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H-8859/L. Mottram

TO:	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 attached 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
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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

1. 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.

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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, 2017	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.		

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Location Map



<p>LOCATION MAP</p> <p>Subject Site: 1691 Hamilton Road Applicant: Thames Village Joint Venture Corp. c/o Tridon Management Ltd. File Number: 39T-13502 Planner: L. Mottram Created By: LM Date: 2017-02-28 Scale: 1:2500</p> <p>Corporation of the City of London Prepared By: Planning and Development</p>	<p>LEGEND</p> <ul style="list-style-type: none">  Subject Site  Parks  Assessment Parcels  Buildings  Address Numbers
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Zoning Map



Zoning as of October 27, 2017



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 H - 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 SERVICES / DEVELOPMENT SERVICES

ZONING BY-LAW NO. Z-1 SCHEDULE A



FILE NO:
H-8859 LM

MAP PREPARED:
2017/11/29 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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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

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	

December 14, 2017

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

Y:\Shared\DEVELOPMENT SERVICES\4 - Subdivisions\2017\H-8859 - 1691 Hamilton Road (LM)\PEC report.doc

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Bill No. (Number to be inserted by Clerk's Office)
2018

By-law No. Z.-1- _____

A by-law to amend By-law No. Z.-1 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 attached to this by-law, as set out below;

AND WHEREAS it is deemed appropriate to remove the holding provision from the zoning of the said lands;

NOW 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 lands located at 1691 Hamilton Road, 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(17)) Zone comes into effect.
2. This By-law shall come into force and 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

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



Zoning as of October 27, 2017

File Number: H-8859
 Planner: LM
 Date Prepared: 2017/11/29
 Technician: WR
 By-Law No: Z.-1-

SUBJECT SITE 

1:3,000

0 15 30 60 90 120
 Meters

