



# City-Wide Holding Provision Symbol Review



**Proposed Zoning By-Law Amendment  
Applicant: The Corporation of the City of London  
File No.: Z-9762**

# Holding Provision Review

In spring, 2024, the City of London began a review of the holding provisions within Section 3.8 of the Zoning By-law No. Z.-1 through the Customer Service and Process Improvement Group (CSPI).

## Purpose :

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- To review how holding provisions were being applied through *Planning Act* applications
- To review opportunities to streamline the process



**Targeted Actions to Increase London's Housing Supply: Supporting Council's Pledge for 47,000 Units by 2031**

### **Actions**

**Continuous Improvement & Innovation | Ongoing**

Seek opportunities to advance services lands (greenfield and intensification sites) into development applications processes. Consult with development industry on opportunities. Remove redundant processes whenever possible (for example, review of draft plan conditions, and review of holding provisions).

# What is a Holding Provision?





Holding provisions – conditions to development that must be met for a holding symbol to be lifted and for development to occur.

**1657\_** [...] *Holding provisions may be used to address requirements relating to such matters as civic infrastructure; environmental or flood protection measures; noise, vibration or odor mitigation; built form requirements; public site plan processes and other such matters relating to the goals, objectives, and policies of this Plan.*

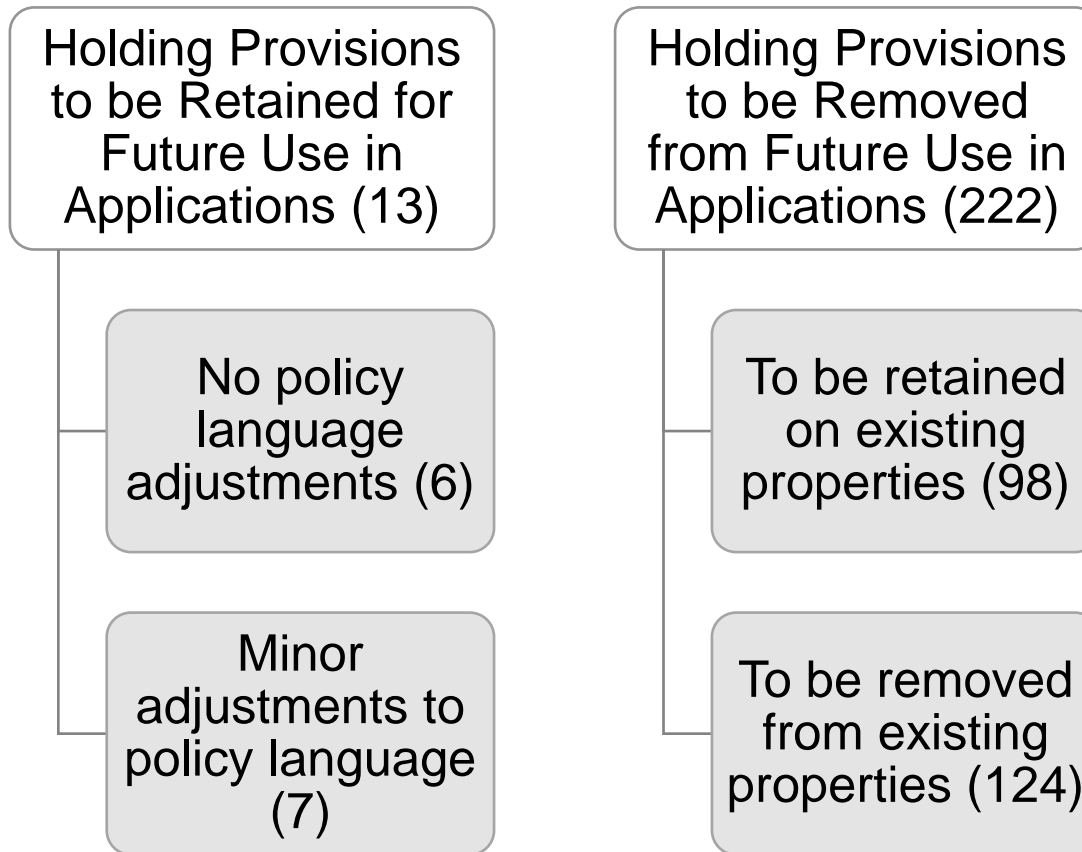
# Review Results

It was found that **the use of holding provisions can be minimized**

-  when *Planning Act* processes cannot cover the purpose/intent or
-  where extenuating circumstances are involved.

# What is Being Proposed?

Currently, there are **235** total holding provisions with unique purposes that have been used by the City.







# 2,076 Properties (approximately)

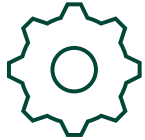
- Properties to Have Holding Provisions Removed
- Properties with Holding Provisions



Approximately 494 properties with applied holding provisions will have them removed.



# Retained or Removed for Future Use



*Reasoning* \_\_\_\_\_

	<b>Retained</b> for Future Use in Applications (13)	<b>Removed</b> from Future Use in Applications (222)
Has an intent or purpose covered under other Planning Act processes		<input checked="" type="checkbox"/>
Are applicable or necessary in extenuating circumstances	<input checked="" type="checkbox"/>	
Have become outdated/inapplicable		<input checked="" type="checkbox"/>



# Holding Provisions to be Removed from Use

Holding provisions proposed to be **removed** from existing **properties** were found to be either:

- ⚙️ Covered under other Planning Act processes that will be applicable;
- ⚙️ Outdated and/or satisfied through time or project completion; or
- ⚙️ Not present on any properties

Holding provisions proposed to be **retained** on existing **properties** were found to be site specific to a property.



# Private Property Owners



As a result of this amendment, there are two outcomes private property owners can experience:

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- 1** The removal of existing holding provisions from their property; and/or
- 2** The modification of existing holding provisions on their property in the form of renumbering the holding symbol or adjusting the language.



# Moving Forward...

{ ————— **13** of the 235 ————— }

holding provisions will be available for use }

## Follow-Up Housekeeping Amendments:

As Removal of Holding Provision applications advance for any of the 98 retained but unused holding provisions.

Q1, 2025 follow-up of this amendment to update any holding provisions currently within appeal periods.

# Intention of the Proposal

## IMPROVE EFFICIENCY & CONSISTENCY

in the development process

