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H-8084/C. Smith

FROM:	G. KOTSIFAS, P.ENG. MANAGING DIRECTOR, DEVELOPMENT & COMPLIANCE SERVICES & CHIEF BUILDING OFFICIAL
SUBJECT:	APPLICATION BY: TRICAR DEVELOPMENTS INC. 160 SUNNINGDALE ROAD WEST  MEETING ON SEPTEMBER 10, 2013

RECOMMENDATION
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That, on the recommendation of the Manager, Development Services and Planning Liaison, based on the application of Tricar Developments Inc. relating to the property located at 160 Sunningdale Road West the following actions be taken the attached proposed by-law **BE INTRODUCED** at the Municipal Council meeting on September 17, 2013 to amend Zoning By-law No. Z.-1 in conformity with the Official Plan to change the zoning of 160 Sunningdale Road West **FROM** a Holding Residential R9 Special Provision (h-100\*R9-7(16)\*H48) Zone and a Holding Residential R4 (h\*h-100\*R4-6) Zone **TO** a Holding Residential R9 Special Provision (R9-7(16)\* H48) Zone and a Holding Residential R4 (h\*R4-6) Zone, to remove the h-100 holding provision.

PREVIOUS REPORTS PERTINENT TO THIS MATTER
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April 10, 2012 - Report to Special Planning Committee on draft plan of subdivision, Official Plan and Zoning By-law Amendment applications (39T-11504/OZ-7991).

March 26, 2012 - Report to Planning Committee on draft plan of subdivision, Official Plan and Zoning By-law Amendment applications (39T-11504/OZ-7991).

December 4, 2012- Report to Planning and Environment Committee for removal of holding provisions form all the lands at 160 Sunningdale Road West.

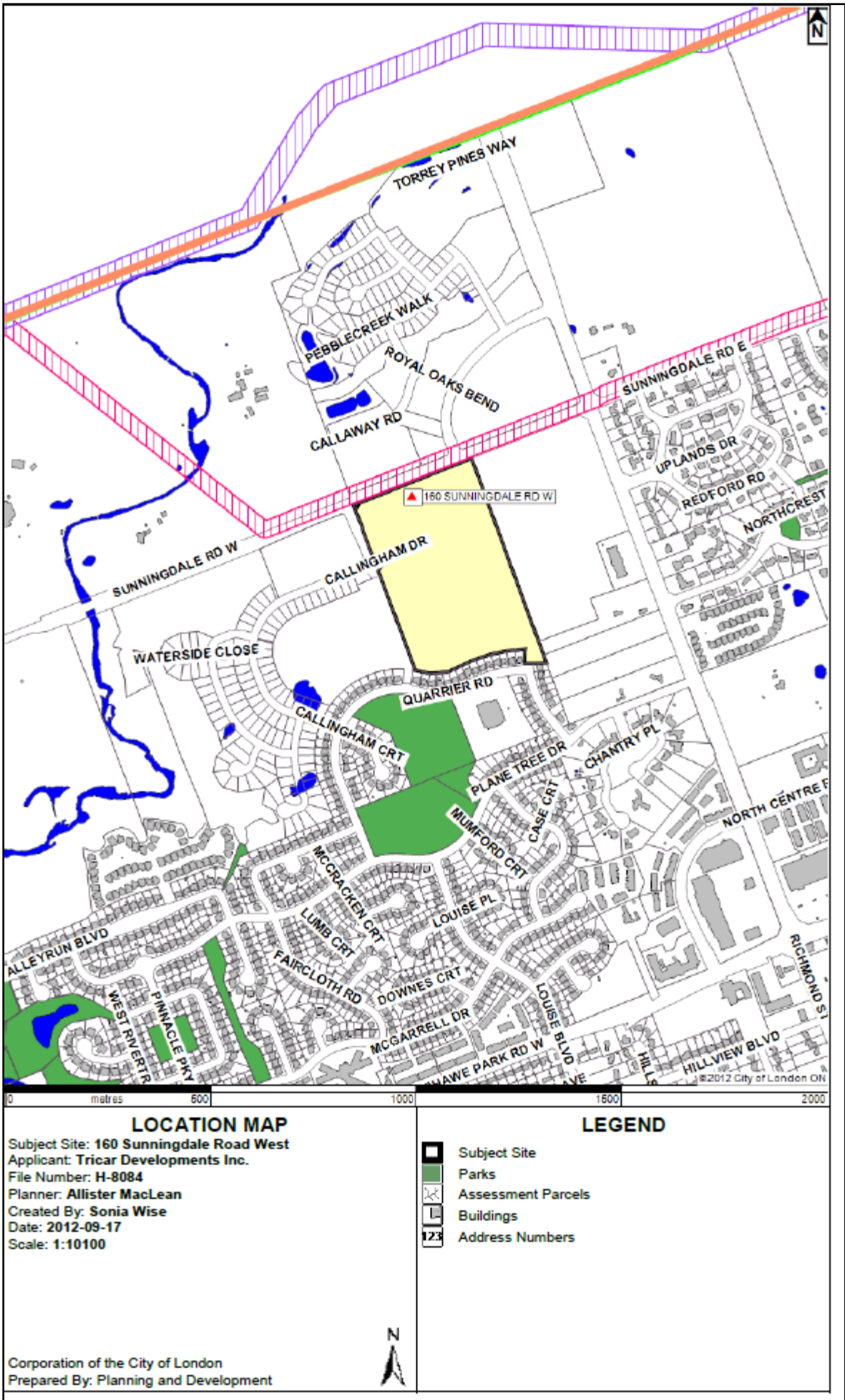
PURPOSE AND EFFECT OF RECOMMENDED ACTION
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To remove the holding provisions to allow for the consideration of Multi Family High Density residential development on the front portion of these lands.

RATIONALE
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- 1. The removal of the holding provision will allow for development in conformity with the City of London Official Plan.
- 2. Through the subdivision approval process this issue has been resolved and this holding provision is no longer required.

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<b>BACKGROUND</b>
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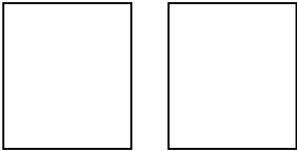
December 11, 2012 Council resolved:

*That, on the recommendation of the Senior Planner, Development Services, the following actions be taken with respect to the application of Tricar Developments Inc., relating to the property located at 160 Sunningdale Road West:*

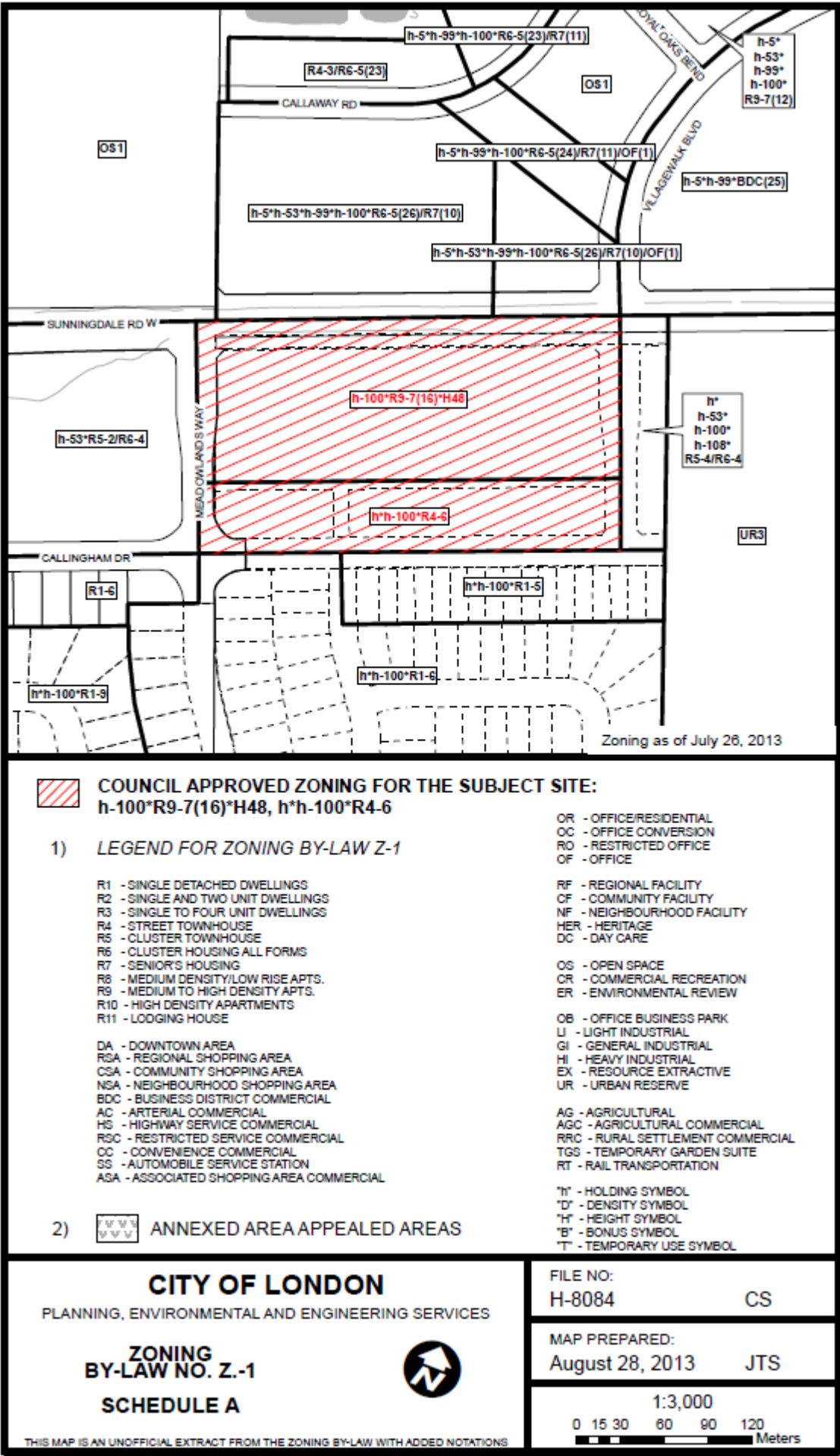
- a) *the attached proposed by-law **BE INTRODUCED** at the Municipal Council meeting to be held on December 11, 2012, to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject lands **FROM** a Holding Residential R9 Special Provision (h\*h-100\*h-119\*R9-7(16)\*H48) Zone, a Holding Residential R4 (h\*h-100\*R4-6) Zone, a Holding Residential R1 (h\*h-100\*R1-5) Zone, a Holding Residential R1 (h\*h-100\*R1-6) Zone, a Holding Residential R1 (h\*h-82\*h-94\*R1-6) Zone, a Holding Residential R1 (h\*h-94\*h-100\*R1-6) Zone, a Holding Residential R1 (h\* h-94\*h-100\*R1-6) Zone **TO** a Holding Residential R9 Special Provision (h\*h-100'R9-7(16)\*H48) Zone, to remove the h.94 and h-119 holding provisions; and,*
- b) *the application to change the zoning of a portion of the subject lands **FROM** a Holding Residential R9 Special Provision (h-100\*R9-7(16)\*H48) Zone, a Holding Residential R1 (h\*h-100\*R1-5) Zone, a Holding Residential R1 (h ' h-100 ' R1-6) Zone, a Holding Residential R1 (h\*h-82-h-94\*R1-6) Zone, a Holding Residential R1 (h\*h-94\*h-100\* R1-6) Zone, a Holding Residential R1 (h'h-94'h- 100 ' R1-6) Zone and a Holding Residential R4 (h\*h-100\*R4-6) Zone **TO** a Residential R9 Special Provision (R9-7(16)\*H48) Zone Residential R1 (R1-5) Zone, a Residential R1 (R1-6) Zone, a Residential R1 (R1-6) Zone, a Residential R1 (R1-6) Zone, a Residential R1 (R1-6) Zone and a Residential R4 (R4-6) Zone, **BE DEFERRED** until such time as the holding provisions have been addressed to the satisfaction of the City.*

<b>Date Application Accepted:</b> August 8, 2012	<b>Owner:</b> Tricar Developments inc.
<b>REQUESTED ACTION:</b> Removal of the holding provisions from the low density and multi-family residential zones.	

<b>PUBLIC LIAISON:</b>	Notice of the application was published in Living in the City on Saturday August 25 <sup>th</sup> , 2012.
<b>Nature of Liaison:</b>  The purpose and effect of this zoning change is to remove the Holding h., h-82, h-94, h-100 and h-119 holding provisions to allow for the development of single family lots and apartment buildings.	
<b>Responses:</b> None	



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<b>ANALYSIS</b>
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In August 2012 the property owner submitted an application to remove the holding provisions from all lots and blocks in the Tricar Meadows Subdivision. The applicant was only interested in developing the high density multi-family block adjacent to Sunningdale Road at that time. As a result, Council removed holding provisions h and h-119 from the property that required a development agreement be entered into with the City and the implementation of urban design. The balance of the application was deferred until such time as staff is in a position to consider removal of the holding provisions from the remaining lands in this subdivision.

The applicant had received approval to register the Multi-Family High Density Residential block as Phase 1 of draft plan of subdivision (39T-11504). The block has been registered as subdivision 33M-684.

**h-100 Holding Provision**

The (h-100) holding provision states that:

*“To ensure there is adequate water services and appropriate access, no more than 80 units may be developed until a looped watermain system is constructed and there is a second public access available to the satisfaction of the City Engineer, prior to the removal of the h-100 symbol.”*

The h-100 holding provision requires that a looped watermain system be constructed and a second public access is available for these lands. The looped watermain has been constructed and the public access is available to the satisfaction of the City Engineer. It is appropriate to remove this holding provision at this time.

<b>CONCLUSION</b>
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It is appropriate to remove the h-100 holding provision from the high density residential zone at this time. Removal of the holding provision will allow the property owner to apply for building permits to complete the construction of the building. The holding provisions on the balance of the lands remain deferred until such time as the holding provisions have been addressed to the satisfaction of the City.

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<b>PREPARED BY:</b>	<b>REVIEWED BY:</b>
<b>C. SMITH SENIOR PLANNER, DEVELOPMENT SERVICES</b>	<b>ALLISTER MACLEAN MANAGER, DEVELOPMENT PLANNING</b>
<b>RECOMMENDED BY:</b>	<b>SUBMITTED BY:</b>
<b>TERRY GRAWAY MANAGER, DEVELOPMENT SERVICES &amp; PLANNING LIAISON</b>	<b>G. KOTSIFAS, P.ENG MANAGING DIRECTOR, DEVELOPMENT &amp; COMPLIANCE SERVICES &amp; CHIEF BUILDING OFFICIAL</b>

JCS/  
"Attach."

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Bill No. (Number to be inserted by Clerk's Office)  
2013

By-law No. Z.-1- \_\_\_\_\_  
\_\_\_\_\_

A by-law to amend  
By-law No. Z.-1 to remove holding  
provisions from the zoning for a portion of  
land located at 160 Sunningdale Road  
West.

WHEREAS Tricar Developments Inc. have applied to remove the holding provisions from the zoning for a portion of the lands located at 160 Sunningdale Road West, 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 land;

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 a portion of the lands located at 160 Sunningdale Road West, as shown on the attached map to remove the holding provisions so that the zoning of the lands as a Residential R9 Special Provision (R9-7(16)\*H48) Zone and a Holding Residential (h\*R4-6) Zone comes into effect.
- 2. This By-law shall come into force and effect on the date of passage.

PASSED in Open Council on September 17, 2013.

Joseph Fontana  
Mayor

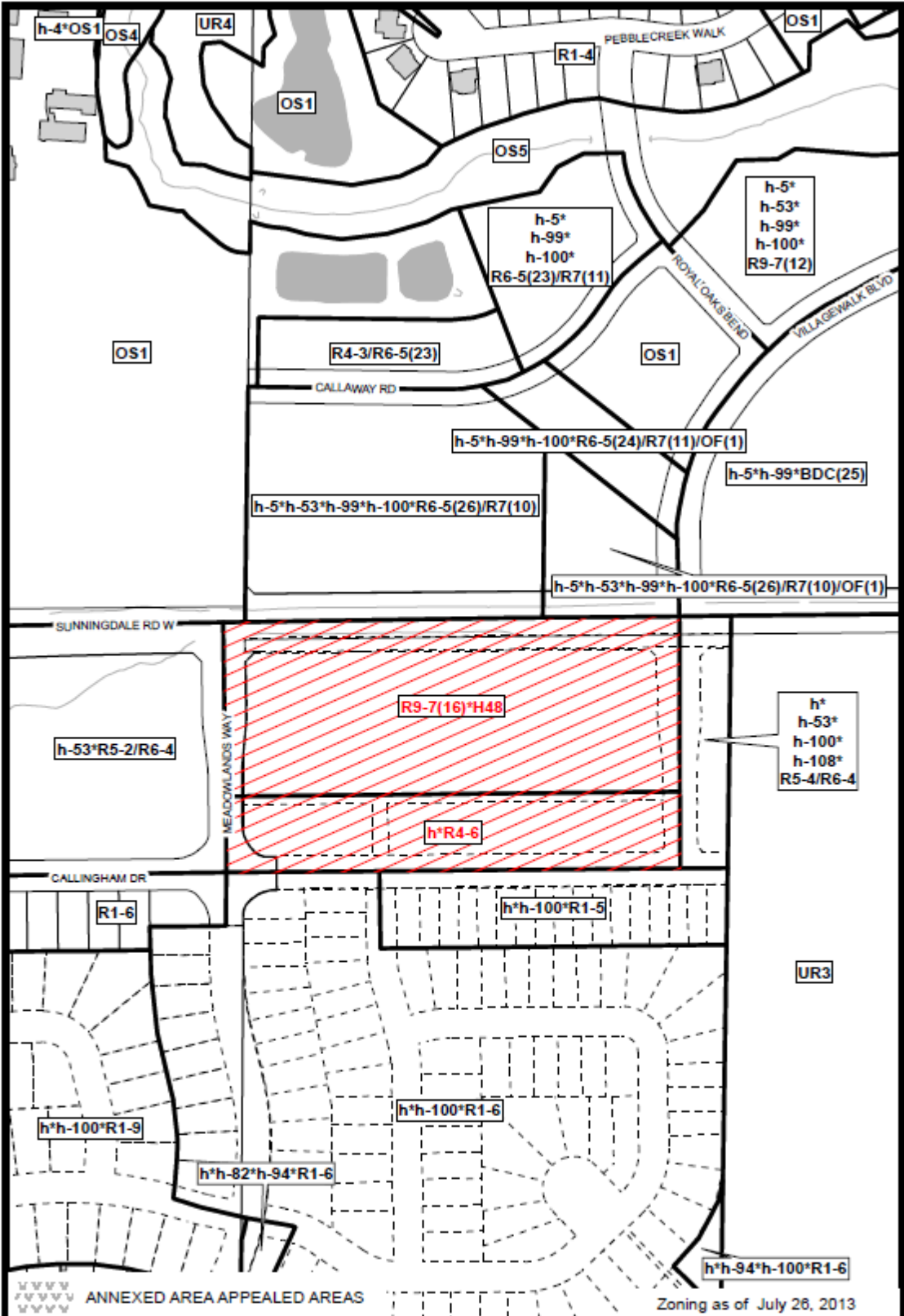
Catharine Saunders  
City Clerk

First Reading - December 11, 2012  
Second Reading – December 11, 2012  
Third Reading - December 11, 2012




H-8084/C. Smith

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



File Number: H-8084  
Planner: CS  
Date Prepared: August 28, 2013  
Technician: JTS  
By-Law No: Z-1-

SUBJECT SITE   
1:3,000  
0 15 30 60 90 120 Meters

