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H-8292/C. Smith

<b>FROM:</b>	<b>G. KOTSIFAS, P.ENG. MANAGING DIRECTOR, DEVELOPMENT &amp; COMPLIANCE SERVICES &amp; CHIEF BUILDING OFFICIAL</b>
<b>SUBJECT:</b>	<b>APPLICATION BY: CORLON PROPERTIES INC. 312 SUNNINGDALE ROAD WEST  MEETING ON MARCH 4, 2014</b>

<b>RECOMMENDATION</b>
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That, on the recommendation of the Senior Planner, Development Services, based on the application of Corlon Properties Inc. relating to the property located at 312 Sunningdale Road West the attached proposed by-law **BE INTRODUCED** at the Municipal Council meeting on March 18, 2014 to amend Zoning By-law No. Z.-1 in conformity with the Official Plan to change the zoning of 312 Sunningdale Road West **FROM** a Holding Residential R1 (h\*h-100\*R1-6) Zone, a Holding Residential R1 (h\*h-100\*R1-9) Zone **TO** a Residential R1 (R1-6) Zone, a Residential R1 (R1-9) Zone, to remove the h\* and h-100 holding provisions.

<b>PREVIOUS REPORTS PERTINENT TO THIS MATTER</b>
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March 7, 2011- Planning and Environment Committee, public participation meeting.

March 29, 2011- Draft Plan Approval

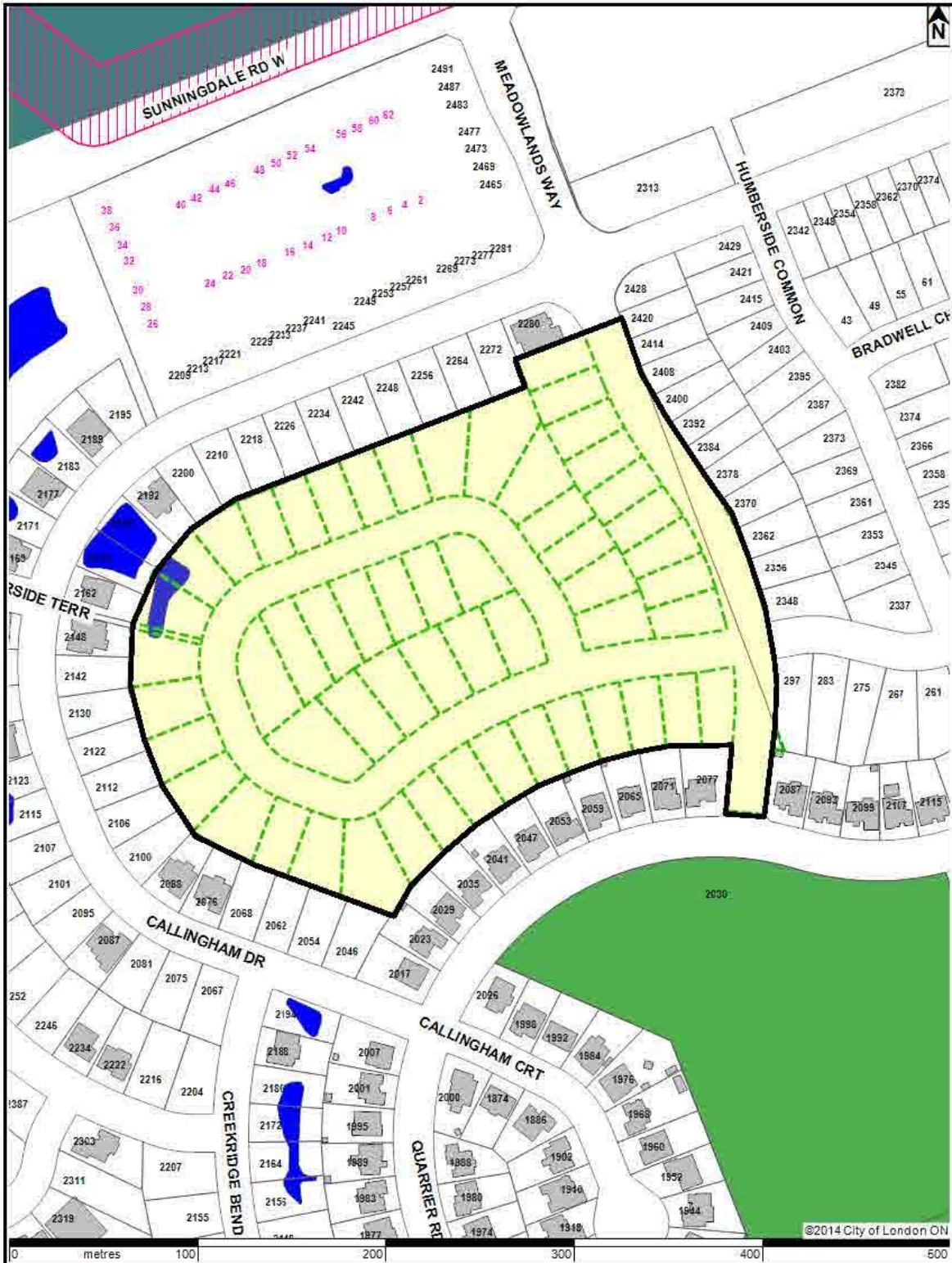
<b>PURPOSE AND EFFECT OF RECOMMENDED ACTION</b>
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The purpose and effect of this zoning change is to remove the holding symbols to permit the development of 55 single detached dwelling lots.

<b>RATIONALE</b>
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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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<p style="text-align: center;"><b>LOCATION MAP</b></p> <p>Subject Site: <b>312 Sunningdale Road West</b>                  Applicant: <b>Corlon Properties Inc.</b>                  File Number: <b>H-8292</b>                  Planner: <b>Craig Smith</b>                  Created By: <b>James Scott</b>                  Date: <b>2014-02-19</b>                  Scale: <b>1:2500</b></p>	<p style="text-align: center;"><b>LEGEND</b></p> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 15px; border: 2px solid black; margin-right: 5px;"></span> Subject Site</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #90EE90; 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; background-color: #D3D3D3; margin-right: 5px;"></span> Buildings</li> <li><span style="display: inline-block; width: 15px; height: 15px; border: 1px solid black; margin-right: 5px;"></span> 123 Address Numbers</li> </ul>
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 Corporation of the City of London  
 Prepared By: Planning and Development

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<b>BACKGROUND</b>
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<b>Date Application Accepted:</b> November 25, 2013	<b>Owner:</b> Corlon Properties Inc.
<p><b>REQUESTED ACTION:</b> 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 January 14, 2014.</p>	

<b>PUBLIC LIAISON:</b>	Notice of Application was published in the <i>Public Notices and Bidding Opportunities</i> section of <i>The Londoner</i> on December 12, 2013
<p><b>Nature of Liaison:</b></p> <p>The purpose and effect of this zoning change is to remove the holding symbol to permit the development of 55 single detached dwelling lots.</p>	
<p><b>Responses:</b> None</p>	

<b>ANALYSIS</b>
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The applicant has received approval to register the 55 single detached lot residential block and has signed and submitted the subdivision agreement for Phase 3 of draft plan of subdivision (39T-10502). The applicant is currently in the process of registering this subdivision.

**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 the required security has been provided for the development agreement or subdivision agreement, and Council is satisfied that the conditions of the approval of the plans and drawings for a site plan, or the conditions of the approval of a draft plan of subdivision, will ensure a development agreement or subdivision agreement is executed by the applicant and the City prior to development.”*

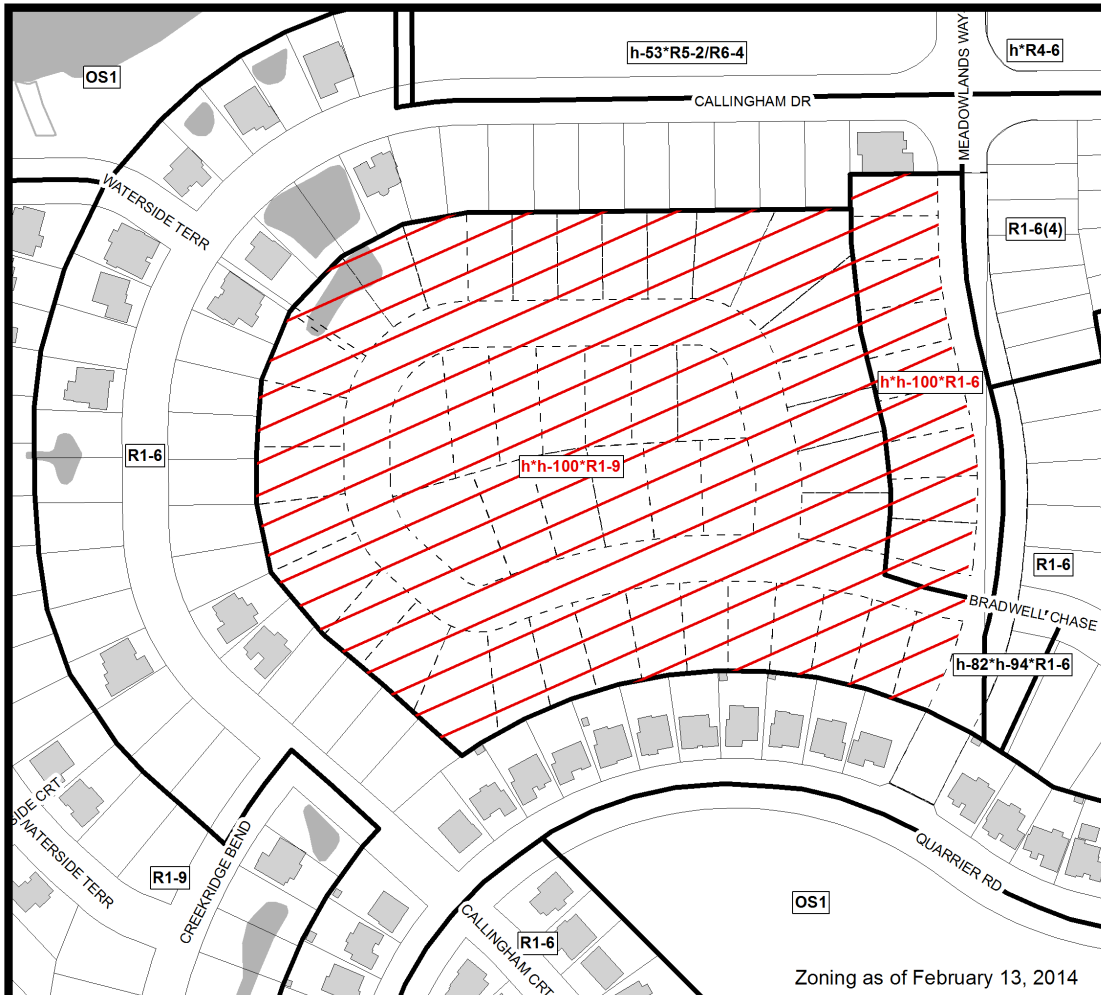
The applicant has entered into a subdivision agreement and has provided the required security with the City for phase 3 of Draft Plan 39T-10502 for 55 single family residential lots. The subdivision agreement satisfies the requirements of this holding provision for lands zoned R1-6 and R1-9.

**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*

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Zoning as of February 13, 2014



**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-8292

CS

MAP PREPARED:

February 19, 2014

JTS

1:2,500

0 12.525 50 75 100

Meters

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

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*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. 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 55 single detached dwellings.

<b>PREPARED AND RECOMMENDED BY:</b>	<b>REVIEWED BY:</b>
<b>C. SMITH SENIOR PLANNER, DEVELOPMENT SERVICES</b>	<b>ALLISTER MACLEAN MANAGER, DEVELOPMENT PLANNING</b>
<b>REVIEWED 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."

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 holding provisions from the zoning for a portion of land located at 312 Sunningdale Road West.

WHEREAS Corlon Properties Inc. have applied to remove the holding provisions from the zoning for a portion of the lands located at 312 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 312 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 and a Residential R1 (R1-9) Zone comes into effect.
2. This By-law shall come into force and effect on the date of passage.

PASSED in Open Council on March 18, 2014.

Joseph Fontana  
Mayor

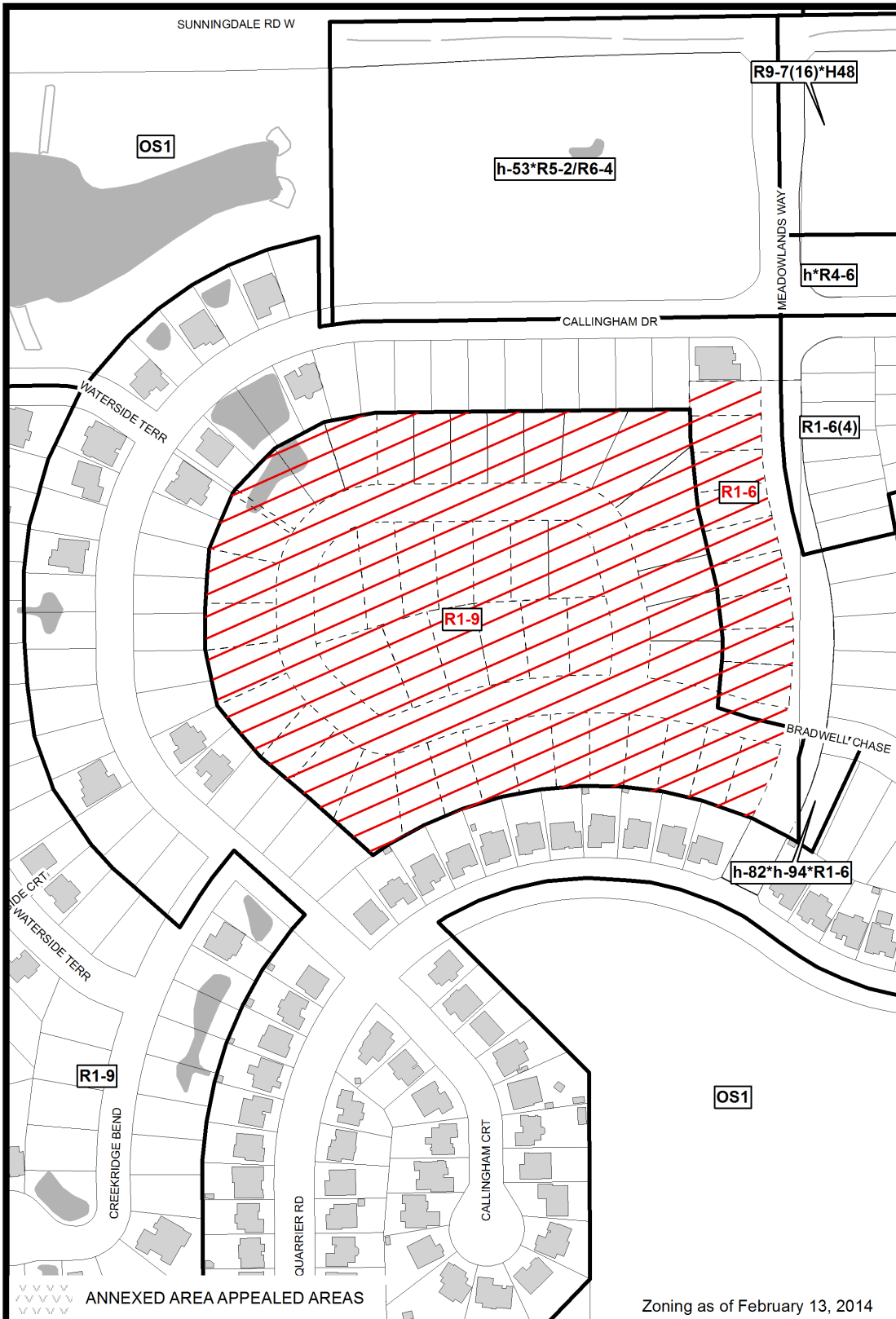
Catharine Saunders  
City Clerk


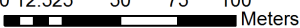

First Reading - March 18, 2014  
Second Reading – March 18, 2014  
Third Reading - March 18, 2014

Two empty rectangular boxes for agenda item and page numbers.

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



<p>File Number: H-8292  Planner: CS  Date Prepared: February 19, 2014  Technician: JTS  By-Law No: Z.-1-</p>	<p><b>SUBJECT SITE</b> </p> <p>1:2,500</p> <p>0 12.525 50 75 100 Meters </p> 
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