

**Meeting Date:** September 3, 2019  
**Department:** Building and Planning  
**Prepared By:** Jennifer Huff, Manager of Building and Planning  
**Submitted By:** Matthew Stephenson, Director, Building, Planning & Waste Services  
**Reviewed By:** Greg McClinchey, Chief Administrative Officer  
**Subject:** **ZBA 17-2019 Request to Remove ‘H-2’ Holding Zone  
Jaslo Properties Ltd.  
370 Ellor Street, Strathroy, Municipality of Strathroy-Caradoc**

---

**RECOMMENDATION:** That Council approve the removal of the holding zone for ZBA 17-2019.

## **BACKGROUND**

The purpose of this report is to consider the removal of the ‘H-2’ Holding Symbol from the property.

The subject property has a total area of approximately 1.13 ha (2.79 ac) and is located on the southwest side of Ellor Street, northwest of Carroll Street East in Strathroy. The construction of a 3-storey apartment building and 17 townhomes is being undertaken on the lands. The area of the property upon which the apartment is being constructed is within a site-specific ‘High Density Residential (R3-6) Zone’ and lands upon which the townhouses are being constructed is within a site-specific ‘High Density Residential Holding (R3-10-H-2) Zone’.

As noted above, the portion of the lands subject to the ‘h’ removal application is located within a site-specific ‘High Density Residential (R3-10-H-2)’ in the Strathroy-Caradoc Zoning By-law. The ‘R3-10’ zone permits only multiple-unit and townhouse dwelling types. The “H-2” symbol was placed on the subject lands to ensure a site plan agreement is entered into with Council.

The zoning by-law permits the removal of the ‘H-2’ from the subject lands upon the owner entering a site plan control agreement with the Municipality detailing the terms and conditions of the development, including the posting of financial security. Council will recall that an amended site plan agreement was approved by Council on August 6<sup>th</sup>, 2019 which dealt with the front townhouse portion of the site. As such, it is staff’s opinion that the condition for removal of the ‘H-2’ zone symbol has been met.

It is noted that the holding symbol was removed from the rear portion of the site on April 15<sup>th</sup>, 2019 at the same time as the original site plan agreement was approved by Council for the first phase of the development.

**SUMMARY**

Given the above, it is recommended:

THAT: The 'H-2' Holding Symbol be removed from 370 Ellor Street.

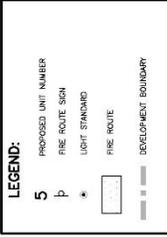
A by-law has been prepared and is placed on the agenda for Council's consideration.

**FINANCIAL IMPLICATIONS**

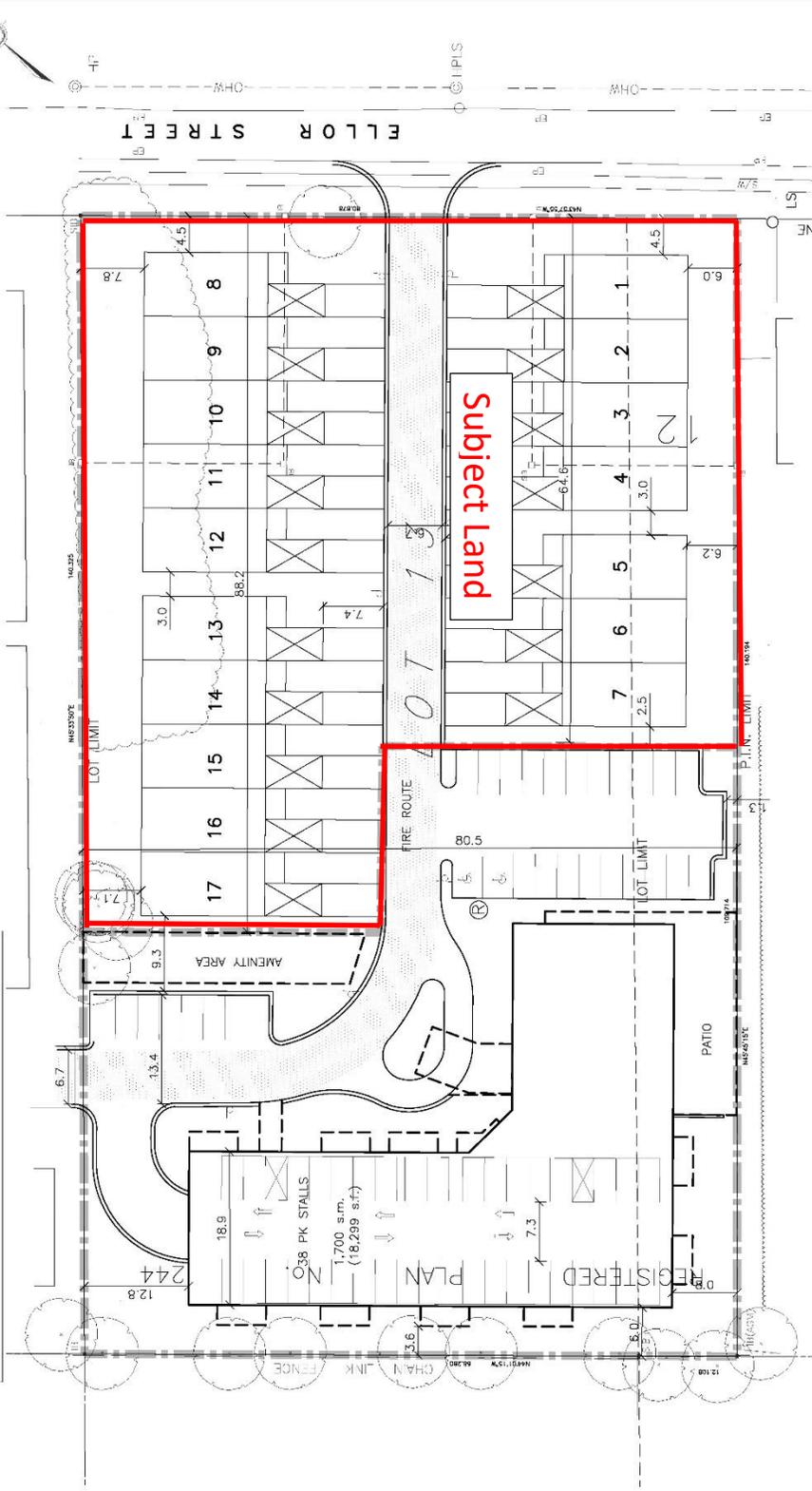
None

**ATTACHMENT**

- Site Plan



SITE DATA	PHASE 1 APARTMENT		PHASE 2 MULTIFAMILY DWELLINGS	
	REQUIRED	PROPOSED	REQUIRED	PROPOSED
PROPOSED USE:				
ZONE:				
MINIMUM LOT AREA:	5,208 sq.m.	210 sq.m.	282.4 sq.m. (per unit)	282.4 sq.m. (per unit)
MINIMUM LOT AREA:	30.0 m	60.0 m	6.0 m	7.9 m (per unit)
MINIMUM FRONT YARD:	4.5 m	4.5 m	4.5 m	7.0 m (per unit)
MINIMUM REAR YARD:	4.5 m	N/A	4.5 m	4.5 m
MINIMUM SIDE YARD:	16.0 m	6.0 m	6.0 m	6.0 m
MINIMUM FRONT YARD:	8.0 m	8.0 m	2.0 m	2.0 m
MINIMUM REAR YARD:	8.0 m	8.0 m	2.0 m	2.0 m
MINIMUM SIDE YARD:	20%	24.4%	30%	39.5%
MINIMUM OPEN SPACE:	N/A	N/A	45%	44.0%
MINIMUM LAUNDRY COVERAGE:	15.0 m	11.0 m	8.0m	1 story
MINIMUM HEIGHT:				
NUMBER OF UNITS:	38	34	17	17
UNITS - 1st FLOOR:	14	14		
UNITS - 2nd FLOOR:	14	14		
UNITS - 3rd FLOOR:	10	6		
PARKING:	20 surface	34		34



PROJECT NO.	181400189	FILE	COLLINS PLACE - PHASE 2
SHEET NO.	SP-1	CLIENT	JASLO PROPERTIES LTD.
		<b>SITE PLAN</b>	