

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: Southside Construction Management Ltd.
704 & 706 Boler Road

Meeting on: June 21, 2021

Recommendation

That, on the recommendation of the Deputy City Manager, based on the application by Southside Construction Management Ltd., relating to a portion of the property located at 704 & 706 Boler Road, the proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting on August 10th, 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 R6 Special Provision (h*R6-1(18)) Zone **TO** a Residential R6 Special Provision (R6-1(18)) Zone to remove the "h" holding provision.

Executive Summary

Purpose and the Effect of Recommended Action

The purpose and effect of this zoning change is to remove the "h" holding symbol from the zone map to permit the development of a Vacant Land Condominium within Block 101 of the draft plan of subdivision.

Rationale of Recommended Action

The condition for removing the holding provision has been met, as the required security has been submitted, and the development agreement has been signed.

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 part of the draft plan of subdivision located at 704 and 706 Boler Road. The subdivision was draft approved on August 21, 2020 based on a decision by the LPAT which ordered the approval authority to issue draft approval for the proposed subdivision as well as approved the zoning on the site. The portion of the site subject to the removal of the holding provision was draft approved as Block 101.

1.1 Property Description

The subject lands are located on the east side of Boler Road at 704 and 706 Boler Road which is approximately 300 metres north of Southdale Road West. The overall subdivision (39T-15503) is comprised of 8.12ha (20.05 acres) with Block 101 of the draft approved being 1.37ha in size located on the southeast corner of the property. Surrounding land uses include greenspace to the north and low density residential to the east and south with future low density residential uses to the west.

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

- The London Plan Place Type – Neighbourhoods/Environmental Review
- (1989) Official Plan Designation – Low Density Residential
- Existing Zoning – Holding Residential R6 Special Provision (h*R6-1(18)) Zone

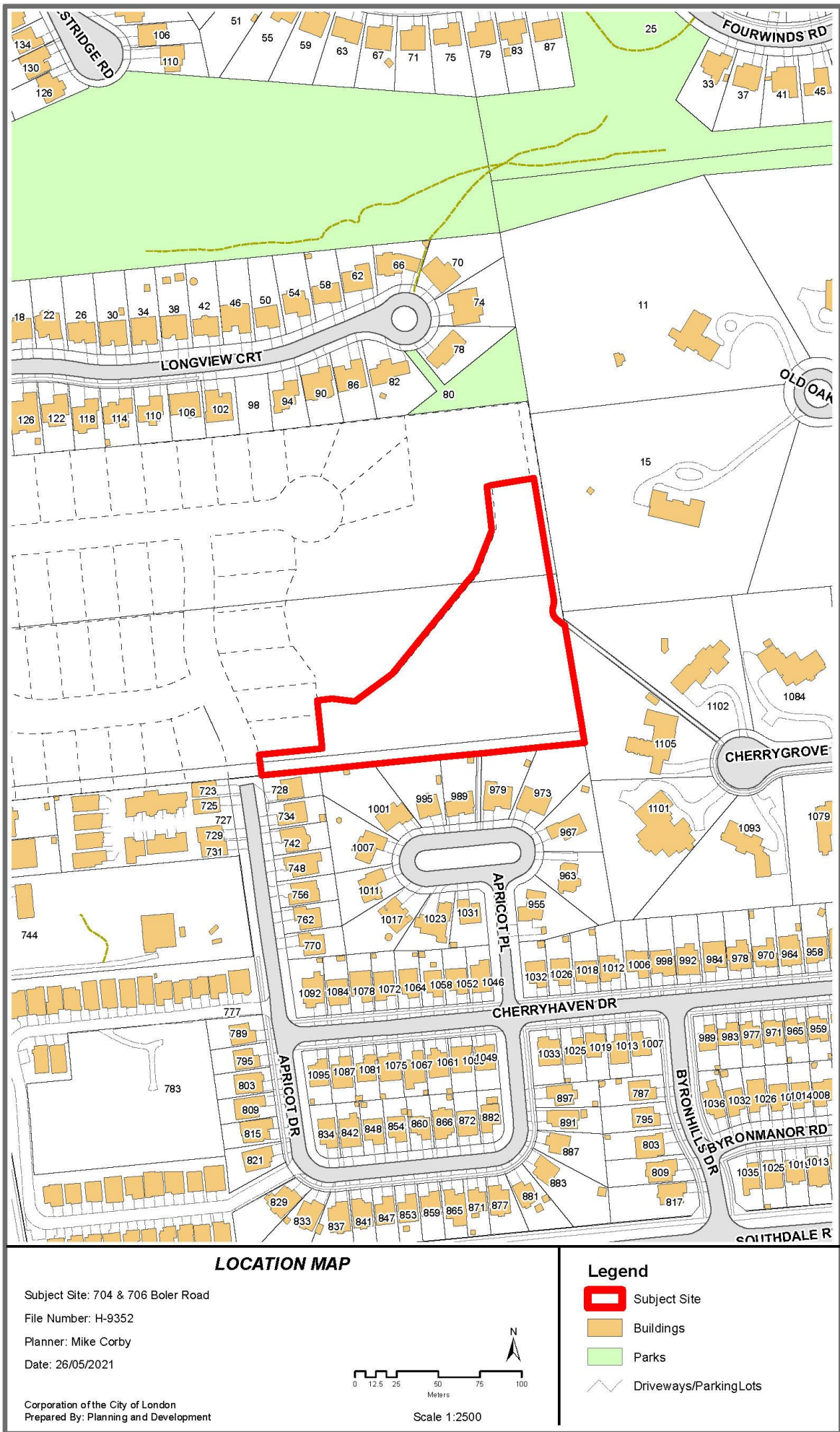
1.3 Site Characteristics

- Current Land Use – undeveloped
- Frontage – 12 metres (on future extension of Apricot Dr)
- Depth – irregular
- Area – 1.374 ha (3.4 acres)
- Shape – irregular

1.4 Surrounding Land Uses

- North – Greenspace/Low Density Residential
- East – Low Density Residential
- South – Low Density Residential
- West – Future Low Density Residential

1.5 Location Map



2.0 Discussion and Considerations

The applicant is requesting the removal of the “h” holding provision from the zoning on a portion of the subject lands. The “h” holding provision requires that the securities be received, and a development agreement be executed by the owner.

The requested amendment will facilitate the development of a Vacant Land Condominium consisting of 13 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.

Conclusion

The Applicant has provided the necessary securities and has entered into a development agreement with the City. Therefore, the required conditions have been met to remove the “h” holding provisions. The removal of the holding provision is recommended to Council for approval.

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

Reviewed by: Bruce Page, MCIP, RPP
Manager, Subdivision Planning

Recommended by: Gregg Barrett, RPP, PLE
Director, Planning and Development

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

cc: Matt Feldberg, Manager, Development Planning
cc: Bruce Page, Manager, Subdivision Planning
cc: Peter Kavcic, Manager, Subdivision Engineering
cc: Michael Pease, Manager, Site Plan

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 704 & 706 Boler Road.

WHEREAS Southside Construction Management Ltd. has applied to remove the holding provisions from a portion of the zoning for the lands located at 704 & 706 Boler 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 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 704 & 706 Boler Road, as shown on the attached map, to remove the "h" holding provision so that the zoning of the lands as a Residential R6 Special Provision (R6-1(18)) Zone come into effect.
2. This By-law shall come into force and effect on the date of passage.

PASSED in Open Council on August 10, 2021.

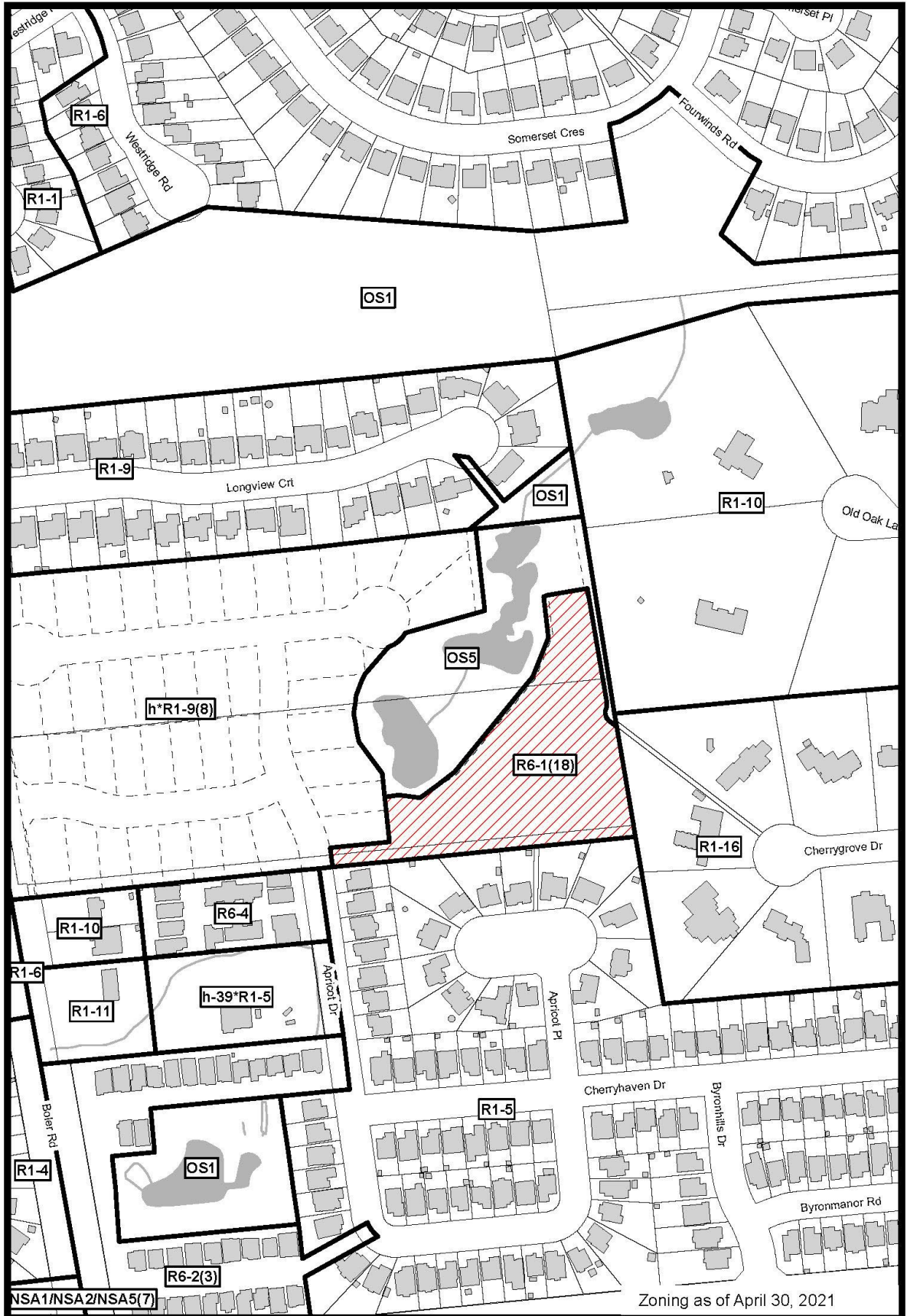
Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – August 10, 2021
Second Reading – August 10, 2021
Third Reading – August 10, 2021

Zoning By-law Map

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

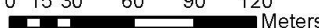


Zoning as of April 30, 2021

File Number: H-9352
 Planner: MC
 Date Prepared: 2021/05/26
 Technician: rc
 By-Law No: Z.-1-

SUBJECT SITE 

1:3,000

0 15 30 60 90 120
 Meters



Appendix B – Public Engagement

Community Engagement

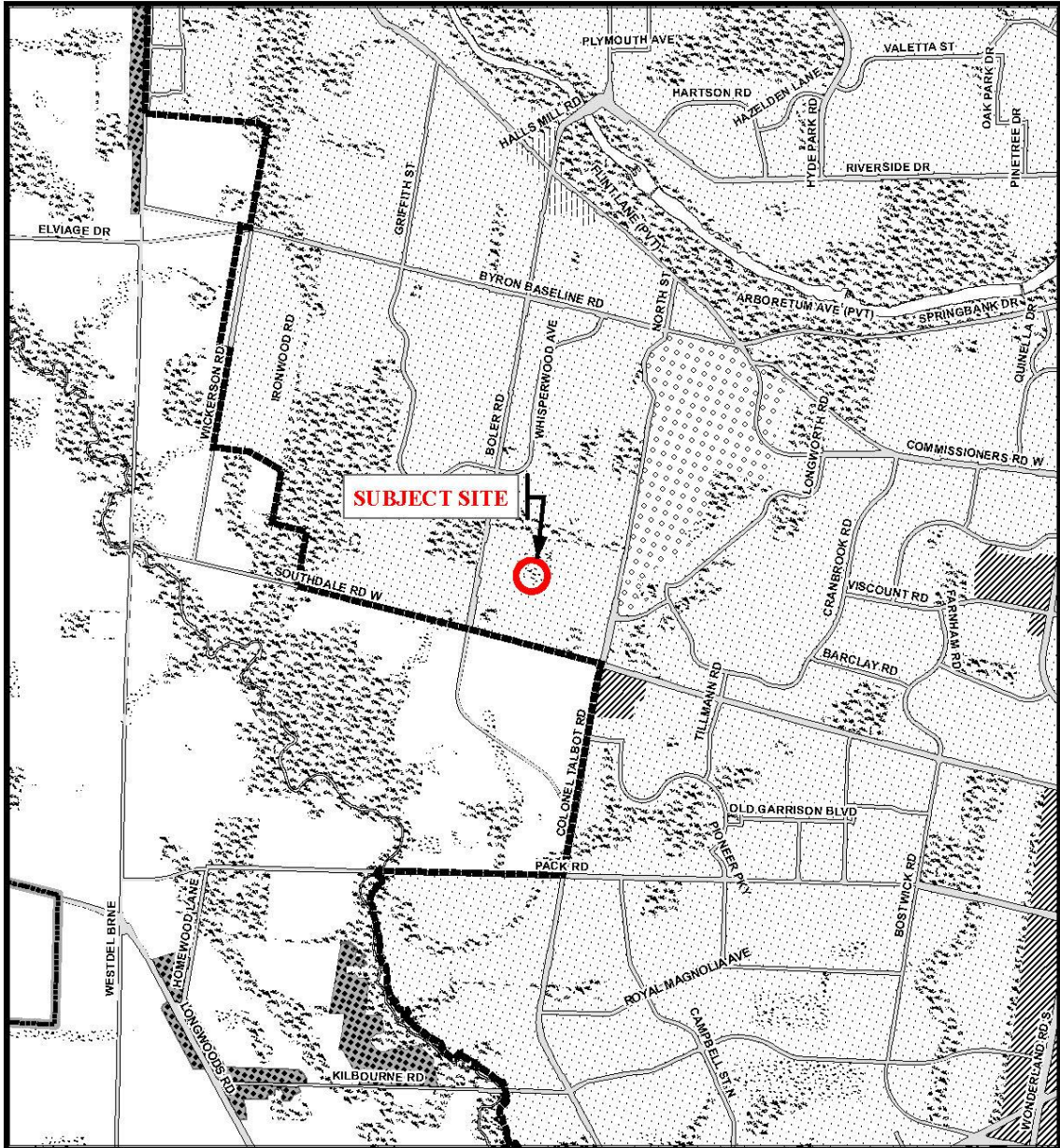
Public liaison: Notice of the application was published in the Londoner on May 20, 2021

0 replies were received

Nature of Liaison: City Council intends to consider removing the “h” Holding Provision from the portion of the lands zoned Holding Residential Special Provision (h*R6-1(18)) on the subject lands. The purpose and effect of this zoning change is to remove the holding symbol permitting the development of 13 single detached dwellings through a future Vacant Land Condominium application. 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. Council will consider removing the holding provisions as it applies to these lands no earlier than June 21, 2021. File: H-9352 Planner: M. Corby (City Hall).

Appendix C – Relevant Background

London Plan Excerpt



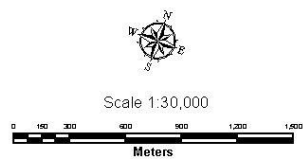
Legend

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.

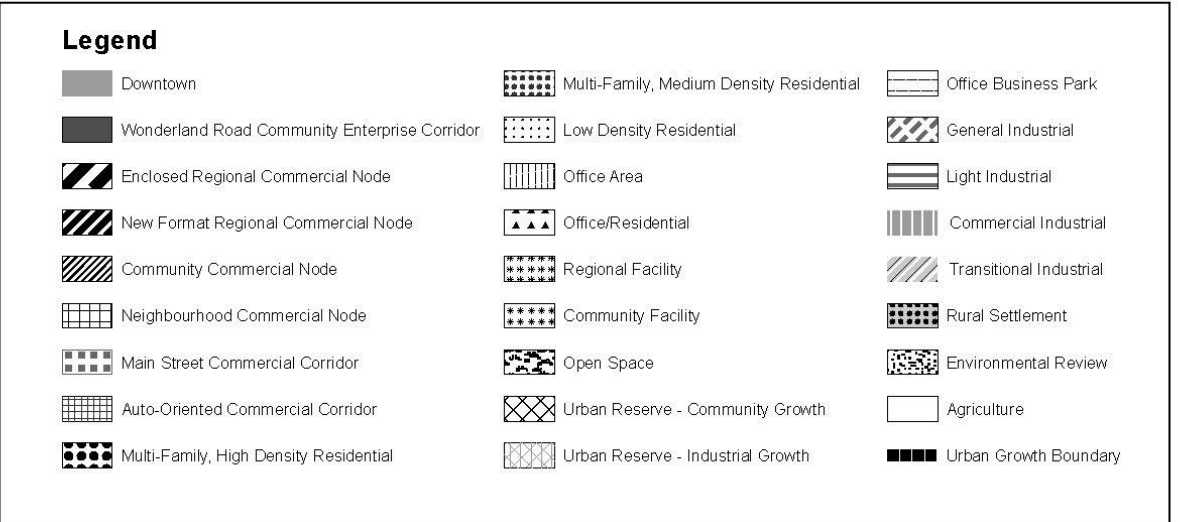
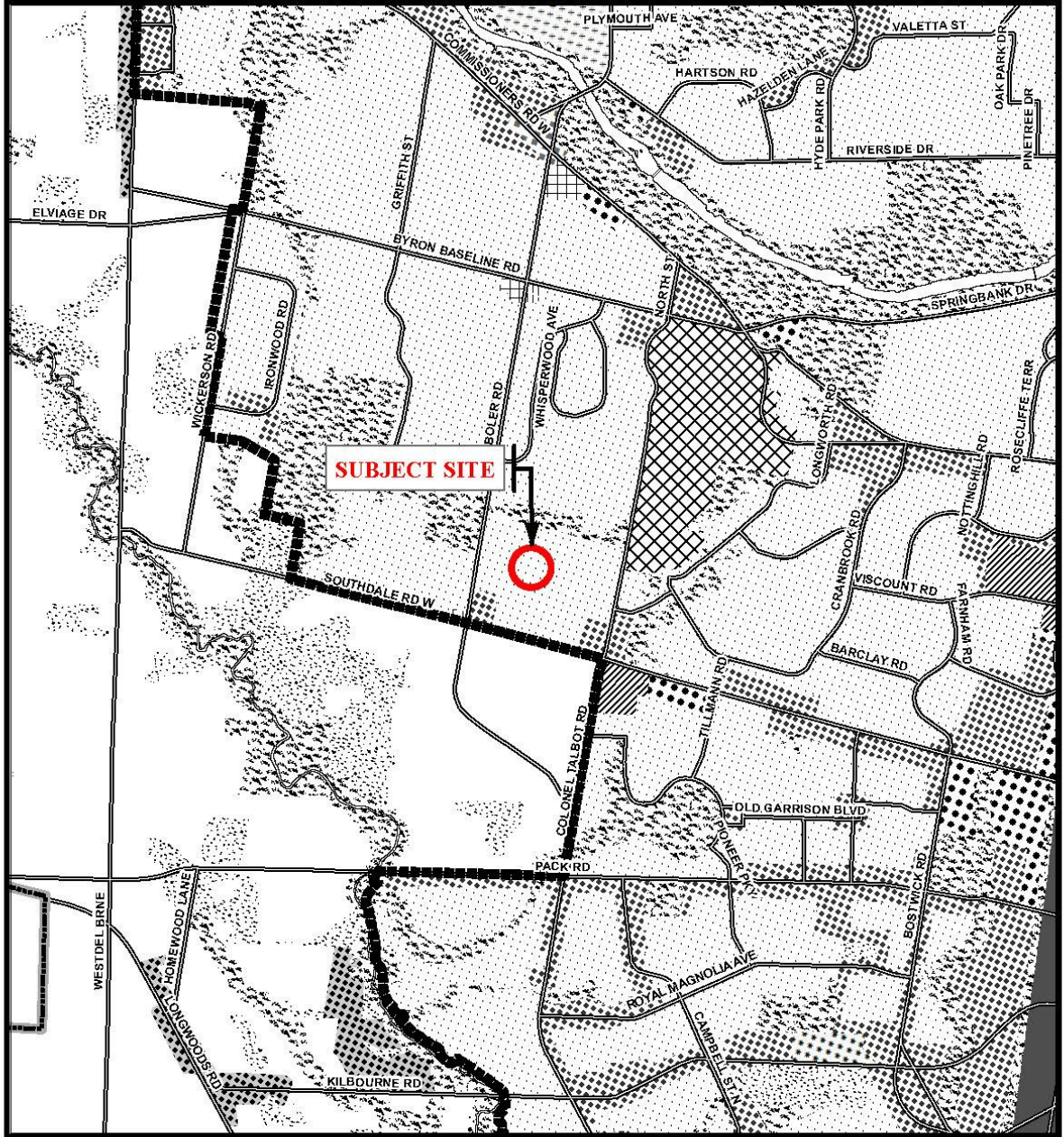
At the time of the printing of this map, the Rapid Transit EA is in progress. This map shows the Rapid Transit Corridors and Urban Corridors to recognize potential alignments. These Place Types will be modified to align with the results of the EA process for the final version of The London Plan.

CITY OF LONDON
 Planning Services /
 Development Services
LONDON PLAN MAP 1
- PLACE TYPES -
 PREPARED BY: Planning Services



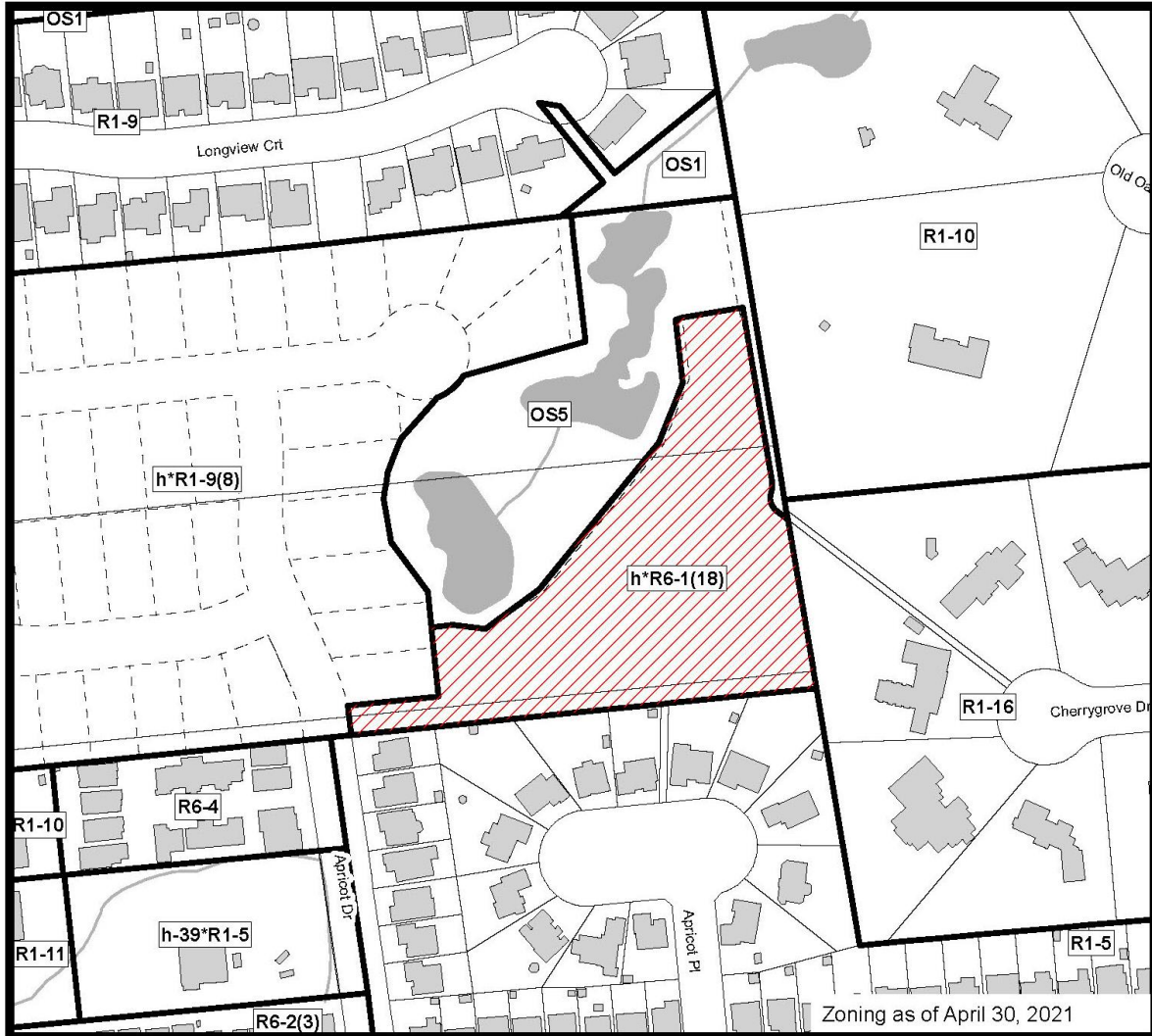
File Number: H-9352
Planner: MC
Technician: RC
Date: May 26, 2021

1989 Official Plan Excerpt



<p>CITY OF LONDON</p> <p>Planning Services / Development Services</p> <p>OFFICIAL PLAN SCHEDULE A - LANDUSE -</p> <p>PREPARED BY: Graphics and Information Services</p>	<p>Scale 1:30,000</p> <p>0 150 310 620 930 1240 1550</p> <p>Meters</p>	<p>FILE NUMBER: H-9352</p> <p>PLANNER: MC</p> <p>TECHNICIAN: RC</p> <p>DATE: 2021/05/26</p>
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Zoning Excerpt



COUNCIL APPROVED ZONING FOR THE SUBJECT SITE:

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

- | | |
|--|---|
| <ul style="list-style-type: none"> R1 - SINGLE DETACHED DWELLINGS R2 - SINGLE AND TWO UNIT DWELLINGS R3 - SINGLE TO FOUR UNIT DWELLINGS R4 - STREET TOWNHOUSE R5 - CLUSTER TOWNHOUSE R6 - CLUSTER HOUSING ALL FORMS R7 - SENIOR'S HOUSING R8 - MEDIUM DENSITY/LOW RISE APTS. R9 - MEDIUM TO HIGH DENSITY APTS. R10 - HIGH DENSITY APARTMENTS R11 - LODGING HOUSE
 DA - DOWNTOWN AREA RSA - REGIONAL SHOPPING AREA CSA - COMMUNITY SHOPPING AREA NSA - NEIGHBOURHOOD SHOPPING AREA BDC - BUSINESS DISTRICT COMMERCIAL AC - ARTERIAL COMMERCIAL HS - HIGHWAY SERVICE COMMERCIAL RSC - RESTRICTED SERVICE COMMERCIAL CC - CONVENIENCE COMMERCIAL SS - AUTOMOBILE SERVICE STATION ASA - ASSOCIATED SHOPPING AREA COMMERCIAL
 OR - OFFICE/RESIDENTIAL OC - OFFICE CONVERSION RO - RESTRICTED OFFICE OF - OFFICE | <ul style="list-style-type: none"> RF - REGIONAL FACILITY CF - COMMUNITY FACILITY NF - NEIGHBOURHOOD FACILITY HER - HERITAGE DC - DAY CARE
 OS - OPEN SPACE CR - COMMERCIAL RECREATION ER - ENVIRONMENTAL REVIEW
 OB - OFFICE BUSINESS PARK LI - LIGHT INDUSTRIAL GI - GENERAL INDUSTRIAL HI - HEAVY INDUSTRIAL EX - RESOURCE EXTRACTIVE UR - URBAN RESERVE
 AG - AGRICULTURAL AGC - AGRICULTURAL COMMERCIAL RRC - RURAL SETTLEMENT COMMERCIAL TGS - TEMPORARY GARDEN SUITE RT - RAIL TRANSPORTATION
 "h" - HOLDING SYMBOL "d" - DENSITY SYMBOL "H" - HEIGHT SYMBOL "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-9352 MC

MAP PREPARED:
2021/05/26 CK

1:2,500
0 12.525 50 75 100 Meters