

## 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:** Application By: Whiterock Village Inc.  
3087 White Oak Road  
Removal of Holding Provisions (h, h-100, h-161 & h-227)

**Meeting on:** December 14, 2020

## Recommendation

That, on the recommendation of the Director, Development Services, based on the application of Whiterock Village Inc. relating to the property located at 3087 White Oak Road the attached proposed by-law **BE INTRODUCED** at the Municipal Council meeting on January 12, 2021 to amend Zoning By-law No. Z.-1 in conformity with the Official Plan to change the zoning of 3087 White Oak Road **FROM** a Holding Residential R1 Special Provision (h-h-100-h-161-R1-3 (21)) Zone, a Holding Residential R1 Special Provision h-h-100-h-161-R1-3 (22) Zone **TO** a Residential R1 Special Provision R1-3 (21) Zone, and a Residential R1 Special Provision (R1-3 (22)) Zone to remove the h, h-100, h-161 and h-227 holding provisions.

## Executive Summary

### Summary of Request

The applicant has requested the removal of the h, h-100, h-161 and h-227 holding provisions from 3087 White Oak Road, which are in place to ensure the subdivision is developed in accordance with a development agreement and adequate provisions of municipal services for the 72 single detached lots.

### Purpose and the Effect of Recommended Action

The purpose and effect of this zoning change is to remove the h, h-100, h-161 and h-227 holding symbols to permit the development of 72 single detached dwelling lots.

### Rationale of Recommended Action

1. The conditions for removing the holding (h, h-100, h-161 and h-227) provisions have been met and the recommended amendment will allow development of 72 single detached dwelling lots in compliance with the Zoning By-law.
2. Through the subdivision approval process the required security has been submitted to the City of London, the execution of the subdivision agreement is imminent, servicing and access arrangement are in place and the h, h-100, h-161 and h-227 holding provisions are no longer required.

## Analysis

### 1.0 Background Information

In June of 2003, the North Longwoods Area Plan (NLAP) was prepared for 106 hectares (262 acres) of land bounded by Wharncliffe Road S, Southdale Road E, White Oaks Road and the future Bradley Avenue extension. The NLAP was created to respond to development demands in the area, and re-designated the lands from “Urban Reserve – Community Growth”.

The NLAP was a coordinated approach to the future development in the area, and was based on a comprehensive review of various background studies such as: Land Needs Requirement Study; Community Facilities Report; Archaeological Resources and Built Heritage; Natural Heritage Review; Municipal Services Study and Traffic and Transportation Report. The area plan resulted in direction for a mix of residential, commercial and industrial uses, as well as community infrastructure such as streets, a stormwater management facility and park uses.

The Southwest London Area Plan (SWAP) was initiated in 2009 and presented to Planning Committee on April 26, 2010. The Area Plan was intended to provide a comprehensive land use plan, servicing requirements and a phasing strategy for future development within the Urban Growth Area south of Southdale Road, east of Dingman Creek and north of the Highway 401/402 corridor. On November 20, 2012, Municipal Council passed By-Law No. C.P.-1284-(st)-331 to approve Official Plan Amendment 541 (relating to the Secondary Plan). The plan (with amendments) was approved by the Ontario Municipal Board on April 29, 2014. The subject site appears to have been re-designated through SWAP. The lands are currently designated Low Density Residential.

The subject site is vacant and represents some of the last undeveloped land within the study area. The adopted land use concept for the subject site allows low density and medium density residential uses, and Restricted Service Commercial uses on Southdale Road East.

On June 4, 2019 the Zoning By-law Amendments, and the proposed plan of subdivision went before the Planning and Environment Committee and were later passed by Municipal Council on June 11, 2019. Notice of Decision for Approval of Draft Plan of Subdivision was issued on July 22, 2019. The registration of the Plan of Subdivision and Subdivision Agreement is imminent.

#### 1.1 Previous Reports Related to this Matter

**May 12, 2003** – Planning Committee – Application by City of London – North Longwoods Area Plan – relating to lands bounded by Southdale Road E, Wharncliffe Road S, White Oak Road and Bradley Avenue extension (O-6424).

**April 26, 2010** - Planning and Environment Committee –The Southwest London Area Plan (SWAP) - to provide a comprehensive land use plan, servicing requirements and a phasing strategy for future development within the Urban Growth Area south of Southdale Road (O-7609).

**June 4, 2019** - Planning and Environment Committee – Whiterock Village Inc re property located at 3087 White Oak Road – Application for Approval of Draft Plan of Subdivision, Zoning By-law Amendments (39T-18505/Z-8980)).

## 1.2 Property Description

The site is addressed as 3087 White Oak Road and is located on the south of Southdale Road West. The subject site is comprised of 72 single detached dwelling lots, and two (2) medium density residential blocks (block 100 and 101), in one phase. There are existing residential uses to the west, east and south, and commercial uses to the north. The development for consideration is for the 72 single detached dwelling lots. The site is to be developed with municipal services and vehicular access from Southdale Road West and White Oak Road.

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

- The London Plan Place Type – Neighbourhoods and Shopping Area
- Official Plan Designation – Low Density Residential (LDR), Multi-Family, Medium Density Residential (MFMDR), and Auto-Oriented Commercial Corridor (AOCC)
- Existing Zoning – Holding Residential R1 Special Provision (h\*h-100\*h-161\*h-227\*R1-3 (21)) Zone, a Holding Residential R1 Special Provision h\*h-100\*h-161\*R1-3 (22) Zone

## 1.4 Site Characteristics

- Current Land Use – vacant
- Frontage – 33m frontage along White Oak Road and 20m frontage along Southdale Road East
- Depth – varies
- Area – 6.41ha
- Shape – Irregular

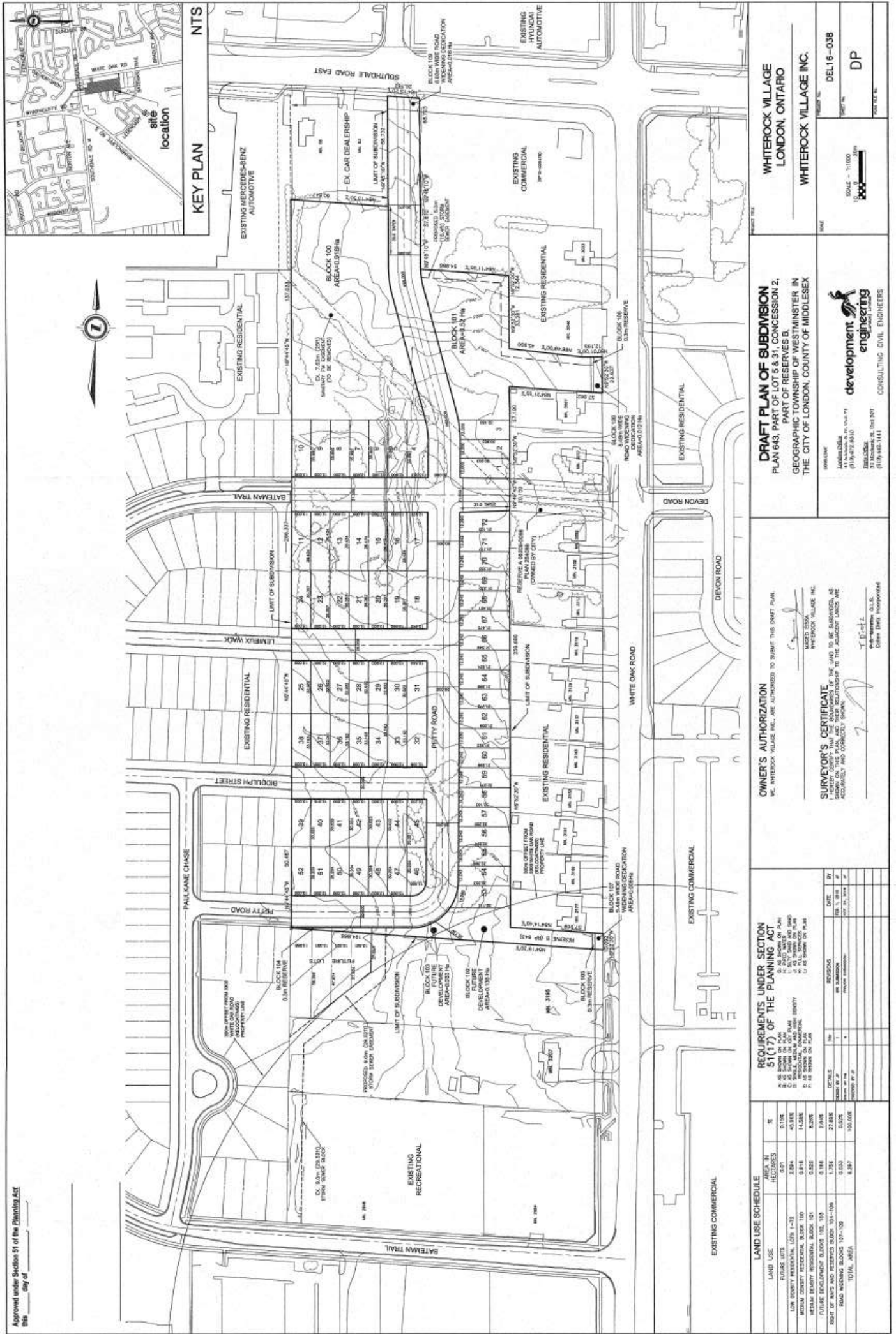
## 1.5 Surrounding Land Uses

- North – Commercial
- East – Residential
- South – Residential, Commercial and Industrial
- West – Residential

1.6 Location Map



1.7 Draft Plan of Subdivision



Approved under Section 51 of the Planning Act  
this \_\_\_\_\_ day of \_\_\_\_\_

KEY PLAN NTS

WHITEOAK VILLAGE  
LONDON, ONTARIO  
WHITEOAK VILLAGE INC.

**DRAFT PLAN OF SUBDIVISION**  
PLAN 683, PART OF LOTS 8 & 31, CONCRESSION 2,  
PART OF RESERVES B  
GEOGRAPHIC TOWNSHIP OF WESTMINSTER, IN  
THE CITY OF LONDON, COUNTY OF MIDDLESEX

**development engineering**  
CONSULTING CIVIL ENGINEERS

Mapleville  
1000 Dundas St. East, Unit 11  
(519) 472-8940  
E. Meksula  
31 Meksula St. Unit N1  
(519) 462-1441

**OWNER'S AUTHORIZATION**  
MR. WHITEOAK VILLAGE INC. HAS AUTHORIZED ME TO SIGN THIS DRAFT PLAN.

**SURVEYOR'S CERTIFICATE**  
I HEREBY CERTIFY THAT THE ADVANCES OF THE LAND TO BE SUBDIVIDED, AS SHOWN ON THIS PLAN, WERE ACCURATELY AND CORRECTLY SURVEYED.

**REQUIREMENTS UNDER SECTION 51(17) OF THE PLANNING ACT**

REQUIREMENT	YES	NO	DETAILS
A. IS SHOWN ON PLAN			
B. IS SHOWN ON PLAN			
C. IS SHOWN ON PLAN			
D. IS SHOWN ON PLAN			
E. IS SHOWN ON PLAN			
F. IS SHOWN ON PLAN			
G. IS SHOWN ON PLAN			
H. IS SHOWN ON PLAN			
I. IS SHOWN ON PLAN			
J. IS SHOWN ON PLAN			

**LAND USE SCHEDULE**

LAND USE	AREA IN HECTARES	%
BLU-1 USE	0.07	0.19%
BLU-2 USE	2.84	7.15%
BLU-3 USE	0.18	0.45%
BLU-4 USE	0.52	1.33%
BLU-5 USE	0.18	0.45%
BLU-6 USE	1.24	3.15%
BLU-7 USE	0.43	1.10%
BLU-8 USE	0.43	1.10%
BLU-9 USE	0.43	1.10%
BLU-10 USE	0.43	1.10%
BLU-11 USE	0.43	1.10%
BLU-12 USE	0.43	1.10%
BLU-13 USE	0.43	1.10%
BLU-14 USE	0.43	1.10%
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BLU-96 USE	0.43	1.10%
BLU-97 USE	0.43	1.10%
BLU-98 USE	0.43	1.10%
BLU-99 USE	0.43	1.10%
BLU-100 USE	0.43	1.10%

## 2.0 Discussion and Considerations

The proposed application is to remove the h, h-100, h-161 and h-227 holding provisions from the lands that ensures for the orderly development of land and for the provision of municipal services for water, sanitary and storm along with appropriate access and a development agreement shall be entered into to the satisfaction of the City. The removal of the h, h-100, h-161 and h-227 holding provisions will allow for the construction of 72 single detached homes.

## 3.0 Key Issues and Considerations

### Why is it Appropriate to remove this Holding Provision?

The h. holding provision states that:

*“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 special provisions have been endorsed by Council and the owner has provided the necessary security and executed the subdivision agreement. This satisfies the requirement for removal of the “h” holding provision.

### **h-100 Holding Provision**

The (h-100) holding provision states that:

*“To ensure there is adequate water services and appropriate access, no more than 80 units may be developed until a looped watermain system is constructed and there is a second public access available to the satisfaction of the City Engineer, prior to the removal of the h-100 symbol.”*

The subdivision servicing drawings were previously reviewed and accepted by the City. Whiterock Village Inc. has constructed the looped water system and has received clearance from Environmental and Engineering Services. A second public access through Southdale Road West to Petty Road is also available. This satisfies the requirement for removal of the “h-100” holding provision.

### **h-161 Holding Provision**

The (h-161) holding provision states that:

*“To ensure the proposed stormwater management system servicing serving this subdivision is constructed and operational, the holding provision shall not be deleted until these works have been completed to the satisfaction of the City.”*

The conditional clearance of the Plan of Subdivision and Subdivision Agreement is forthcoming. The services have been constructed per the approved plans, inspected and videoed to the City’s satisfaction. Engineering drawings have been submitted and accepted by the City demonstrating how stormwater management system servicing serving this subdivision will be accommodated on the site. All the requirements for the removal of the “h-161” holding provision has been accepted to the satisfaction of the City.

## **h-227 Holding Provision**

The (h-227) holding provision states that:

*“Ensures the orderly development of land and the adequate provision of municipal services, the “h-\_\_” symbol shall not be deleted until the sanitary forcemain has been relocated to the future municipal right-of-ways, all to the satisfaction of the City Engineer.”*

The new municipal sanitary forcemain has been constructed in accordance with the approved plans. . The requirements for the removal of the “h-227” holding provision has been accepted to the satisfaction of the City Engineer.

More information and detail about public feedback and zoning is available in Appendix B & C.

## **Conclusion**

It is appropriate to remove the “h, h-100, h-161 and h-227” holding provisions from the subject lands at this time as a second public road access and water looping has been provided and the required security has been submitted to the City of London. The sanitary forcemain has been relocated to the future municipal right-of-way. The requirements of the holding provisions has been satisfied and the removal of the holding provisions is appropriate and recommended to Council for approval.

**Prepared by:**

**Sean Meksula, MCIP RPP  
Senior Planner, Development Services**

**Submitted by:**

**Paul Yeoman, RPP PLE  
Director, Development Services**

**Recommended by:**

**George Kotsifas, P.ENG  
Managing Director, Development and Compliance  
Services and Chief Building Official**

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

SM/sm

Y:\Shared\DEVELOPMENT SERVICES\4 - Subdivisions\2020\H-9235 - 3087 White Oak Road (SM)\PEC\DRAFT\_3087 White Oak Road - H-9235\_Pec Reportt\_New AODA Template ( (SM).docx

## Appendix A

Bill No. (Number to be inserted by Clerk's Office)  
2020

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

A by-law to amend By-law No. Z.-1 to remove holding provisions from the zoning for lands located at 3087 White Oak Road.

WHEREAS Whiterock Village Inc. have applied to remove the holding provisions from the zoning for the lands located at 3087 White Oak 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 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 3087 White Oak Road, as shown on the attached map comprising part of Key Map No. 111, to remove the h. and h-100 holding provisions so that the zoning of the lands as a Residential R1 Special Provision R1-3 (21) Zone, and a Residential R1 Special Provision (R1-3 (22)) Zone comes into effect.
2. This By-law shall come into force and effect on the date of passage.

PASSED in Open Council on January 12, 2021.

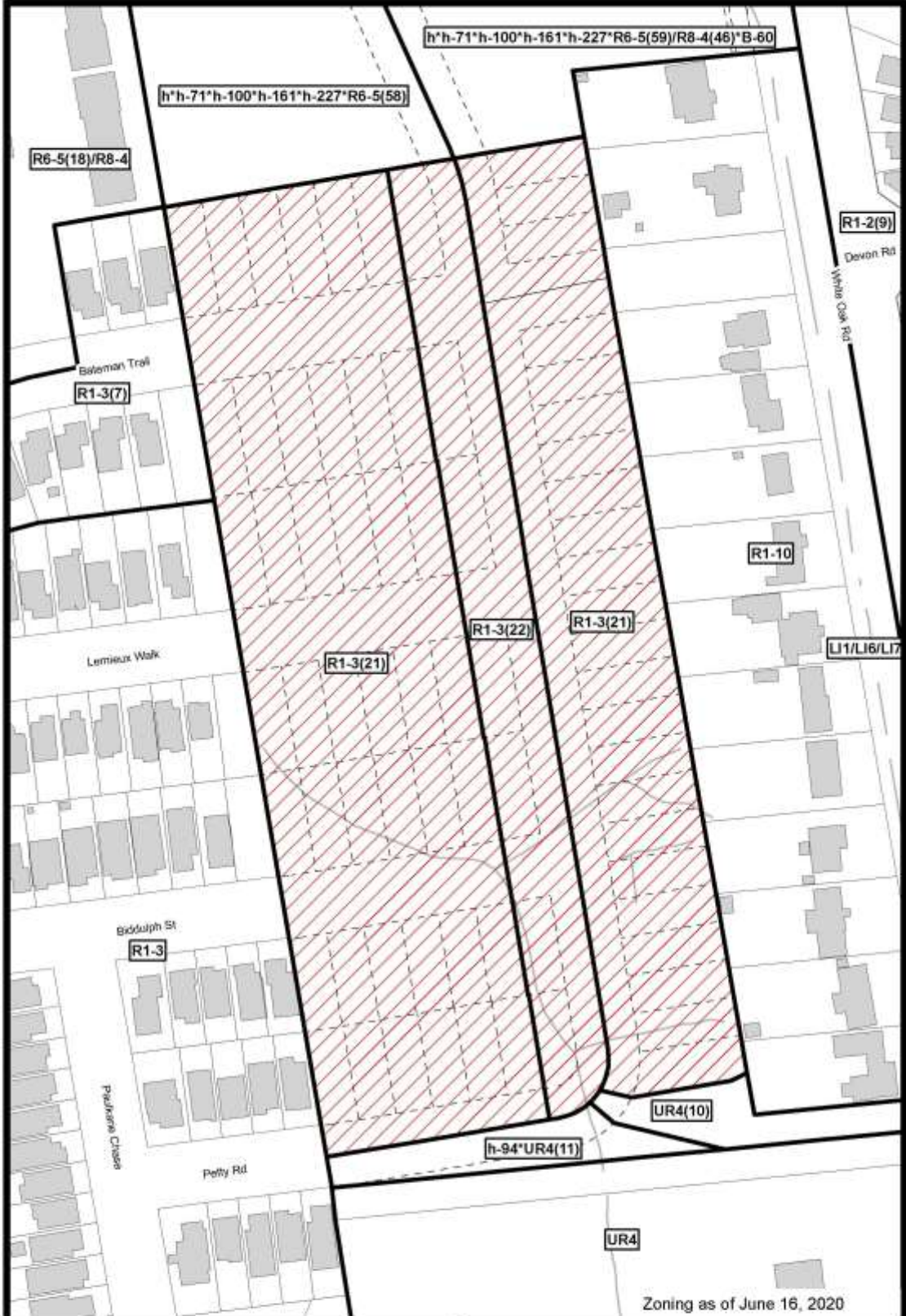
Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading - January 12, 2021  
Second Reading – January 12, 2021  
Third Reading - January 12, 2021




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




Zoning as of June 16, 2020

File Number: H-9235  
Planner: SM  
Date Prepared: 2020/07/06  
Technician: RC  
By-Law No: Z.-1-

SUBJECT SITE 

1:1,500

0 5 10 20 30 40  
Meters



## Appendix B – Public Engagement

### Community Engagement

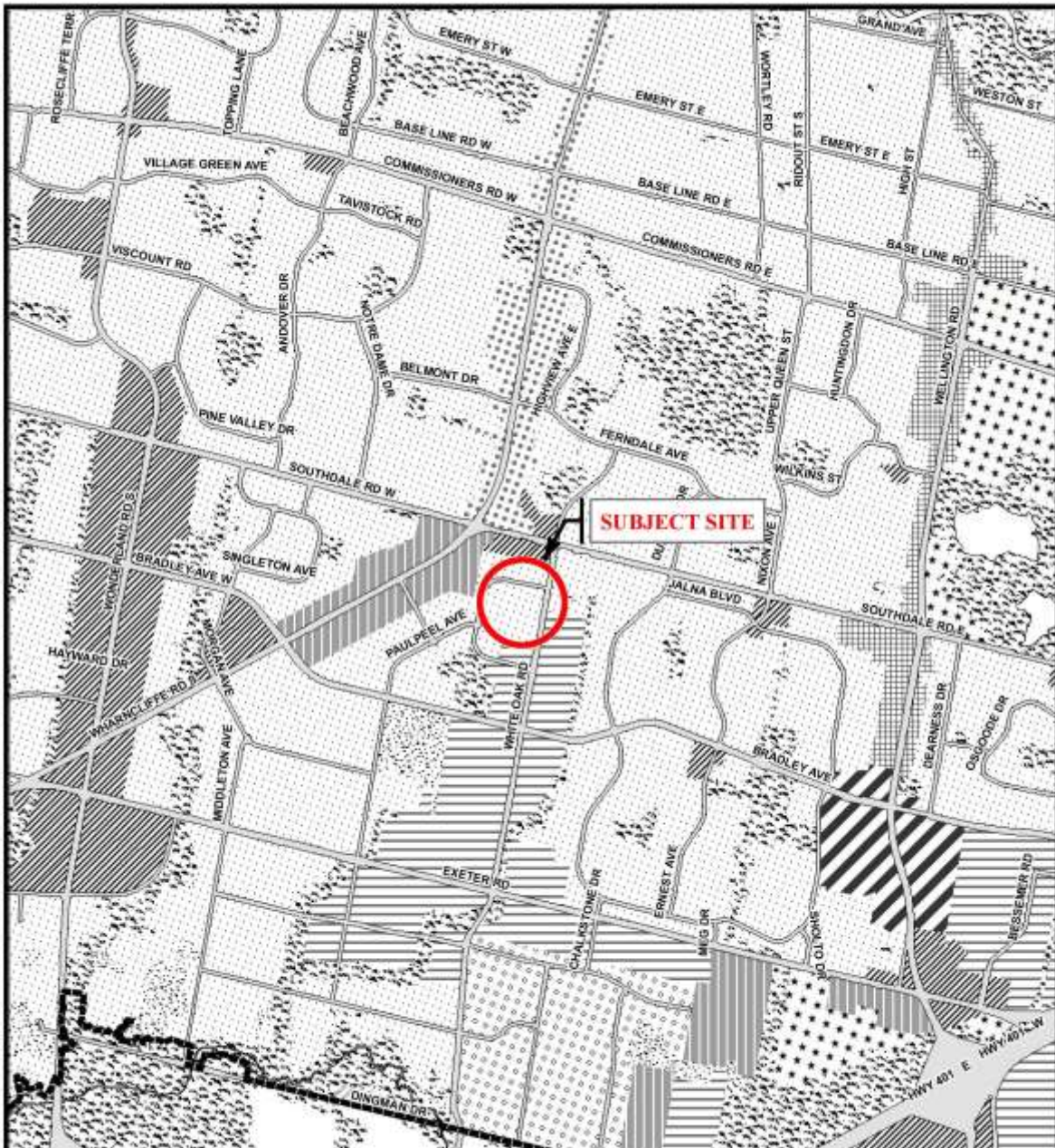
**Public liaison:** Notice of the application was published in the Londoner on July 15, 2020

0 replies were received

**Nature of Liaison:** City Council intends to consider removing the “h”, “h-100”, “h-161” & “h-227”, Holding Provision’s from the zoning of the subject lands. The purpose and effect of this zoning change is to remove the holding symbols to permit the future residential development of the subject lands. The removal of the holding provision(s) is contingent on: 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 purpose of the “h-100” provision is 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 purpose of the “h-161” provision ensures the proposed stormwater management system servicing serving this subdivision is constructed and operational, the holding provision shall not be deleted until these works have been completed to the satisfaction of the City. The “h-227” symbol ensures the orderly development of land and the adequate provision of municipal services, the “h-\_\_” symbol shall not be deleted until the sanitary forcemain has been relocated to the future municipal right-of-ways, all to the satisfaction of the City Engineer. Council will consider removing the holding provisions as it applies to these lands no earlier than August 10, 2020.

**Appendix C – Relevant Background**

**London Plan Excerpt**



**Legend**

Downtown	Future Community Growth	Environmental Review
Transit Village	Heavy Industrial	Farmland
Shopping Area	Light Industrial	Rural Neighbourhood
Rapid Transit Corridor	Future Industrial Growth	Waste Management Resource Recovery Area
Urban Corridor	Commercial Industrial	Urban Growth Boundary
Main Street	Institutional	
Neighbourhood	Green Space	

*This is an excerpt from the Planning Division's working consolidation of Map 1 - Place Types of the London Plan, with added notations.*

*At the time of the printing of this map, the Rapid Transit EA is in progress. This map shows the Rapid Transit Corridors and Urban Corridors to recognize potential alignments. These Place Types will be modified to align with the results of the EA process for the final version of The London Plan.*

**CITY OF LONDON**

Planning Services /  
Development Services

**LONDON PLAN MAP 1  
- PLACE TYPES -**

PREPARED BY: Planning Services



Scale 1:30,000



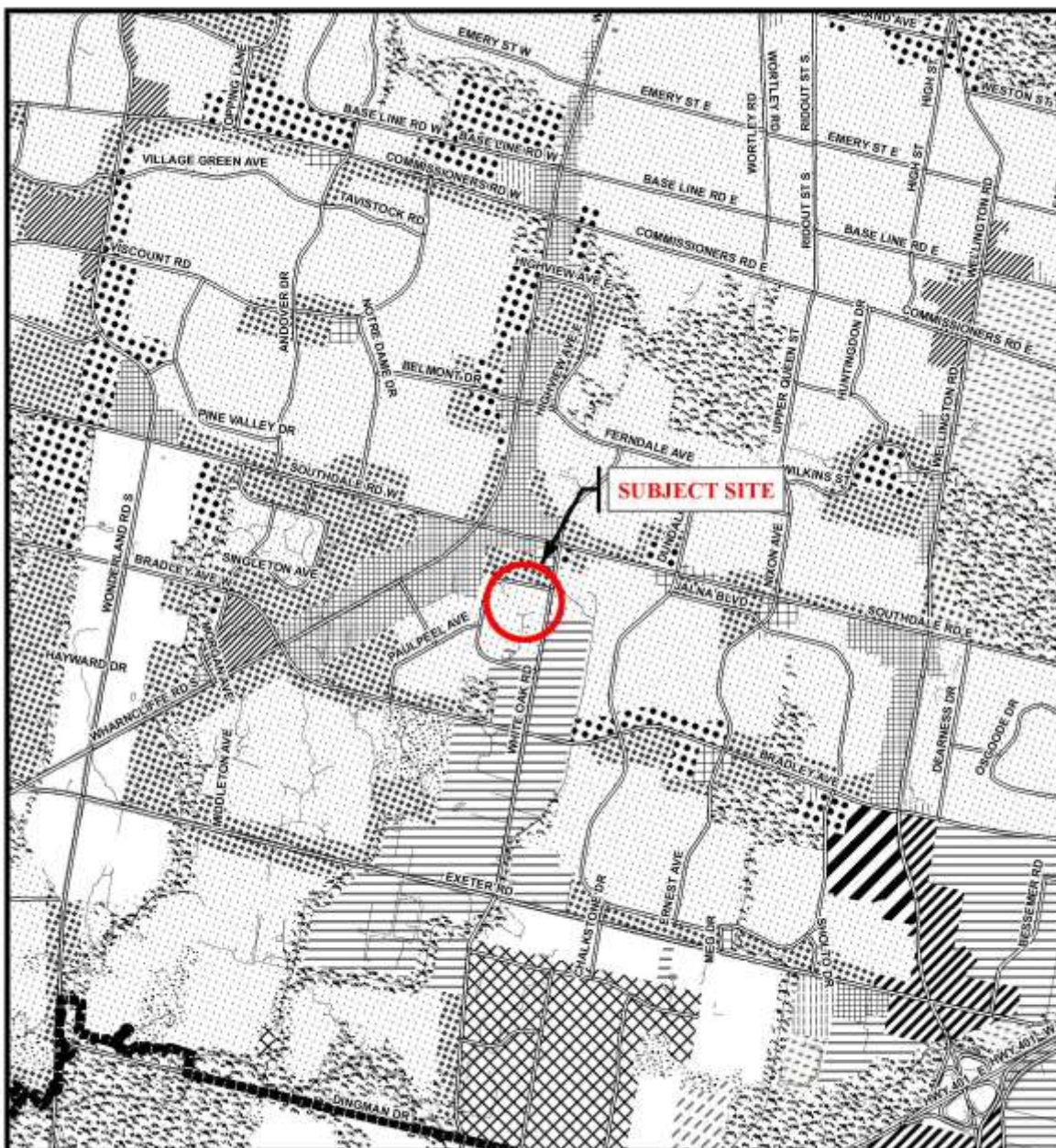
**File Number:** H-9235

**Planner:** SM

**Technician:** RC

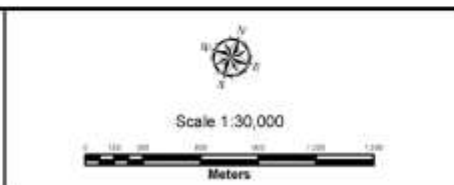
**Date:** July 6, 2020

1989 Official Plan Excerpt



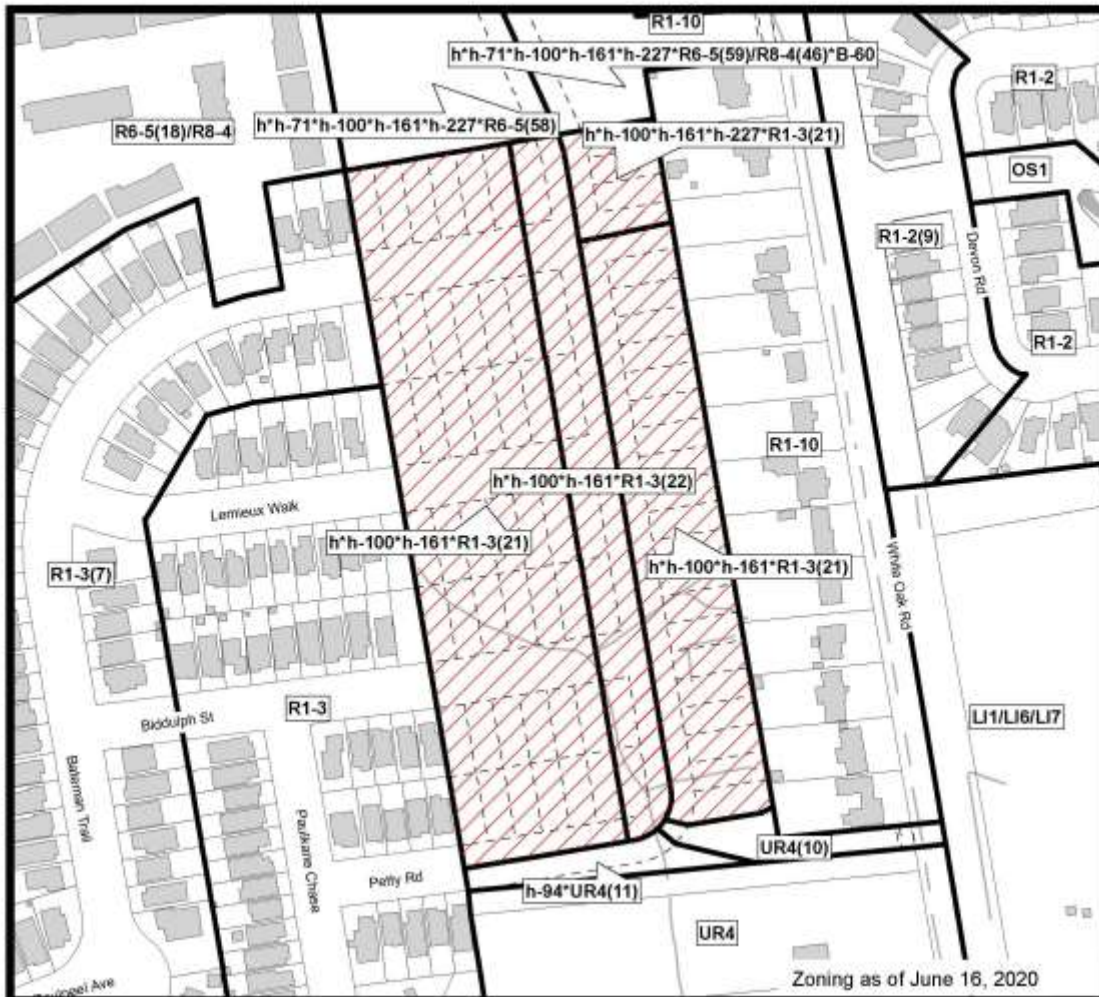
Legend			
	Downtown		Office Business Park
	Enclosed Regional Commercial Node		General Industrial
	New Format Regional Commercial Node		Light Industrial
	Community Commercial Node		Regional Facility
	Neighbourhood Commercial Node		Community Facility
	Main Street Commercial Corridor		Open Space
	Auto-Oriented Commercial Corridor		Urban Reserve - Community Growth
	Multi-Family, High Density Residential		Urban Reserve - Industrial Growth
	Multi-Family, Medium Density Residential		Rural Settlement
	Low Density Residential		Environmental Review
	Office Area		Agriculture
	Office/Residential		Urban Growth Boundary

**CITY OF LONDON**  
 Department of  
 Planning and Development  
 OFFICIAL PLAN SCHEDULE A  
 - LANDUSE -  
 PREPARED BY: Graphics and Information Services



FILE NUMBER: H-9235  
 PLANNER: SM  
 TECHNICIAN: RC  
 DATE: 2020/07/06

Existing Zoning Map



Zoning as of June 16, 2020



**COUNCIL APPROVED ZONING FOR THE SUBJECT SITE:**

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

- |  |   |
|--|---|
| <ul style="list-style-type: none"> <li>R1 - SINGLE DETACHED DWELLINGS</li> <li>R2 - SINGLE AND TWO UNIT DWELLINGS</li> <li>R3 - SINGLE TO FOUR UNIT DWELLINGS</li> <li>R4 - STREET TOWNHOUSE</li> <li>R5 - CLUSTER TOWNHOUSE</li> <li>R6 - CLUSTER HOUSING ALL FORMS</li> <li>R7 - SENIOR'S HOUSING</li> <li>R8 - MEDIUM DENSITY/LOW RISE APTS.</li> <li>R9 - MEDIUM TO HIGH DENSITY APTS.</li> <li>R10 - HIGH DENSITY APARTMENTS</li> <li>R11 - LODGING HOUSE</li> <br/> <li>DA - DOWNTOWN AREA</li> <li>RSA - REGIONAL SHOPPING AREA</li> <li>CSA - COMMUNITY SHOPPING AREA</li> <li>NSA - NEIGHBOURHOOD SHOPPING AREA</li> <li>BOC - BUSINESS DISTRICT COMMERCIAL</li> <li>AC - ARTERIAL COMMERCIAL</li> <li>HS - HIGHWAY SERVICE COMMERCIAL</li> <li>RSC - RESTRICTED SERVICE COMMERCIAL</li> <li>CC - CONVENIENCE COMMERCIAL</li> <li>SS - AUTOMOBILE SERVICE STATION</li> <li>ASA - ASSOCIATED SHOPPING AREA COMMERCIAL</li> <br/> <li>OR - OFFICE/RESIDENTIAL</li> <li>OC - OFFICE CONVERSION</li> <li>RO - RESTRICTED OFFICE</li> <li>OF - OFFICE</li> </ul> | <ul style="list-style-type: none"> <li>RF - REGIONAL FACILITY</li> <li>CF - COMMUNITY FACILITY</li> <li>NF - NEIGHBOURHOOD FACILITY</li> <li>HER - HERITAGE</li> <li>DC - DAY CARE</li> <br/> <li>OS - OPEN SPACE</li> <li>CR - COMMERCIAL RECREATION</li> <li>ER - ENVIRONMENTAL REVIEW</li> <br/> <li>OB - OFFICE BUSINESS PARK</li> <li>LI - LIGHT INDUSTRIAL</li> <li>GI - GENERAL INDUSTRIAL</li> <li>HI - HEAVY INDUSTRIAL</li> <li>EX - RESOURCE EXTRACTIVE</li> <li>UR - URBAN RESERVE</li> <br/> <li>AG - AGRICULTURAL</li> <li>AGC - AGRICULTURAL COMMERCIAL</li> <li>RRC - RURAL SETTLEMENT COMMERCIAL</li> <li>TGS - TEMPORARY GARDEN SUITE</li> <li>RT - RAIL TRANSPORTATION</li> <br/> <li>"H" - HOLDING SYMBOL</li> <li>"D" - DENSITY SYMBOL</li> <li>"H" - HEIGHT SYMBOL</li> <li>"B" - BONUS SYMBOL</li> <li>"T" - TEMPORARY USE SYMBOL</li> </ul> |
|--|---|

**CITY OF LONDON**

PLANNING SERVICES / DEVELOPMENT SERVICES

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



FILE NO:

H-9235

SM

MAP PREPARED:

2020/07/06

RC

1:2,500

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Meters

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