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H-8230/C. Smith

FROM:	G. KOTSIFAS, P.ENG. MANAGING DIRECTOR, DEVELOPMENT & COMPLIANCE SERVICES & CHIEF BUILDING OFFICIAL
SUBJECT:	APPLICATION BY: NORQUAY SUNNINGDALE LAND CORP. 160 SUNNINGDALE ROAD WEST MEETING ON OCTOBER 8, 2013

RECOMMENDATION

That, on the recommendation of the Senior Planner, Development Services, based on the application of Norquay Sunningdale Land Corp. relating to the property located at 160 Sunningdale Road West the attached proposed by-law **BE INTRODUCED** at the Municipal Council meeting on October 22, 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 R1 (h*h-100*R1-6) Zone, a Holding Residential R1 (h*h*100*R1-5) Zone, a Holding Residential R1 (h*h-82*h-94*R1-6) Zone and a Holding Residential R1 (h*h-94*h-100*R1-6) Zone **TO** a Residential R1 (R1-6) Zone, a Residential R1 (R1-5) Zone, a Holding Residential R1 (h-82*h-94*R1-6) Zone and a Holding Residential R1 (h-94*R1-6) Zone, to remove the h* and h-100 holding provisions.

PREVIOUS REPORTS PERTINENT TO THIS MATTER

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).

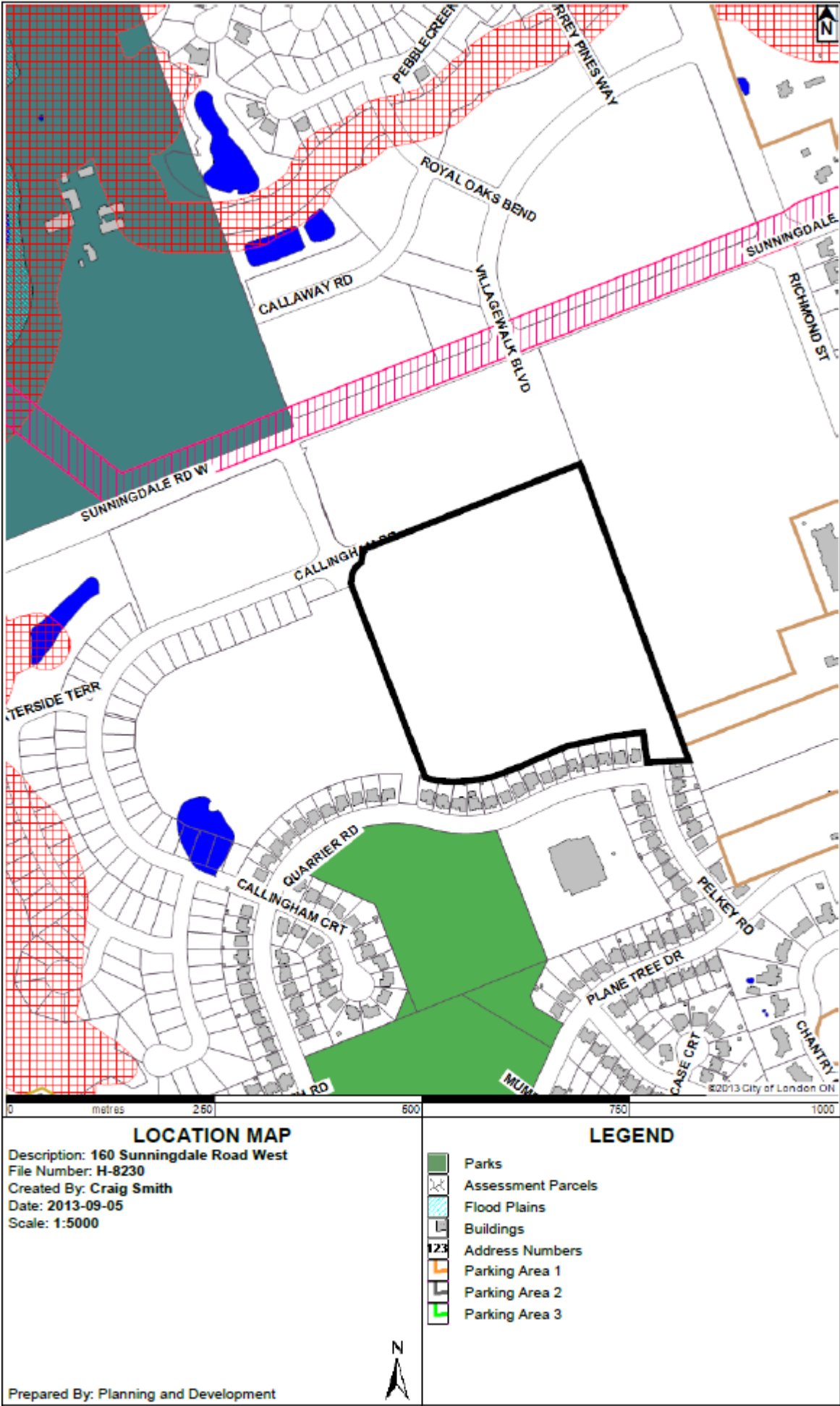
PURPOSE AND EFFECT OF RECOMMENDED ACTION
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The purpose and effect of this zoning change is to remove the holding symbols to permit the development of 101 single detached dwelling lots.

RATIONALE

1. The removal of the holding provisions will allow for development in conformity with the City of London Official Plan.
2. Through the subdivision approval process all issues have been resolved and these holding provisions are no longer required.

H-8230/C. Smith



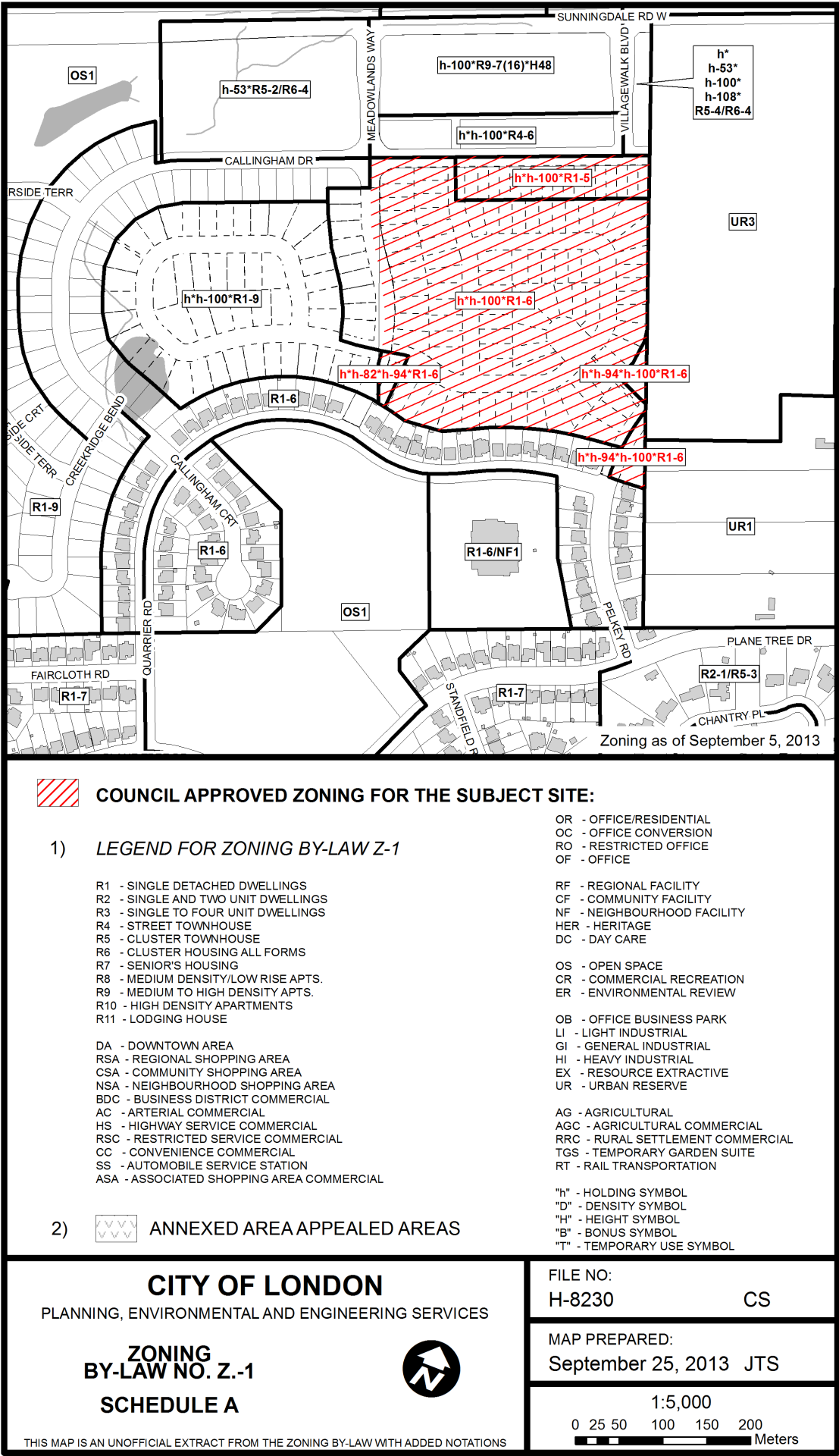
H-8230/C. Smith

BACKGROUND

Date Application Accepted: September 5, 2013	Owner: Norquay Sunningdale Land Corp.
REQUESTED ACTION: City Council intends to consider removing the h and h-100 holding provisions from the lands that ensures for the orderly development of land and for the provision of adequate water service and appropriate access a development agreement shall be entered into to the satisfaction of the City. Council will consider removing the holding provision as it applies to these lands no earlier than October 22, 2013.	

PUBLIC LIAISON:	Notice of Application was published in the <i>Public Notices and Bidding Opportunities</i> section of <i>The Londoner</i> on September 12, 2013
Nature of Liaison: The purpose and effect of this zoning change is to remove the holding symbol to permit the development of 101 single detached dwelling lots.	
Responses: None	

H-8230/C. Smith



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ANALYSIS

The applicant has received approval to register the 101 single detached lot residential block and has signed and submitted the subdivision agreement for Phase 2 of draft plan of subdivision (39T-11504).

h. Holding Provision

The h. holding provision states that:

“To ensure the orderly development of lands and the adequate provision of municipal services, the "h" symbol shall not be deleted until a subdivision agreement or development agreement is entered into for the lands in question with the City of London.”

The applicant has entered into a subdivision agreement with the City for phase 2 of Draft Plan 39T-11504 for 101 single family residential lots. The subdivision agreement satisfies the requirements of this holding provision for lands zoned R1-5 and R1-6.

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.

CONCLUSION

It is appropriate to remove the h. and h-100 holding provisions from the low density residential zone at this time. Removal of the holding provision will allow the property owner to apply for building permits to allow construction of 101 single detached dwellings. The holding h-82 and h-94 holding provisions will remain on the part blocks to ensure that the future lotting will be consistent with the abutting lands when they are developed.

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H-8230/C. Smith

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

JCS/
"Attach."

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H-8230/C. Smith

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 Norquay Sunningdale Land Corp. 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 R1 (R1-6) Zone, a Residential R1 (R1-5) Zone, a Holding Residential R1 (h-82*h-94*R1-6) Zone and a Holding Residential R1 (h-94*R1-6) Zone comes into effect.
- 2. This By-law shall come into force and effect on the date of passage.

PASSED in Open Council on October 22, 2013.

Joseph Fontana
Mayor

Catharine Saunders
City Clerk

First Reading - October 22, 2013
Second Reading – October 22, 2012
Third Reading - October 22, 2012

H-8230/C. Smith

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

