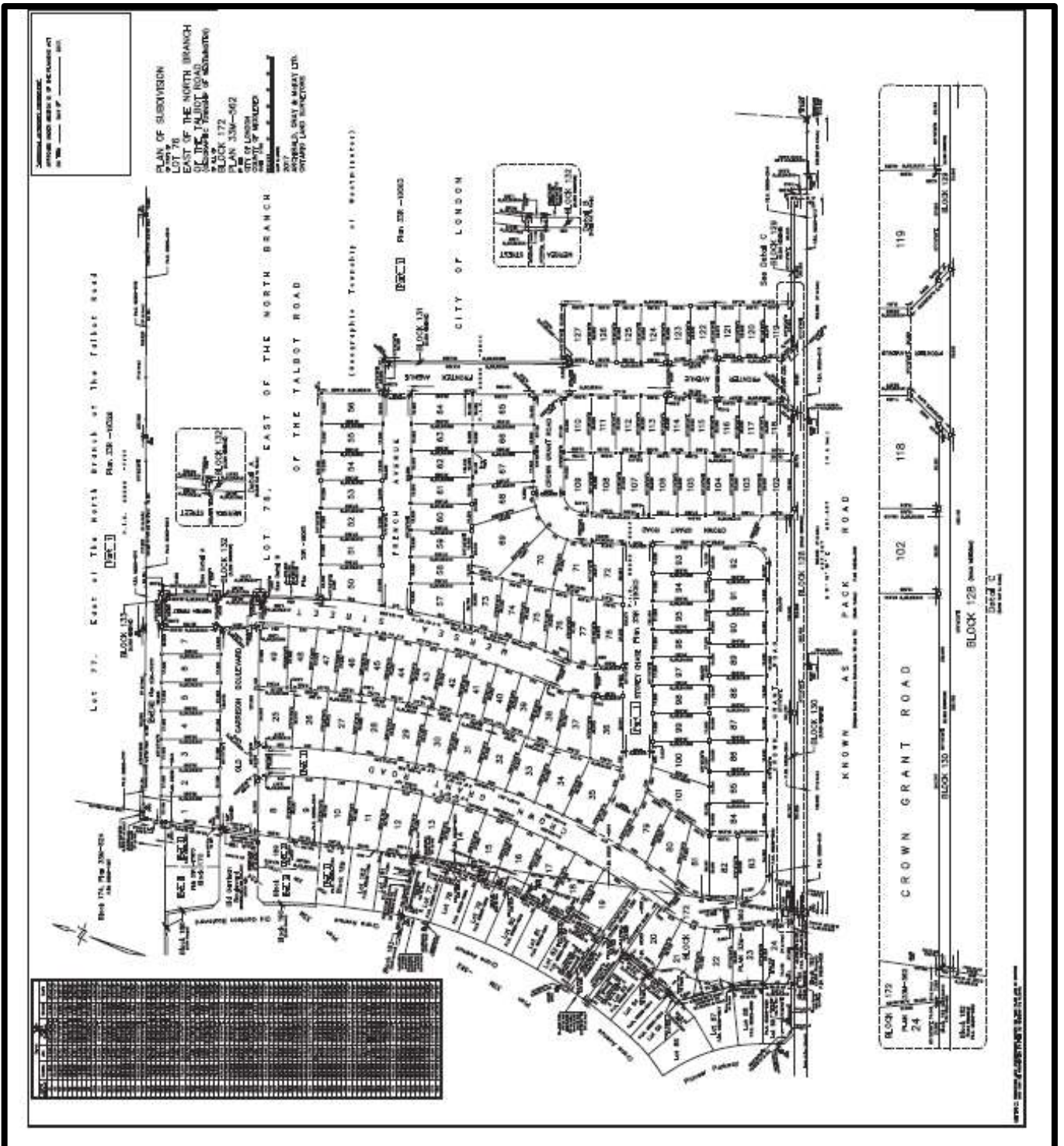
“To ensure there is adequate water services and appropriate access, no more than 80 units may be developed until a looped watermain system is constructed and there is a second public access available to the satisfaction of the City Engineer, prior to the removal of the h-100 symbol.”

The h-100 holding provision requires that a looped watermain system be constructed and a second public access is available for these lands. A looped watermain has not been constructed



H-8781
Nancy Pasato

and a second public access is not available at this time. However, through the accepted engineering drawings, a second access and looped watermain will be provided to this subdivision. The first phase of subdivision is for 129 lots and building permits can be issued to a maximum of 80 units without the need for removal of the h-100. As a result, the removal of h-100 holding provision will be deferred at this time and will be considered once the applicant has constructed the second access and water looping is provided, to the satisfaction of the City Engineer.



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H-8781
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CONCLUSION

It is appropriate to remove the “h” holding provision from the subject lands at this time as the required security has been submitted to the City of London and execution of the subdivision agreement is imminent. The removal of the “h-100” holding provision will be dealt with at a future PEC meeting once the second access and water looping has been constructed.

PREPARED AND RECOMMENDED BY:	REVIEWED BY:
NANCY PASATO, MCIP, RPP SENIOR PLANNER, DEVELOPMENT SERVICES	ALLISTER MACLEAN, MCIP, RPP MANAGER, DEVELOPMENT PLANNING
RECOMMENDED BY:	SUBMITTED BY:
TERRY GRAWLEY, MCIP, RPP MANAGER, DEVELOPMENT SERVICES & PLANNING LIAISON	G. KOTSIFAS, P.ENG MANAGING DIRECTOR, DEVELOPMENT & COMPLIANCE SERVICES & CHIEF BUILDING OFFICIAL

June 5, 2017
NP/

"Attach."

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Agenda Item # Page #

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H-8781
Nancy Pasato

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 3105 Bostwick Road (Talbot Village Phase 5 – 39T-14506).

WHEREAS Speyside East Corporation have applied to remove the holding provisions from the zoning for the lands located at 3105 Bostwick Road (Talbot Village Phase 5 – 39T-14506), 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 3105 Bostwick Road (Talbot Village Phase 5 – 39T-14506), as shown on the attached map, to remove the holding provision so that the zoning of the lands as a Holding Residential R2 Special Provision (h-100*R2-4(2)) Zone comes into effect.
2. This By-law shall come into force and effect on the date of passage.

PASSED in Open Council on June 26, 2017.

Matt Brown
Mayor

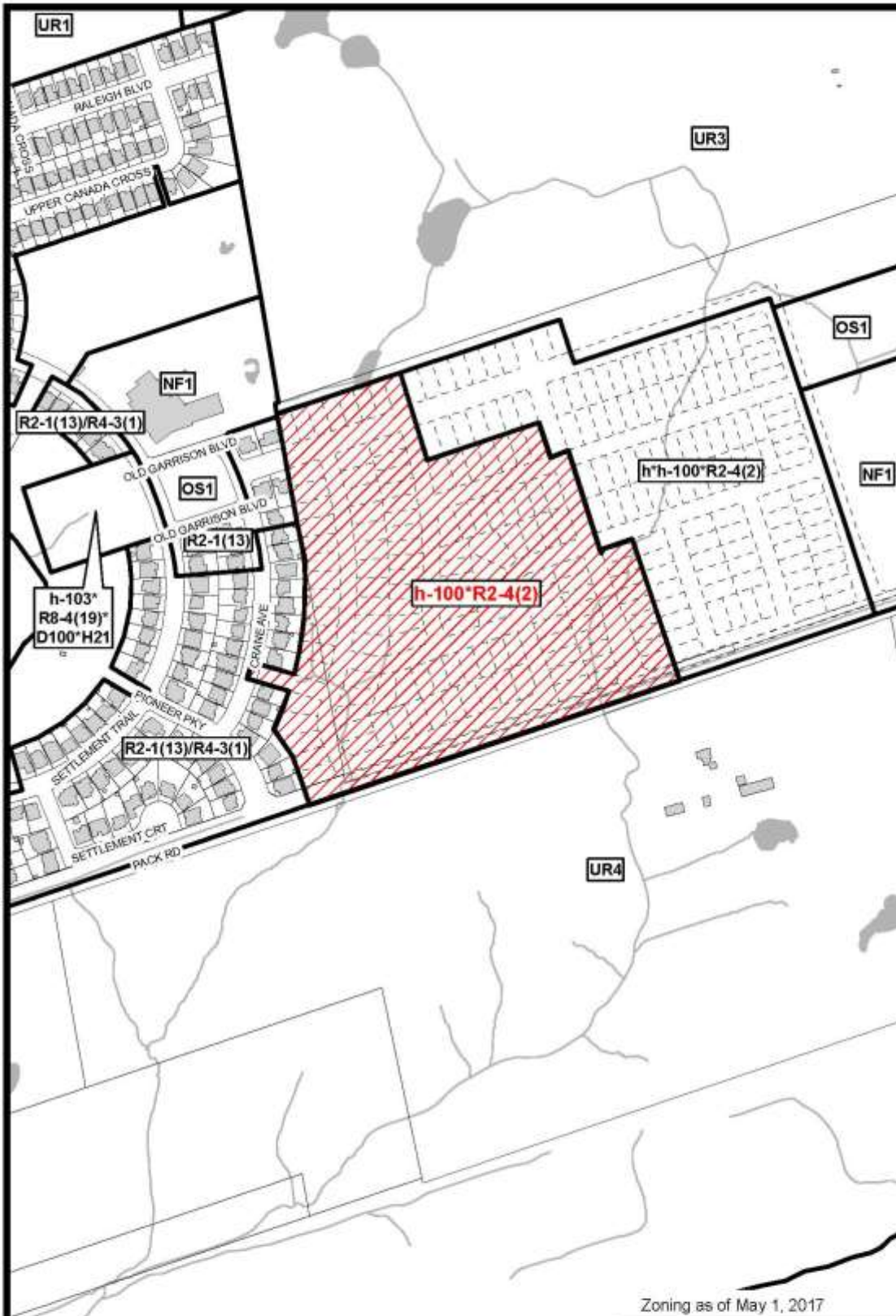
Catharine Saunders
City Clerk



First Reading - June 26, 2017
Second Reading – June 26, 2017
Third Reading - June 26, 2017

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H-8781
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AMENDMENT TO SCHEDULE "A" (BY-LAW NO. Z-1)



<p>File Number: H-8781 Planner: NP Date Prepared: 2017/06/01 Technician: WR By-Law No: Z-1-</p>	<p>SUBJECT SITE </p> <p>1:5,000</p> <p>0 25 50 100 150 200 Meters</p> 
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