

Report to Planning and Environment Committee

To: Chair and Members
Planning & Environment Committee

From: George Kotsifas, P.Eng
Managing Director, Development and Compliance
Services and Chief Building Official

Subject: Holding Provision Report

Application By: 2219008 Ontario Limited (York Developments)

Address: 3493 Colonel Talbot Road

Meeting on: March 19, 2018

Recommendation

That, on the recommendation of the Senior Planner, Development Services, based on the application of 2219008 Ontario Ltd.(York Developments) relating to a portion of the the property located at 3493 Colonel Talbot Road, the proposed by-law attached hereto as Appendix "A" BE INTRODUCED at the Municipal Council meeting on March 27, 2018, to amend Zoning By-law No. Z.-1, in conformity with the Official Plan, FROM a Holding Residential R1 Special Provision (h.h-100. R1-8(5)) Zone TO a Residential R1 Special Provision (R1-8(5)) Zone, to remove the “h”, and “h-100” holding provisions that were put in place to ensure the orderly development of lands and the adequate provision of municipal services; and to ensure there is adequate water service and appropriate access.

Executive Summary

Summary of Request

To remove the holding provisions for the subject lands to permit construction.

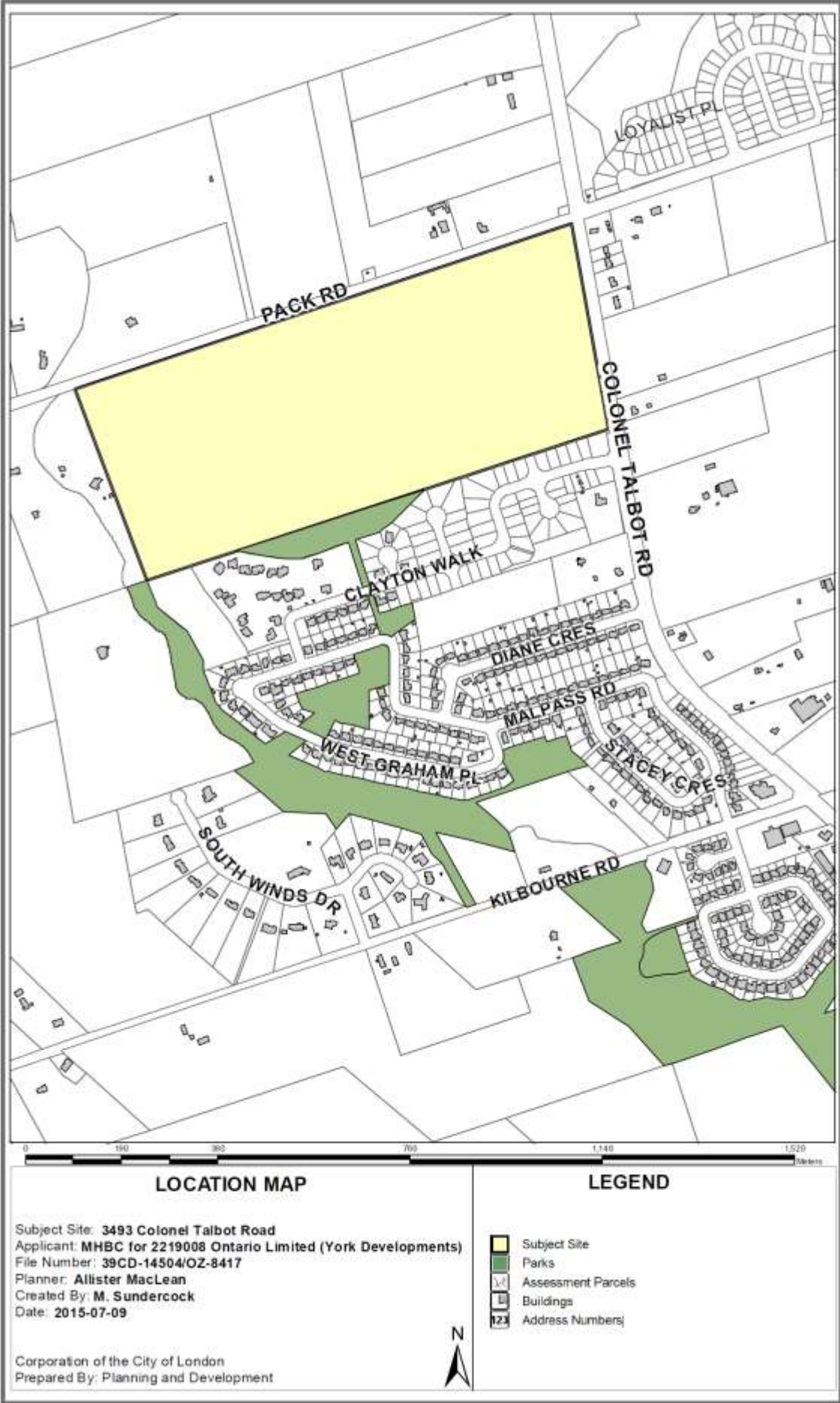
Summary of Recommended Action

The recommended action will remove the “h”, and “h-100” holding provisions from a portion of 3493 Colonel Talbot Road to permit building permits for 108 single detached dwellings.

Rationale of Recommended Action

1. The removal of the holding provisions will allow for development in conformity with the Z-1 Zoning By-law.
2. All issues have been resolved and these holding provisions are no longer required.

Location Map



Analysis

1.0 Site at a Glance

The subject property is situated in the southwest quadrant of the City of London at the southwest corner of Colonel Talbot Road and Pack Road. The property is within the City of London's Southwest Area Secondary Plan and forms part of the North Lambeth Residential Neighbourhood.

The site is approximately 40.5 ha (100.0ac) in size and is situated entirely within the City's Urban Growth Boundary with frontage along Colonel Talbot Road and Pack Road (both identified as arterial roads).

Residential subdivisions are situated immediately south and to the northeast of the subject site. Agricultural lands, rural residences and naturalized areas surround the balance of the property. The western boundary of the site is adjacent to the Dingman Creek corridor.

2.0 Description of Proposal

This phase of the subdivision (Phase 2) shall be registered in one (1) phase, consisting of 108 single family detached Lots and five (5) park blocks, two (2) open space blocks, one (1) medium density block and several road widening's and one foot reserve blocks. This application is to remove the holding provisions to allow the development of 108 single detached dwellings.



3.0 Relevant Background

On September 15, 2014, an application was received for Draft Plan of Subdivision on the subject property. The proposed subdivision, comprised 202 residential units in the form of single detached dwellings, two (2) medium density residential blocks (Blocks 204 and 205), one (1) mixed use block (Block 203), an institutional block (Block 176), five (5) walkway blocks (Blocks 177, 178, 211, 212 and 213), one (1) future development block (Block 206), two (2) park blocks (Blocks 207 and 208), two (2) open space blocks (Blocks 209 and 210), a stormwater management block (214) serviced by Pack Road, and six (6) local public streets (including the extension of Isaac Drive to the north). The Silverleaf subdivision was granted draft approval on March 24, 2016.

4.0 Key Issues

Why is it Appropriate to remove these Holding Provisions

The applicant has provided the required security with the City and has executed a Subdivision Agreement of this phase for this Site.

h. Holding Provision

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.

The execution of the subdivision agreement for this phase 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-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

Through drawing review, Development Engineering has indicated there is adequate water service and appropriate access for the proposed 108 single detached dwellings. As a result it is appropriate to remove the h-100 holding provision at this time.

5.0 Conclusion

It is appropriate to remove the holding provisions for this phase at this time. Removal of the holding provisions will allow for the consideration of building permits to permit the construction of a 108 single detached dwellings.

Prepared and Recommended by:	Alanna Riley, MCIP, RPP Senior Planner Development Services
Reviewed by:	Lou Pompili, MPA, RPP Manager, Developments Planning
Reviewed by:	Matt Feldberg Manager, Development Services (Subdivisions)
Concurred In by:	Paul Yeoman, RPP, PLE Director, Development Services
Submitted by:	George Kotsifas, P. Eng Managing Director, Development and Compliance Services and Chief Building Official

March 9, 2018
AR/ar

CC:
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Appendix A

Bill 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 remove the holding provisions from the zoning on a portion of the lands located at 3493 Colonel Talbot Road.

WHEREAS 2219008 Ontario Ltd. has applied to remove the holding provisions from the zoning on a portion of the lands located at 3493 Colonel Talbot 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 lands;

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 a portion of the lands located at 3493 Colonel Talbot Road, as shown on the attached map to remove the holding provisions so that the zoning of the lands as a Residential R1 Special Provision (R1-8(5)) Zone comes into effect.
- 2) This By-law shall come into force and effect on the date of passage.

PASSED in Open Council on March 27, 2018

Matt Brown
Mayor

Catharine Saunders
City Clerk

First Reading – March 27, 2018
Second Reading – March 27, 2018
Third Reading – March 27, 2018

