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H-8123/L. Mottram

TO:	CHAIR AND MEMBERS PLANNING AND ENVIRONMENT COMMITTEE
FROM:	GEORGE KOTSIFAS, P. ENG. MANAGING DIRECTOR, DEVELOPMENT AND COMPLIANCE SERVICES AND CHIEF BUILDING OFFICIAL
SUBJECT:	APPLICATION BY: PEMIC LAND CORP. 1480 RIVERBEND ROAD & PORTION OF 1552 RIVERBEND ROAD MEETING ON NOVEMBER 26, 2012

RECOMMENDATION

That, on the recommendation of the Senior Planner, Development Services, based on the application by Pemic Land Corp relating to the lands located at 1480 Riverbend Road, and the City-initiated review of the zoning on a portion of the property at 1552 Riverbend Road, the attached proposed by-law **BE INTRODUCED** at the Municipal Council meeting on December 11, 2012 to amend Zoning By-law No. Z.-1, to change the zoning of the subject lands **FROM** a holding Residential R1/Neighbourhood Facility (h•R1-4/NF) Zone **TO** a Residential R1/Neighbourhood Facility (R1-4/N/F) Zone and **FROM** a holding Residential R1 (h•R1-4) Zone **TO** a Residential R1 (R1-4) Zone to remove the holding provisions.

PREVIOUS REPORTS PERTINENT TO THIS MATTER
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May 2, 2011 and December 12, 2011 – *Planning and Environment Committee* – Reports from the Director of Development Planning and Managing Director – Development Approvals Business Unit on an application for draft plan of subdivision by Pemic Land Corp. for lands located at 1480 Riverbend Road (File No. 39T-10504).

September 24, 2012 – *Planning and Environment Committee* – Report from the Managing Director, Development and Compliance Services and Chief Building Official regarding Special Provisions for the Riverbend Meadows Phase 3 subdivision agreement - Pemic Land Corp. and Sifton Properties Ltd. (File No. 39T-10504)

PURPOSE AND EFFECT OF RECOMMENDED ACTION

The purpose and effect is to remove the holding (h) provision from the zoning which was applied to ensure the orderly development of lands and the adequate provision of municipal services, and that a subdivision agreement or development agreement is entered into.

RATIONALE

1. The applicant has entered into a subdivision agreement with the City of London for a 29 lot residential subdivision on lands located at 1480 Riverbend Road, and the conditions for removing the holding (h) provision zoning have now been satisfied.
2. A review of the zoning on the adjacent property at 1552 Riverbend Road indicates that the "h" symbol has continued to remain in place on a small portion of this property. It is appropriate and timely to include in the recommended amendments the removal of the "h" symbol over that portion of the property which was previously registered as a part block (Block 47) on Plan 33M-549.

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BACKGROUND

Date Application Accepted: November 9, 2012	Contact: Craig Linton
<p>REQUESTED ACTION: Request to remove the Holding (h) Provision from the zoning of lands located at 1480 Riverbend Road.</p> <p>Development Services staff included an adjacent property at 1552 Riverbend Road in order to make a technical correction to the zoning maps to remove the “h” symbol over a portion of this property which was previously registered as a part block (Block 47) on Plan 33M-549.</p>	

<p>SITE CHARACTERISTICS:</p> <ul style="list-style-type: none"> • Current Land Use – vacant • Frontage – 161 metres (528 ft.) • Depth – 141 metres (462 ft.) • Area – 2.35 hectares (5.8 acres) • Shape – regular
<p>SURROUNDING LAND USES:</p> <ul style="list-style-type: none"> • North – residential • South – residential • East – residential • West – neighbourhood park

<p>OFFICIAL PLAN DESIGNATION:</p> <ul style="list-style-type: none"> • Low Density Residential
<p>EXISTING ZONING:</p> <ul style="list-style-type: none"> • holding Residential R1/Neighbourhood Facility (h•R1-4/NF) and holding Residential R1 (h•R1-4)

PLANNING HISTORY

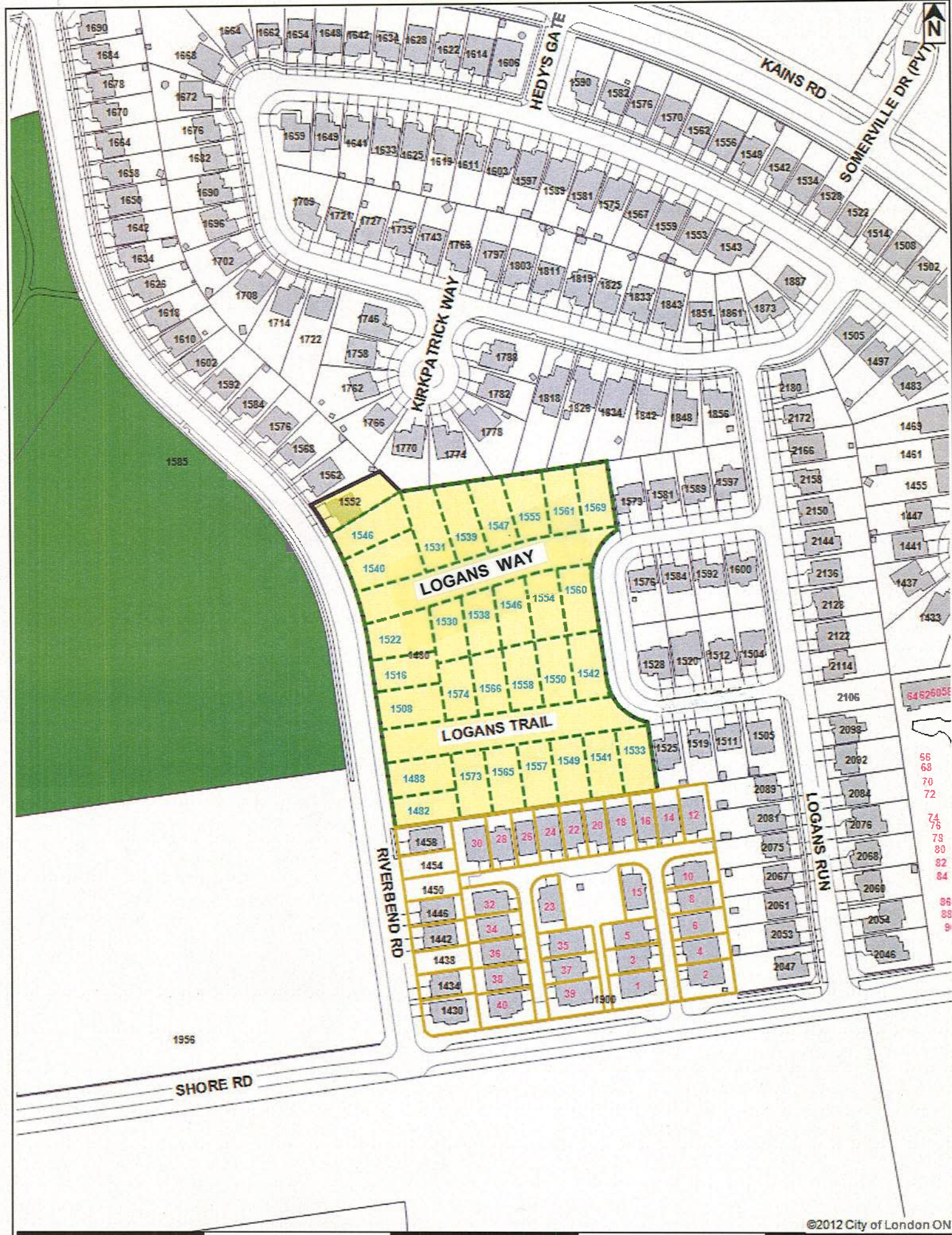
On February 17, 2012, the Ontario Municipal Board issued a Decision/Order with respect to an appeal by Pemic Land Corp. The Board approved the proposed draft plan of subdivision consisting of 29 single detached dwelling units with conditions. The Board granted the City the authority to clear the conditions of draft plan approval and to administer final approval of the plan of subdivision for the purposes of subsection 51(58) of the *Planning Act*.

On October 9, 2012, Municipal Council passed a resolution adopting Special Provisions to be contained in the subdivision agreement between the City of London and Pemic Land Corp. and Sifton Properties Ltd. for the Riverbend Meadows Subdivision on lands located at 1480 Riverbend Road.

SIGNIFICANT DEPARTMENT/AGENCY COMMENTS

None

PUBLIC LIAISON:	Notice was published in the Londoner on November 22, 2012.	No replies
Nature of Liaison: To remove the holding “h” provision.		
Responses: None		








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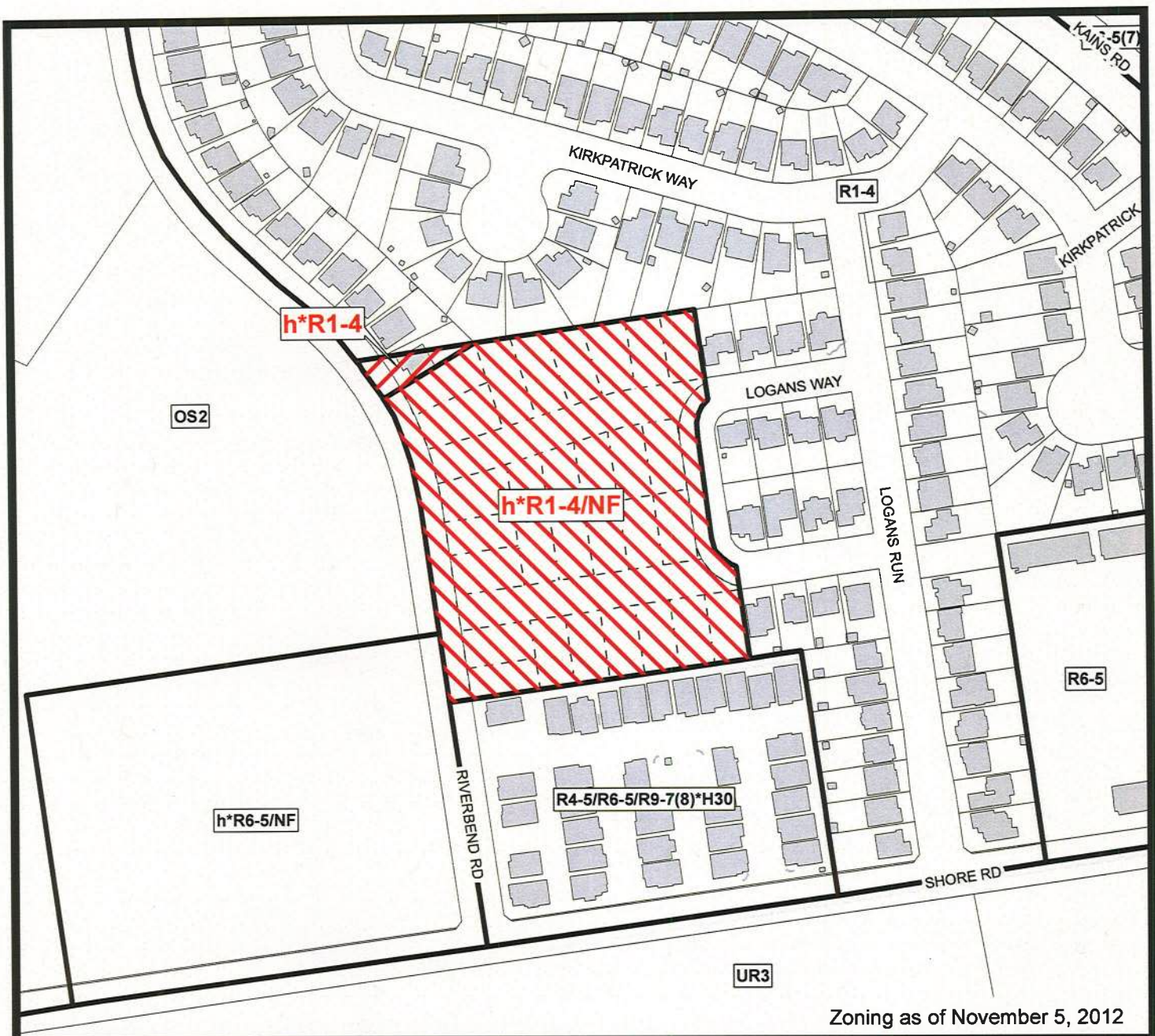
LOCATION MAP

Subject Site: 1480 Riverbend Road
 Applicant: Pemic Land Corporation
 File Number: H-8123
 Planner: LM
 Created By: lm
 Date: 2012-11-14
 Scale: 1:2500

LEGEND

-  Subject Site
-  Parks
-  Assessment Parcels
-  Buildings
-  Address Numbers





Zoning as of November 5, 2012



COUNCIL APPROVED ZONING FOR THE SUBJECT SITE: h*R1-4/NF & h*R1-4

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

2)  **ANNEXED AREA APPEALED AREAS**

CITY OF LONDON

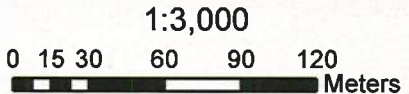
PLANNING, ENVIRONMENTAL AND ENGINEERING SERVICES

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



FILE NO:
H-8123 LM

MAP PREPARED:
2012/11/13 RN



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 a subdivision agreement or development agreement is entered into for the lands in question with the City of London.

Permitted Interim Uses: Existing Uses

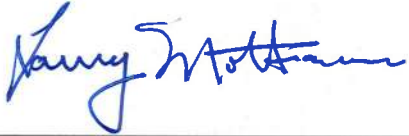



The "h" provision is applied at the time of draft plan approval, and is typically applied to all lands in a proposed subdivision plan. It is applied in almost every subdivision approval, and requires that a subdivision agreement or development agreement be entered into, and that development proceeds in an orderly manner and that there be adequate provision of municipal services. The provision is normally satisfied prior to final approval of the subdivision.

The City recently received a request from Pemic Land Corp. for final approval of the draft plan of subdivision, and a subdivision agreement has been entered into between the City and Pemic Land Corp. and Sifton Properties Ltd. The servicing drawings have also been accepted, and there is adequate provision of municipal services for the proposed 29 lot subdivision.

In conjunction with this application, Development Services staff included an adjacent property at 1552 Riverbend Road. This property consists of a single detached dwelling lot which was created from two part lots in two registered plans. The "h" symbol was never lifted from the zoning and has remained on the zone map. Staff included the property in our review in order to make a technical correction to the zoning maps to remove the "h" symbol over a portion of this property which was previously registered as a part block (Block 47) on Plan 33M-549.

CONCLUSION

Based on our review, it is appropriate to proceed to lift the holding ("h") provision from the zoning as the conditions for removing the holding provisions have been satisfied.

RECOMMENDED BY:	REVIEWED BY:
	
LARRY MOTTRAM MCIP, RPP SENIOR PLANNER	JEFF LEUNISSEN MCIP, RPP MANGER, DEVELOPMENT PLANNING
CONCURRED BY:	SUBMITTED BY:
	
TERRY GRAWEY MCIP, RPP MANAGER, DEVELOPMENT SERVICES	GEORGE KOTSIFAS, P. ENG. MANAGING DIRECTOR, DEVELOPMENT AND COMPLIANCE SERVICES AND CHIEF BUILDING OFFICIAL

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H-8123/L. Mottram

Bill No. (Number to be inserted by Clerk's Office)
2012

By-law No. Z.-1-_____

A by-law to amend By-law No. Z.-1 to remove the holding provisions from the zoning for an area of land located at 1480 and 1552 Riverbend Road.

WHEREAS Pemic Land Corp. has applied to remove the holding provision from the zoning for an area of land located at 1480 Riverbend Road, as shown on the map attached to this by-law, as set out below;

AND WHEREAS the City has reviewed the holding provision on a portion of the property at 1552 Riverbend 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 lands located at 1480 Riverbend Road, as shown on the attached map, to remove the holding provision so that the zoning of the lands as a Residential R1/Neighbourhood Facility (R1-4/NF) Zone comes into effect.
2. Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to lands located at 1552 Riverbend Road, as shown on the attached map, to remove the holding provision so that the zoning of the lands as a Residential R1 (R1-4) Zone comes into effect.
3. This By-law shall come into force and effect on the date of passage.

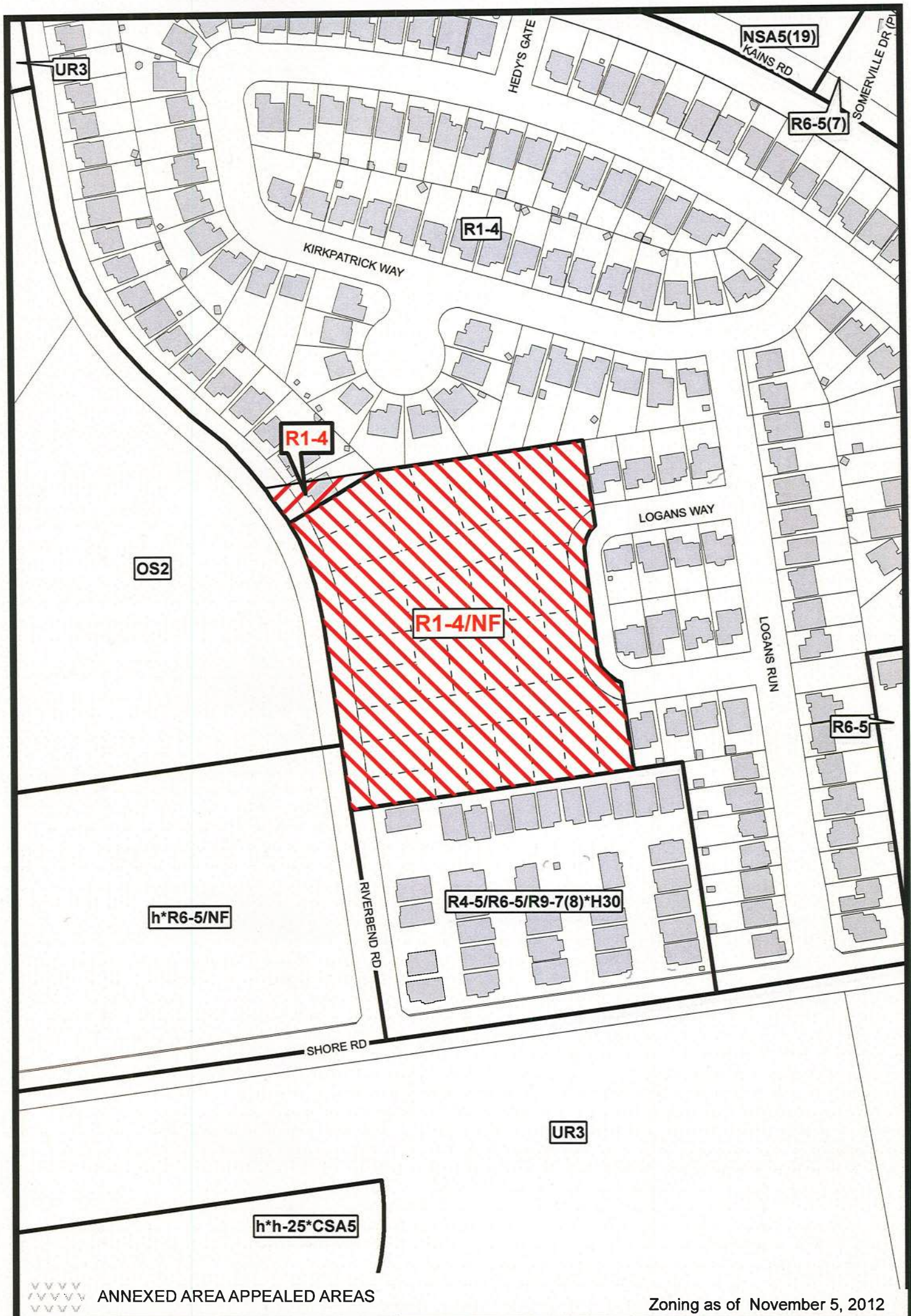
PASSED in Open Council on December 11, 2012.

Joe Fontana
Mayor

Catharine Saunders
City Clerk

First Reading - December 11, 2012
Second Reading - December 11, 2012
Third Reading - December 11, 2012

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



Zoning as of November 5, 2012

File Number: H-8123

Planner: LM

Date Prepared: 2012/11/13

Technician: RN

By-Law No: Z.-1-

SUBJECT SITE



1:2,500

0 12.525 50 75 100 Meters

