

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 Rembrandt Developments (Woodstock) Inc.
1224 Blackwell Boulevard
Removal of Holding Provision

Date: November 1, 2021

Recommendation

That, on the recommendation of the Director, Planning and Development, based on the application by Rembrandt Developments (Woodstock) Inc. relating to lands located at 1224 Blackwell Boulevard, legally described as Block 1 Plan 33M-798, the proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting to be held on November 16, 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 R5/Residential R6/Residential R7/Residential R8 (h•R5-4/R6-5/R7•D75•H16/R8-4•H16) Zone **TO** a Residential R5/Residential R6/Residential R7/Residential R8 (R5-4/R6-5/R7•D75•H16/R8-4•H16) Zone to remove the holding (h) provision.

Executive Summary

Purpose and the Effect of Recommended Action

The purpose and effect of this zoning change is to remove the holding (h) symbol to permit the development of a vacant block within a registered plan of subdivision.

Rationale of Recommended Action

1. The conditions for removing the holding (h) provision have been met and the recommended amendment will allow development of medium density residential uses in compliance with the Zoning By-law.
2. Subdivision security has been posted with the City in accordance with City policy, and the Subdivision Agreement for this phase (Stoney Creek South – Phase 2) has been executed by the applicant and the City.
3. The subject lands are part of a registered plan of subdivision within the City's Urban Growth Boundary, on lands that have been designated over the long term for future medium density residential development.

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

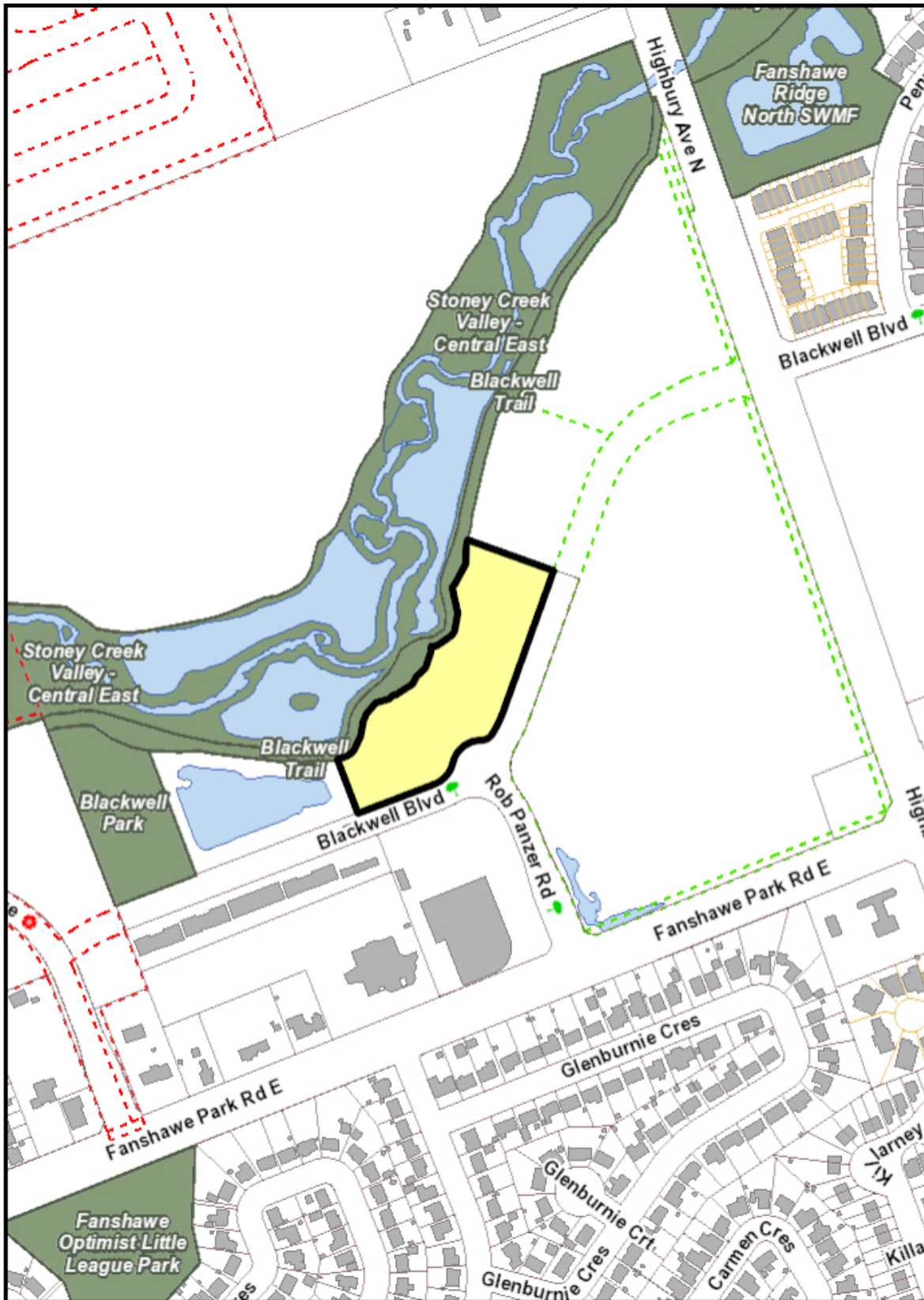
1.0 Background Information

1.1 Previous Reports Related to this Matter

October 19, 2020 – Report to Planning and Environment Committee – 1300 Fanshawe Park Road East – Stoney Creek South Subdivision, Phase 2 - Special Provisions (File No. 39T-04512_2).

2.0 Discussion and Considerations






2.1 Location Map



Location Map

Project Title: H-9391
 Description: 1224 Blackwell Boulevard
 Created By: Larry Mottram
 Date: 8/9/2021
 Scale: 1:4000

Legend

-  Subject Site
-  Parks
-  Assessment Parcels
-  Buildings
-  Address Numbers



2.3 Description of Proposal

This proposal is for consideration of a request to remove the holding provision from Block 1 Plan 33M-798 to permit development of the block for 61 cluster townhouse dwelling units.

2.4 Planning History

On February 22, 2021, the City of London Approval Authority granted final approval to Phase 2 of the Stoney Creek South subdivision consisting of one (1) medium density residential block, a partial extension of Blackwell Boulevard east of the T-intersection with Rob Panzer Road, and two (2) one foot reserve blocks.

2.5 Community Engagement (see more detail in Appendix B)

There were no responses received to the Notice of Application.

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 Conclusions

4.1 Have the conditions for removal of the holding (h) provision been met?

Section 36(1) of the Planning Act allows municipalities to place holding provisions on properties to ensure that certain requirements have been addressed to the satisfaction of Council, prior to development. The purpose of the holding (“h”) provision in the zoning by-law is as follows:

“Purpose: 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.”

Permitted Interim Uses: Model homes are permitted in accordance with Section 4.5(2) of the By-law.

A Subdivision Agreement has been executed between 700531 Ontario Limited (Anthony J. Marsman, President) and the City of London registered on March 29, 2021 as Instrument No. ER1364066. Subdivision securities were also posted as required by City policy and the Subdivision Agreement. Engineering drawings have been completed and accepted by the City for the installation of all services to service Block 1. Construction has commenced to install services and extend Blackwell Boulevard along with the installation of a looped watermain and a temporary emergency access to Highbury Avenue North, in accordance with the approved subdivision drawings and Subdivision Agreement. Therefore, the condition has been met for removal of the h provision.

These lands are the subject of an application for Site Plan Approval (File No. SPA21-017 – Rembrandt Developments (London) Inc.) for a proposed 61-unit townhouse development. The 3rd submission site plan documents were recently submitted for review, and an approved site plan and Development Agreement are expected to be completed shortly.

Conclusion

In the opinion of Staff, the holding zone requirements have been satisfied and it is appropriate to proceed to lift the holding symbol from the zoning map.

Prepared by: **Larry Mottram, MCIP, RPP**
Senior Planner, Subdivisions and Condominiums

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

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

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

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 Planning and Development.

CC: Matt Feldberg, Manager, Subdivisions and Development Inspections
Peter Kavcic, Manager, Subdivision Engineering

October 22, 2021
GK/GB/BP/LM/lm

Y:\Shared\ADMIN\1- PEC Reports\2021 PEC Reports\16 - Nov 1\1224 Blackwell Boulevard - H-9391 LM.docx

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 the holding provision from the
zoning for lands located at 1224
Blackwell Boulevard, legally described
as Block 1 Plan 33M-798.

WHEREAS Rembrandt Developments (Woodstock) Inc. has applied to
remove the holding provision from the zoning on lands located at 1224 Blackwell
Boulevard, legally described as Block 1 Plan 33M-798, as shown on the map attached
to this by-law, as set out below;

AND WHEREAS it is deemed appropriate to remove the holding provision
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 1224 Blackwell Boulevard, legally described as Block 1
Plan 33M-798, as shown on the attached map, to remove the holding (h) provision so
that the zoning of the lands as a Residential R5/Residential R6/Residential
R7/Residential R8 (R5-4/R6-5/R7•D75•H16/R8-4•H16) Zone comes into effect.
2. This By-law shall come into force and effect on the date of passage.

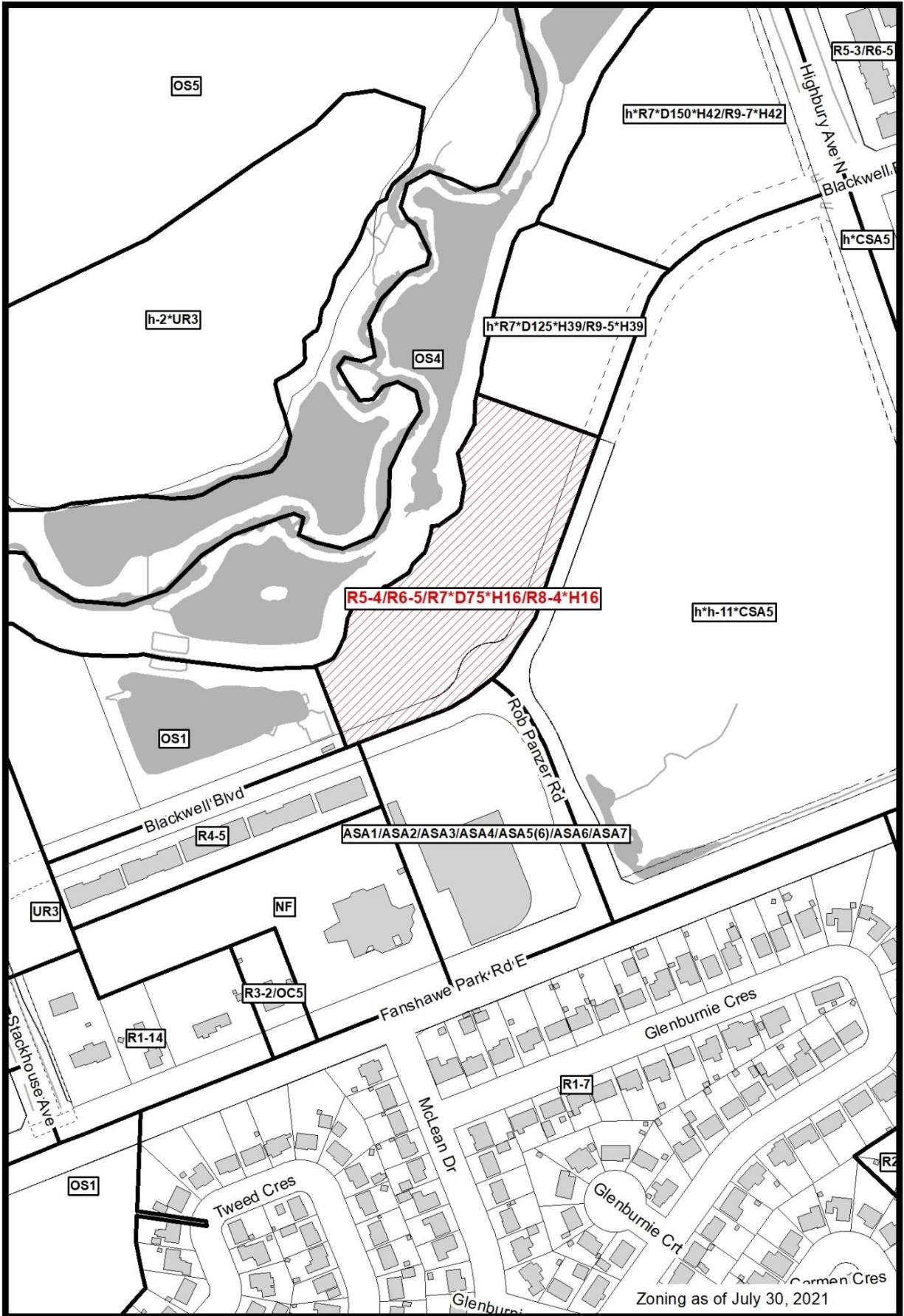
PASSED in Open Council on November 16, 2021.

Ed Holder
Mayor


Catharine Saunders
City Clerk

First Reading – November 16, 2021
Second Reading – November 16, 2021
Third Reading – November 16, 2021


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



File Number: H-9391
 Planner: LM
 Date Prepared: 2021/10/04
 Technician: MB
 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 *Public Notices and Bidding Opportunities* section of The Londoner on August 19, 2021.

Responses: None

Nature of Liaison: 1224 Blackwell Boulevard, located north of Fanshawe Park Road East and west of Highbury Avenue North; identified as Block 1 Plan 33M-798 – City Council intends to consider removing the Holding (h) Provision from the zoning of the subject lands to allow development of 61 cluster townhouse dwelling units permitted under the Residential R5/Residential R6/Residential R7/Residential R8 (R5-4/R6-5/R7•D75•H16/R8-4•H16) Zone. 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 for the development agreement or subdivision agreement, and Council is satisfied that the conditions of 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. Council will consider removing the holding provision as it applies to these lands no earlier than October 5, 2021.

Response to Notice of Application and Publication in “The Londoner”

Telephone:
None

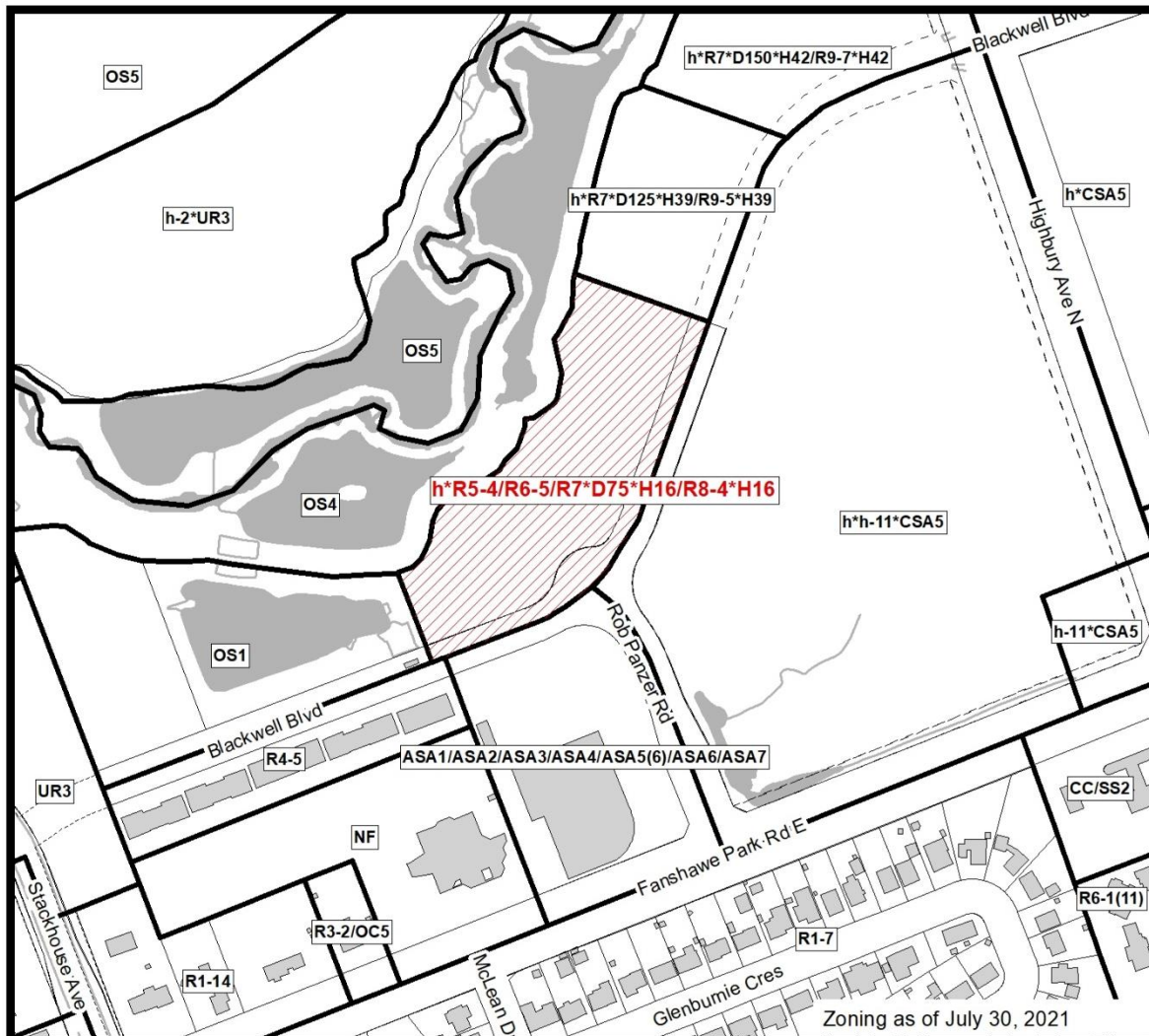
Written:
None

Significant Agency/Departmental Comments:

None

Appendix C – Relevant Background

Existing Zoning Map



COUNCIL APPROVED ZONING FOR THE SUBJECT SITE: h*R5-4/R6-5/R7*D75*H16/R8-4*H16

1) LEGEND FOR ZONING BY-LAW Z-1

- 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

- 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



FILE NO:

H-9391

LM

MAP PREPARED:

2021/10/04

MB

1:3,500

0 15 30 60 90 120 Meters

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