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H-8781
Nancy Pasato

FROM:	G. KOTSIFAS, P.ENG. MANAGING DIRECTOR, DEVELOPMENT & COMPLIANCE SERVICES AND CHIEF BUILDING OFFICIAL
SUBJECT:	APPLICATION BY: SPEYSIDE EAST CORPORATION 3105 BOSTWICK ROAD (TALBOT VILLAGE PHASE 5 – 39T-14506) MEETING ON SEPTEMBER 25, 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) the attached proposed by-law **BE INTRODUCED** at the Municipal Council meeting on October 3, 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-100*R2-4(2)) Zone **TO** a Residential R2 Special Provision (R2-4(2)) Zone to remove the “h-100” holding provision.

PURPOSE AND EFFECT OF RECOMMENDED ACTION

The purpose and effect of this zoning change is to remove the “h-100” 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. The City is satisfied that the roads have been constructed and water looping is available.

PREVIOUS REPORTS PERTINENT TO THIS MATTER
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May 19, 2015 – Report to Planning and Environment Committee on Draft Plan of Subdivision, Official Plan and Zoning By-law Amendments to approve a redlined draft plan of subdivision containing 244 single detached lots, 1 school block, 1 park block, 1 road widening, and 2 - 0.3 m reserves, all served by the extension of Old Garrison Boulevard (a secondary collector road), 2 secondary collector roads and 8 new local streets along with the appropriate zoning for these lands. (39T-14506/Z-8436)

May 8, 2017 – Report to Planning and Environment Committee on Special Provision for the Subdivision Agreement. (39T-14506)

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June 15, 2017 – Report to Planning and Environment Committee on removal of holding provisions for Phase 5 of the development. (H-8781)

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

On June 26, 2017, Council approved the removal of the “h” holding provision for Phase 5 of the Talbot Village Subdivision (39T-14506) as the Applicant had provided securities and had entered into the Subdivision Agreement. The “h-100” holding provision application for the remainder of Phase 5 was deferred pending the completion of the required works (water looping and a second access constructed).

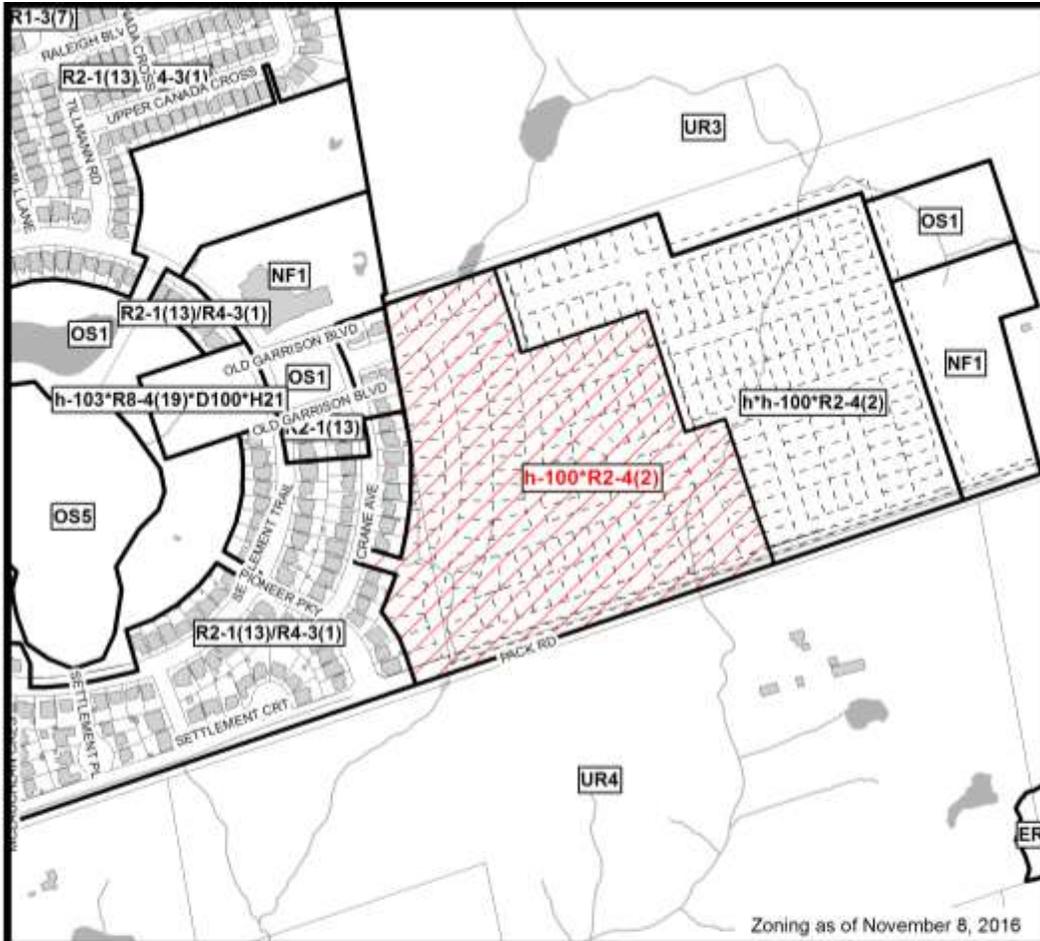
The “h-100” holding provision states that:

“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. Upon site inspection on September 13, 2017, it was confirmed that these works have been completed. The first phase of subdivision is for 129 lots and upon registration and conditional approval, building permits can be issued for all of Phase 5.

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Zoning Excerpt

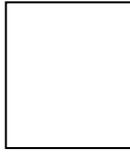


COUNCIL APPROVED ZONING FOR THE SUBJECT SITE:

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

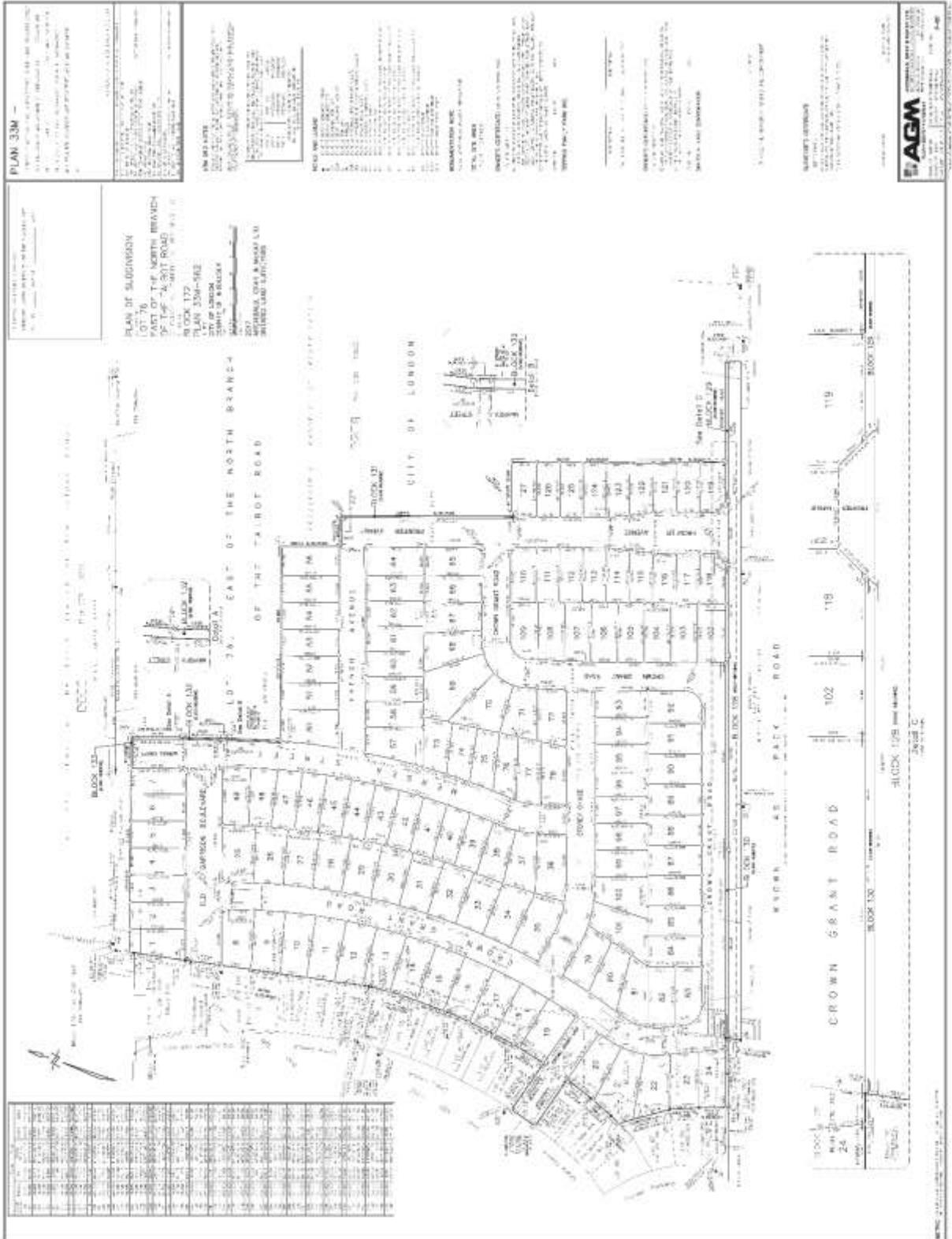
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| <ul style="list-style-type: none"> R1 - SINGLE DETACHED DWELLINGS R2 - SINGLE AND TWO UNIT DWELLINGS R3 - SINGLE TO FOUR UNIT DWELLINGS R4 - STREET TOWNHOUSE R5 - CLUSTER TOWNHOUSE R6 - CLUSTER HOUSING ALL FORMS R7 - SENIOR'S HOUSING R8 - MEDIUM 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
 H - HOLDING SYMBOL *D* - DENSITY SYMBOL *H* - HEIGHT SYMBOL *B* - BONUS SYMBOL *T* - TEMPORARY USE SYMBOL |
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<p>CITY OF LONDON PLANNING, ENVIRONMENTAL AND ENGINEERING SERVICES</p> <p>ZONING BY-LAW NO. Z-1</p> <p>SCHEDULE A</p> <p style="font-size: small;">THIS MAP IS AN UNOFFICIAL EXTRACT FROM THE ZONING BY-LAW WITH ADDED NOTATIONS</p>		<p>FILE NO: H-8781 NP</p> <hr/> <p>MAP PREPARED: September 11, 2017 RC</p> <hr/> <p style="text-align: center;">1:6,000</p> <p style="text-align: center;">0 25 50 100 150 200 Meters</p>
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Plan of Subdivision



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CONCLUSION

The removal of the "h-100" is appropriate as the second access and water looping has been constructed for Phase 5 of the Talbot Village Subdivision.

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

September 18, 2017
NP/

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Agenda Item # Page #

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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 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 Residential R2 Special Provision (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 October 3, 2017.

Matt Brown
Mayor

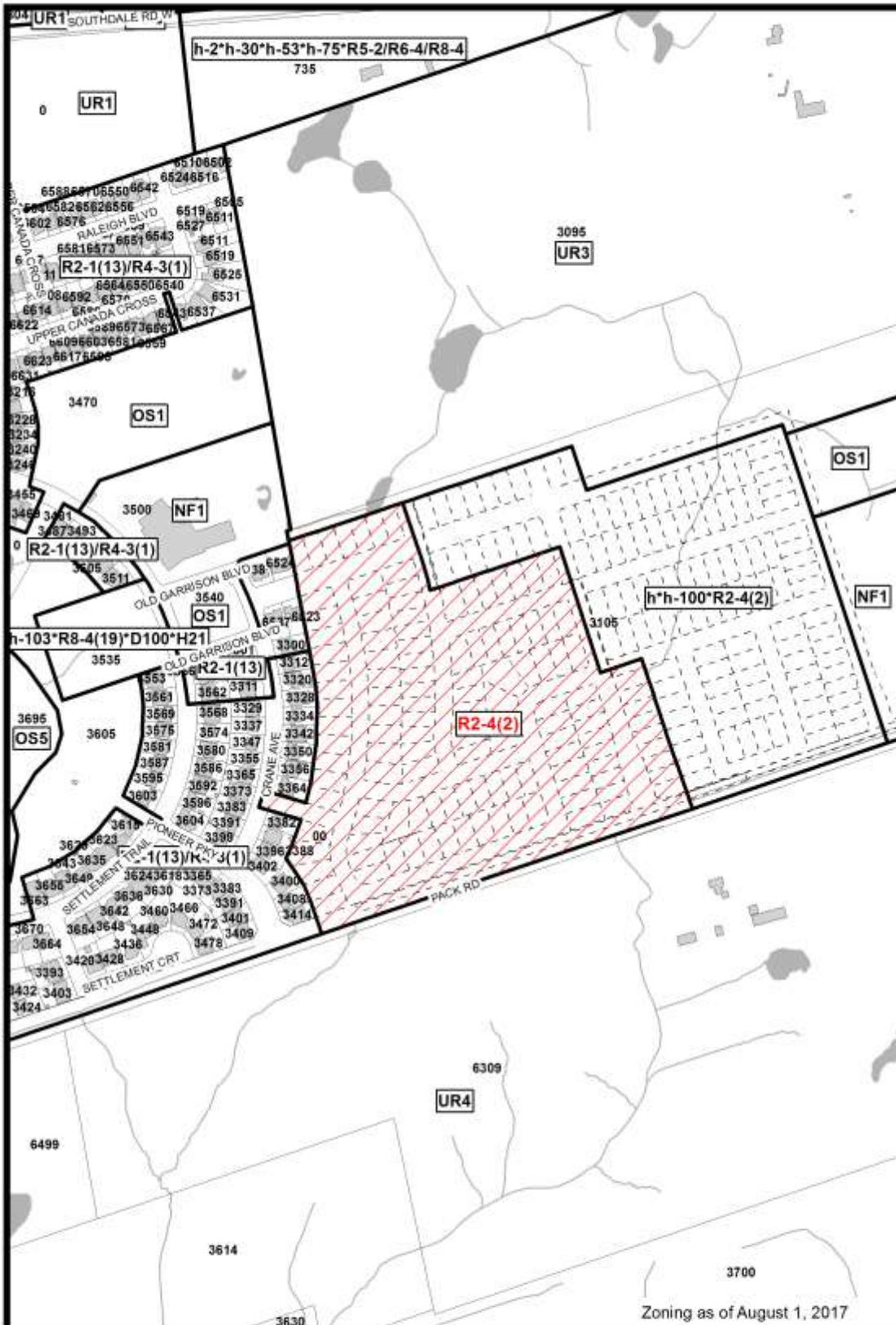
Catharine Saunders
City Clerk

First Reading - October 3, 2017
Second Reading – October 3, 2017
Third Reading - October 3, 2017

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



Zoning as of August 1, 2017

File Number: H-8781
 Planner: NP
 Date Prepared: 2017/11/09
 Technician: RC
 By-Law No: Z.-1-

SUBJECT SITE 

1:5,000

0 25 50 100 150 200
 Meters

