

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: 2560334 Ontario Limited (York Developments)
135 Villagewalk Boulevard

Meeting on: June 21, 2021

Recommendation

That, on the recommendation of the Director, Planning and Development, based on the application by 2560334 Ontario Ltd. (York Developments), relating to a portion of the property located at 135 Villagewalk Boulevard, the proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting on July 6, 2021 to amend Zoning By-law No. Z.-1, in conformity with the Official Plan, to change the zoning on a portion of the subject lands **FROM** a Holding Business District Commercial Special Provision (h*h-99*BDC(25)) Zone **TO** a Business District Commercial Special Provision (BDC(25)) Zone to remove the "h and h-99" holding provisions.

Executive Summary

Purpose and the Effect of Recommended Action

The purpose and effect of this zoning change is to remove the "h and h-99" holding symbols from the zone map to permit the development of commercial uses on the subject site.

Rationale of Recommended Action

The conditions for removing the holding provisions have been met, as security has been submitted, and the development agreement has been signed. Through site plan approval it has been determined that the proposed development is consistent with the policies of the Sunningdale North Area Plan and the "Upper Richmond Village-Urban Design Guidelines. 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

The subject site is included within the Sunningdale North Community Plan and was subject to the plan of subdivision application submitted in 2004 by Sunningdale Developments Inc. & Sunningdale Golf & Country Club Ltd. The block was created through Phase 1 of the subdivision and was identified as Block 90 which was approved by the Approval Authority on August 30, 2011 and registered on September 19, 2011 as 33M-663.

1.1 Property Description

The subject property is approximately 5.94 ha (14.67 ac) in size and is situated on the northwest corner of Sunningdale Road West and Richmond Street and is bounded by Villagewalk Boulevard on the westerly and northerly portions of the site. Surrounding land uses include future medium density residential to the north and existing office and medium density residential uses to the west. To the south is a draft approved plan of subdivision with medium density residential uses and commercial uses identified as future land uses along Sunningdale Road W. The lands east of the subject site are identified for future residential uses.

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

- The London Plan Place Type – Shopping Area/Main Street
- (1989) Official Plan Designation – Community Commercial Node
- Existing Zoning – Holding Business District Commercial Special Provision (h*h-99*BDC(25)) Zone

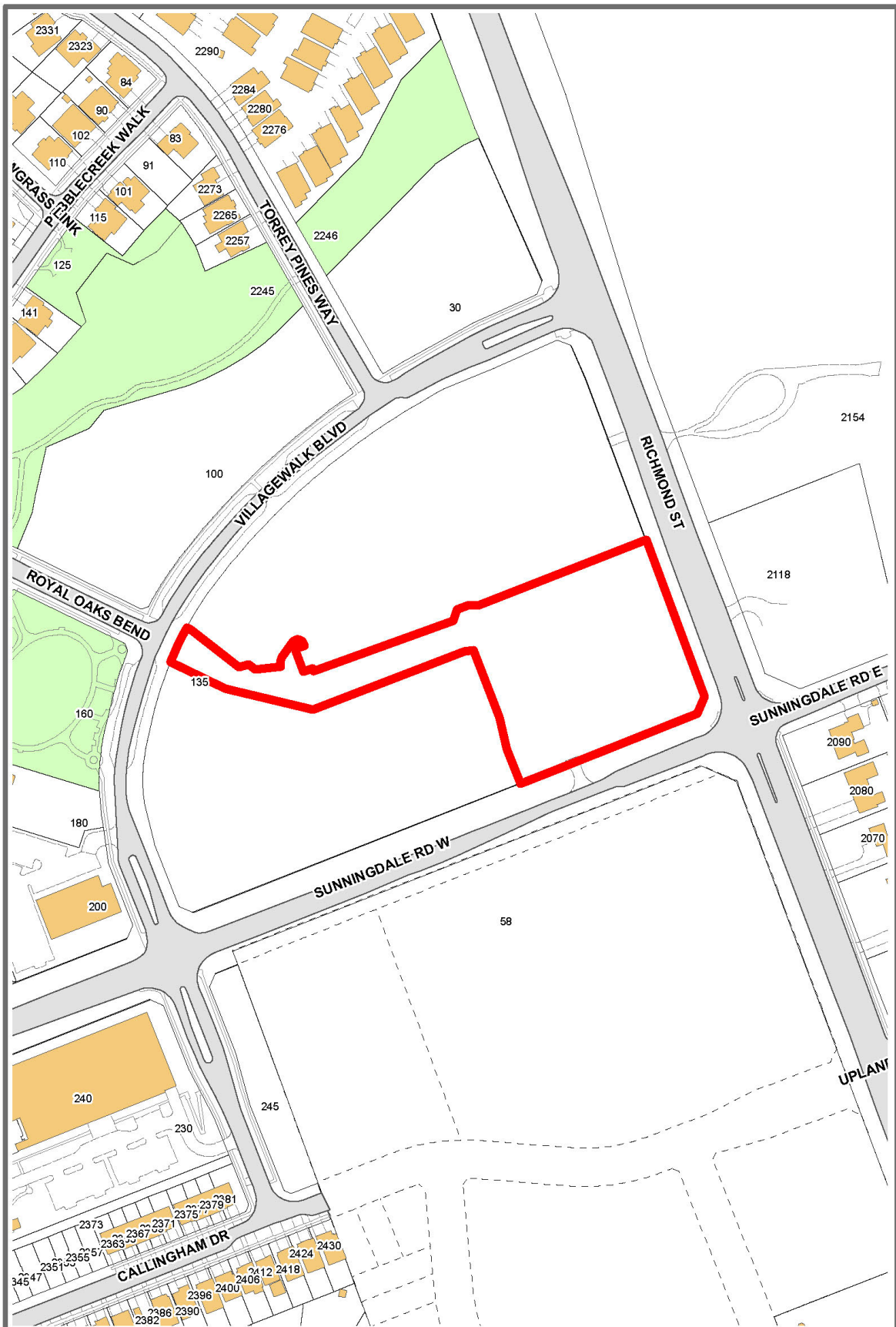
1.3 Site Characteristics

- Current Land Use – undeveloped
- Frontage – 305 metres (Sunningdale Road W) & 210 metres (Richmond St)
- Depth – irregular
- Area – 5.94 ha (14.67 acres)
- Shape – irregular

1.4 Surrounding Land Uses

- North – Future Residential
- East – Future Residential
- South – Future Residential/Commercial
- West – Office/Residential

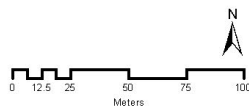
1.5 Location Map



LOCATION MAP

Subject Site: 135 Village Walk Boulevard
 File Number: H-9050
 Planner: Mike Corby
 Date: 27/05/2021

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



Legend

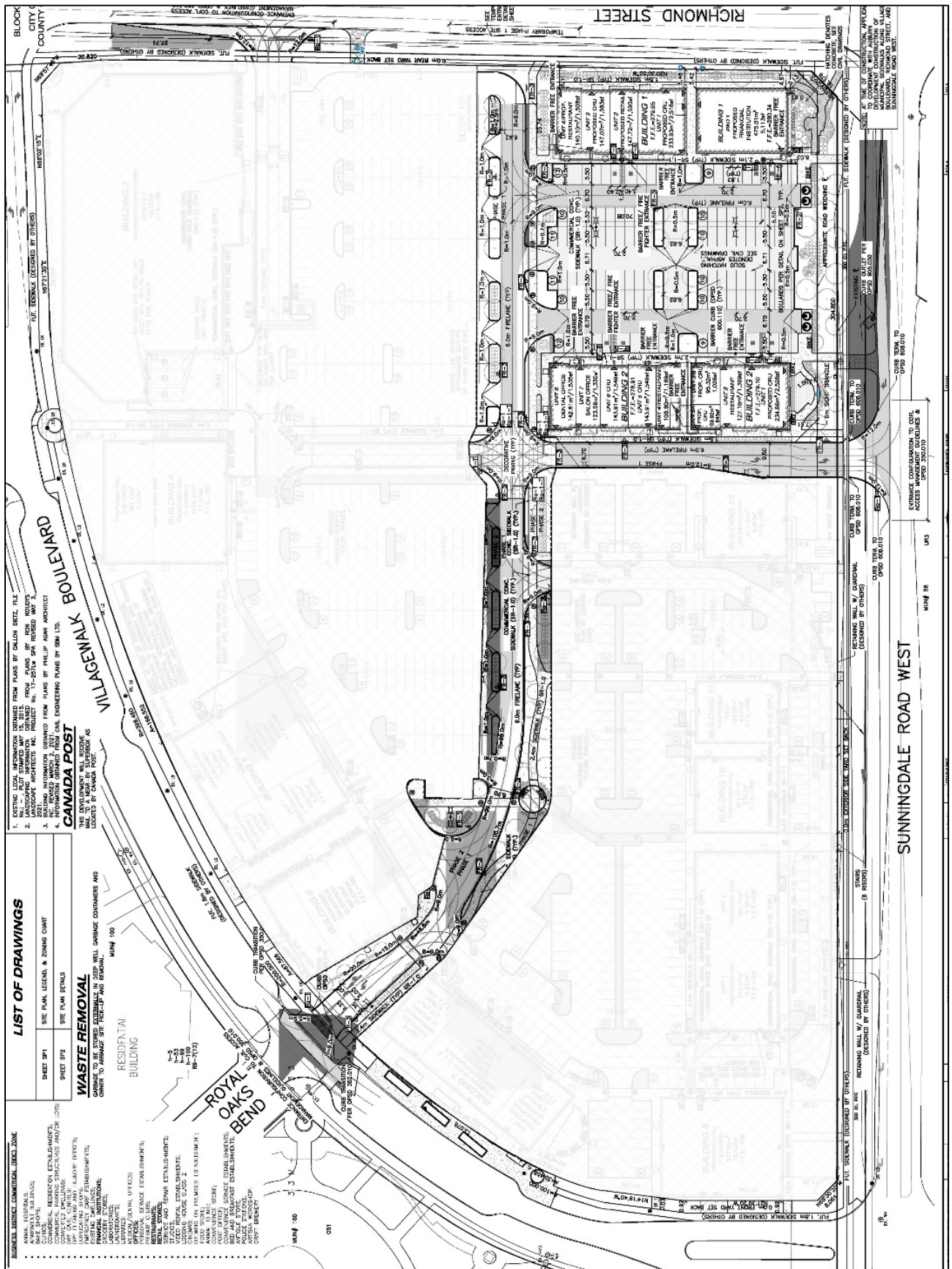
- Subject Site
- Buildings
- Parks
- Draft Approved Subdivisions
- Driveways/Parking Lots

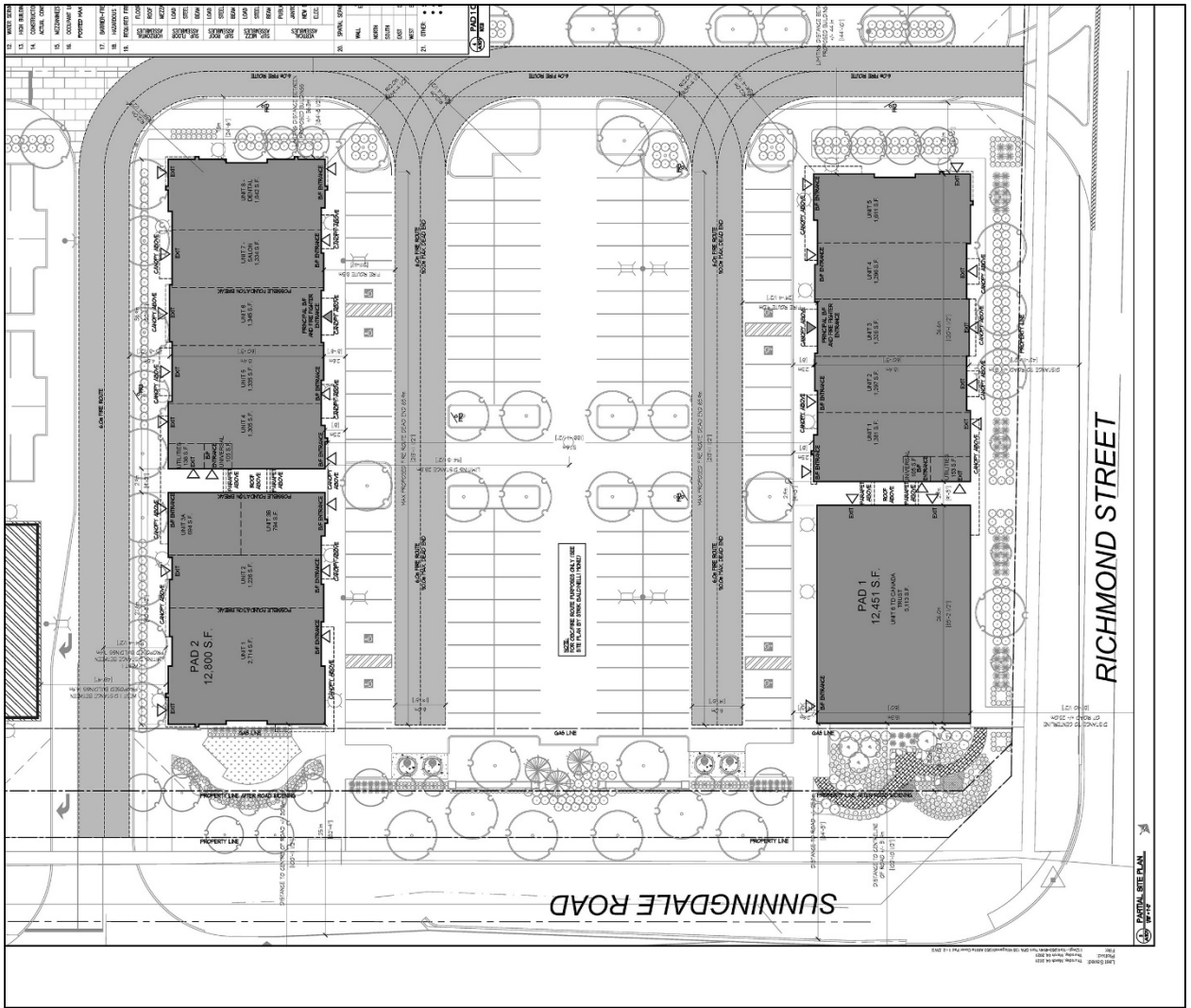
2.0 Discussion and Considerations

The applicant is requesting the removal of the “h” and “h-99” holding provisions from the Zone on the subject lands. The “h” holding provision requires that the securities be received, and a development agreement be executed by the owner. The “h-99” requires that new development be consistent with the policies of the Sunningdale North Area Plan and the “Upper Richmond Village-Urban Design Guidelines”.

The requested amendment will facilitate the development of four commercial buildings with multiple commercial units within them.

Site Plan





Elevations





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-99” holding provision states:

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.

Through the site plan approvals process staff ensured that the proposed development is consistent with the policies of the Sunningdale North Area Plan and the “Upper Richmond Village-Urban Design Guidelines”. This satisfies the requirement for the removal of the “h-99” 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 the development is consistent with the policies of the Sunningdale North Area Plan and the "Upper Richmond Village-Urban Design Guidelines. Therefore, the required conditions have been met to remove the "h" and "h-99" holding provisions. The removal of the holding provisions is recommended to Council for approval.

Prepared by: Mike Corby, MCIP, RPP
Senior Planner, Planning & Development

Reviewed by: Bruce Page, MCIP, RPP
Manager, Planning & Development

Recommended by: Gregg Barrett, AICP
Director, Planning and Development

Submitted by: George Kotsifas, P. Eng.
Deputy City Manager,
Planning and Economic Development

cc: Matt Feldberg, Manager, Development Planning (Subdivisions)
cc: Bruce Page, Manager, Development Planning (Subdivisions)
cc: Peter Kavcic, Manager, Development Planning (Subdivisions)
cc: Michael Pease, Manager, Development Planning (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 135 Villagewalk Boulevard.

WHEREAS 2560334 Ontario Limited has applied to remove the holding provisions from a portion of the zoning for the lands located at 135 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 the lands located at 135 Villagewalk Boulevard, as shown on the attached map, to remove the h and h-99 holding provisions so that the zoning of the lands as a Business District Commercial Special Provision (BDC(25)) Zone come into effect.
2. This By-law shall come into force and effect on the date of passage.

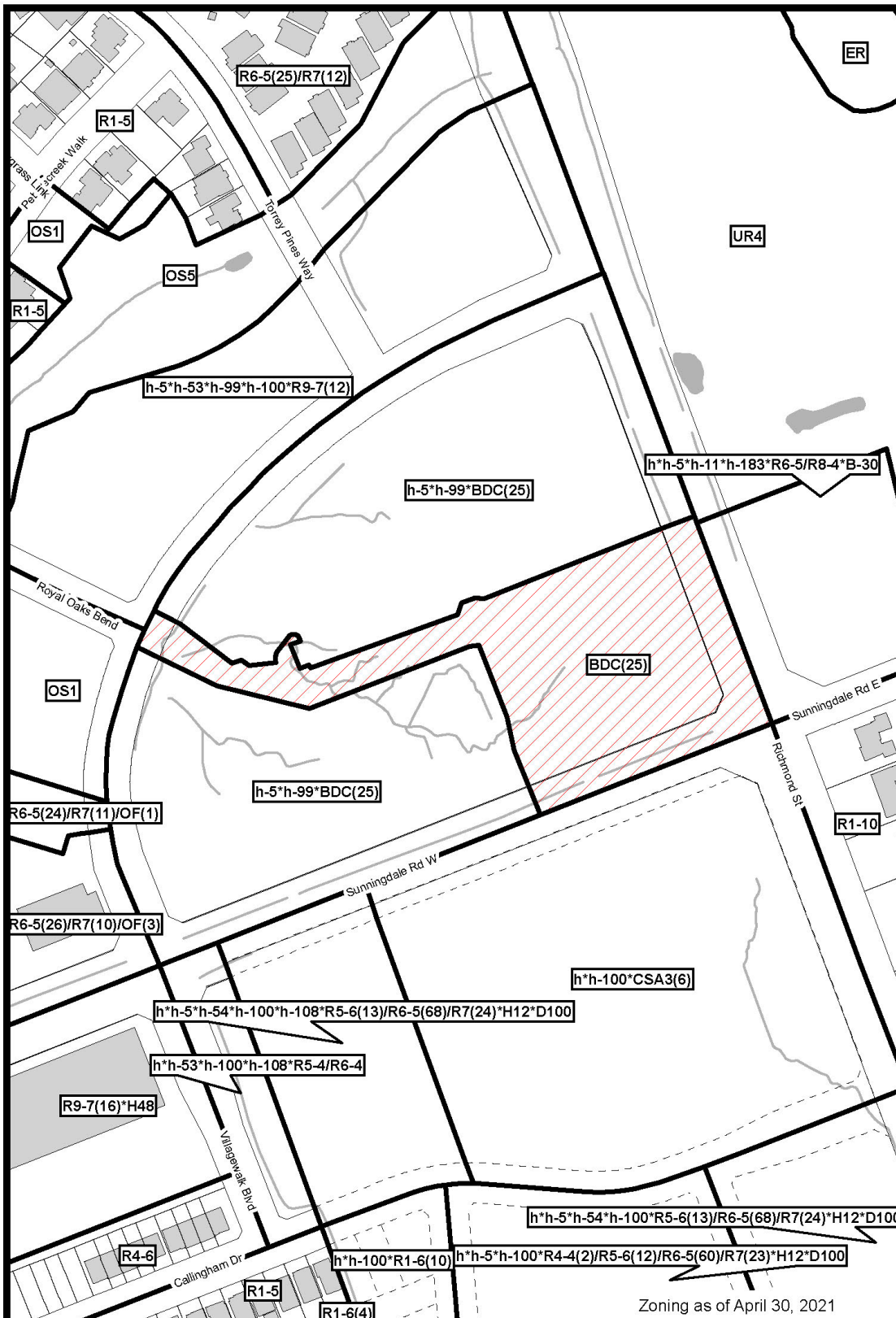
PASSED in Open Council on July 6, 2021.

Ed Holder
Mayor


Catharine Saunders
City Clerk

First Reading – July 6, 2021
Second Reading – July 6, 2021
Third Reading – July 6, 2021

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




File Number: H-9350
 Planner: MC
 Date Prepared: 2021/05/26
 Technician: rc
 By-Law No: Z.-1-

SUBJECT SITE 

1:2,500

0 12.525 50 75 100 Meters



Appendix B – Public Engagement

Community Engagement

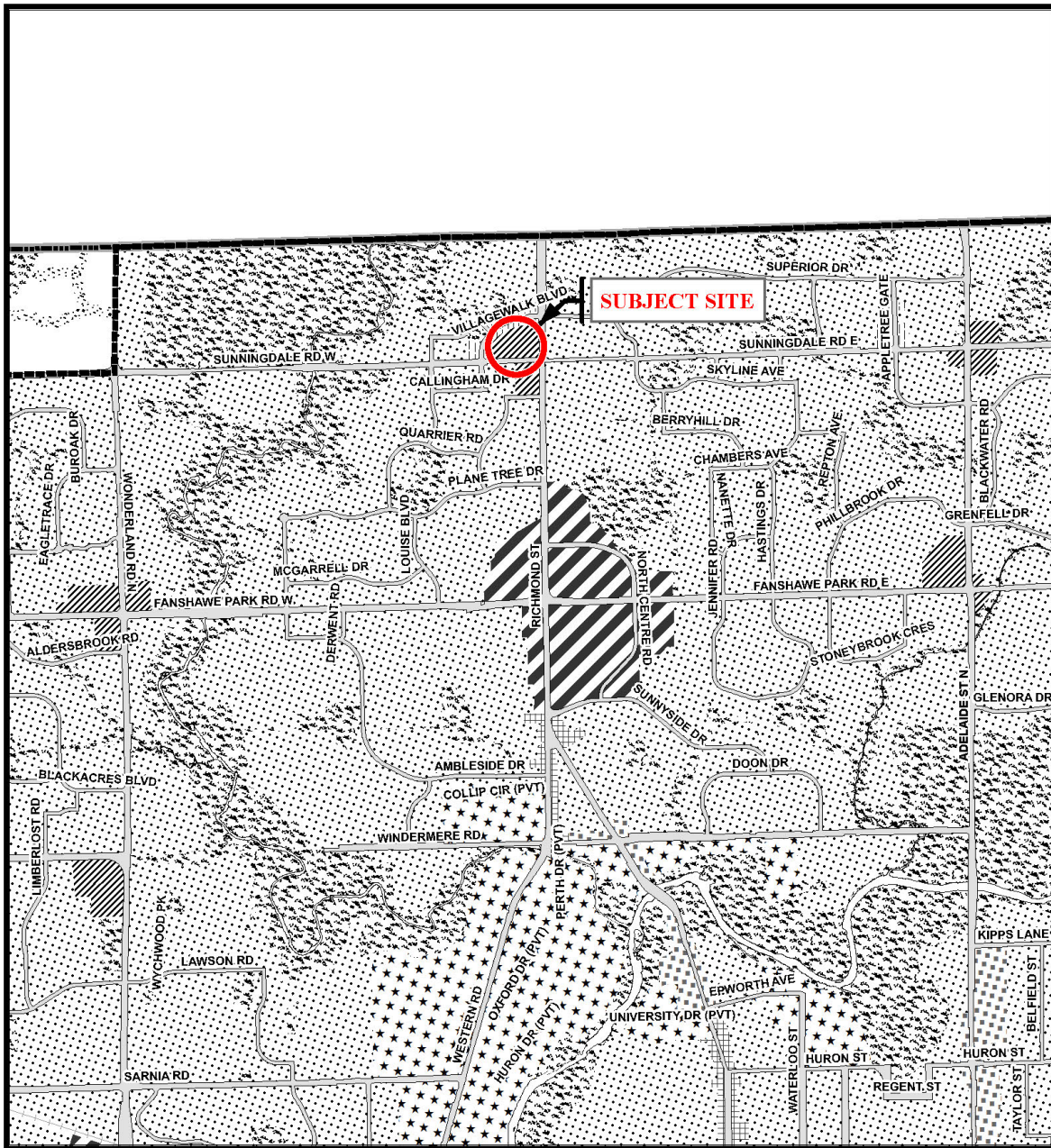
Public liaison: Notice of the application was published in the Londoner on May 9, 2019

0 replies were received

Nature of Liaison: City Council intends to consider removing the holding (h-5 and h-99) provision which was put in place 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 (h-5); and 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 (h-99). Council will consider removing the holding provision(s) as it applies to these lands no earlier than May 21, 2019. File: H-9050 Planner: Nancy Pasato.

Appendix C – Relevant Background

The London Plan – Place Type Map



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



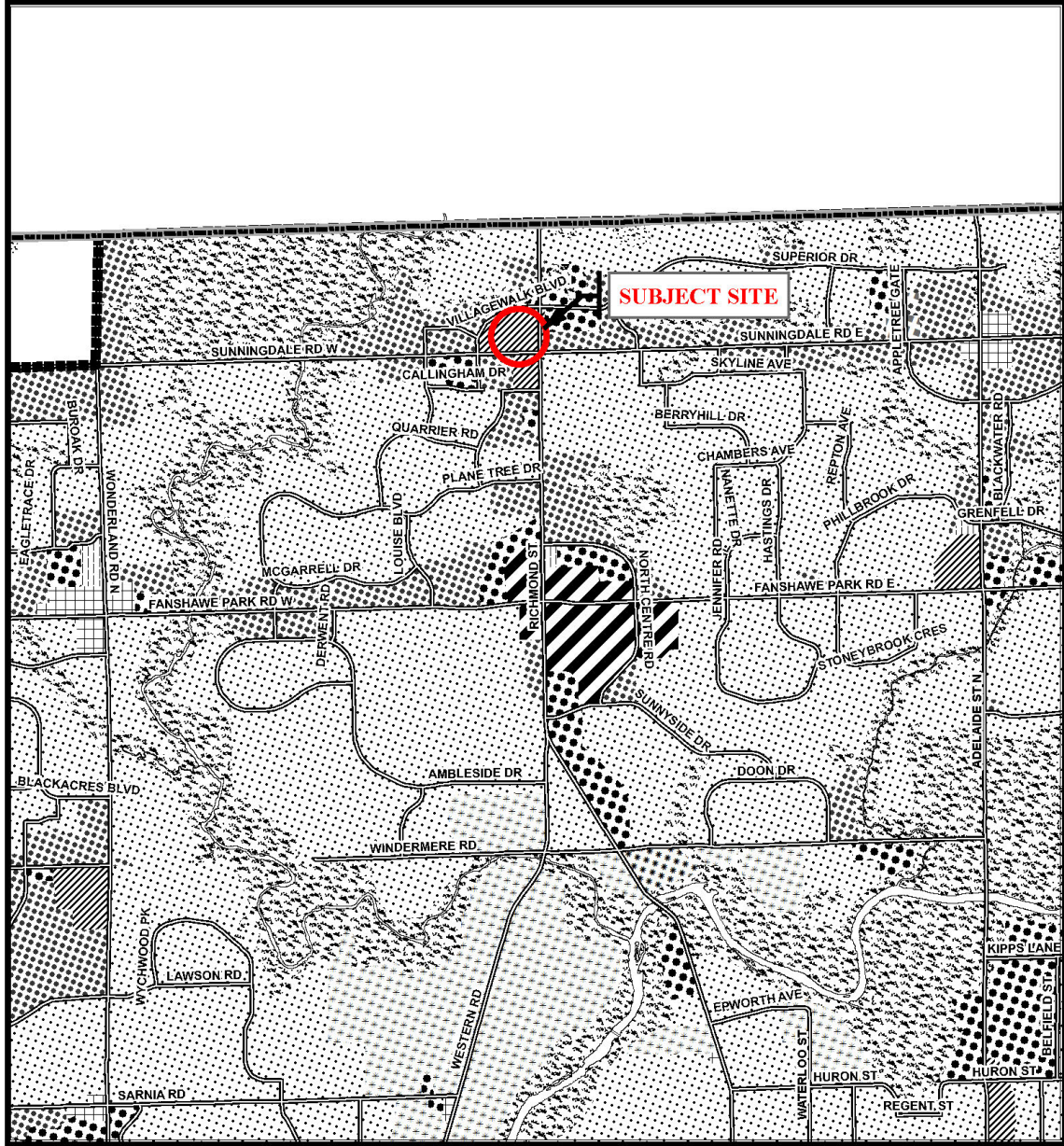
File Number: H-9350

Planner: MC

Technician: RC

Date: May 27, 2021

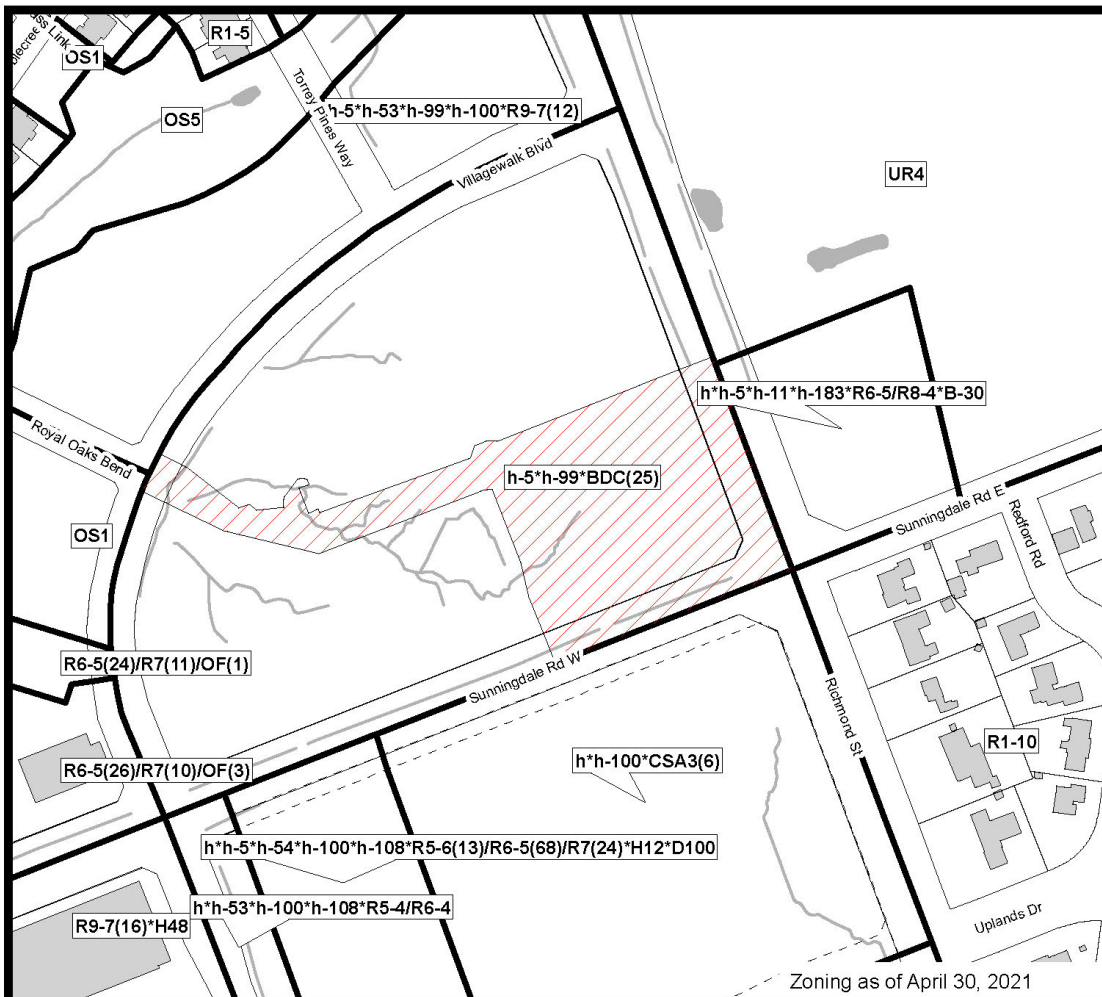
1989 Official Plan – Land Use Schedule



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

<p>CITY OF LONDON Planning Services / Development Services OFFICIAL PLAN SCHEDULE A - LANDUSE -</p> <p>PREPARED BY: Graphics and Information Services</p>	<p>Scale 1:30,000</p> <p>Meters</p>	<p>FILE NUMBER: H-9350 PLANNER: MC TECHNICIAN: RC DATE: 2021/05/27</p>
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Existing Zoning – Z.-1



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 | |
| R7 - SENIOR'S HOUSING | OS - OPEN SPACE |
| R8 - MEDIUM DENSITY/LOW RISE APTS. | CR - COMMERCIAL RECREATION |
| R9 - MEDIUM TO HIGH DENSITY APTS. | ER - ENVIRONMENTAL REVIEW |
| R10 - HIGH DENSITY APARTMENTS | |
| R11 - LODGING HOUSE | OB - OFFICE BUSINESS PARK |
| DA - DOWNTOWN AREA | LI - LIGHT INDUSTRIAL |
| RSA - REGIONAL SHOPPING AREA | GI - GENERAL INDUSTRIAL |
| CSA - COMMUNITY SHOPPING AREA | HI - HEAVY INDUSTRIAL |
| NSA - NEIGHBOURHOOD SHOPPING AREA | EX - RESOURCE EXTRACTIVE |
| BDC - BUSINESS DISTRICT COMMERCIAL | UR - URBAN RESERVE |
| AC - ARTERIAL COMMERCIAL | |
| HS - HIGHWAY SERVICE COMMERCIAL | AG - AGRICULTURAL |
| RSC - RESTRICTED SERVICE COMMERCIAL | AGC - AGRICULTURAL COMMERCIAL |
| CC - CONVENIENCE COMMERCIAL | RRC - RURAL SETTLEMENT COMMERCIAL |
| SS - AUTOMOBILE SERVICE STATION | TGS - TEMPORARY GARDEN SUITE |
| ASA - ASSOCIATED SHOPPING AREA COMMERCIAL | RT - RAIL TRANSPORTATION |
| 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-9350

MC

MAP PREPARED:

2021/05/26

rc

1:3,000

0 15 30 60 90 120
Meters