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**H-8287**  
**Sean Meksula**

<b>FROM:</b>	<b>G. KOTSIFAS, P.ENG.</b> <b>MANAGING DIRECTOR, DEVELOPMENT &amp; COMPLIANCE SERVICES</b> <b>&amp; CHIEF BUILDING OFFICIAL</b>
<b>SUBJECT:</b>	<b>APPLICATION BY:</b> <b>STANTEC CONSULTING</b> <b>3185 JINNES STREET, 3406 JINNIES WAY AND 3527 SINGLETON AVE</b> <b>FEBRUARY 4, 2014</b>

<b>RECOMMENDATION</b>
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That, on the recommendation of the Planner II, Development Planning, based on the application of Stantec Consulting relating to a portion of the properties located at 3185 Jinnes Street, 3046 Jinnies Way and 3527 Singleton Ave, the attached proposed by-law **BE INTRODUCED** at the Municipal Council meeting on February 11, 2014 to amend Zoning By-law No. Z.-1 in conformity with the Official Plan to change the zoning **FROM** a Holding Residential R1 (h-82\*R1-5) Zone **TO** a Residential R1 (R1-5) to remove the h-82 holding provision.

<b>PURPOSE AND EFFECT OF RECOMMENDED ACTION</b>
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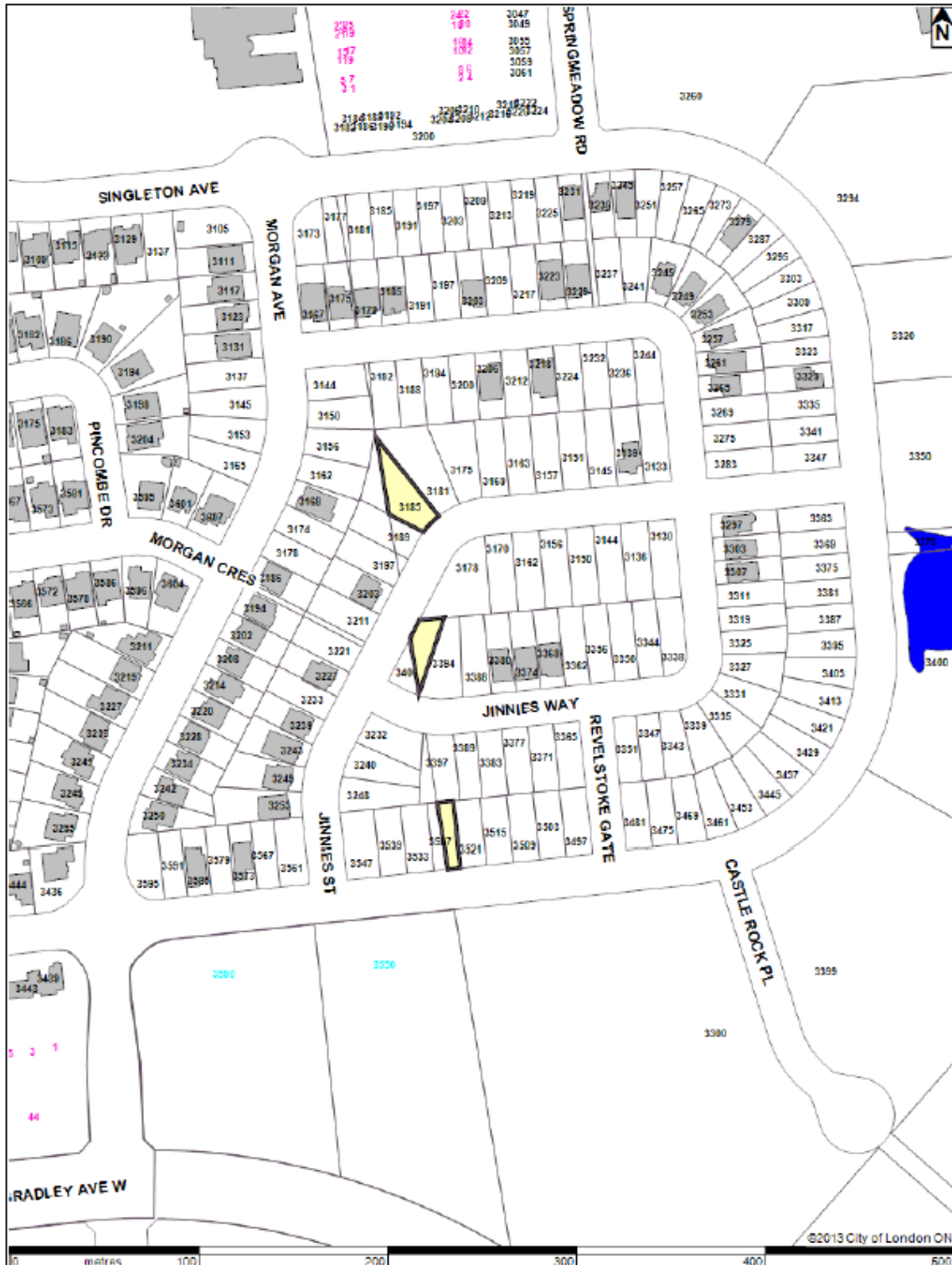
To remove the h-82 holding provision, to permit the issuance of building permits in accordance with the approved zoning.

<b>BACKGROUND</b>
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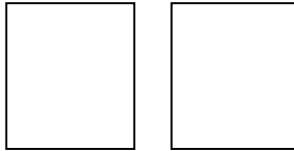
<b>Date Application Accepted:</b> November 8, 2013	<b>Applicant:</b> Stantec Consulting.
<b>REQUESTED ACTION:</b> Removal of the h-82 holding provision from the existing Residential R1 (R1-5) Zone.	

<b>PUBLIC LIAISON:</b>	Notice of the application was published in the Londoner August 8, 2013.
<b>Nature of Liaison:</b> City Council intends to consider removing the "h-82" holding provision from the Residential R1 (R1-5) Zone. This holding provision was put in place to ensure that there is a consistent lotting pattern in this area. Council will consider removing the holding provision as it applies to the lands described above, no earlier than January 14, 2014.	
<b>Responses:</b> None	

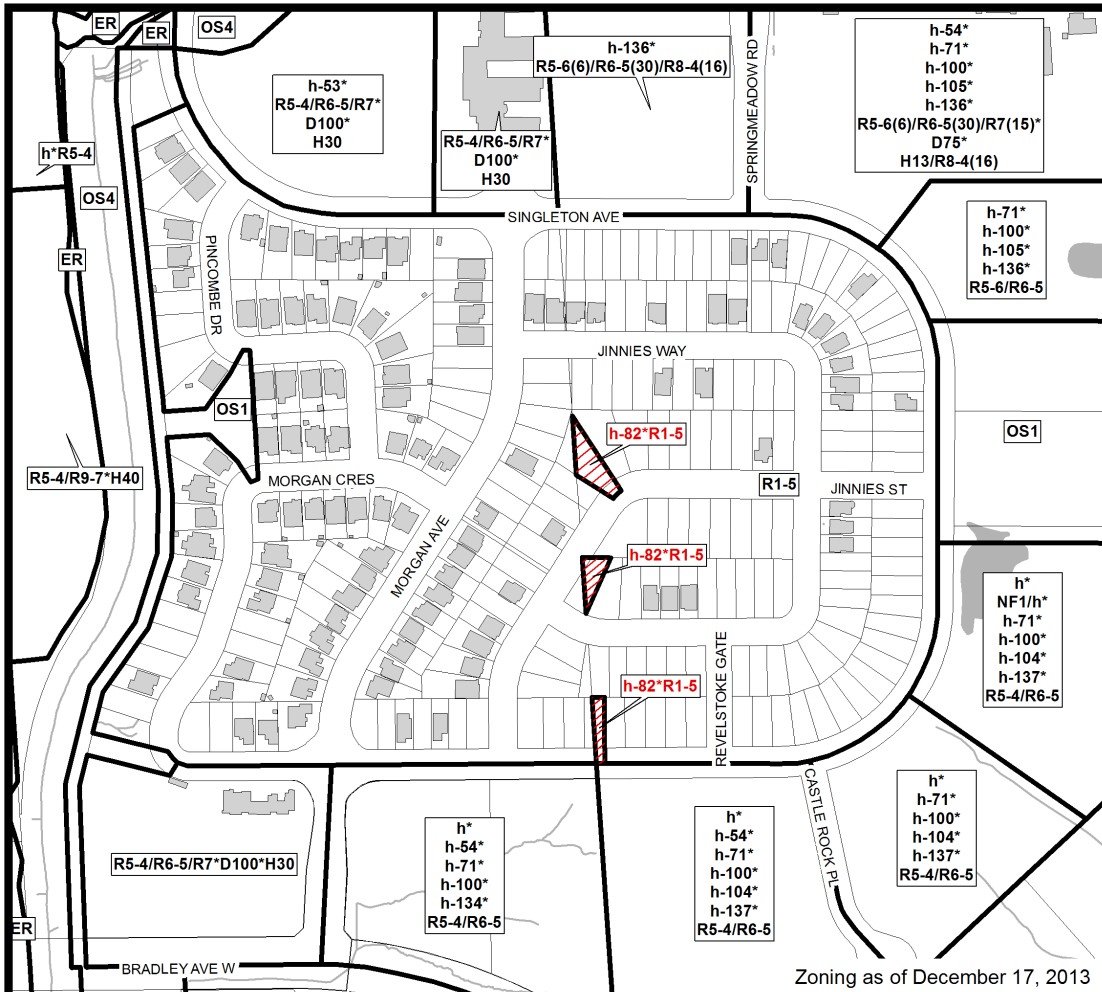
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LOCATION MAP	LEGEND
Subject Site: 3406 Jinnies Way, 3185 Jinnies St & 3527 Singleton Ave Applicant: Decade Group Inc File Number: H-8287 Planner: Sean Meksula Created By: Sean Meksula Date: 2013-11-13 Scale: 1:2500	<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: black; margin-right: 5px;"></span> Subject Site</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: green; margin-right: 5px;"></span> Parks</li> <li><span style="display: inline-block; width: 15px; height: 15px; border: 1px dashed black; margin-right: 5px;"></span> Assessment Parcels</li> <li><span style="display: inline-block; width: 15px; height: 15px; border: 1px solid black; margin-right: 5px;"></span> Buildings</li> <li><span style="display: inline-block; width: 15px; height: 15px; border: 1px solid black; margin-right: 5px;"></span> Address Numbers</li> </ul>
Corporation of the City of London Prepared By: Planning and Development	



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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-8287 SM

MAP PREPARED:  
January 10, 2014 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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<b>ANALYSIS</b>
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In May 2009, Council amended the zoning for the subject sites. The approved Residential R1 (R1-5) Zoning permits single detached dwellings. At that time a holding provision was applied to the residential zoning to ensure the part lot/blocks are developed with adjacent lands.

**Holding Provisions**

The “h-82” holding provision states that:

*“To ensure that there is a consistent lotting pattern in this area, the holding symbol shall not be deleted until the part block has been consolidated with adjacent lands.”*

The applicant has provided the City with records of the completion and registration of the application to consolidate parcels for Blocks 46, 49, and 52 Plan 33M 634 and for Blocks 74, 77 and 79 Plan 33M-641. The applications were registered as Instrument Nos. ER790835 and ER819883.

<b>CONCLUSION</b>
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Given that these part blocks have been consolidated with adjacent lands, it is appropriate to consider removal of the holding provision.

<b>PREPARED and RECOMMENDED BY:</b>	<b>REVIEWED BY:</b>
<b>SEAN MEKSULA PLANNER II</b>	<b>ALLISTER MACLEAN MANAGER – DEVELOPMENT PLANNING</b>
<b>REVIEWED BY:</b>	<b>SUBMITTED BY:</b>
<b>TERRY GRAWAY, MCIP, RPP MANAGER-DEVELOPMENT SERVICES &amp; PLANNING LIAISON</b>	<b>G. KOTSIFAS, P.ENG MANAGING DIRECTOR, DEVELOPMENT &amp; COMPLIANCE SERVICES &amp; CHIEF BUILDING OFFICIAL</b>

SM/sm

Agenda Item #    Page #

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Bill No. (Number to be inserted by Clerk's Office)  
2014

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

A by-law to amend By-law No. Z.-1 to remove the holding provision from the zoning for a portion of land located at 3185 Jinnes Street, 3046 Jinnies Way and 3527 Singleton Ave.

WHEREAS Stantec Consulting has applied to remove the holding provision from the zoning for the land located at 3185 Jinnes Street, 3046 Jinnies Way and 3527 Singleton Ave, as shown on the map attached to this by-law, as set out below;

AND WHEREAS it is deemed appropriate to remove the holding provision 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 land located at 3185 Jinnes Street, 3046 Jinnies Way and 3527 Singleton Ave, as shown on the attached map to remove the holding provision so that the zoning of the lands as a Residential R1 (R1-5) Zone comes into effect.
2. This By-law shall come into force and effect on the date of passage.

PASSED in Open Council on February 11, 2014.

Joseph Fontana  
Mayor

Catharine Saunders  
City Clerk

First Reading - February 11, 2014.  
Second Reading – February 11, 2014.  
Third Reading - February 11, 2014.

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

