

то:	CHAIR AND MEMBERS PLANNING AND ENVIRONMENT COMMITTEE
FROM:	GEORGE KOTSIFAS, P. ENG. MANAGING DIRECTOR, DEVELOPMENT & COMPLIANCE SERVICES AND CHIEF BUILDING OFFICIAL
SUBJECT:	APPLICATION BY: THAMES VILLAGE JOINT VENTURE CORPORATION 1691 HAMILTON ROAD MEETING ON JANUARY 8, 2018

RECOMMENDATION

That, on the recommendation of the Senior Planner, Development Services, based on the application by Thames Village Joint Venture Corporation relating to lands located at 1691 Hamilton Road, the <u>attached</u> proposed by-law **BE INTRODUCED** at the Municipal Council meeting on January 16, 2018 to amend Zoning By-law Z.-1 (in conformity with the Official Plan) to change the zoning of the lands **FROM** a holding Residential R1 Special Provision (h•R1-3(17)) Zone **TO** a Residential R1 Special Provision (R1-3(17)) Zone to remove the holding (h) provision.

PREVIOUS REPORTS PERTINENT TO THIS MATTER

May 23, 2017 – Planning and Environment Committee – Application by Thames Village Joint Venture Corporation – Old Victoria East Subdivision Special Provisions – 1691 Hamilton Road (39T-13502) (Agenda Item #3).

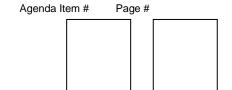
June 20, 2016 - Planning and Environment Committee – Thames Village Joint Venture Corporation re property located at 1691 Hamilton Road – Application for Approval of Draft Plan of Subdivision, Official Plan and Zoning By-law Amendments (39T-13502/OZ-8147) (Agenda Item #25).

PURPOSE AND EFFECT OF RECOMMENDED ACTION

The purpose and effect of this action is to remove the holding symbol to allow development of the lands for residential uses permitted under the Residential R1 Special Provision (h•R1-3(17)) Zone.

RATIONALE

- The condition for removing the holding (h) provision has been met and the recommended amendment will allow development of single detached residential dwellings in compliance with the Zoning By-law.
- 2. Subdivision security has been posted with the City in accordance with City policy, and the conditions of Draft Plan Approval will ensure a Subdivision Agreement is executed by the applicant and the City prior to development.



BACKGROUND

On July 15, 2016, the Approval Authority for the City of London approved a Draft Plan of Subdivision for approximately 5.5 hectares of land located at 1691 Hamilton Road; located on the west side of Hamilton Road, south of the Thames River and north of Commissioners Road East. The Draft Plan consists of 73 single detached lots, 2 open space blocks, 1 temporary road block, 2 abutting land owner blocks, 2 future road allowance blocks, 5 reserve blocks, served by 5 local streets.

In conjunction with the Application for Approval of Draft Plan of Subdivision, Municipal Council adopted Official Plan and Zoning By-law Amendments. The Official Plan was amended on a portion of the subject lands to remove the "Aggregate Resource Area" delineation on Schedule 'B-2' – Natural Resources and Natural Hazards.

The zoning was amended from an Urban Reserve Special Provision (UR4(6)) Zone to a holding Residential R1 Special Provision (h•R1-3(17)) Zone, to permit single detached dwellings, with a special provision for a maximum lot coverage of 45% for one (1) storey single detached dwellings, and minimum front and exterior yard depth for main dwellings of 4.5 metres and 6.0 metres for garages; an Open Space Special Provision (OS1(3)) Zone; a holding Open Space (h-2•OS4) Zone; and an Urban Reserve Special Provision (UR4(7)) Zone with a special provision for minimum lot area of 190 square metres and no minimum lot frontage requirement; together with a holding (h) provision to ensure adequate provision of municipal services and that a Subdivision Agreement or Development Agreement is entered into.

The purpose and effect of this zoning change is to remove the holding symbol to allow development of the lands for residential uses permitted under the Residential R1 Special Provision (R1-3(17)) Zone.

Date Application Accepted: November 28, Agent: n/a

REQUESTED ACTION: Request to remove the Holding ("h") Provision from the zoning of the subject lands which will put into effect the Residential R1 Special Provision (R1-3(17)) Zone.

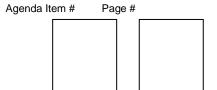
SIGNIFICANT DEPARTMENT/AGENCY COMMENTS

The Upper Thames River Conservation Authority reports:

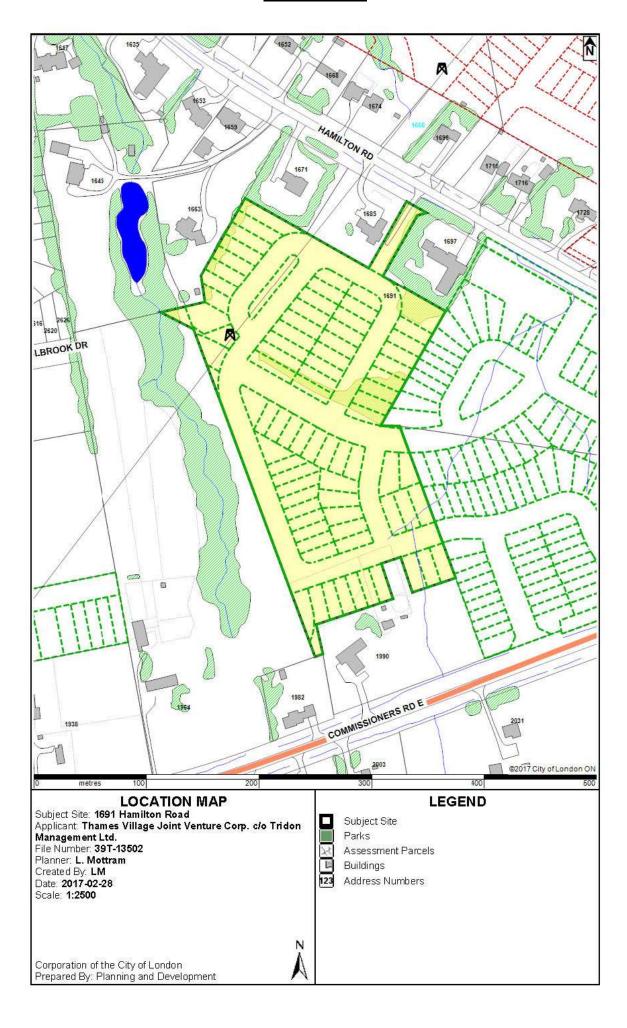
The subject lands are regulated by the UTRCA in accordance with Ontario Regulation 157/06 made pursuant to Section 28 of the Conservation Authorities Act. The UTRCA has jurisdiction over lands within the regulated area and requires that landowners obtain written approval from the Authority prior to undertaking any site alteration or development within this area including filling, grading, construction, alteration to a watercourse and/or interference with a wetland. The UTRCA issued Permit No. 228/16 on March 27, 2017 for the proposed development.

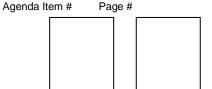
The UTRCA has no objections to this application.

PUBLIC LIAISON:	Notice of Intent to Remove Holding Provision was published in the <i>Public Notices and Bidding Opportunities</i> section of <i>The Londoner</i> on December 7, 2017.	No replies received		
Responses: There was no response to the published notice.				

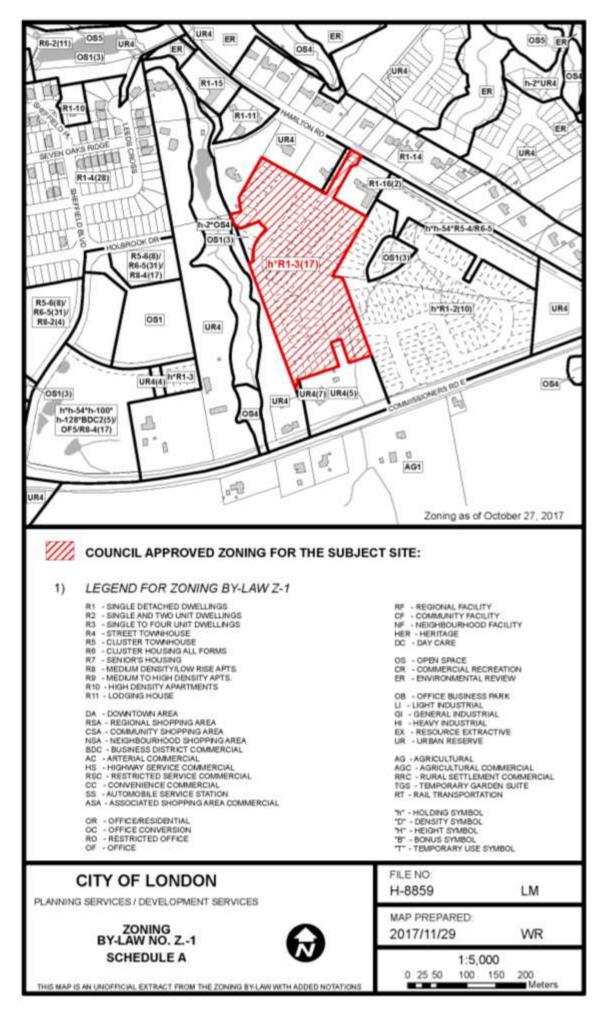


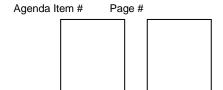
Location Map





Zoning Map





ANALYSIS

The purpose of the holding ("h") provision in the Zoning By-law is as follows:

"Purpose: 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."

Permitted Interim Uses: Model homes are permitted in accordance with Section 4.5(2) of the By-law.

A Subdivision Agreement has been executed between Thames Village Joint Venture Corporation and the City of London. Thames Village Joint Venture Corporation has also posted security as required by City policy and the Subdivision Agreement. Therefore, the condition has been met for removal of the "h" provision.

CONCLUSION	
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In the opinion of Staff, the holding zone requirement has been satisfied and it is appropriate to proceed to lift the holding "h" symbol from the zoning map.

RECOMMENDED BY:	REVIEWED BY:			
LARRY MOTTRAM, MCIP, RPP SENIOR PLANNER – DEVELOPMENT SERVICES	LOU POMPILII, MPA, RPP MANAGER, DEVELOPMENT PLANNING			
REVIEWED 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				
AND CHIEF BUILDING OFFICIAL December 14, 2017				

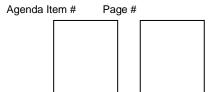
GK/PY/MF/LP/LM/Im "Attach."

	Agenda Item # Page	# H-8859/L. Mottram		
		Bill No. (Number to be inserted by Clerk's Office) 2018		
		By-law No. Z1		
		A by-law to amend By-law No. Z1 to remove the holding provision from the zoning of lands located at 1691 Hamilton Road.		
WHEREAS Thames Village Joint Venture Corporation has applied to remove the holding provision from the zoning for lands located at 1691 Hamilton Road, as shown on the map <u>attached</u> to this by-law, as set out below;				
the zoning of t		opriate to remove the holding provision from		
London enacts		Council of The Corporation of the City of		
1. Schedule "A" to By-law No. Z1 is amended by changing the zoning applicable to lands located at 1691 Hamilton Road, as shown on the <u>attached</u> map, to remove the holding provision so that the zoning of the lands as a Residential R1 Special Provision (R1-3(17)) Zone comes into effect.				
2.	This By-law shall come into force an	d effect on the date of passage.		
PASSED in Open Council on January 16, 2018.				

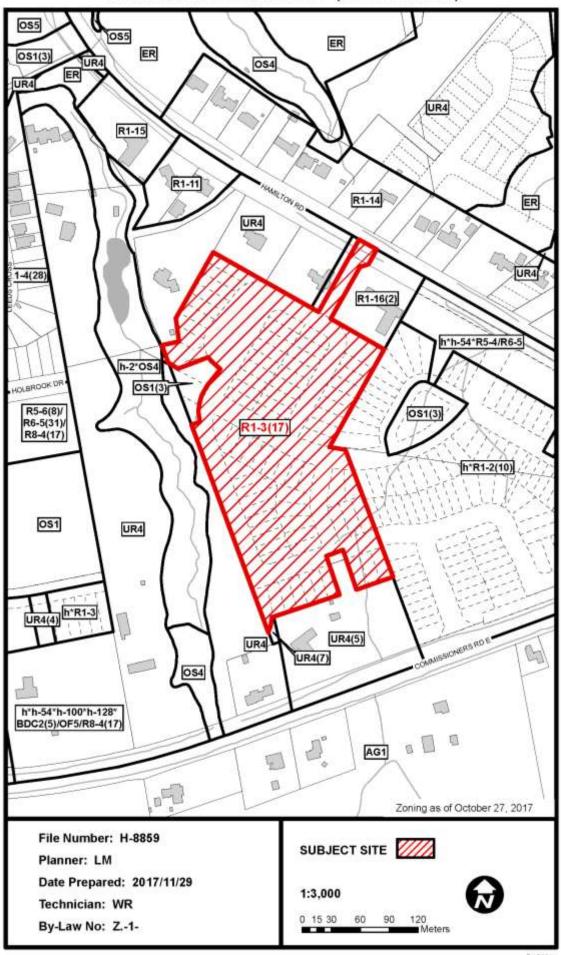
Matt Brown Mayor

Catharine Saunders City Clerk

First Reading – January 16, 2018 Second Reading – January 16, 2018 Third Reading – January 16, 2018



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



Geodatabase