

Report to Planning and Environment Committee

To: Chair and Members
Planning & Environment Committee
From: George Kotsifas, P. Eng.
Deputy City Manager, Planning and Economic Development
Subject: Application By: Foxwood Developments (London) Inc
1600 Twilite Boulevard
Meeting on: May 31, 2021

Recommendation

That, on the recommendation of the Director, Development Services, based on the application by Foxwood Developments (London) Inc, relating to the property located at 1600 Twilite Boulevard, the proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting on June 15th, 2021 to amend Zoning By-law No. Z.-1, in conformity with the Official Plan, to change the zoning of the subject lands **FROM** a Holding Residential R1 (h*h-100*R1-4) and (h*h-100*R1-13) Zones **TO** a Residential R1 (R1-4) and (R1-13) Zones to remove the "h and h-100" holding provisions.

Executive Summary

Purpose and the Effect of Recommended Action

The purpose and effect of this zoning change is to remove the holding (h and h-100) symbols to allow the development of 49 single family residential dwelling lots permitted under the Residential R1 (R1-4) and Residential R1 (R1-13) Zone.

Rationale of Recommended Action

1. The conditions for removing the holding (h & h-100) provisions have been met and the recommended amendment will allow for the development of 49 single family residential lots in compliance with the Zoning By-law.
2. A Subdivision Agreement has been entered into and securities have been posted as required by City Policy and the Subdivision Agreement.
3. Adequate water services and appropriate access through a looped watermain are available.
4. All issues have been resolved and the holding provisions are no longer required.

Linkage to the Corporate Strategic Plan

Building a Sustainable City - London's growth and development is well planned and sustainable over the long term.

Analysis

1.0 Background Information

This application for Draft Plan of Subdivision Approval was accepted on November 11, 2011. On January 23, 2013, the City of London Approval Authority granted draft approval for the plan of subdivision. Draft approval was appealed to the Ontario Municipal Board. On July 31, 2013, the Ontario Municipal Board issued a notice advising the City of London Approval Authority that the appeal was withdrawn by letter dated June 25, 2013. As per Section 51 (51) of the Planning Act, the original draft approval lapse date was June 26, 2016.

The applicant registered the 1st phase of this subdivision (Plan, 33M-685) consisting of 95 single detached lots, one (1) medium density residential block, and various reserve blocks served by 1 new street and the extension of Dyer Drive and Tokala Trail on October 6, 2015.

The second phase consisting of 110 single detached lots, 1 multi-family blocks and several 0.3m reserve blocks, all served by the extension of Tokala Trail and 4 new streets, namely Henrica Avenue, Frieda Way, John Kenny Drive and Jim Hebb Way was registered on October 18, 2018, as Plan 33M-752

The remaining draft plan of subdivision received a three (3) year extension on May 27, 2019. The third phase of this subdivision consists of one hundred and seventy-five (175) single detached lots, one (1) multi-family, medium density block, one (1) school block, two (2) blocks for road widening dedication, two (2) blocks for walkways and eleven (11) blocks for one-foot reserves. The proposed lots and blocks will be located on the extension of Twilite Boulevard, Buroak Trail and future streets of Capri Crescent, Jordan Boulevard and Wright Crescent.

This application is to remove the holding provisions from Foxwood Meadows Phase 3A of the development. Phase 3A consists of 49 single detached lots, all served by the extension of Tokala Drive and five new streets. On May 5, 2020 Council endorsed the special provisions and recommended that a subdivision agreement be entered into with the City of London. The Owner and the City have signed the subdivision agreement and securites have been posted. Final registration for the subdivision is imminent.

1.1 Property Description

The subject property is situated in the northwest quadrant of the City of London at the northeast corner of Hyde Park Road and Twilite Boulevard and forms part of the Fox Hollow Residential Neighbourhood. The site is approximately 6.5 ha (16.06ac) and is situated between Hyde Park Road to the west, existing single detached dwellings, and town houses (Phase 2) to the south and the Kent Subdivision east of Jordan Boulevard. Agricultural lands, rural residences and naturalized areas exist to the north of the site across Sunningdale Road West.

1.2 Current Planning Information (see more detail in Appendix D)

- The London Plan Place Type – Neighbourhoods
- (1989) Official Plan Designation – Low Density Residential and Multi-Family, Medium Density Residential
- Existing Zoning – Holding Residential R1 (h*h-100*R1-4) and (h*h-100*R1-13) Zone

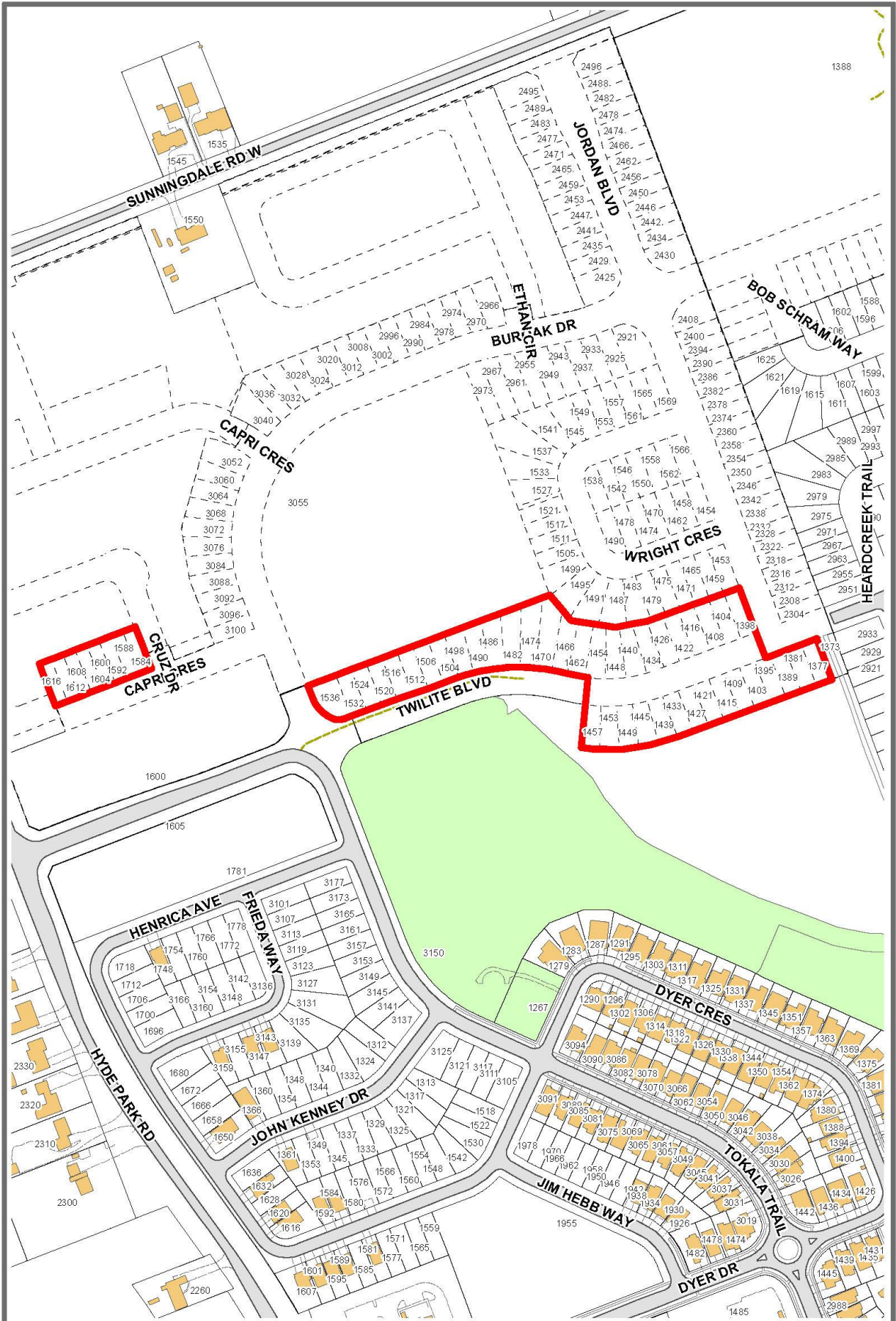
1.3 Site Characteristics

- Current Land Use – undeveloped
- Frontage – 342 metres
- Depth – irregular
- Area – 6.5 ha (16.06ac)
- Shape – irregular

1.4 Surrounding Land Uses

- North – Agricultural
- East – Future Residential/Commercial
- South – Open Space/Residential
- West – Low Density Residential

1.5 Location Map



LOCATION MAP

Subject Site: 1584-1616 Capri Cres. & 1373-1536 Twilite Blvd.





File Number: H-9345

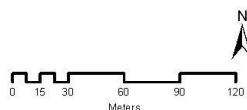
Planner: Sean Meksula

Date: 30/04/2021

Corporation of the City of London
Prepared By: Planning and Development

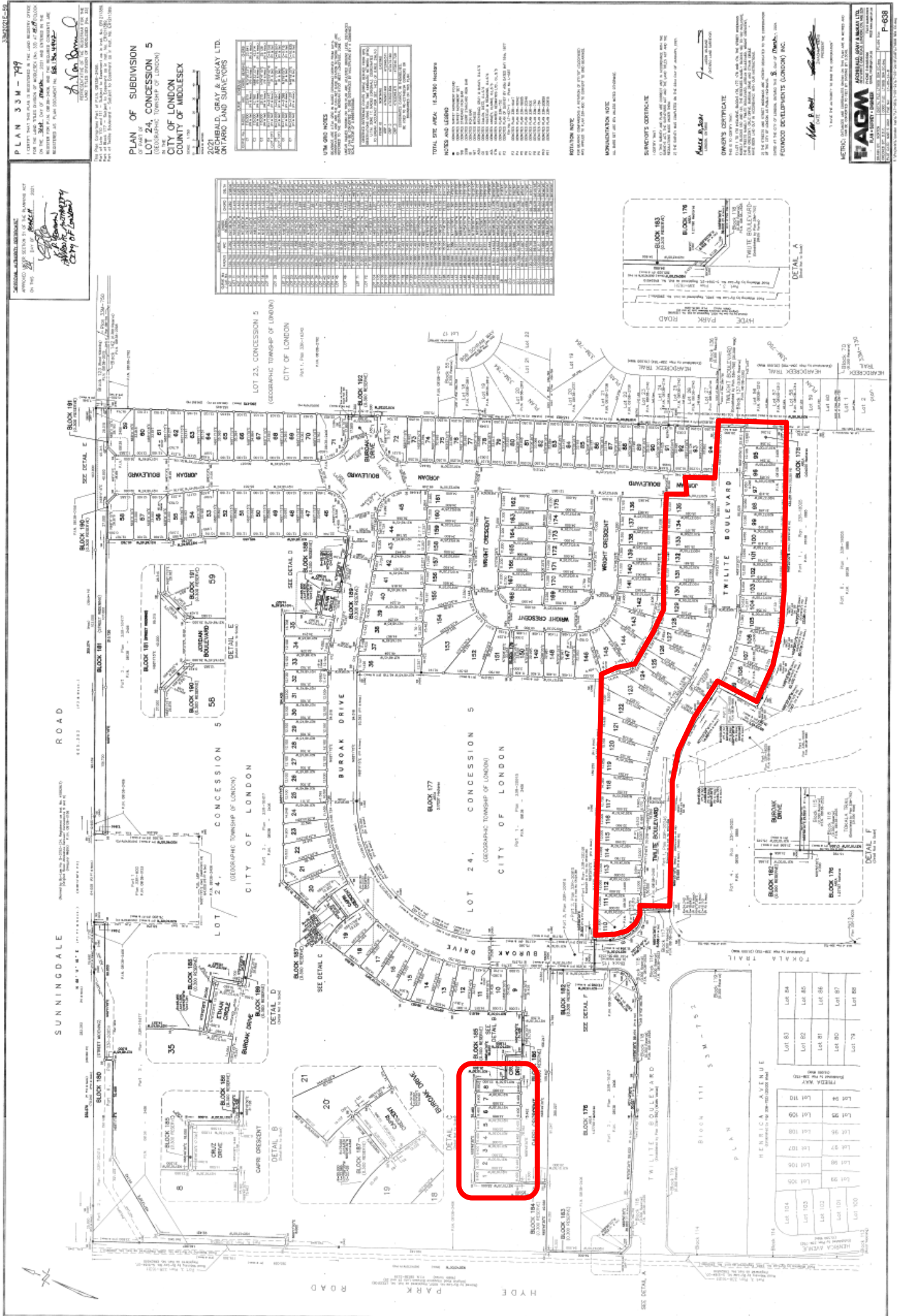
Legend

-  Buildings
-  Parks
-  Draft Approved Subdivisions
-  Driveways/Parking Lots



Scale 1:3250

1.7 Registered Plan of Subdivision 33M-799



2.0 Discussion and Considerations

The applicant is requesting the removal of the “h and h-100” holding provisions from the Zone on the subject lands. The “h” holding provision requires that the securities be received, and a subdivision agreement be executed by the owner. The “h-100” requires 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.

The requested amendment will facilitate the development of 49 lots for single detached dwellings.

3.0 Financial Impact/Considerations

Through the completion of the works associated with this application fees, development charges and taxes will be collected. There are no direct financial expenditures associated with this application.

4.0 Key Issues and Considerations

Why is it Appropriate to remove this Holding Provision?

The “h” holding provision states:

“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 Applicant has provided the necessary securities and has entered into a subdivision agreement with the City. This satisfies the requirement for the removal of the “h” holding provision.

The “h-100” holding provision states:

“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: A maximum of 80 residential units

Development Engineering staff confirmed that adequate water servicing can be provided to the subject site through a looped watermain system and that at least two public access points are available. This satisfies the requirement for the removal of the “h-100” holding provision.

Conclusion

The Applicant has provided the necessary securities and has entered into a development agreement with the City. The applicant has also demonstrated that there are adequate water services through a looped watermain and appropriate access available. Therefore, the required conditions have been met to remove the “h and h-100” holding provisions. The removal of the holding provisions is recommended to Council for approval.

Prepared by: Sean Meksula, MCIP, RPP
Senior Planner, Development Services

Recommended by: Paul Yeoman, RPP, PLE
Director, Development Services

Submitted by: George Kotsifas, P. Eng.
Deputy City Manager, Planning and Economic Services
and Chief Building Official

cc: Matt Feldberg, Manager, Development Services (Subdivisions)
cc: Bruce Page, Manager, Development Services (Subdivisions)
cc: Peter Kavcic, Manager, Development Services (Subdivisions)
cc: Michael Pease, Manager, Development Services (Site Plan)

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Appendix A

Bill No. (Number to be inserted by Clerk's Office)
2021

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 1600 Twilite Boulevard.

WHEREAS Foxwood Developments (London) Inc. has applied to remove the holding provisions from the zoning for the lands located at 1600 Twilite 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 the lands located at 1600 Twilite Boulevard, as shown on the attached map, comprising part of Key Map No. 101 to remove the h and h-100 holding provisions so that the zoning of the lands as a Residential R1(R1-4) and (R1-13) Zones come into effect.
2. This By-law shall come into force and effect on the date of passage.

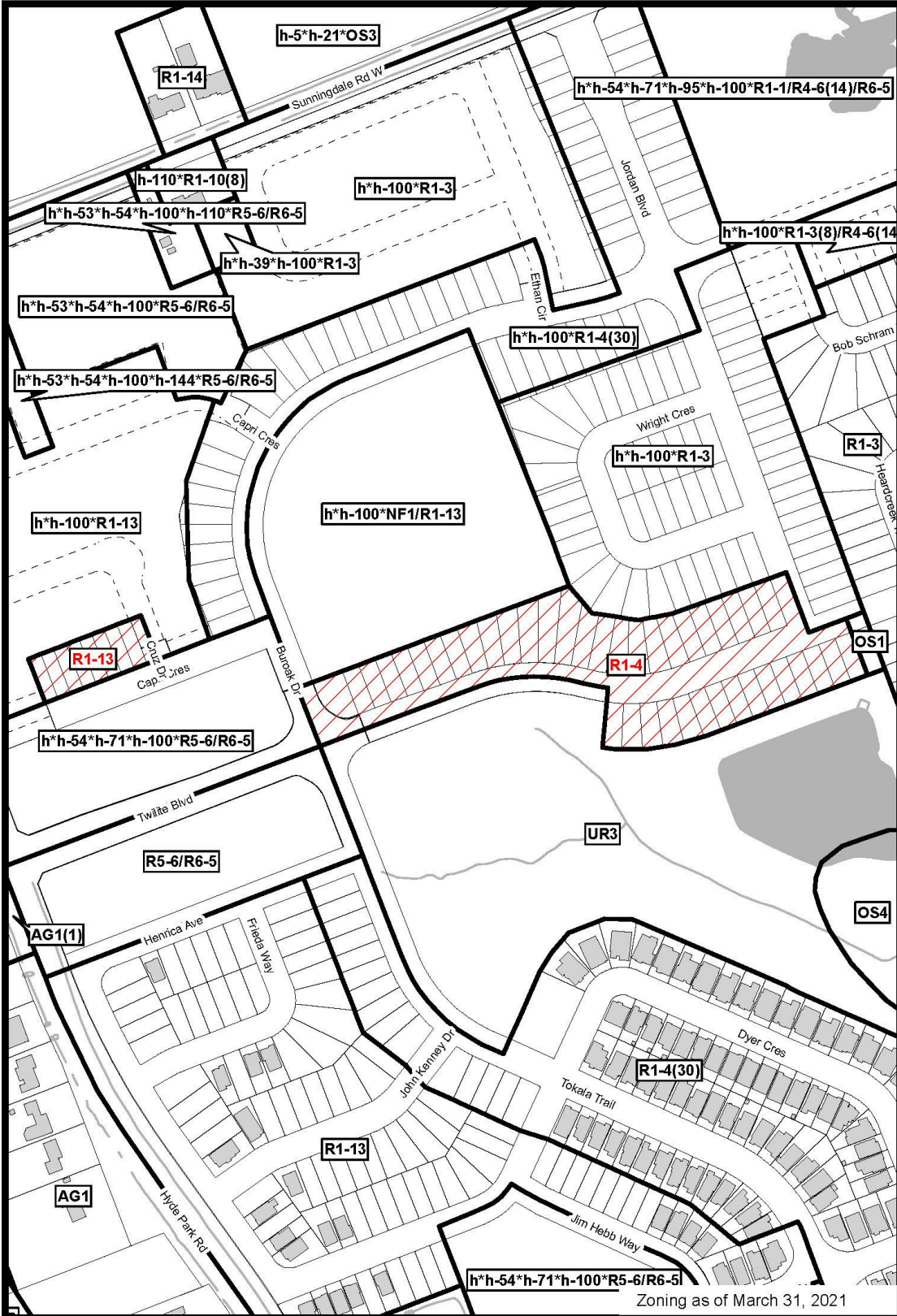
PASSED in Open Council on June 15, 2021.

Ed Holder
Mayor

Catharine Saunders
City Clerk


First Reading – June 15, 2021
Second Reading – June 15, 2021
Third Reading – June 15, 2021

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

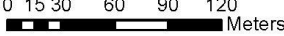


Zoning as of March 31, 2021

File Number: H-9345
 Planner: SM
 Date Prepared: 2021/04/30
 Technician: rc
 By-Law No: Z.-1-

SUBJECT SITE 

1:3,250

0 15 30 60 90 120 Meters 



Appendix B – Public Engagement

Community Engagement

Public liaison: Notice of the application was published in the Londoner on May 6, 2021

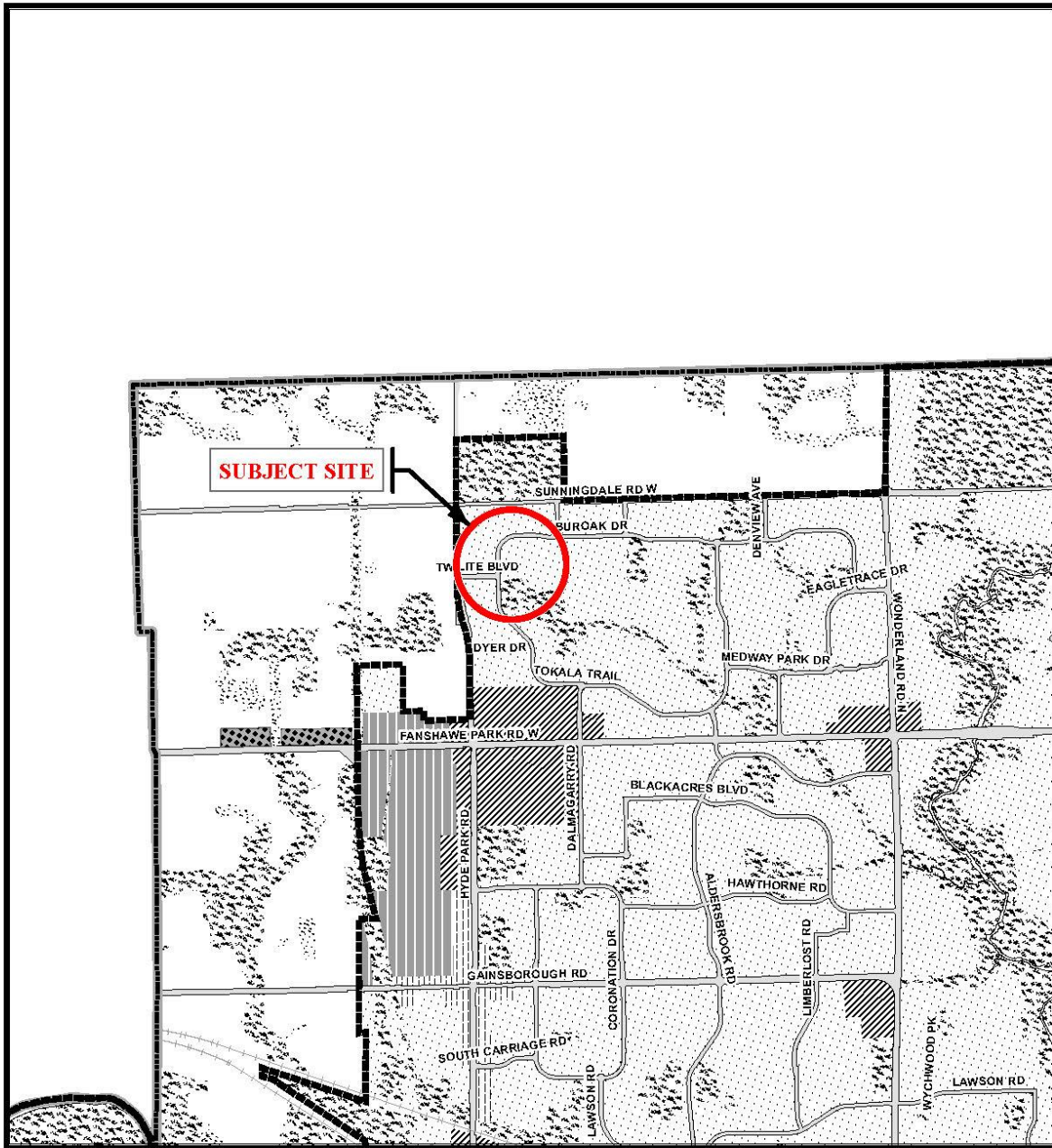
0 replies were received

Nature of Liaison:

City Council intends to consider removing the “h” and “h-100” Holding Provision’s from the zoning of the subject lands. The purpose and effect of this zoning change is to remove the holding symbol’s permitting the development of Foxwood Subdivision Phase 3A, Draft Plan of Subdivision which includes 49 lots for single detached dwellings. The purpose of the “h” provision is 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 and/or a development agreement has been entered into for the subject lands. 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. Council will consider removing the holding provisions as it applies to these lands no earlier than May 31, 2021. File: H-9345 Planner: S. Meksula (City Hall).

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	

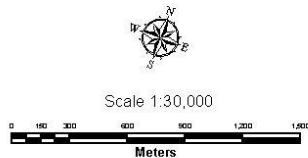
This is an excerpt from the Planning Division's working consolidation of Map 1 - Place Types of the London Plan, with added notations.

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

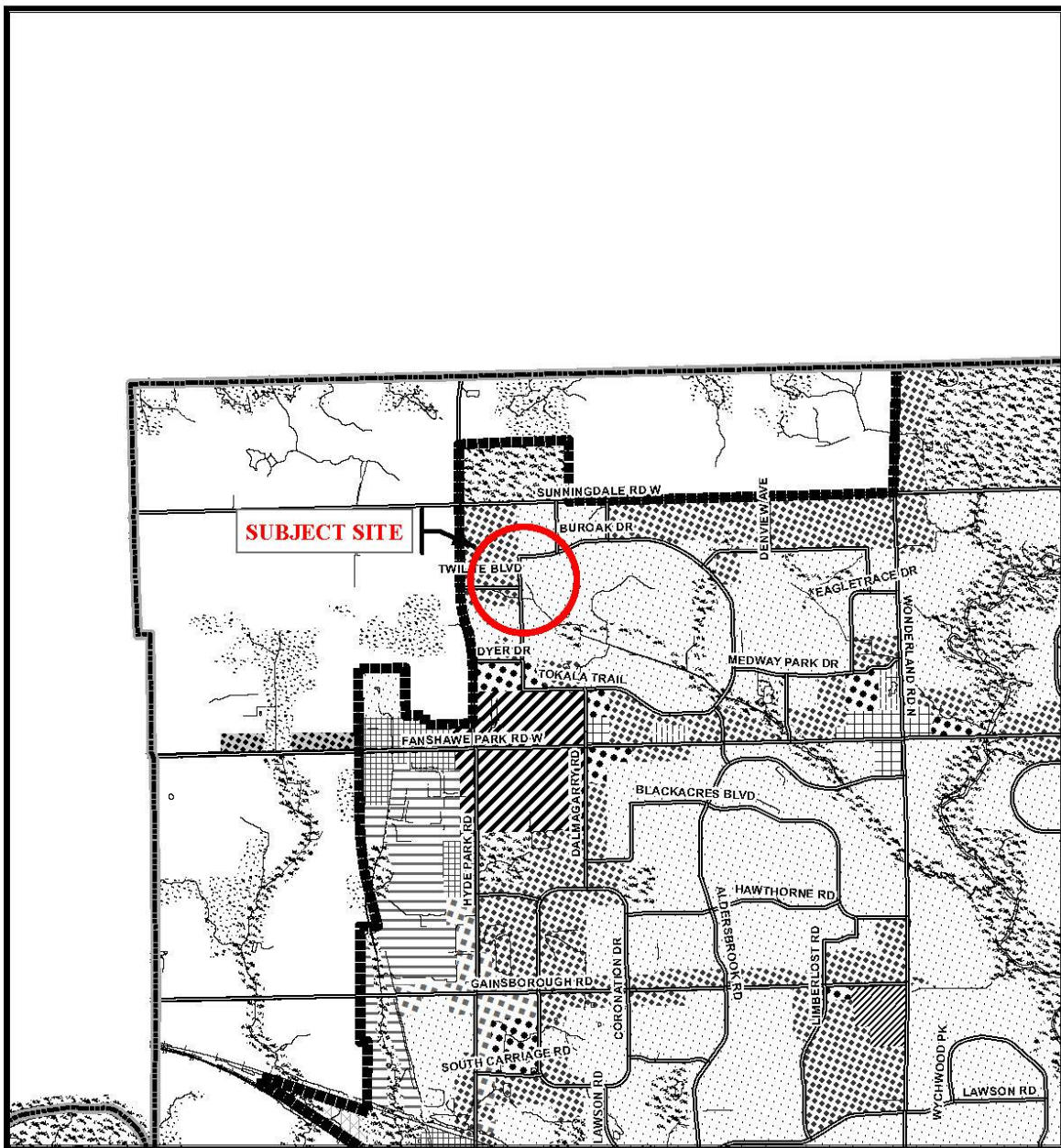
LONDON PLAN MAP 1
- PLACE TYPES -

PREPARED BY: Planning Services



File Number: H-9345
Planner: SM
Technician: RC
Date: May 5, 2021

1989 Official Plan Excerpt

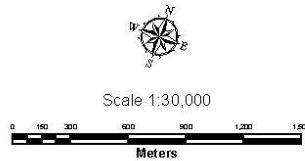


Legend

- | | |
|--|-----------------------------------|
| 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 |
| | Enterprise |

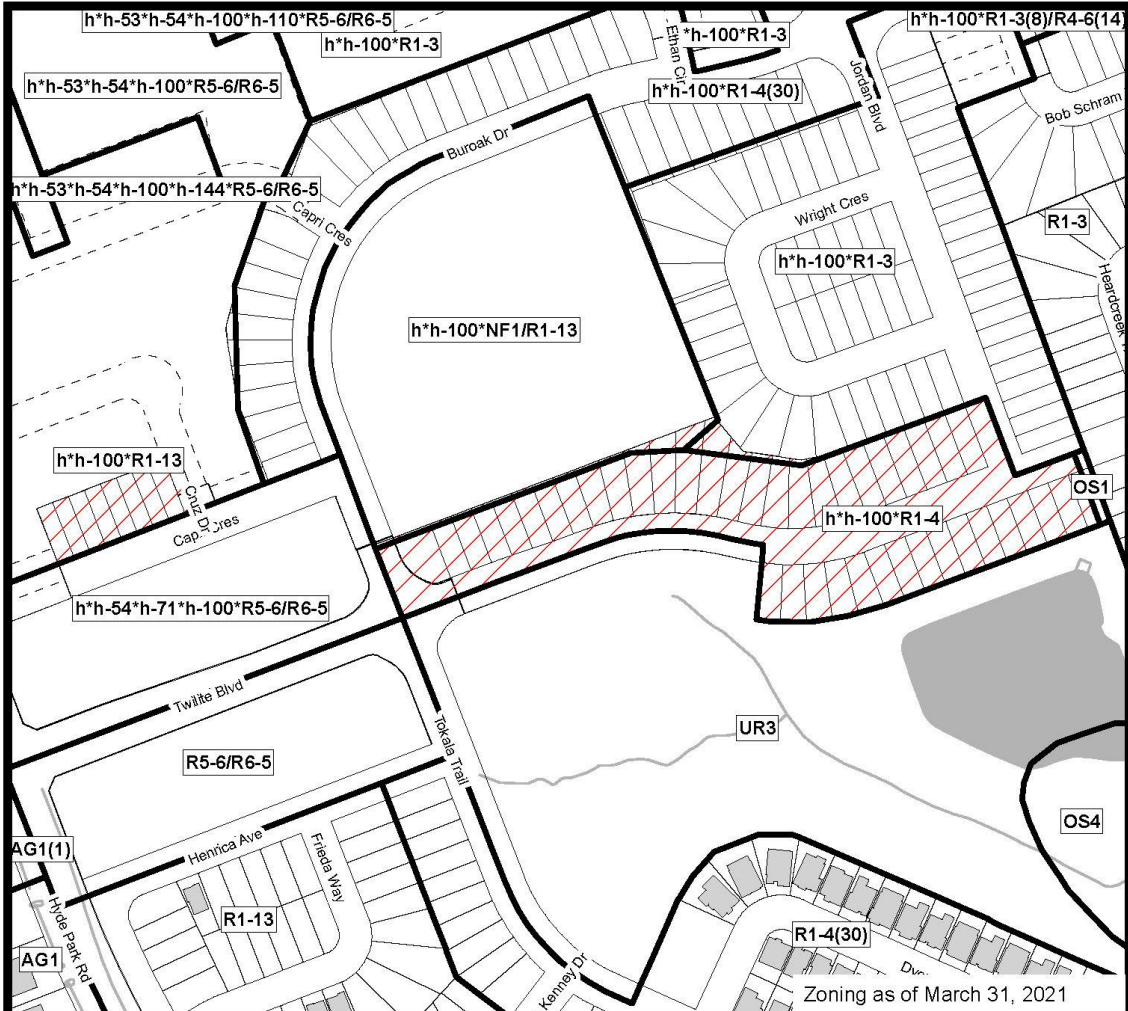
CITY OF LONDON
 Department of
 Planning and Development
 OFFICIAL PLAN SCHEDULE A
 - LANDUSE -

PREPARED BY: Graphics and Information Services



FILE NUMBER: H-9345
 PLANNER: SM
 TECHNICIAN: RC
 DATE: 2021/04/30

Zoning Excerpt



COUNCIL APPROVED ZONING FOR THE SUBJECT SITE:

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

- | | |
|---|-----------------------------------|
| R1 - SINGLE DETACHED DWELLINGS | RF - REGIONAL FACILITY |
| R2 - SINGLE AND TWO UNIT DWELLINGS | CF - COMMUNITY FACILITY |
| R3 - SINGLE TO FOUR UNIT DWELLINGS | NF - NEIGHBOURHOOD FACILITY |
| R4 - STREET TOWNHOUSE | HER - HERITAGE |
| R5 - CLUSTER TOWNHOUSE | DC - DAY CARE |
| R6 - CLUSTER HOUSING ALL FORMS | OS - OPEN SPACE |
| R7 - SENIOR'S HOUSING | CR - COMMERCIAL RECREATION |
| R8 - MEDIUM DENSITY/LOW RISE APTS. | ER - ENVIRONMENTAL REVIEW |
| R9 - MEDIUM TO HIGH DENSITY APTS. | |
| R10 - HIGH DENSITY APARTMENTS | OB - OFFICE BUSINESS PARK |
| R11 - LODGING HOUSE | LI - LIGHT INDUSTRIAL |
| DA - DOWNTOWN AREA | GI - GENERAL INDUSTRIAL |
| RSA - REGIONAL SHOPPING AREA | HI - HEAVY INDUSTRIAL |
| CSA - COMMUNITY SHOPPING AREA | EX - RESOURCE EXTRACTIVE |
| NSA - NEIGHBOURHOOD SHOPPING AREA | UR - URBAN RESERVE |
| BDC - BUSINESS DISTRICT COMMERCIAL | |
| AC - ARTERIAL COMMERCIAL | AG - AGRICULTURAL |
| HS - HIGHWAY SERVICE COMMERCIAL | AGC - AGRICULTURAL COMMERCIAL |
| RSC - RESTRICTED SERVICE COMMERCIAL | RRC - RURAL SETTLEMENT COMMERCIAL |
| CC - CONVENIENCE COMMERCIAL | TGS - TEMPORARY GARDEN SUITE |
| SS - AUTOMOBILE SERVICE STATION | RT - RAIL TRANSPORTATION |
| ASA - ASSOCIATED SHOPPING AREA COMMERCIAL | |
| OR - OFFICE/RESIDENTIAL | "h" - HOLDING SYMBOL |
| OC - OFFICE CONVERSION | "D" - DENSITY SYMBOL |
| RO - RESTRICTED OFFICE | "H" - HEIGHT SYMBOL |
| OF - OFFICE | "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-9345

SM

MAP PREPARED:

2021/04/30

RC

1:3,250

0 15 30 60 90 120

Meters