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C. Smith

FROM:	G. KOTSIFAS, P.ENG. MANAGING DIRECTOR, DEVELOPMENT & COMPLIANCE SERVICES & CHIEF BUILDING OFFICIAL
SUBJECT:	APPLICATION BY: DREWLO HOLDINGS INC. 1128 FANSHAWE PARK ROAD WEST MEETING ON MAY 27, 2014

RECOMMENDATION

That, on the recommendation of the Senior Planner, Development Services, based on the application of Drewlo Holdings Inc. relating to the property located at 1128 Fanshawe Park Road West the attached proposed by-law **BE INTRODUCED** at the Municipal Council meeting on June 10, 2014 to amend Zoning By-law No. Z.-1 in conformity with the Official Plan to change the zoning of 1128 Fanshawe Park Road West **FROM** a Holding Residential R1 Special Provision (h*R1-3 (4)) Zone, a Holding Residential R1 Special Provision (h*R1-4 (17)) Zone and a Holding Residential R1 Special Provision (h*R1-13 (3)) Zone **TO** a Residential R1 Special Provision (R1-3 (4)) Zone, a Residential R1 Special Provision (R1-4 (17)) Zone and a Residential R1 Special Provision (R1-13 (3)) Zone, to remove the h* holding provision.

PREVIOUS REPORTS PERTINENT TO THIS MATTER
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June 2012- Report to Planning Committee on Draft Approval extension request.

June 2009 – Report to Planning Committee on Draft Approval extension request.

May 2003 - 39T-02509/OZ-6309 Reports to Planning Committee on Draft Plan and Associated Official Plan and Zoning By-law amendments.

PURPOSE AND EFFECT OF RECOMMENDED ACTION

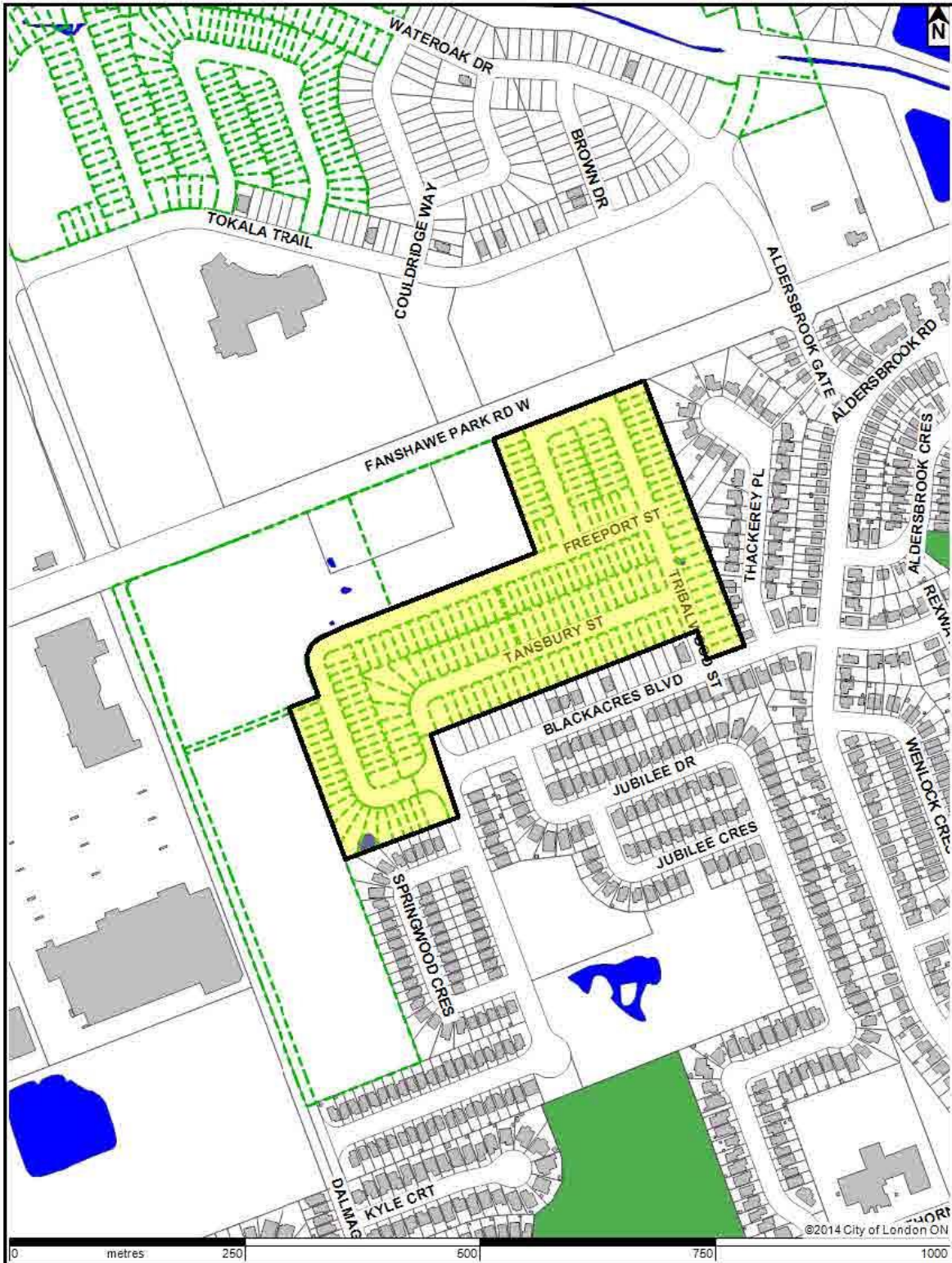
The purpose and effect of this zoning change is to remove the holding symbols to permit the development of 191 single detached dwelling lots.

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.

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LOCATION MAP		LEGEND	
Subject Site: 1128 Fanshawe Park Rd W		Subject Site	
File Number: H-8313		Parks	
Planner: Craig Smith		Assessment Parcels	
Created By: James Scott		Buildings	
Date: 2014-05-01		Address Numbers	
Scale: 1:5000			
Corporation of the City of London Prepared By: Planning and Development			

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BACKGROUND

Date Application Accepted: January 7, 2014	Owner: Drewlo Holdings Inc.
<p>REQUESTED ACTION: City Council intends to consider removing the h holding provision that ensures for the orderly development of the land 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 March 4, 2014.</p>	

PUBLIC LIAISON:	<p>Notice of Application was published in the <i>Public Notices and Bidding Opportunities</i> section of <i>The Londoner</i> on January 16, 2014.</p>
<p>Nature of Liaison:</p> <p>The purpose and effect of this zoning change is to remove the holding symbol to permit the development of 191 single detached dwelling lots.</p>	
<p>Responses: None</p>	

ANALYSIS

The applicant has received approval to register the 191 single detached lot residential block and has signed and submitted the subdivision agreement for Phase 2 of draft plan of subdivision (39T-02509). 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 2 of Draft Plan 39T-02509 for 191 single family residential lots. The subdivision agreement satisfies the requirements of this holding provision for lands zoned R1-3, R1-4 and R1-13.

CONCLUSION

It is appropriate to remove the h. holding provision 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 191 single detached dwellings.

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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."

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 1128 Fanshawe Park Road West.

WHEREAS Drewlo Holdings Inc. have applied to remove the holding provisions from the zoning for a portion of the lands located at 1128 Fanshawe Park 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 1128 Fanshawe Park Road West, as shown on the attached map to remove the holding provisions so that the zoning of the lands as a Residential R1 Special Provision (R1-3 (4)) Zone, a Residential R1 Special Provision (R1-4 (17)) Zone and a Residential R1 Special Provision (R1-13 (3)) Zone comes into effect.
2. This By-law shall come into force and effect on the date of passage.

PASSED in Open Council on June 10, 2014.

Joe Fontana
Mayor

Catharine Saunders
City Clerk

First Reading - June 10, 2014
Second Reading – June 10, 2014
Third Reading - June 10, 2014

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

