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H-8842
Alanna Riley

TO:	CHAIR AND MEMBERS PLANNING AND ENVIRONMENT COMMITTEE
FROM:	G. KOTSIFAS, P.ENG. MANAGING DIRECTOR, DEVELOPMENT & COMPLIANCE SERVICES AND CHIEF BUILDING OFFICIAL
SUBJECT:	APPLICATION BY: FOXWOOD DEVELOPMENTS 895 FANSHAWE PARK ROAD WEST MEETING ON JANUARY 22, 2018

RECOMMENDATION

That, on the recommendation of the Senior Planner, Development Services, based on the application of Foxwood Developments Inc. relating to the property located at 895 Fanshawe Park Road West, the proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting on January 30, 2018 to amend Zoning By-law No. Z.-1, in conformity with the Official Plan, to change the zoning of the lands **FROM** a Holding Residential R5/R6/R7 (h-11. R5-3/R6-5/R7.H12.D50) Zone and a Holding Residential R5/R6/R7 Special Provision (h.h-71.h-95.h-100.h-108.R5-3(16)/R6-5(28)/R7.H15.D75) Zone **TO** a Residential R5/R6/R7 Special Provision (R5-3(16)/R6-5(28)/R7.H15.D75) Zone, to remove the "h", "h-11", "h-71", "h-95", "h-100", and "h-108" holding provisions that were put in place to ensure the orderly development of lands and the adequate provision of municipal services; to encourage street oriented development; to ensure that the urban design concepts established through the Official Plan and/or Zoning By-law Amendment review process are implemented, to ensure there is adequate water service and appropriate access; and, to ensure that this parcel is developed in conjunction with abutting lands.

PREVIOUS REPORTS PERTINENT TO THIS MATTER
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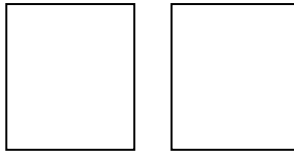
Subdivision Plan 33M-564 registered on April of 2013

PURPOSE AND EFFECT OF RECOMMENDED ACTION

To remove the "h", "h-11", "h-71", "h-95", "h-100", and "h-108" holding provisions from 895 Fanshawe Park Road West for the consideration of building permits to construct a 48 unit townhouse development.

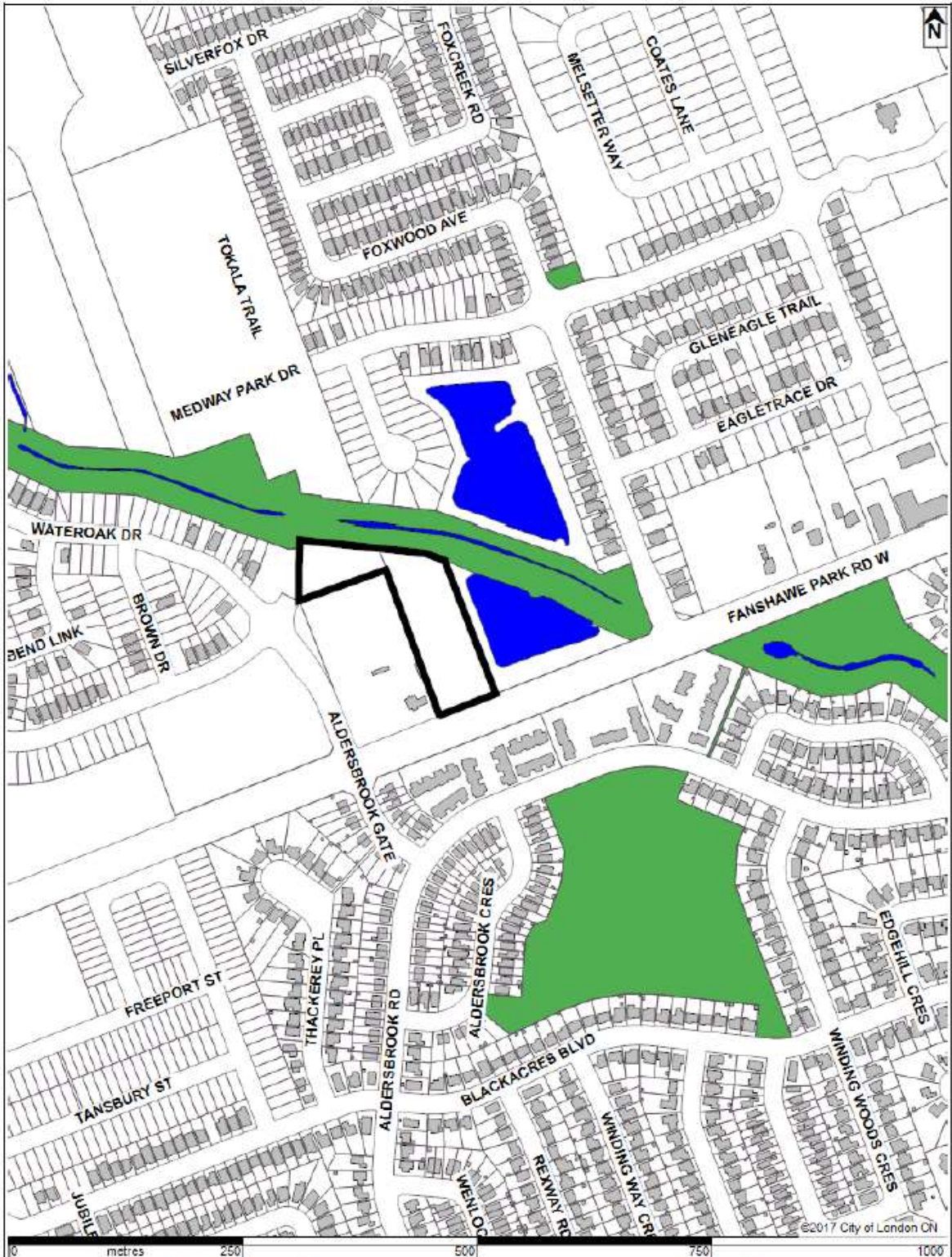
RATIONALE

1. The removal of the holding provision will allow for development in conformity with the Zoning By-law.
2. Through the Site Plan Approval process (SPA17-087) all matters pertaining to the holding provisions have been resolved and these holding provisions are no longer required.

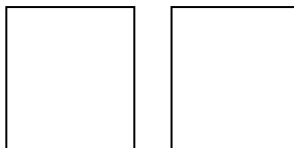


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LOCATION MAP



<p align="center">LOCATION MAP</p> <p>Subject Site: 895 Fanshawe Park Road W Applicant: Foxhollow Townhomes File Number: H-8842 Planner: Alanna Riley Created By: Alanna Riley Date: 2017-11-22 Scale: 1:5000</p>	<p align="center">LEGEND</p> <ul style="list-style-type: none"> Subject Site Parks Assessment Parcels Buildings Address Numbers
<p>Corporation of the City of London Prepared By: Planning and Development</p>	



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Date Application Accepted: October 23, 2017	Owner: Foxwood Developments Inc.
REQUESTED ACTION: The purpose and effect of this zoning change is to remove the holding symbols to permit the development of a 48 unit cluster townhouse development.	

PUBLIC LIAISON:	Notice of Application was published in the <i>Public Notices and Bidding Opportunities</i> section of <i>The Londoner</i> on December 15, 2016.
Nature of Liaison: City Council intends to consider removing the “h”, “h-11”, “h-71”, “h-95”, “h-100”, and “h-108” holding provisions from the lands to ensure the orderly development of lands and the adequate provision of municipal services; to encourage street oriented development, to ensure that the urban design concepts established through the Official Plan and/or Zoning amendment review process are implemented, to ensure there is adequate water service and appropriate access and to ensure that this parcel is developed in conjunction with abutting lands. Council will consider removing the holding provision as it applies to these lands no earlier than January 8, 2018.	
Responses: None	

ANALYSIS

Development Proposal

The development proposal consists of 48 two storey townhouse units, with each unit having a 1 car garage and individual driveway access. Nine (9) visitor spots are also included with this development proposal. The primary access to the block will be provided via a 12.0-metre-wide service easement off the internal collector road (Tokala Trail), approximately 20 metres north of the Tokala Trail & Aldersbrook Gate round-about. There will be three (3) areas that are designated for snow storage within the limits of the plan as well as an amenity area at the north end of the block, with a Gazebo and mailbox.

Why is it Appropriate to remove these Holding Provisions

Site Plan Approval (SPA17-077) to construct a 48 unit townhouse development as a vacant land condominium is imminent. The applicant has provided the required security with the City and has executed a Development Agreement for this Site.

h. and h-11 Holding Provisions

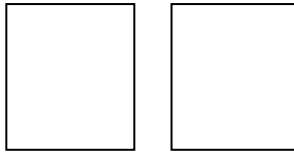
h - Purpose: To ensure the orderly development of lands and the adequate provision of municipal services, the “h” symbol shall not be deleted until the required security has been provided for the development agreement or subdivision agreement, and Council is satisfied that the conditions of the approval 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.

h-11 Purpose: To ensure the orderly development of lands and the adequate provision of municipal services, the "h-11" symbol shall not be deleted until a development agreement associated with a site plan which provides for appropriate access arrangements to the satisfaction of Council is entered into with the City of London.

The execution of the development agreement combined with the submission of the required security, adequately satisfies the requirements of this holding provision. It is appropriate to remove this holding provision at this time.

h-71 and h-95 Holding Provisions

h-71 Purpose: 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



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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.

h-95 Purpose: 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 proposed plans and elevations are consistent with the design guidelines and have been reviewed and accepted by Urban Design. The development agreement will be executed implementing the accepted plan. It is appropriate to remove this holding provision at this time.

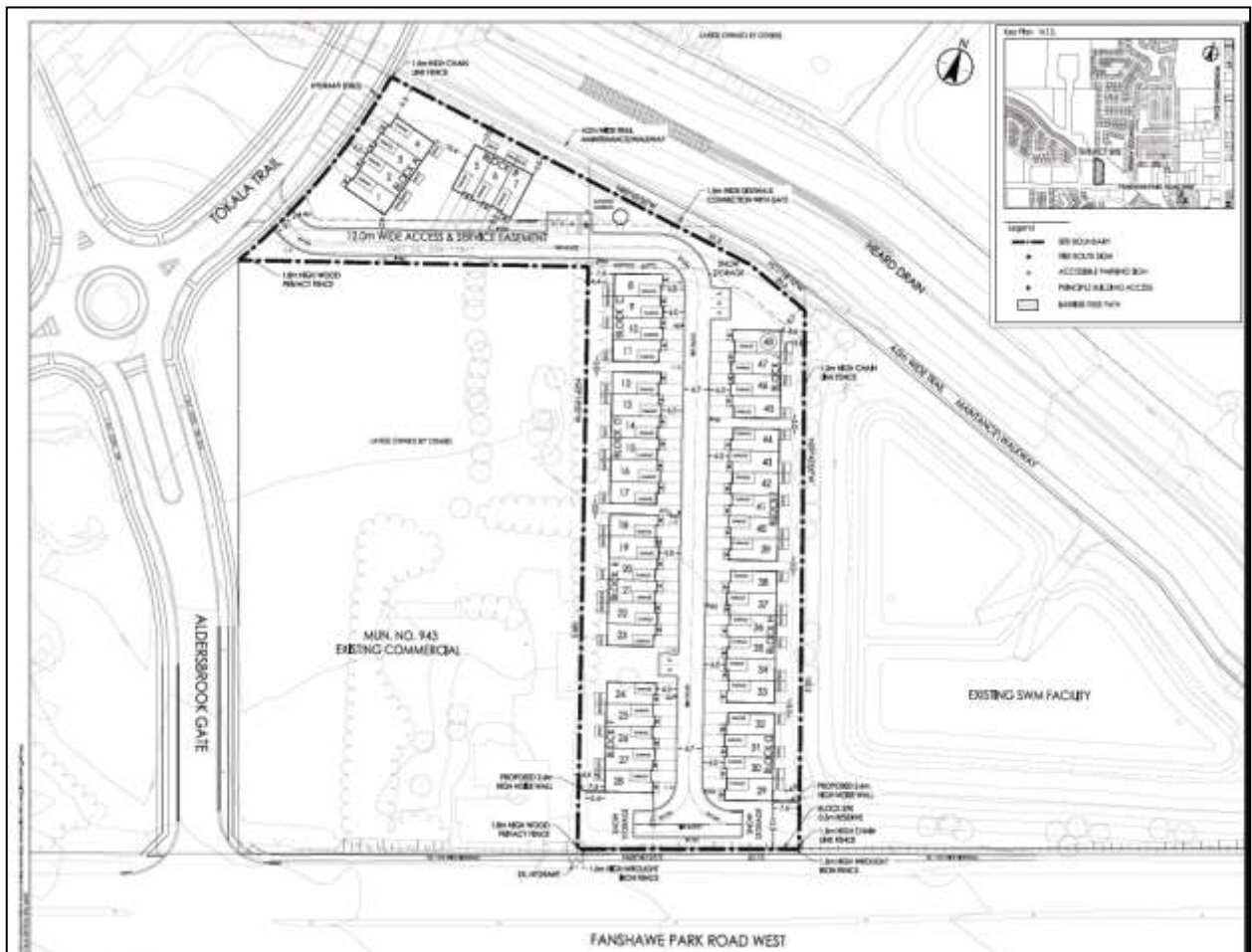
h-100 Holding Provision

h-100 Purpose: 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, prior to the removal of the h-100 symbol.

Permitted Interim Uses: A maximum of 80 residential units

The site is serviced by Tokala Trail which has two connections to the abutting arterial road network. There is a looped watermain system to service this development. Access to the block will be provided from a 12.0-metre-wide service easement off the internal collector road (Tokala Trail) approximately 20 metres north of the Tokala & Aldersbrook Gate round-about. Also, it is important to note this development is less than 80 units which meets the permitted interim uses. As a result it is appropriate to remove the h-100 holding provision at this time.

Proposed Site Plan



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CONCLUSION

It is appropriate to remove the holding provisions at this time. Removal of the holding provisions will allow for the consideration of building permits to permit the construction of a 48 unit townhouse development.

RECOMMENDED BY:	REVIEWED BY:
ALANNA RILEY, MCIP, RPP SENIOR PLANNER, DEVELOPMENT SERVICES	LOU POMPILII MPA RPP MANAGER, DEVELOPMENT PLANNING SERVICES
REVIEWED BY:	CONCURRED BY:
MATT FELDBERG MANAGER, DEVELOPMENT SERVICES	PAUL YEOMAN, RPP, PLE DIRECTOR, DEVELOPMENT SERVICES
SUBMITTED BY:	
GEORGE KOTSIFAS, P.ENG MANAGING DIRECTOR, DEVELOPMENT AND COMPLIANCE SERVICES AND CHIEF BUILDING OFFICIAL	

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

By-law No. Z.-1-18_____

A by-law to amend By-law No. Z.-1 to
rezone an area of land located at 895
Fanshawe Park Road West.

WHEREAS Foxwood Developments Inc. has applied to remove the holding provisions from the zoning for the land located at 895 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 895 Fanshawe Park Road West, as shown on the attached map to remove the holding provisions so that the zoning of the lands as a Residential R5/R6/R7 Special Provision (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 January 30, 2018

Matt Brown
Mayor

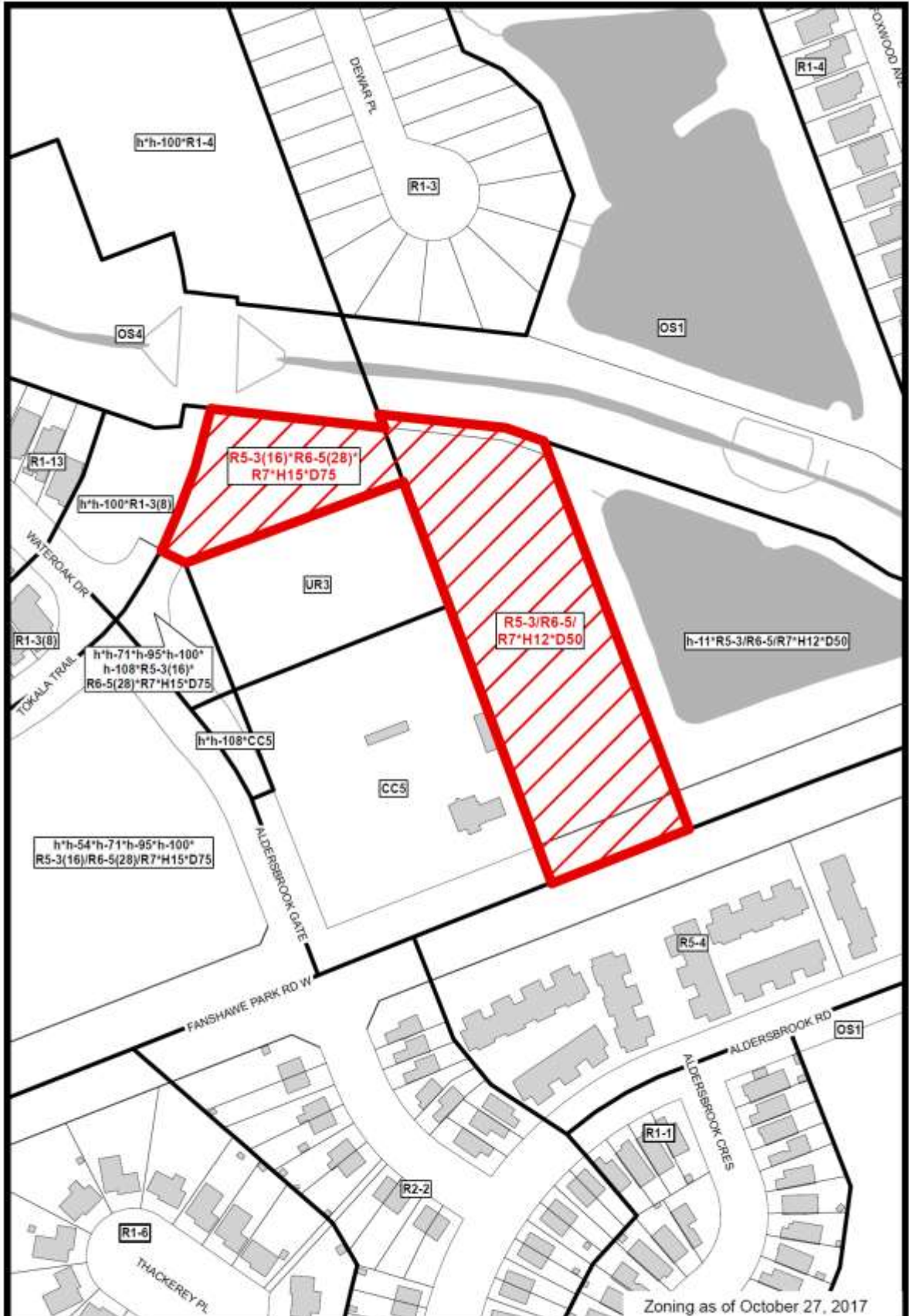
Catharine Saunders
City Clerk

First Reading – January 30, 2018
Second Reading – January 30, 2018
Third Reading – January 30, 2018


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



File Number: H-8842
 Planner: AL
 Date Prepared: 2017/12/07
 Technician: WR
 By-Law No: Z.-1-

SUBJECT SITE 

1:2,000

