

## Report to Planning and Environment Committee

**To:** Chair and Members  
Planning & Environment Committee

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

**Subject:** Removal of Holding Provisions  
Application by: Town & Country Developments Inc.  
Address: 1020 Coronation Drive

**Meeting on:** June 17, 2019

## Recommendation

That on the recommendation of the Director, Development Services, the following actions be taken with respect to the application of Town & Country Developments Inc. relating to the property located at 1020 Coronation Drive, the proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting on June 25, 2019 to amend Zoning By-law Z.-1, in conformity with the Official Plan, to change the zoning of the lands **FROM** a Holding Residential R9 (h-89\*h-90\*h-91\*R9-7\*H45) Zone **TO** a Residential R9 (R9-7\*H45) Zone to remove the "h-89", "h-90" and "h-91" holding provision from the lands.

## Executive Summary

### Summary of Request

The applicant has requested removal of the "h-89", "h-90" and "h-91" holding provision from the site, which requires a stormwater servicing report, the construction of Coronation Drive, and the implementation in site plan of urban design concepts established through the Zoning By-law amendment review process.

### Purpose and the Effect of Recommended Action

The purpose and effect is to remove the holding ("h-89", "h-90", and "h-91") symbol from the subject site to permit a 6 storey, 59 unit residential apartment building.

### Rationale of Recommended Action

The conditions for removing the holding provision have been met, as the stormwater servicing report has been accepted and recommendations incorporated into the final site plan, Coronation Road has been constructed, and the urban design concepts have been implemented in the final site plan. All issues have been resolved and the holding provisions are no longer required.

## Analysis

### 1.0 Site at a Glance

#### 1.1 Property Description

The subject site is located on the west side of Coronation Drive, north of South Carriage Road. It is a 0.4ha parcel of land.

#### 1.2 Current Planning Information

- The London Plan Place Type – Neighbourhoods
- Official Plan Designation – Multi-Family, High Density Residential
- Existing Zoning – a Holding Residential R9 (h-89\*h-90\*h-91\*R9-7\*H45) Zone

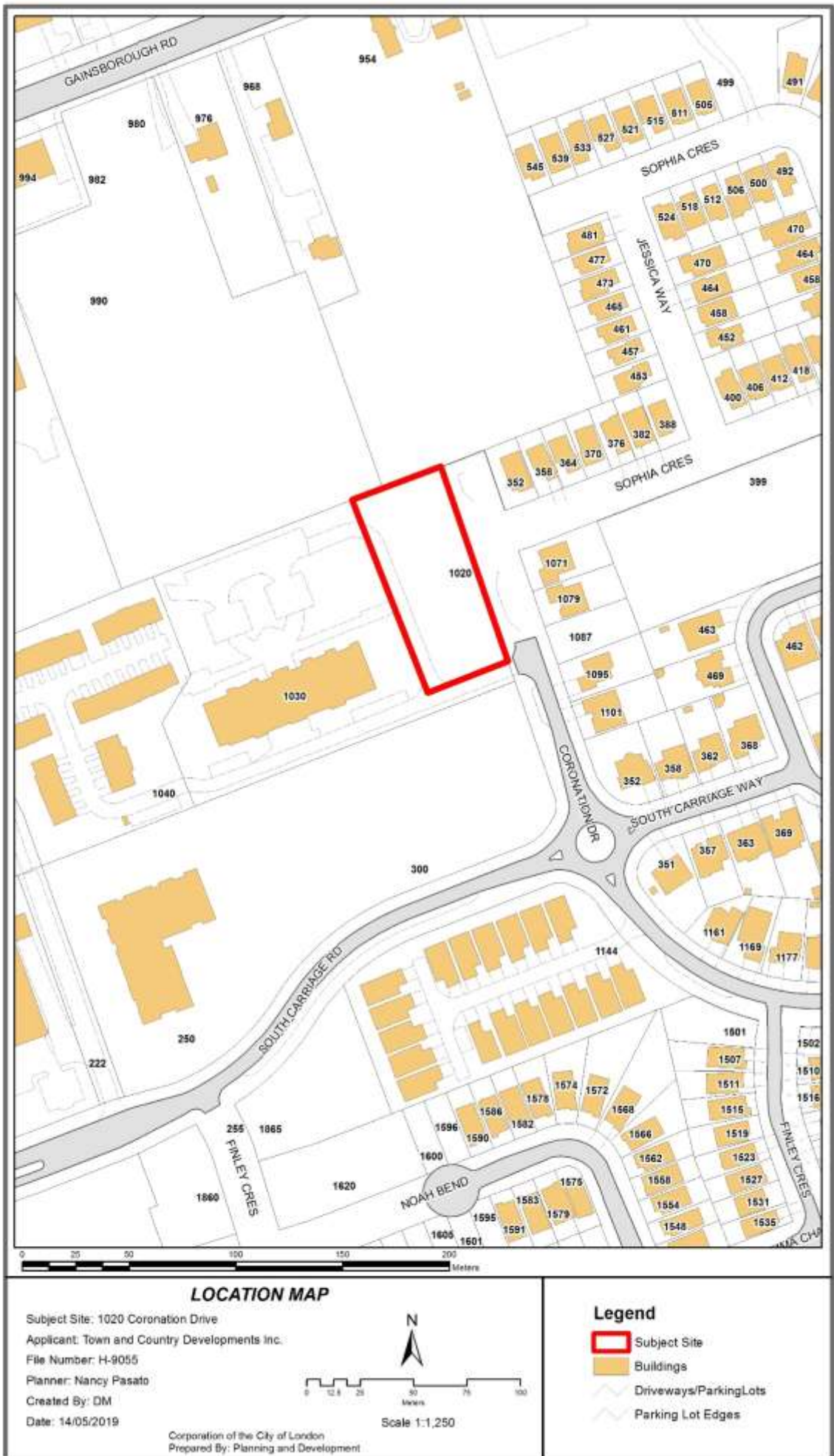
**1.3 Site Characteristics**

- Current Land Use – vacant
- Area – 0.4 ha (1.0 acres)
- Shape – rectangular

**1.4 Surrounding Land Uses**

- North – vacant/future residential
- East – single detached dwellings
- South – apartment building/vacant/future residential
- West – apartment building

1.5 Location Map



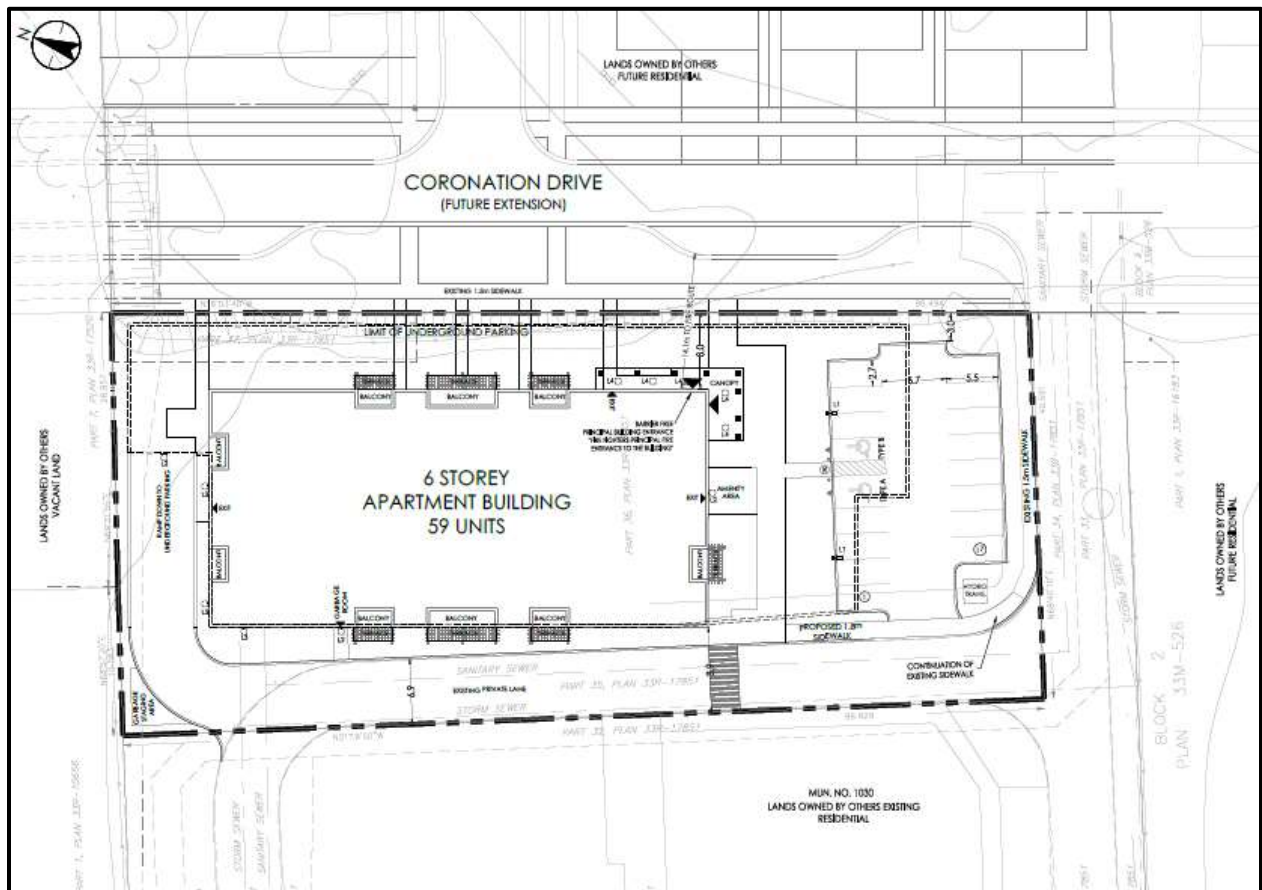


Figure 1 - Proposed Site Plan 1020 Coronation Drive



Figure 2 - Proposed Elevation (Coronation Drive)

## 2.0 Description of Proposal

### 2.1 Development Proposal

The parcel is the subject of a site plan application (SPA-18-096) to develop a 6 storey, 59 unit residential apartment building. The removal of holding provisions will facilitate the development of this site.

## 3.0 Relevant Background

### 3.1 Planning History

The lands were designated Multi-Family, High Density Residential and Business District Commercial through the Hyde Park Community Plan process. Council adopted the Hyde Park Community Plan on April 17, 2000. OPA 193 was adopted by Council in 2001 implementing the land use designation as adopted through the Community Plan process.

The subject site was part of a larger parcel, municipally addressed as 1503 Hyde Park Road. In 2007, a zoning by-law amendment was initiated (Z-7399) to permit the front portion of the property to be developed for commercial purposes (BDC1/BDC2), and apply a Residential R9 (R9-7\*H45) Zone to permit the development of two fourteen storey residential apartment buildings on the rear portion of the site, subject to design considerations to be addressed through the site plan approval process. One 14 storey tower was constructed at 1030 Coronation Drive in 2010. In 2013, a zoning by-law amendment was initiated for a portion of the lands adjacent to the commercial lands (Z-8201) to permit cluster townhouses. The R9-7 Zone, however, was not amended for this site, and remains on the balance of the lands.

An application for site plan was submitted in August of 2018 (SPA18-096) for a 6 storey, 59 unit residential apartment building.

### 3.2 Requested Amendment

The applicant is requesting the removal of the “h-89”, “h-90” and “h-91” holding provision from the lands.

### 3.3 Community Engagement

In response to the Notice of Intent to Remove the Holding Provision, two written comments were received. The comments related to the type of development and potential issues related to access and ingress, density, pedestrian connections, snow storage, parking and urban design.

The use and form are permitted through the zoning (R9-7) for the site. The proposed density of the development (144 units per hectare) meets the maximum required through the zoning (150 units per hectare). No variances are required for the site. The proposed site plan has provided adequate parking and access/egress to the site via Coronation Drive. Urban design has been addressed through the final site plan.

### 3.4 Policy Context

*The Planning Act* permits the use of holding provisions to restrict future uses until conditions for removing the holding provision are met. To use this tool, a municipality must have approved Official Plan policies related to its use, a municipal council must pass a zoning by-law with holding provisions, an application must be made to council for an amendment to the by-law to remove the holding symbol, and council must make a decision on the application within 150 days to remove the holding provision(s).

The London Plan and the (1989) Official Plan contain policies with respect to holding provisions, the process, and notification and removal procedures.



## 4.0 Key Issues and Considerations

### 4.1 What is the purpose of the “h-89” holding provision and is it appropriate to consider its removal?

The “h-89” holding provision states:

*Purpose: To ensure the orderly development of the lands the “h-89” symbol shall not be deleted until a stormwater servicing report has been prepared and confirmation that stormwater management systems are implemented to the satisfaction of the City Engineer.*

A stormwater servicing report was submitted and accepted as part of the application for site plan. The site will outlet to municipal sewers fronting the site and ultimately discharge to a municipal stormwater management pond all in accordance with the functional stormwater management servicing report.

### 4.2 What is the purpose of the “h-90” holding provision and is it appropriate to consider its removal?

The “h-90” holding provision states that:

*Purpose: To ensure the orderly development of the lands the “h-90” symbol shall not be deleted until the construction of Coronation Drive is undertaken to the satisfaction of the City Engineer.*

The construction of Coronation Drive for the full length of the block has been completed in this location, and the proposed development will have access to Coronation Drive. This satisfies the requirement for removal of the “h-90” holding provision.

### 4.3 What is the purpose of the “h-91” holding provision and is it appropriate to consider its removal?

The “h-91” holding provision states that:

*Purpose: To ensure that the urban design concepts established through the Zoning amendment review process are implemented, a site plan will be approved and 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.*

As part of the Municipal Council resolution for Z-7399, the following urban design considerations were to be addressed as part of any development application:

**“....IT BEING NOTED** that the specific design issues to be addressed through the site plan review process include:

- *Support for a high quality pedestrian streetscape on Coronation Drive*
- *Conformity with the Hyde Park Community Design Guidelines for both residential and commercial uses.*
- *Design elements which minimize the impact of high density residential development on adjacent and nearby residential uses.*
- *Pedestrian connection through the site, connecting the inner neighbourhood with the proposed main street design of Hyde Park Road.*
- *Creation of a central focal point for the development through the recreational and open space area between the proposed buildings.*
- *Minimization of vehicular access and pedestrian conflict points.*
- *Access to parking garage(s) located internal to the site.*
- *Provision of the commercial laneway.*
- *Mitigating design measures which provide for a positive interface between the Business District Commercial uses and the proposed residential uses.”*

The Site Plan has addressed the above noted urban design considerations in the following manner:

- *Support for a high quality pedestrian streetscape on Coronation Drive* - the building design has provided individual access points and courtyards onto Coronation Drive to provide an enhanced pedestrian environment;
- *Conformity with the Hyde Park Community Design Guidelines for both residential and commercial uses* - the design of the site is in keeping with the Hyde Park Community Design Guidelines, as well as the 1989 Official Plan and London Plan policies related to urban design;
- *Design elements which minimize the impact of high density residential development on adjacent and nearby residential uses* - the addition of a 6 storey building will provide the transition in height and intensity towards Coronation Drive from the 14 storey building internal to the site;
- *Pedestrian connection through the site, connecting the inner neighbourhood with the proposed main street design of Hyde Park Road* - a pedestrian corridor has been added to this development and will connect Coronation Drive to Hyde Park Road;
- *Creation of a central focal point for the development through the recreational and open space area between the proposed buildings* - not applicable to this phase;
- *Minimization of vehicular access and pedestrian conflict points* - only one access point has been provided for the whole development via Coronation Drive;
- *Access to parking garage(s) located internal to the site* - a parking garage is proposed for this building, to be located underground on the north side of the building. Access has been provided internally to this garage;
- *Provision of the commercial laneway* - not applicable to this phase;
- *Mitigating design measures which provide for a positive interface between the Business District Commercial uses and the proposed residential uses* - not applicable to this phase

Overall, Staff have indicated that the Urban Design considerations have been addressed and the holding provision can be removed for the site.

## 5.0 Conclusion

The Applicant has entered into a development agreement for this site, and has provided the necessary stormwater management report, construction of Coronation Drive is completed, and has incorporated the necessary urban design considerations. Therefore, the required conditions have been met to remove the “h-89”, “h-90” and “h-91” holding provision. The removal of the holding provisions is recommended to Council.

<b>Prepared by:</b>	<b>Nancy Pasato, MCIP, RPP Senior Planner, Development Services</b>
<b>Recommended by:</b>	<b>Paul Yeoman, RPP, PLE Director, Development Services</b>
<b>Submitted by:</b>	<b>George Kotsifas, P.ENG Managing Director, Development and Compliance Services and Chief Building Official</b>
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	

June 7, 2019  
NP/np

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CC: Matt Feldberg, Manager, Development Services (Subdivisions)  
Lou Pompilii, Manager, Development Services - Planning  
Ismail Abushehada, Manager, Development Services - Engineering



**Previous Reports and Applications Relevant to this Application**

**December 10, 2007** - Report to Planning Committee to recommend approval of a rezoning at 1503 Hyde Park Road (now 1503 Hyde Park Rd, 1020-1040 Coronation Drive) to permit commercial development (at 1503 Hyde Park Rd) and to permit the development of two fourteen storey residential apartment buildings on the rear portion of the site subject (1020-1040 Coronation Drive) (Z-7399)

**Appendix A**

Bill No. (number to be inserted by Clerk's Office)  
2019

By-law No. Z.-1-19 \_\_\_\_\_

A by-law to amend By-law No. Z.-1 to  
remove holding provisions from the  
zoning for an area of land located at  
1020 Coronation Drive.

WHEREAS Town & Country Developments Inc. has applied to remove the holding provision from the zoning of the lands located at 1020 Coronation Drive, 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;

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 1020 Coronation Drive, as shown on the attached map, to remove the holding provisions so that the zoning of the lands as a Residential R9 (R9-7\*H45) Zone comes into effect.
2. This by-law shall come into force and effect on the day it is passed.

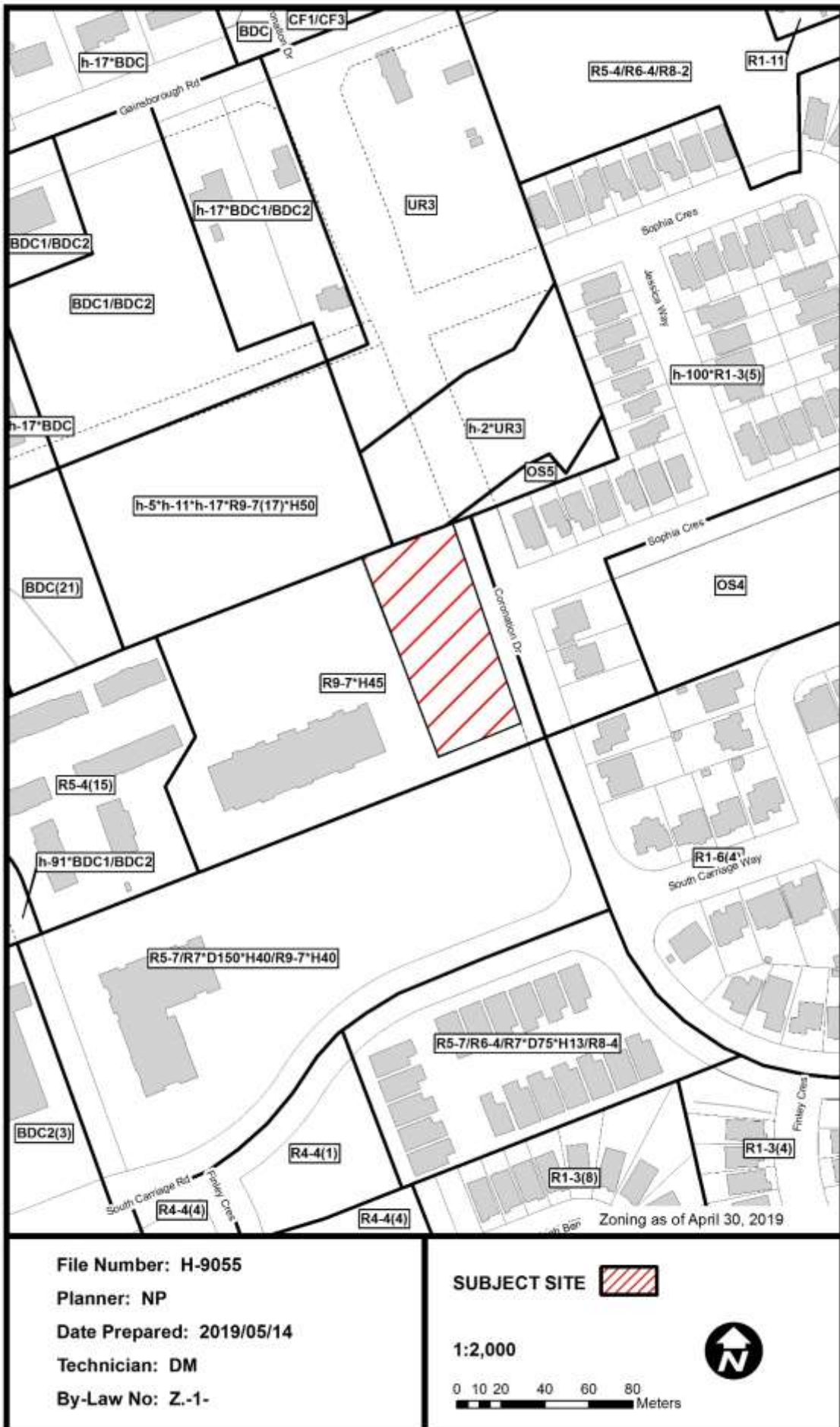
PASSED in Open Council on June 25, 2019.

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – June 25, 2019  
Second Reading – June 25, 2019  
Third Reading – June 25, 2019

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



File Number: H-9055  
 Planner: NP  
 Date Prepared: 2019/05/14  
 Technician: DM  
 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:** On May 1, 2019, Notice of Intent to Remove Holding Provision was sent to 3 property owners in the surrounding area (as per the previous application Z-7399). Notice of Application was also published in the *Public Notices and Bidding Opportunities* section of *The Londoner* on May 9, 2019.

Two replies received.

**Nature of Liaison:** Possible change to Zoning By-law Z.-1 by deleting the Holding (h-89, h-90 and h-91) Provisions from the subject lands. The removal of the holding provisions is contingent on: a stormwater servicing report has been prepared and confirmation that stormwater management systems are implemented to the satisfaction of the City Engineer (h-89); the construction of Coronation Drive is undertaken to the satisfaction of the City Engineer (h-90); and the urban design concepts established through the zoning amendment review process are implemented, a site plan will be approved and a development agreement will be entered into which incorporates these concepts and addresses identified urban design issues (h-91).

**Responses:** See email responses below.

**Concern for:** should be townhomes, density, access/egress, lack of pedestrian connection, access for large vehicles, snow storage, inadequate parking

### Responses to Public Liaison Letter and Publication in “The Londoner”

Telephone	Written
	Keith and Barbara Taylor 309-1030 Coronation Drive
	Dan Foster/Shelley O'Connor 509-1030 Coronation Drive

#### **K. Taylor, via email** **May 17, 2019**

We would like to voice our concerns to the proposed development at 1020 Coronation Drive. The disclosure statement for Northcliff at Hyde Park by the Tricar Group page 14 - adjacent lands. This states that the lands immediately to the East of 1030 Coronation Drive was for future development of residential townhomes, if we had known that this was to be changed to a mid-rise rental apartment building we would never have bought a condo from Tricar at 1030 Coronation Drive. All the residents I have spoken to have the same opinion. Getting back to 1020, building 59 units seems to be too dense for the site, it is obvious that this was to maximise profits for both Tricar and Johnstone Homes without any consideration for the residents who purchased at 1030 under Tricar Group Disclosure Statement.

The access/egress points could not be more dangerous, (blind spot & too close to the intersection of our two private roads) these points should not be utilizing the shared 1020/1030 laneway they should be exiting onto Coronation Drive, the pedestrian path that was incorporated into the site plan running from Hyde Park to Coronation Drive would be incomplete due to the oversize building. Looking at the building plan how do moving and delivery vehicles gain access and service the building? Where do they put their snow when plowing the property?

#### **D. Foster, via e-mail** **May 15, 2019**

This holding provision (h-91) relates to the Site Plan/Urban Design Concept.

We initially sent our objections to the height of the building and the density of the infill for such a small property (this was supposed to be a townhouse development not unlike 1040 Coronation); the location of the access point to the visitors parking (blind spot & too close to the intersection of our two private roads); and the as well as the lack of the continuity and thereby the loss of the aesthetic nature of the public walking path which was originally designed to bisect the entire 3 properties (1020/1030/1040) and eventually give access to Hyde Park Road.

We will take this opportunity to also point out that we feel there is inadequate provision for resident parking as there is only one parking space planned per unit.