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H-8820/C. Smith

TO:	CHAIR AND MEMBERS PLANNING & ENVIRONMENT COMMITTEE
FROM:	G. KOTSIFAS, P.ENG. MANAGING DIRECTOR, DEVELOPMENT AND COMPLIANCE SERVICES AND CHIEF BUILDING OFFICIAL
SUBJECT:	APPLICATION BY: RICHMOND VILLAGE (LONDON) INC. 275 CALLAWAY ROAD FOR: REMOVAL OF HOLDING PROVISION (H-100) MEETING ON NOVEMBER 20, 2017

RECOMMENDATION

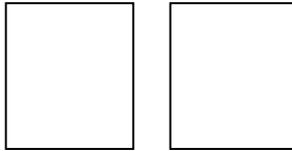
That, on the recommendation of the Senior Planner, Development Services based on the application of Richmond Village (London) Inc. relating to the property located at 275 Callaway Road, the attached proposed by-law **BE INTRODUCED** at the Municipal Council meeting on November 28, 2017 to amend Zoning By-law No. Z.-1 in conformity with the Official Plan to change the zoning of 275 Callaway Road **FROM** a Holding Residential R6 Special Provision/ Residential R7 Special Provision (h-100*R6-5 (26)/R7 (10)) Zone **TO** a Residential R6 Special Provision/ Residential R7 Special Provision (R6-5 (26)/R7 (10)) 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 multi-family street townhouses.

RATIONALE

1. The removal of the holding provision will allow for development in conformity with the Zoning By-law.
2. The proposed subdivision has public road access at Callaway Road and the water system is looped. Removal of the h-100 holding provision is appropriate at this time.



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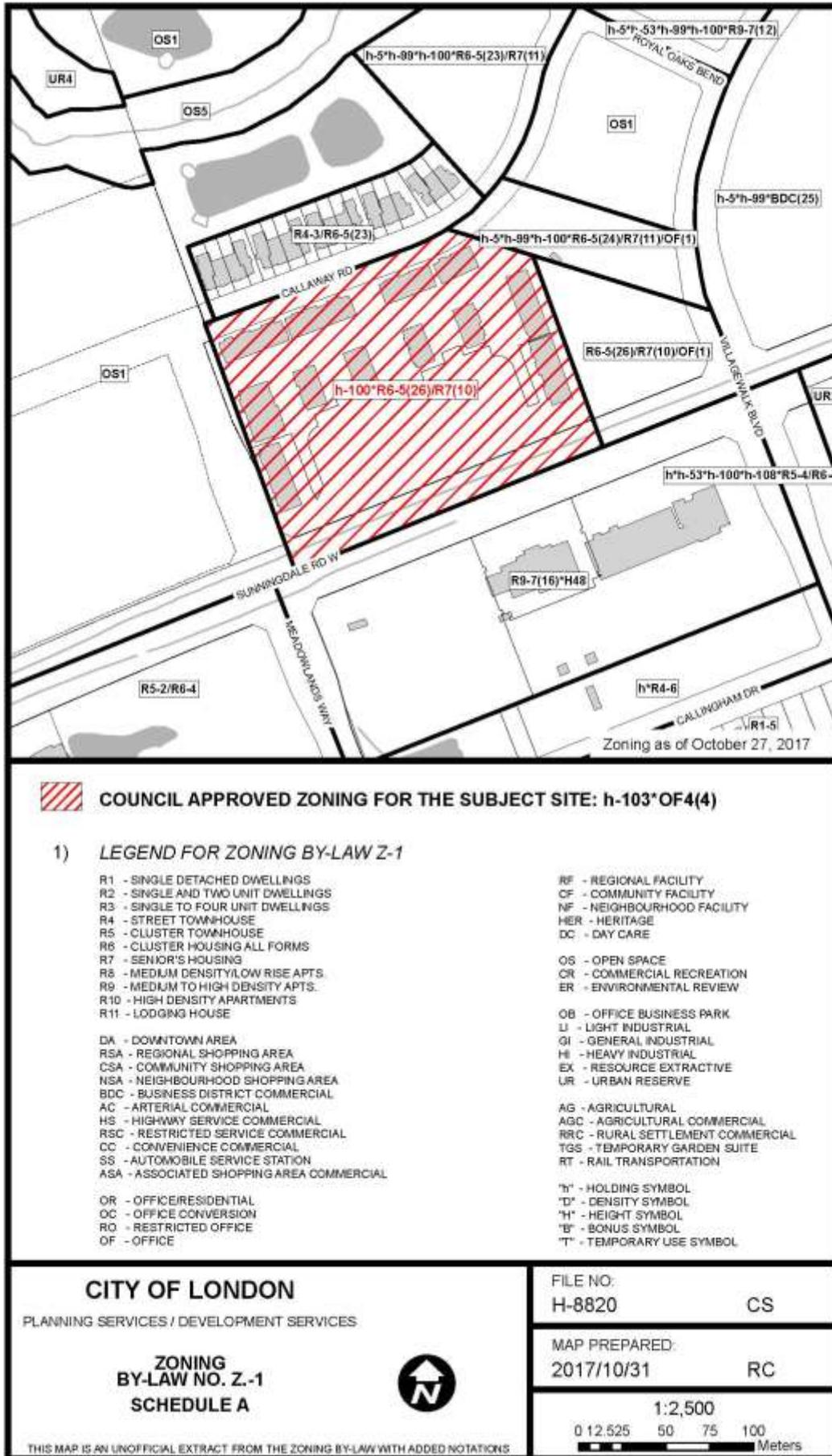
Location Map



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Zoning Map



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BACKGROUND

Date Application Accepted: September 13, 2017	Owner: Richmond Village (London) Inc.
REQUESTED ACTION: Removal of the h.100 holding provisions from the medium density residential zone.	

PUBLIC LIAISON:	Notice of the application was published in the Londoner on September 28, 2017.
Nature of Liaison: City Council intends to consider removing the 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 October 23, 2017.	
Responses: None	

ANALYSIS

Why is it Appropriate to remove this 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. By email dated August 31, 2017, the City of London Water Operation Department confirmed that *“the site has a looped water main from Callaway Road to Sunningdale Road. It was put into service in two phases; the south phase was in service on December 10, 2014 and the north phase on April 8, 2014. Inspection and acceptance of all water main on private property will be covered under the Building Permit for the site.”*

The City has issued building permits for all units in this development, the looped watermain has been constructed and the public access is available on Callaway Road to the satisfaction of the City Engineer. It is appropriate to remove this holding provision at this time

CONCLUSION

It is appropriate to remove the h-100 holding provisions from the subject lands at this time as access and water looping has been provided to the satisfaction of the City Engineer.

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RECOMMENDED AND PREPARED BY:	REVIEWED BY:
C. SMITH SENIOR PLANNER, DEVELOPMENT SERVICES	LOU POMPILII MCIP RPP MANAGER, DEVELOPMENT PLANNING (SUBDIVISION)
RECEIVED BY:	CONCURRED IN BY:
MATT FELDBERG MANAGER, DEVELOPMENT SERVICES (SUBDIVISIONS)	PAUL YEOMAN, RPP, PLE DIRECTOR, DEVELOPMENT SERVICES
SUBMITTED BY:	
G. KOTSIFAS, P.ENG MANAGING DIRECTOR, DEVELOPMENT AND COMPLIANCE SERVICES AND CHIEF BUILDING OFFICIAL	

November 10, 2017
CS/

"Attach."

Y:\Shared\DEVELOPMENT SERVICES\4 - Subdivisions\2017\H-8820 - 275 Callaway Road (CS)\PECreportH-8820.doc

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 275 Callaway Road.

WHEREAS Richmond Village (London) Inc. have applied to remove the holding provisions from the zoning for the lands located at 275 Callaway 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 275 Callaway Road, as shown on the attached map, to remove the h-100 holding provision so that the zoning of the lands as a Residential R6 Special Provision/ Residential R7 Special Provision (R6-5 (26)/R7 (10)) Zone comes into effect.
2. This By-law shall come into force and effect on the date of passage.

PASSED in Open Council on November 28, 2017.

Matt Brown
Mayor

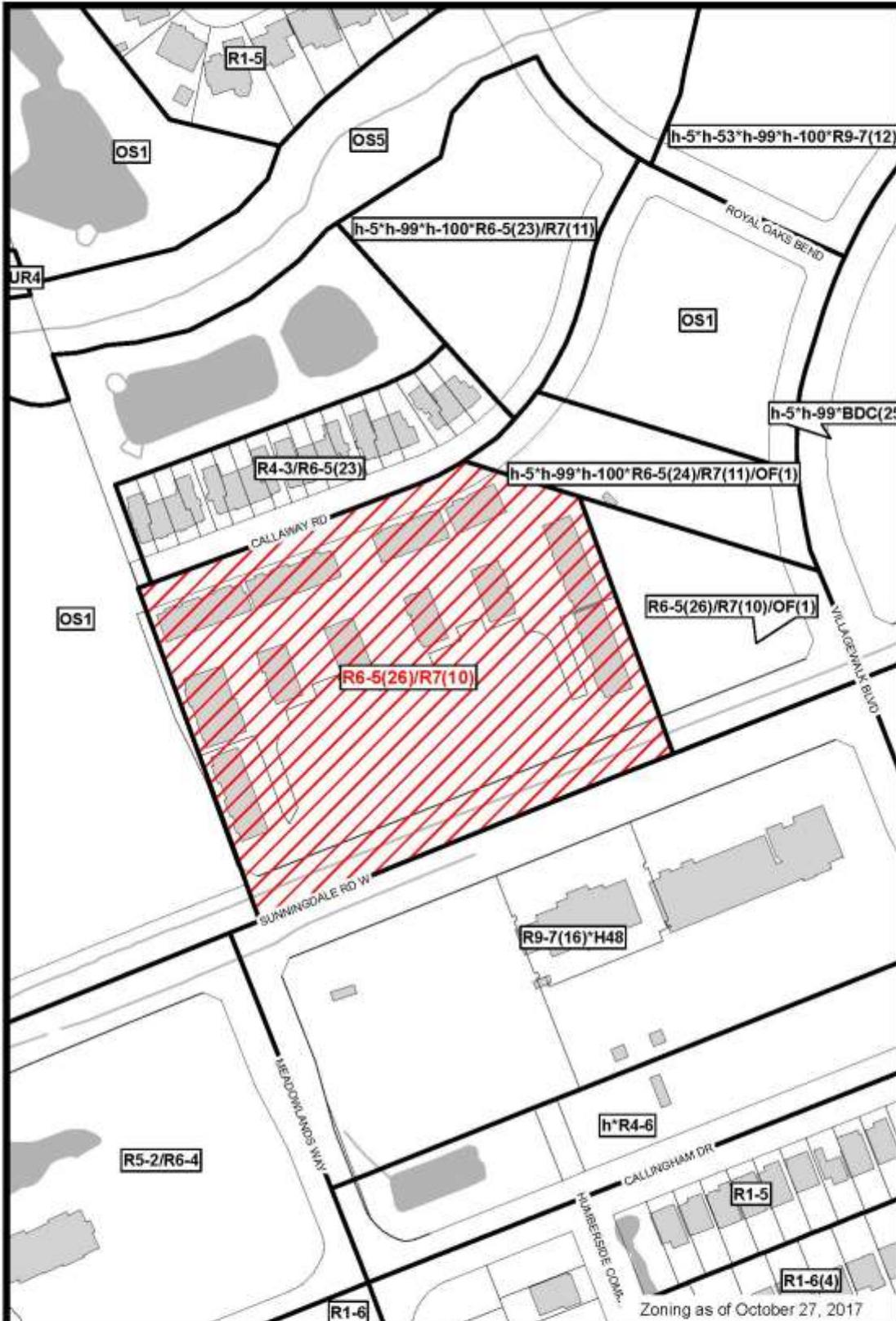
Catharine Saunders
City Clerk

First Reading -November 28, 2017
Second Reading – November 28, 2017
Third Reading - November 28, 2017

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



<p>File Number: H-8820 Planner: CS Date Prepared: 2017/10/31 Technician: rc By-Law No: Z.-1-</p>	<p>SUBJECT SITE </p> <p>1:2,000</p> <p>0 10 20 40 60 80 Meters </p> <p></p>
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