

Report to Planning and Environment Committee

To: Chair and Members
Planning & Environment Committee

From: G. Kotsifas P. Eng.,
Managing Director, Development & Compliance Services And
Chief Building Official

Subject: Foxwood Developments (London) Inc.
2900 Tokala Trail
Removal of Holding Provisions (h, h-71 and h-100)
Public Participation Meeting on: October 9, 2018

Recommendation

That, on the recommendation of the Senior Planner, Development Services, the following actions be taken with respect to the application of Foxwood Development (London) Inc. relating to the property located at 2900 Tokala Trail, the attached proposed by-law **BE INTRODUCED** at the Municipal Council meeting on October 16, 2018 to amend Zoning By-law No. Z.-1 in conformity with the Official Plan to change the zoning of 2900 Tokala Trail **FROM** a Holding Residential R5 (h-*h-71*h-100*R5-7)) Zone **TO** a Residential R5 (R5-7) Zone to remove the h., h-71 and h-100 holding provisions.

Executive Summary

Summary of Request

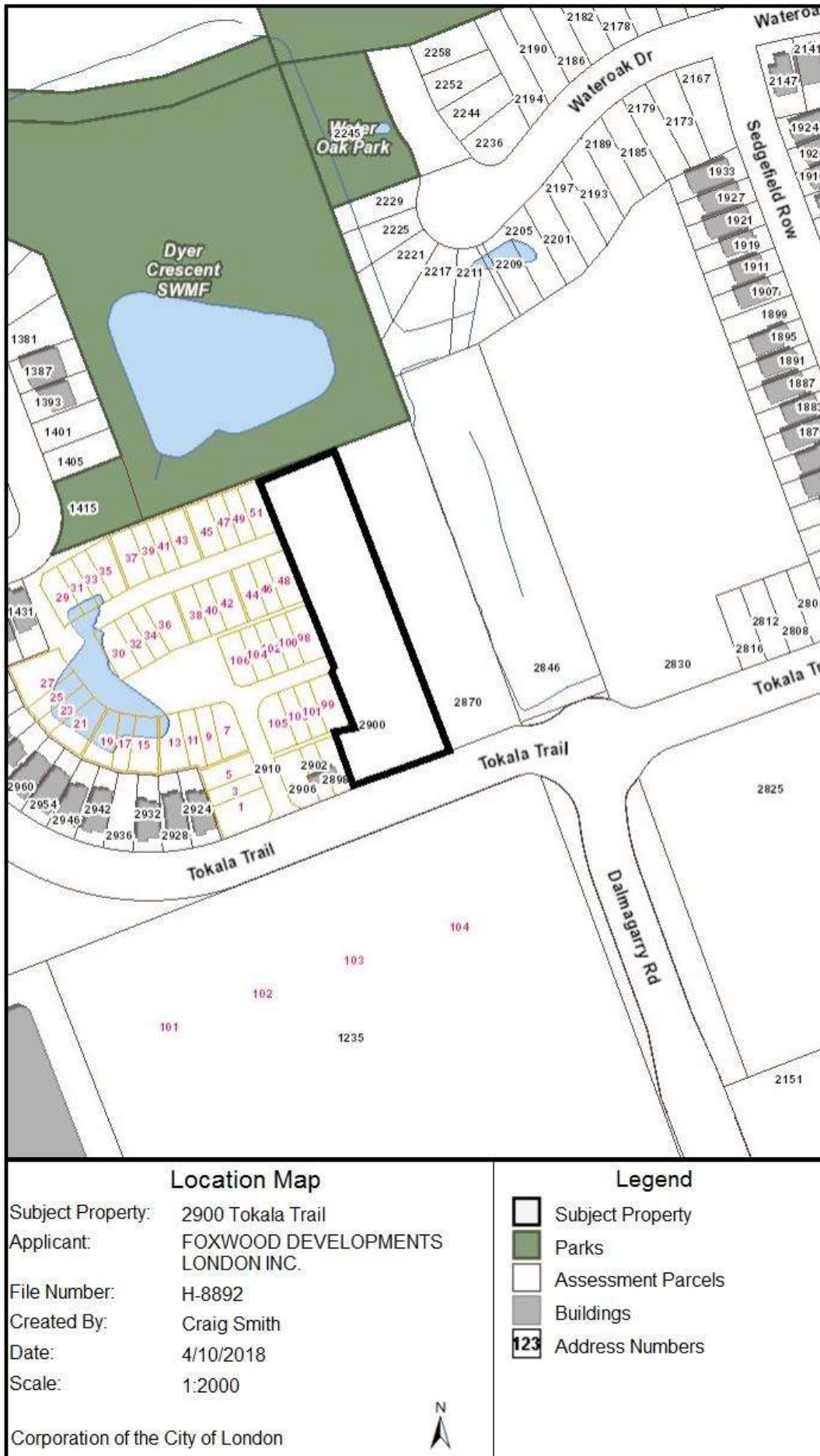
To remove the h, h-71 and h-100 holding provisions from 2900 Tokala Trail for the consideration of building permits to construct a 18 unit cluster townhouse vacant land condominium.

Rationale of Recommended Action

1. The removal of the holding provision will allow for development in conformity with The London Plan and the Official Plan and in compliance Zoning By-law No.Z-1.
2. Through the Site Plan Approval process (SPA18-021) all matters relating to security, agreements, design, access and servicing have been resolved and these holding provisions are no longer required.

Analysis

Location Map



2.0 Description of Proposal

2.1 Development Proposal

An application has been received by the applicant requesting the removal of the site specific holding provisions to permit an 18 unit townhouse vacant land condominium to be developed on the site.

3.0 Key Issues and Considerations

Why is it Appropriate to remove these Holding Provisions?

Full Site Plan Approval (SPA18-021) for this development proposal is imminent. An executed Development Agreement and security has been submitted by the applicant to the City for the 18 unit townhouse development which will consist of a vacant land condominium.

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.

With the executed development agreement combined with the submission of the required security by the applicant, the requirements of this holding provision have been adequately satisfied. It is appropriate to remove this holding provision at this time.

h-71 Holding Provision

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 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.

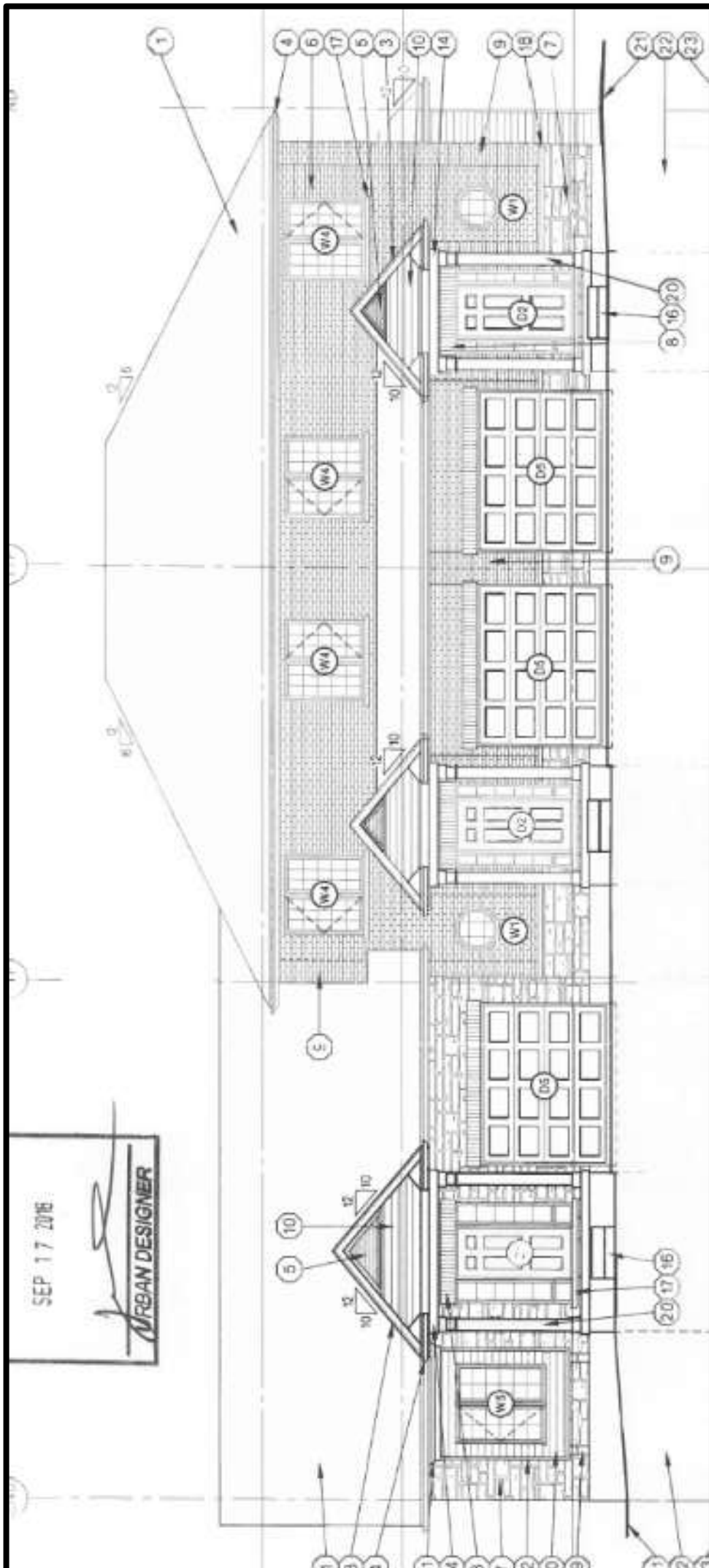
The proposed plans and elevations are consistent with the Hyde Park Community Plan design guidelines and have been reviewed and accepted by Community Planning and Urban Design. It is appropriate to remove this holding provision at this time.

h-100 Holding Provision

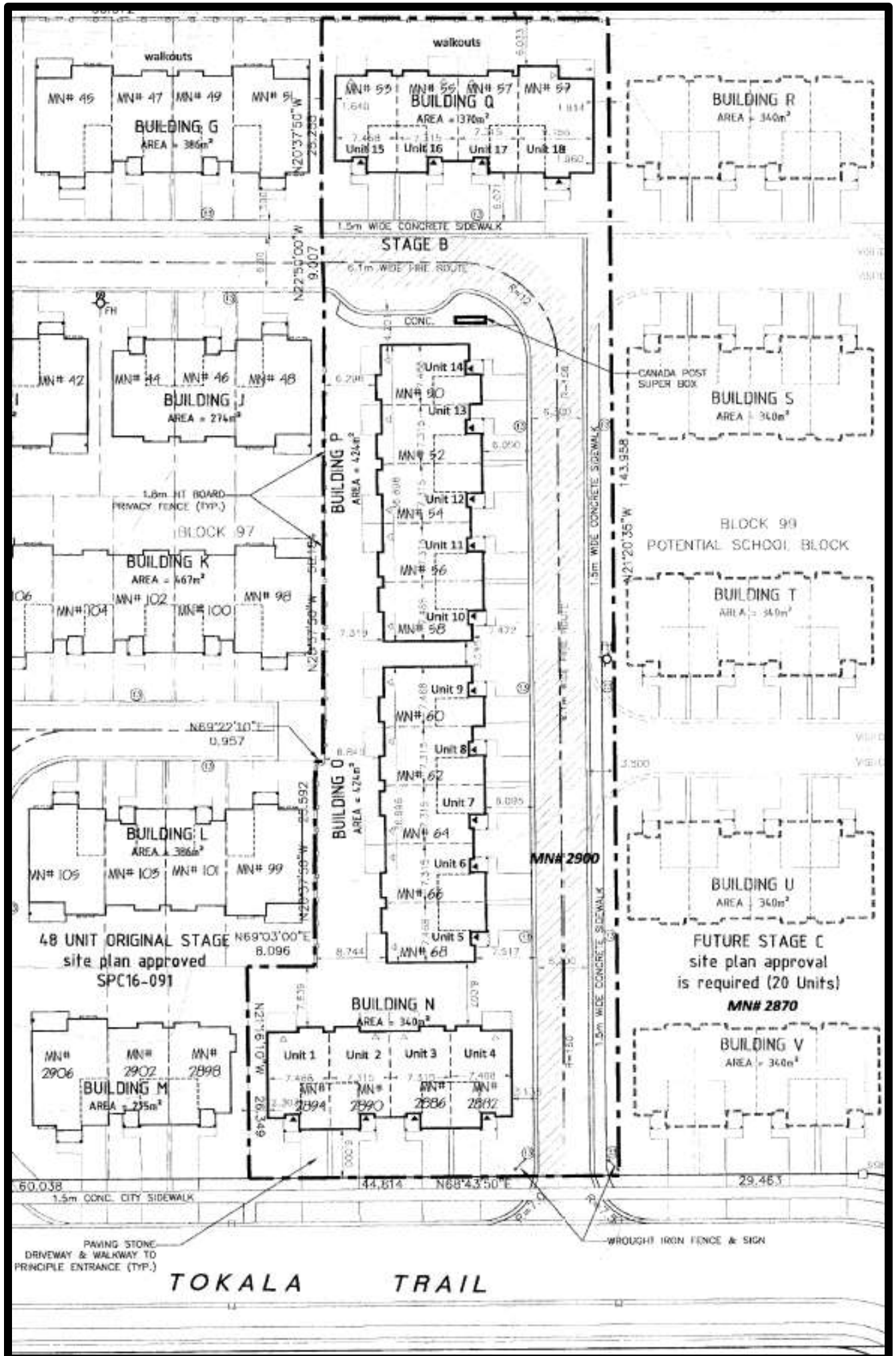
h-100 Purpose: To ensure there is adequate water service and appropriate access, a looped watermain system must be constructed and a second public access must be available to the satisfaction of the City Engineer, prior to the removal of the h-100 symbol.

The site is serviced by Tokala Trail which has two connections to the abutting arterial road network (Hyde Park via Dyer Drive and Fanshawe Park Road West via Dalmagary Road). There is a looped watermain system to service this development. As a result, it is appropriate to remove the h-100 holding provision at this time.

Proposed Tokala Trail Elevation



Proposed Site Plan



More information and detail is available in Appendix B and C of this report.

4.0 Conclusion

It is appropriate to remove the h., h-71 and h-100 holding provisions from the Residential R5 (R5-7) Zone at this time. Removal of the holding provisions will allow for the consideration of building permits to permit the construction of an 18 unit townhouse development as a vacant land condominium.

Prepared by:	C. Smith, MCIP, RPP Senior Planner, Development Services
Submitted by:	Lou Pompili, MCIP, RPP Manager, Development Planning (Subdivision)
Concurred in by:	Paul Yeoman, RPP, PLE Director, Development Services
Recommended by:	George Kotsifas, P.ENG Managing Director, Development and Compliance Services and Chief Building Official
Note: The opinions contained herein are offered by a person or persons qualified to provide expert opinion. Further detail with respect to qualifications can be obtained from Development Services	

October 1, 2018
CS\

CC: Matt Feldberg, Manager, Development Services (Subdivisions)

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Appendix "(A)"

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 holding provisions from the
zoning of the land located at 2900 Tokala
Trail.

WHEREAS Foxwood Developments (London) Inc. has applied to remove the holding provisions from the zoning for the land located at 2900 Tokala Trail, 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 2900 Tokala Trail, as shown on the attached map to remove the holding provisions so that the zoning of the lands as a Residential R5 (R5-7) Zone comes into effect.
2. This By-law shall come into force and effect on the date of passage.

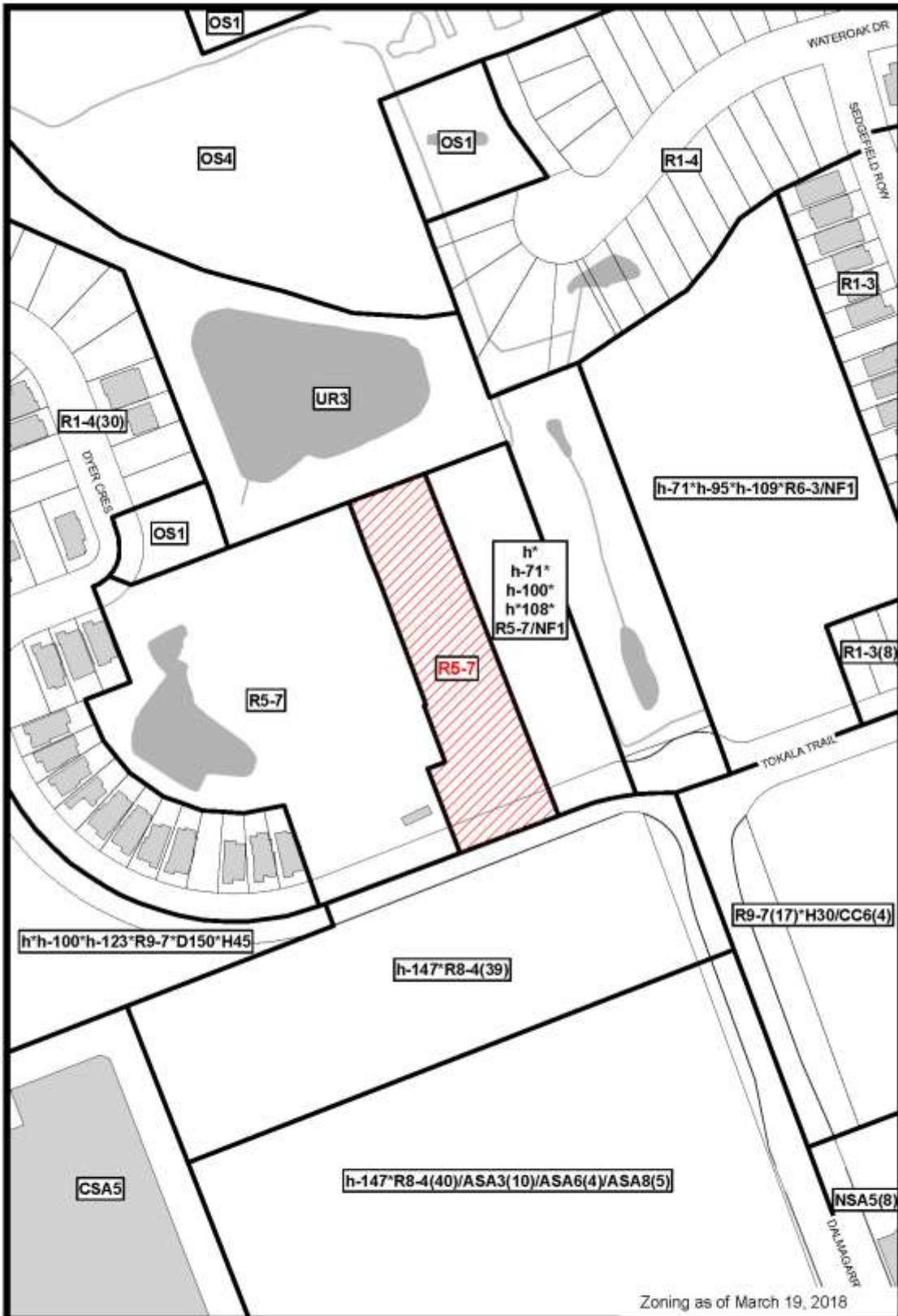
PASSED in Open Council on, October 16, 2018

Matt Brown
Mayor

Catharine Saunders
City Clerk


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

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



Zoning as of March 19, 2018

File Number: H-8892
 Planner: CS
 Date Prepared: 2018/04/27
 Technician: rc
 By-Law No: Z.-1-

SUBJECT SITE 

1:2,000

0 10 20 40 60 80 Meters



Appendix B – Public Engagement

Community Engagement

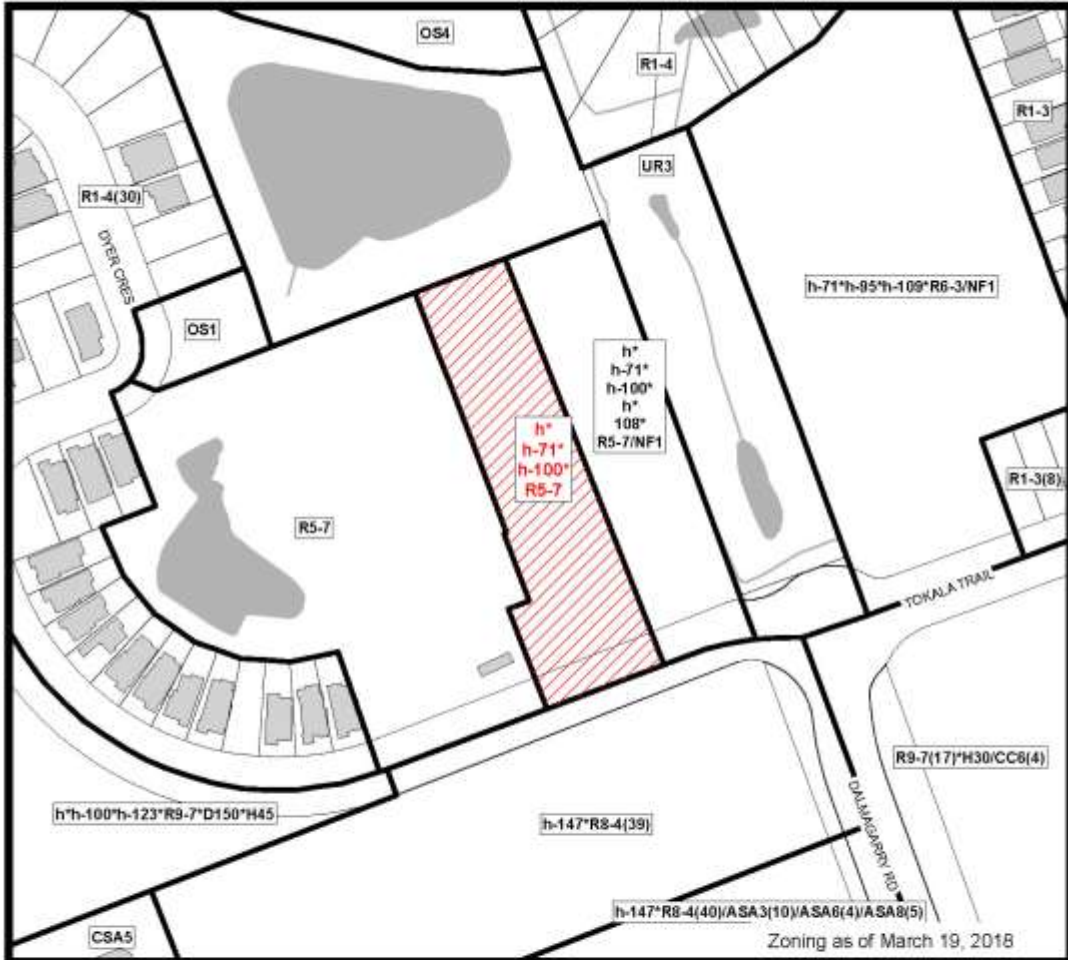
Public liaison: Notice of the application was published in the Londoner on April 19, 2018

0 replies were received

Nature of Liaison: City Council intends to consider removing the h., h-71 and h-100 holding provisions from the lands which requires that all services are provided, encourage street-oriented development and an 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 May 14, 2018.

Appendix C

Zoning Map



COUNCIL APPROVED ZONING FOR THE SUBJECT SITE:

1) **LEGEND FOR ZONING BY-LAW Z-1**

- 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

- 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
- HI - HEAVY INDUSTRIAL
- EX - RESOURCE EXTRACTIVE
- UR - URBAN RESERVE

- AG - AGRICULTURAL
- AGC - AGRICULTURAL COMMERCIAL
- RRC - RURAL SETTLEMENT COMMERCIAL
- TGS - TEMPORARY GARDEN SUITE
- RT - RAIL TRANSPORTATION

- H* - HOLDING SYMBOL
- D* - DENSITY SYMBOL
- H* - HEIGHT SYMBOL
- B* - BONUS SYMBOL
- T* - TEMPORARY USE SYMBOL

CITY OF LONDON

PLANNING SERVICES / DEVELOPMENT SERVICES

**ZONING
BY-LAW NO. Z-1
SCHEDULE A**



THIS MAP IS AN UNOFFICIAL EXTRACT FROM THE ZONING BY-LAW WITH ADDED NOTATIONS

FILE NO:

H-8892

CS

MAP PREPARED:

2018/04/27

rc

1:2,000

0 10 20 40 60 80 Meters