

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: Application by: 180 Village Walk Inc.
180 Villagewalk Boulevard

Meeting on: September 9, 2019

Recommendation

That, on the recommendation of the Director, Development Services, the following action be taken with respect to the application of 180 Village Walk Inc. relating to the property located at 180 Villagewalk Boulevard, the proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting on September 17, 2019 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 R6 Special Provision/Residential R7 Special Provision/Office Special Provision (h-5*h-99*h-100*R5-5(24)/R7(11)/OF(1)) Zone **TO** a Residential R6 Special Provision/Residential R7 Special Provision/Office Special Provision (R5-5(24)/R7(11)/OF(1)) Zone.

Executive Summary

Summary of Request

The applicant has requested the removal of the "h-5, "h-99" and h-100" holding provisions from 180 Villagewalk Boulevard, which are in place to ensure: a public site plan meeting; that the development design is consistent with the Upper Richmond Village – Urban Design Guidelines, and that adequate water looping and access is provided.

Purpose and the Effect of Recommended Action

The purpose and effect is to remove the "h-5, "h-99" and h-100" holding symbols to facilitate the development of a 12 unit townhouse development with access from Callaway Drive.

Rationale of Recommended Action

The requirements for removing the holding provisions have been met, and the Approval Authority has confirmed that no further work is required. It is appropriate to remove the holding provisions as they are no longer required.

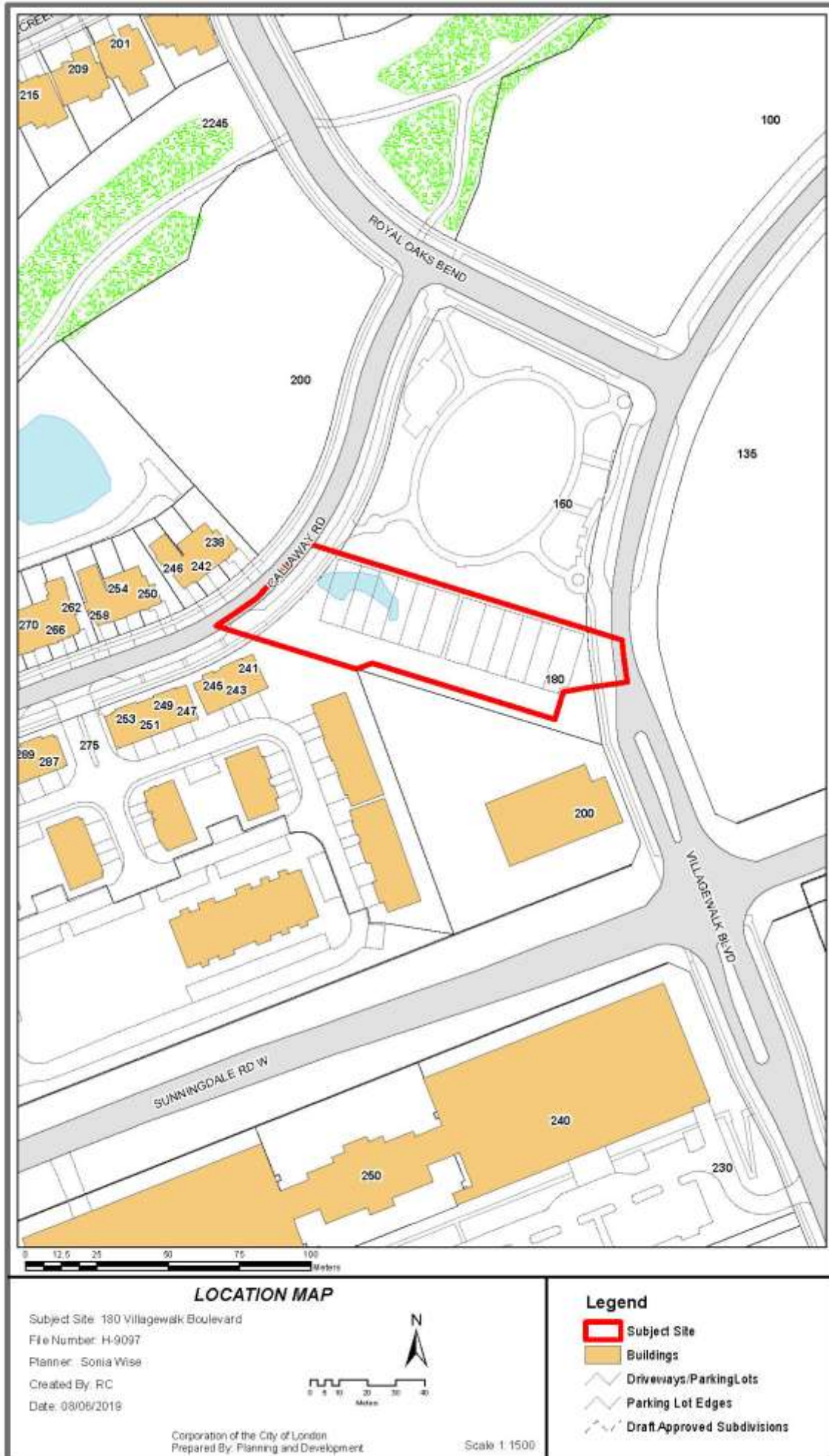
Analysis

1.0 Site at a Glance

1.1 Property Description

The property is located north of Sunningdale Road West and west of Villagewalk Boulevard. The proposal consists of one multi-family, medium density residential block within a registered plan of subdivision (Block 95 Registered Plan No. 33M-633). The site is a through lot with frontage on both Villagewalk Boulevard and Callaway Drive, though the public road access will be from Callaway Drive only, with no direct vehicular access to Villagewalk Boulevard. The site has full access to municipal services and is located in an area which is planned for future growth.

1.2 Location Map



1.3 Current Planning Information (see more detail in Appendix C)

- The London Plan Place Type – Main Street and Neighbourhoods
- Official Plan Designation – Multi-Family, Medium Density Residential
- Existing Zoning – h-5*h-99*h-100*R6-5(24)*R7(11)*OF(1) Zone

1.4 Site Characteristics

- Current Land Use – Vacant
- Frontage – 33.6m Villagewalk Boulevard and 42m Callaway Road
- Depth – Varies
- Area – 0.351
- Shape – Irregular

1.5 Surrounding Land Uses

- North – Park – Villagewalk Commons
- East – future Business District Commercial uses
- South – Office
- West – Residential

2.0 Description of Proposal

2.1 Development Proposal

The proposal is for a 12 unit cluster townhouse vacant land condominium with 6 units in 2 blocks. Vehicular access is provided from Callaway Boulevard and common elements are provided for landscaped open space, visitor parking and servicing.

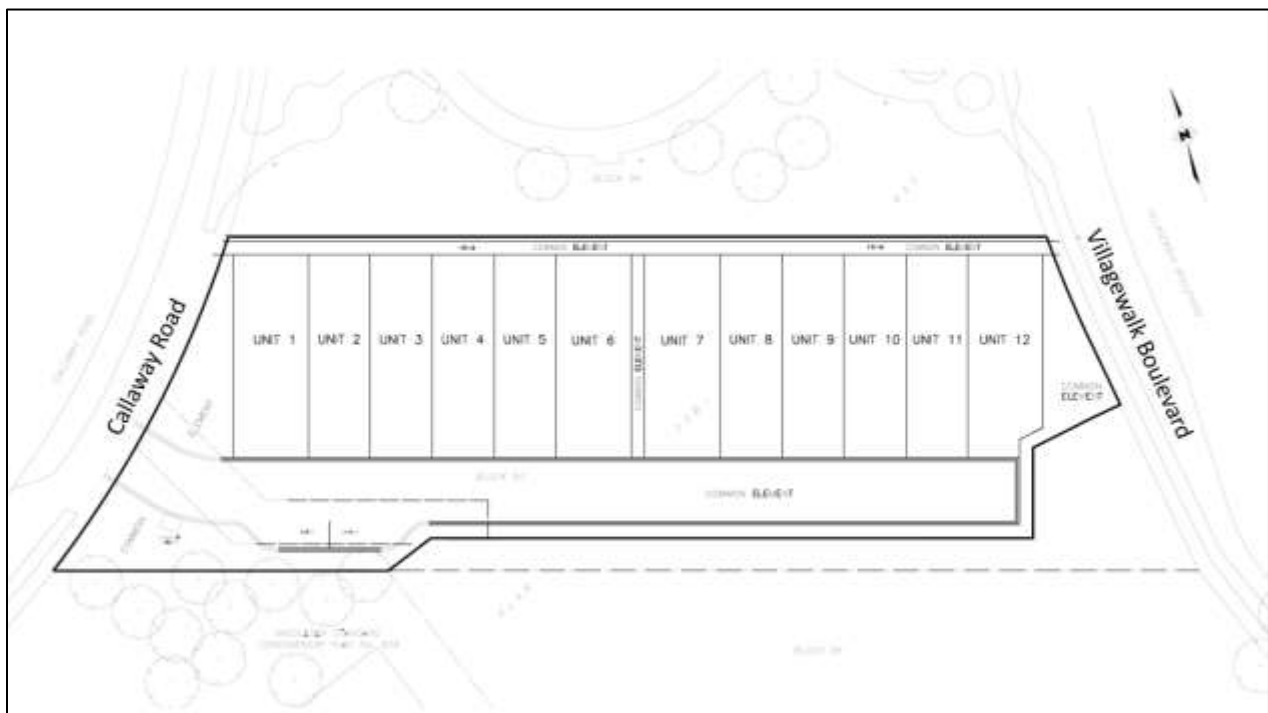


Figure 1: Conceptual Site Plan

An application for Site Plan Approval (SP18-139) has been made in conjunction with the application for Draft Plan of Vacant Land Condominium (39CD-19505). The site plan submission, including servicing, grading, landscaping, and building elevation plans, are approaching acceptance by the City.

3.0 Relevant Background

3.1 Planning History

The subject site is part of the Sunningdale North Area Plan which was adopted by City Council in 2006. The site was part of a larger draft plan of Subdivision and Zoning By-law Amendment application (39T-04513/Z-6842) for the lands at the northwest corner of Sunningdale Road and Richmond Street. The draft plan of subdivision was approved

with conditions in 2008 and the subject site was zoned holding Residential R6 Special Provision/Residential R7 Special Provision/Office Special Provision (h-5*h-99*h-100*R6-5(24)*R7(11)*OF(1)) to permit a variety of residential dwelling types and professional offices. The zoning applied at the time included holding provisions that required: a public site plan, that the Upper Richmond Village Urban Design Guidelines were implemented, and that water-looping requirements were satisfied. The subdivision was registered in September of 2011 as Plan 33M-633.

The site was subject to a Zoning By-law Amendment application in 2013, which also included properties at 200 and 275 Calloway Road and 200 Villagewalk Boulevard (Z-8130). This Zoning By-law Amendment pertained to the Special Provisions for the Residential R6 Zone, and deleted the minimum/maximum density requirement of 35 units per hectare and replaced it with a minimum density of 30 units per hectare and a maximum density of 75 units per hectare. The maximum permitted height was also increased from 12 metres to 15 metres. The Zoning By-law Amendment was adopted by City Council in 2013, which only pertained to the Residential R6 Special Provision (R6-5(24)) Zone permissions for the subject site. The Residential R7 Special Provision (R7(11)) and Office Special Provision (OF(1)) Zone permissions remained unchanged.

A consent application (B.050/17) was submitted in 2017 for 180 and 200 Villagewalk Boulevard to sever approximately 489m² from 180 Villagewalk Boulevard to convey to 200 Villagewalk Boulevard for the purposes of future office uses in order to accommodate additional parking and change the vehicular access location for 200 Villagewalk Boulevard. In 2018, a Zoning By-law Amendment Application (Z-8867) was submitted to support the severance which included re-zoning a portion of 180 Villagewalk Boulevard to support the consent. The consent was subsequently approved, following the Zoning of the lands coming into full force and effect.

On June 4, 2019, a combined public meeting occurred for the Site Plan (SPA18-139) and Vacant Land Condominium (39CD-19505) before the Planning and Environment Committee to receive comments and direction for the consideration of the approval authority. There were no public comments made at the meeting or received through the review process.

3.2 Previous Reports and Applications Relevant to this Application

June 4, 2019, Planning and Environment Committee; Public Participation Meeting, Graystone Custom Homes Ltd., 180 Villagewalk Boulevard, 39CD-19505/SPA18-139

March 25, 2014, Planning and Environment Committee; Public Participation Meeting, Speyside East Corporation, 3100 Colonel Talbot Road Subdivision, 39T-13504/Z-8243

March 17, 2001, Planning Committee; Planning Report on Application by Speyside East Corporation, 3126 Colonel Talbot Road, 39T-00514, Z-5967

December 13, 1999, North Talbot Community Plan (NTCP), Talbot Community Urban Design Guidelines

3.3 Requested Amendment

The applicant is requesting the removal of the “h-5, “h-99” and h-100” holding provisions from the site to allow for the development of the cluster townhouses.

3.4 Community Engagement

No comments were received in response to the Notice of Application.

3.5 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 including the process, and notification and removal procedures.

4.0 Key Issues and Considerations

4.1 What is the purpose of the holding provisions and is it appropriate to consider their removal?

h-5: Purpose: To ensure that development takes a form compatible with adjacent land uses, agreements shall be entered into following public site plan review specifying the issues allowed for under Section 41 of the Planning Act, R.S.O. 1990, c. P.13, prior to the removal of the "h-5" symbol.

Permitted Interim Uses: Existing uses

A joint public participation meeting occurred on June 4, 2019 to satisfy the requirement for the public site plan meeting. The public participation meeting provided the public with an opportunity to provide input and comments into the site plan approval process. No public comments were made through the process. The Manager of Development Planning (Site Plan) confirmed a development agreement was entered into on August 19, 2019.

h-99: Purpose: To ensure that new development is designed and approved consistent with the policies of the Sunningdale North Area Plan and the "Upper Richmond Village-Urban Design Guidelines", to the satisfaction City of London, prior to removal of the "h-99" symbol.

Urban Design staff confirmed on August 19, 2019 that they are satisfied the development form implements the various requirements of the Upper Richmond Village – Urban Design Guidelines through the elevations, building orientation and pedestrian access through the site. The urban design and guidelines have been implemented as part of the Site Plan review process.

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: Existing Uses

Permitted Interim Uses: A maximum of 80 residential units

Water engineering confirmed on August 16, 2019 that the development has incorporated water servicing through the development agreement and the holding provision is appropriate to remove.

5.0 Conclusion

The Applicant has undertaken sufficient works to remove the holding provisions. The resulting development has had the benefit of a public site plan meeting, implements the urban design principles set out in the Upper Richmond Village – Urban Design Guidelines, and provides adequate water-looping and access. It is appropriate to remove the holding provisions to allow the zoning to come into force.

Prepared by:	Sonia Wise, MCIP, RPP Senior Planner, Development Services
Recommended by:	Paul Yeoman, RPP, PLE Director, Development Services
Submitted 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	

August 30, 2019

CC: Matt Feldberg, Manager, Development Services (Subdivisions)
Lou Pompili, Manager, Development Planning
Ismail Abushehada, Manager, Development Engineering
Michael Pease, Manager, Development Planning (Site Plan)

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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 lands located at 180 Villagewalk Boulevard.

WHEREAS 180 Village Walk Inc. has applied to remove the holding provision from the zoning for the lands located at 180 Villagewalk Boulevard, 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 180 Villagewalk Boulevard, as shown on the attached map, to remove the holding provisions so that the zoning of the lands as a Residential R6 Special Provision/Residential R7 Special Provision/Office Special Provision (R5-5(24)/R7(11)/OF(1)) 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 September 17, 2019.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – September 17, 2019
Second Reading – September 17, 2019
Third Reading – September 17, 2019

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

