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H-8230/C. Smith

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| 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 |

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| RECOMMENDATION |
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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 Special Provision (h*h-100*R1-6 (4)) 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 Special Provision (R1-6 (4)) 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.

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| 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).

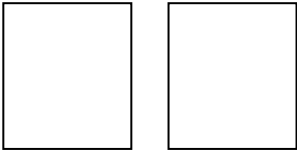
March 26, 2012 - Report to Planning Committee on draft plan of subdivision, Official Plan and Zoning By-law Amendment applications (39T-11504/OZ-7991).

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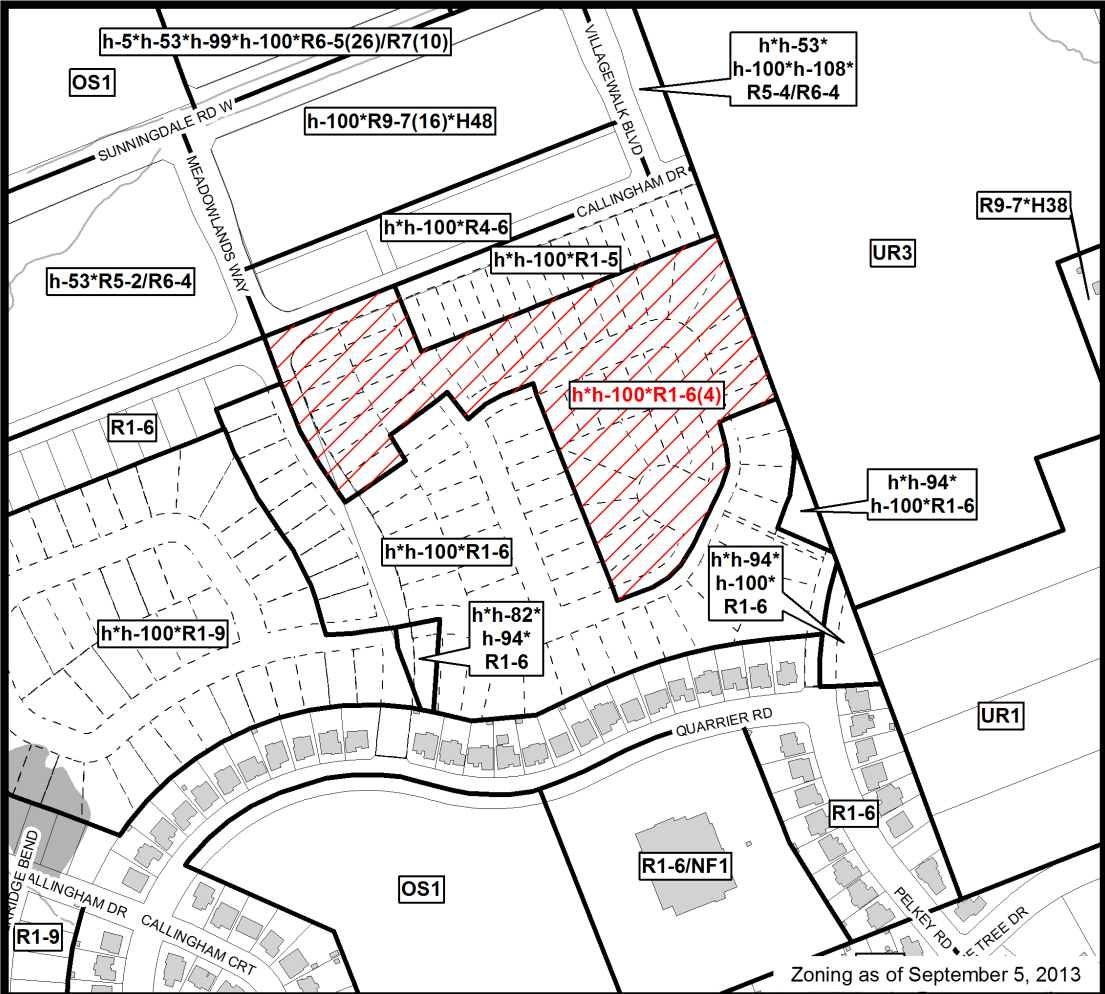
The purpose and effect of this zoning change is to remove the holding symbols to permit the development of 101 single detached dwelling lots.

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| RATIONALE |
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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.



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COUNCIL APPROVED ZONING FOR THE SUBJECT SITE:

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

2) ANNEXED AREA APPEALED AREAS



CITY OF LONDON
PLANNING, ENVIRONMENTAL AND ENGINEERING SERVICES

ZONING
BY-LAW NO. Z.-1
SCHEDULE A



FILE NO:
H-8230 CS

MAP PREPARED:
October 2, 2013 JTS

1:4,000
0 20 40 80 120 160
Meters

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

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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, Residential R1 Special Provision (R1-6 (4)) 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.

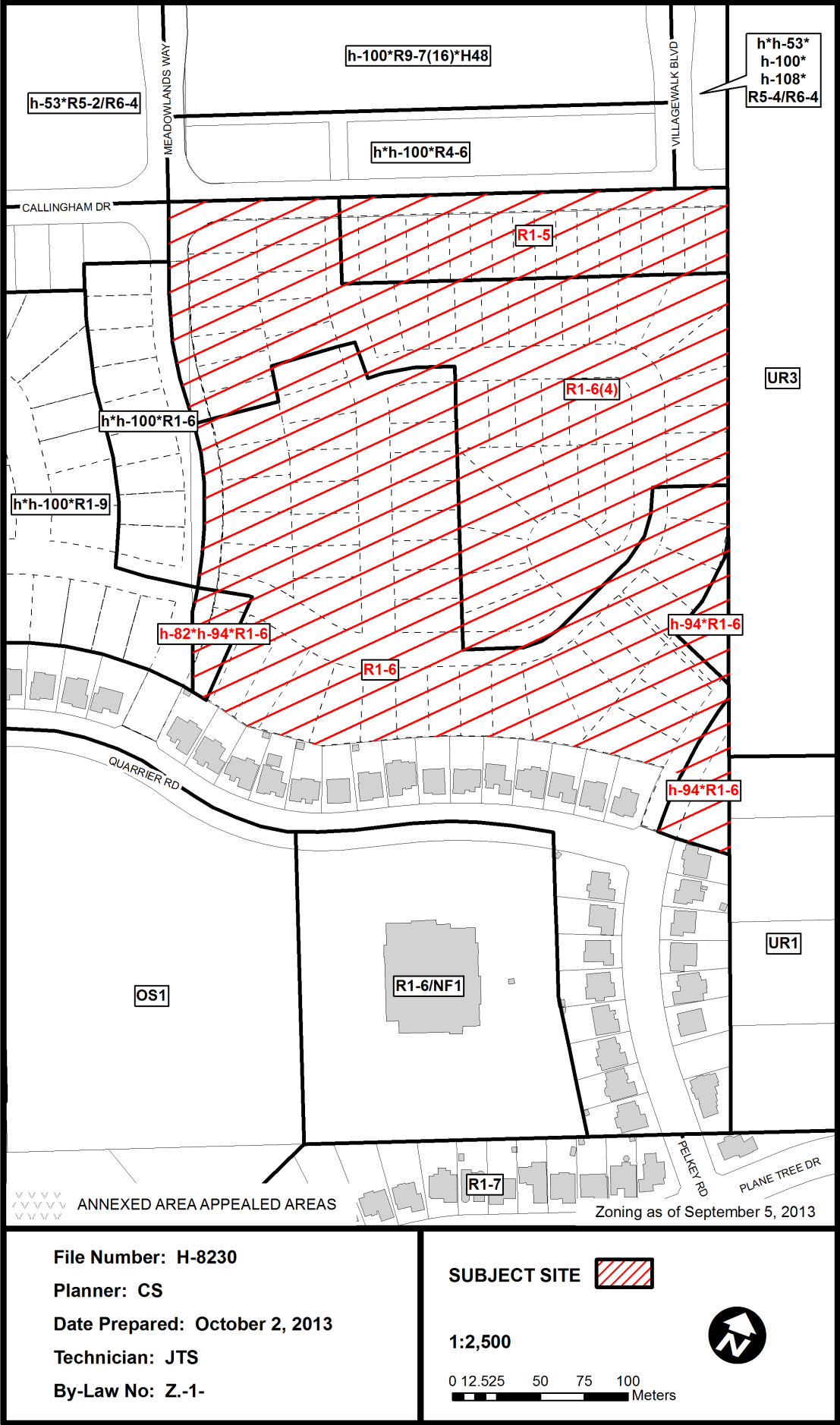
Joseph Fontana
Mayor

Catharine Saunders
City Clerk

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

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



Geodatabase