

--	--

H-8811/C. Smith

FROM:	G. KOTSIFAS, P.ENG. MANAGING DIRECTOR, DEVELOPMENT & COMPLIANCE SERVICES AND CHIEF BUILDING OFFICIAL
SUBJECT:	APPLICATION BY: LANDEA DEVELOPMENT INC. PORTION OF 995 FANSHAWE PARK ROAD WEST MEETING ON SEPTEMBER 11, 2017

RECOMMENDATION

That, on the recommendation of the Senior Planner, Development Planning, based on the application of Landea Development Inc. relating to the property located on a portion of 995 Fanshawe Park Road West the attached proposed by-law **BE INTRODUCED** at the Municipal Council meeting on September 19, 2017 to amend Zoning By-law No. Z.-1 in conformity with the Official Plan to change the zoning of a portion of 995 Fanshawe Park Road West **FROM** a Holding Residential R1 Special Provision (h*h-100*R1-3 (8)) Zone, a Holding Residential R1 (h*h*100* R1-4) Zone, a Holding Residential R1 (h*h-100*R1-13) Zone and a Holding Residential R5 Special Provision/Residential R6 Special Provision/Residential R7 (h*h-71*h-95*h-100*h-108*R5-3 (16)/R6-5 (28)/R7*H15*D75) Zone **TO** a Residential R1 Special Provision (R1-3 (8)) Zone, a Residential R1 (R1-4) Zone, a Residential R1 (R1-13) Zone and a Holding Residential R5 Special Provision/Residential R6 Special Provision/Residential R7 (h-71*h-95*h-108*R5-3 (16)/R6-5 (28)/R7*H15*D75) Zone to remove the holding h and h-100 provisions.

PURPOSE AND EFFECT OF RECOMMENDED ACTION

The purpose and effect of this zoning change is to remove the holding symbols to permit the development of 111 single detached lots and one multi-family residential block.

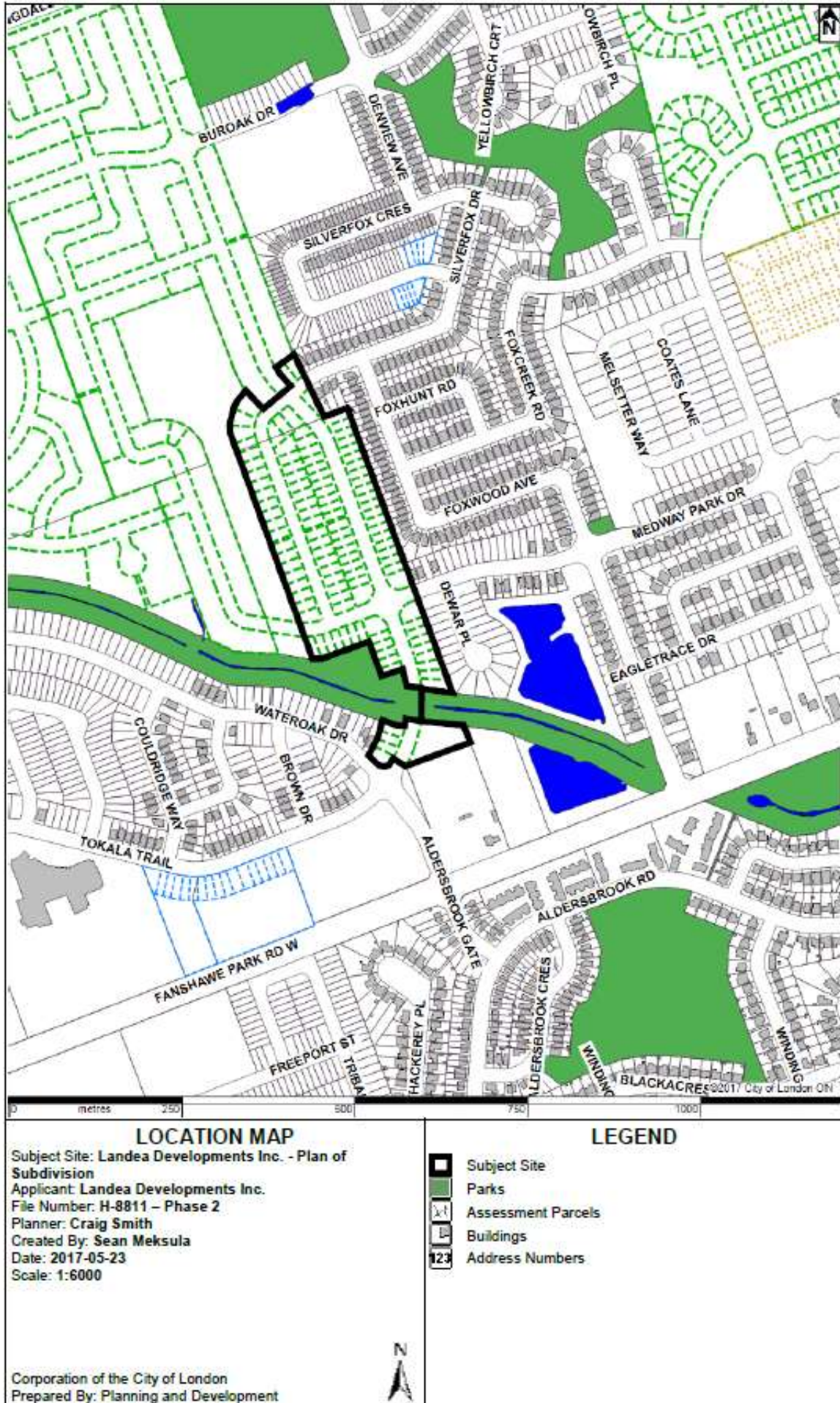
RATIONALE

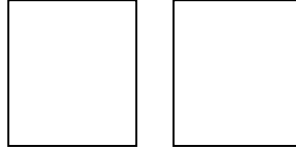
1. The removal of the holding provisions will allow for development in conformity with the Zoning By-law Z.-1.
2. Through the subdivision approval process the required security has been submitted to the City of London, all issues have been resolved and these holding provisions are no longer required.
3. The proposed 111 single detached lots and one multi-family residential block subdivision will have access from the extension of Tokala Trail, Medway Park Drive and Silverfox Drive and the water system will be looped and connected to the existing water systems on these streets.
4. Holding provisions h-71, h-95, and h-108 are to remain on the multi-family block to ensure that the lands are developed in conjunction with the abutting properties, incorporate urban design concepts established through the subdivision process and to encourage street oriented development.

--	--

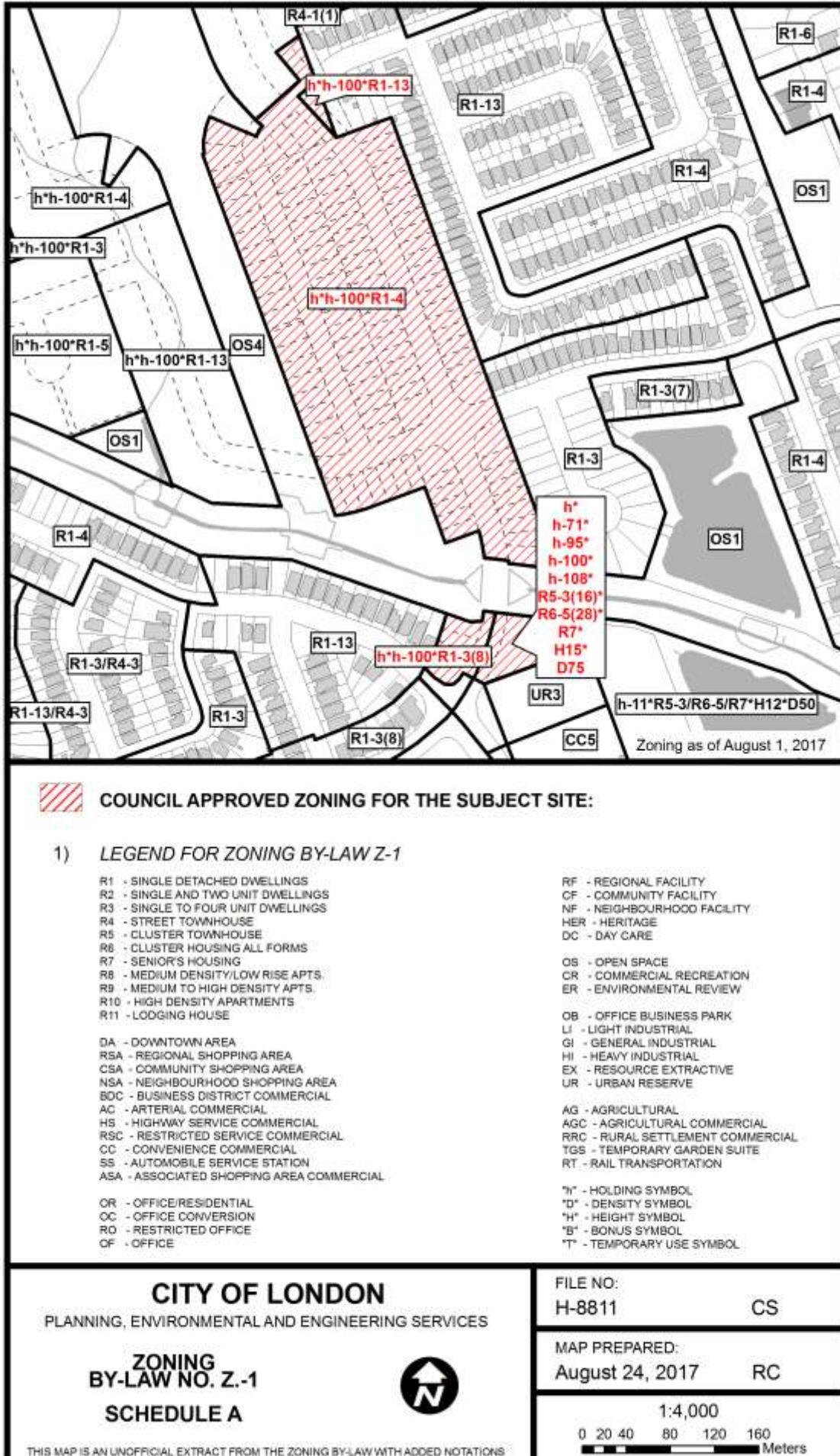
H-8811/C. Smith

Location Map





Existing Zones



--	--

H-8811/C. Smith

BACKGROUND

Date Application Accepted August 15, 2017	Owner: Landea Developments Inc.
REQUESTED ACTION: Removal of the h. holding provision from the low density residential zones.	

PUBLIC LIAISON:	Notice of the application was published in the Londoner on August 24, 2017
Nature of Liaison: City Council intends to consider removing the h and h-100 holding provisions from the lands that ensures for the orderly development of land and for the provision of adequate water service and appropriate access a development 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 September 11, 2017.	
Responses: None	

ANALYSIS

Why is it Appropriate to Remove the Holding Provisions?

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 applicant has submitted the required security to the City of London for the 1st Phase of the Foxwood Development (London) Inc. subdivision. The special provisions have been endorsed by Council and the subdivision agreement is being finalized for registration. 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.”

Public access will be provided from the extension of Tokala Trail, Medway Park Drive and Silverfox Drive and the water system will be looped and connected to the existing water systems on these streets. The looped watermain has been constructed and the public access is available to the satisfaction of the City Engineer. It is appropriate to remove this holding provision at this time.

--	--

H-8811/C. Smith

h-71, h-95 and h-108 Holding Provisions

The (h-71) holding provision states that:

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 (h-95) holding provision states that:

To ensure that the urban design concepts established through the Official Plan and/or Zoning amendment review process are implemented, a development agreement will be entered into which, to the satisfaction of the General Manager of Planning and Development, incorporates these concepts and addresses identified Urban design issues.

The (h-108) holding provision states that:

To ensure that this parcel is developed in conjunction with abutting lands, to the satisfaction City of London, prior to removal of the “h-108” symbol

The h-71, h-95, and h-108 holding provisions are to remain on the multi-family block to ensure that the lands are developed in conjunction with the abutting properties, incorporate urban design concepts established through the subdivision process and to encourage street oriented development. The removal of these holding provisions will be addressed through a future site plan approval process.

CONCLUSION

It is appropriate to remove the h. and the h-100 holding provisions 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 watermain has been constructed and public access is available to the satisfaction of the City Engineer.

--	--

H-8811/C. Smith

PREPARED AND RECOMMENDED BY:	REVIEWED BY:
C. SMITH, MCIP RPP SENIOR PLANNER, DEVELOPMENT PLANNING DEVELOPMENT SERVICES	LOU POMPILII, MCIP RPP MANAGER, DEVELOPMENT PLANNING DEVELOPMENT SERVICES
CONCURRED IN BY:	SUBMITTED BY:
PAUL YEOMAN, RPP, PLE DIRECTOR, DEVELOPMENT SERVICES	GEORGE KOTSIFAS, P.ENG. MANAGING DIRECTOR, DEVELOPMENT & COMPLIANCE SERVICES AND CHIEF BUILDING OFFICIAL

September 1, 2017
CS/

"Attach."

Y:\Shared\DEVELOPMENT SERVICES\4 - Subdivisions\2017\H-8811 - 995 Fanshawe Park Road West (CS)\PECreportH-8811.doc

Agenda Item # Page #

--	--

H-8811/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 995 Fanshawe Park Road West.

WHEREAS Landea Developments Inc. have applied to remove the holding provisions from the zoning for the lands located at 995 Fanshawe Park Road West, 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 995 Fanshawe Park Road West, as shown on the attached map, to remove the holding provision so that the zoning of the lands as a Residential R1 Special Provision (R1-3 (8)) Zone, a Residential R1 (R1-4) Zone, a Residential R1 (R1-13) Zone and a Holding Residential R5 Special Provision/Residential R6 Special Provision/Residential R7 (h-71*h-95*h-108*R5-3 (16)/R6-5 (28)/R7*H15*D75) Zone comes into effect.
2. This By-law shall come into force and effect on the date of passage.

PASSED in Open Council on September 19, 2017.

Matt Brown
Mayor

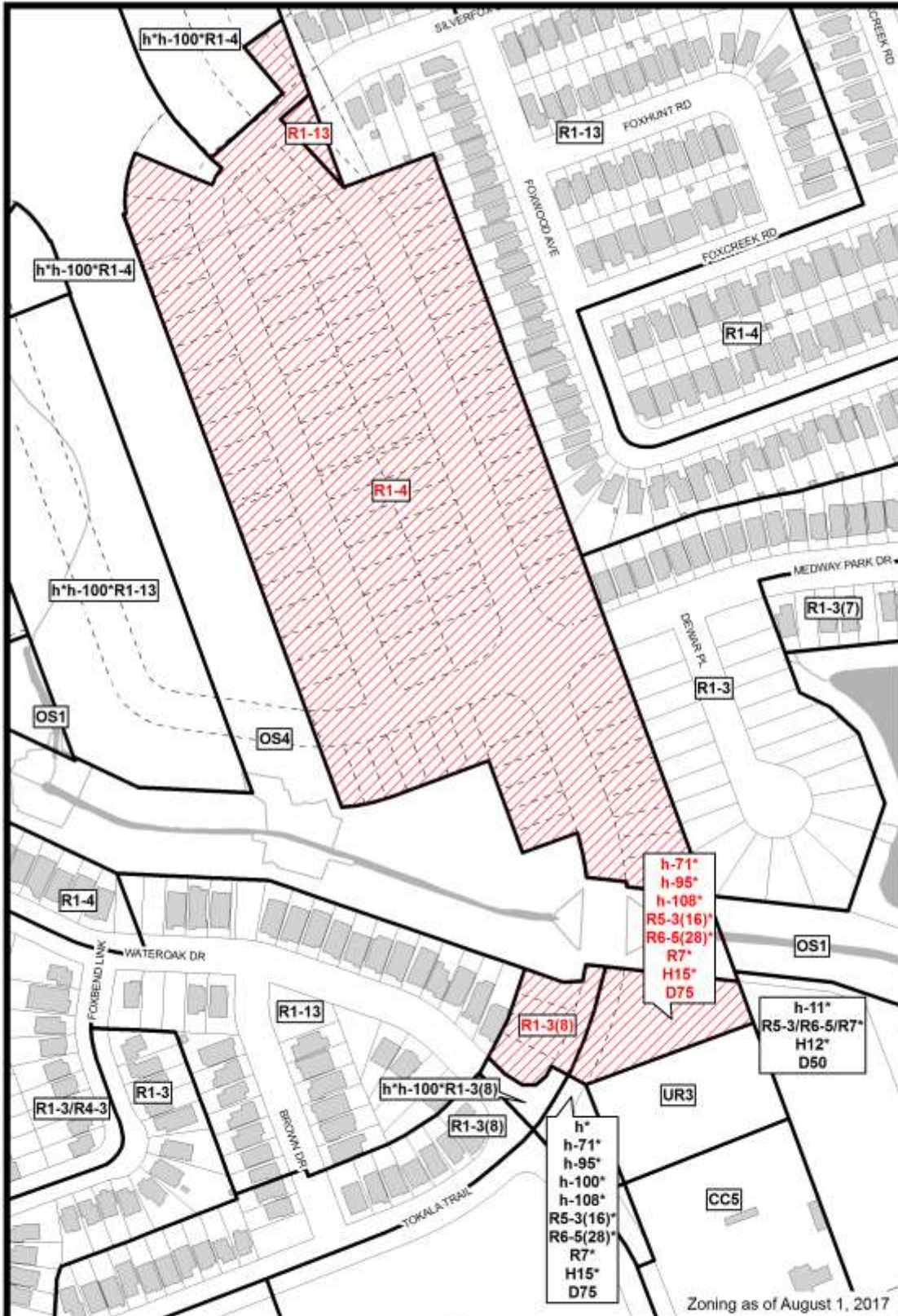
Catharine Saunders
City Clerk

First Reading - September 19, 2017
Second Reading - September 19, 2017
Third Reading - September 19, 2017

Empty boxes for Agenda Item # and Page #

H-8811/C. Smith

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



Zoning as of August 1, 2017

File Number: H-8811
 Planner: CS
 Date Prepared: 2017/08/24
 Technician: RC
 By-Law No: Z.-1-

SUBJECT SITE 

1:2,600

