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H-8349/Nancy Pasato

<b>FROM:</b>	<b>GEORGE KOTSIFAS, P.ENG. MANAGING DIRECTOR, DEVELOPMENT &amp; COMPLIANCE SERVICES AND CHIEF BUILDING OFFICIAL</b>
<b>SUBJECT:</b>	<b>APPLICATION BY: FOREST PARK (FANSHAWE RIDGE) LIMITED 2035 PENNYROYAL STREET MEETING ON JUNE 17<sup>TH</sup>, 2014</b>

<b>RECOMMENDATION</b>
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That, on the recommendation of the Senior Planner, Development Services, based on the application of Forest Park (Fanshawe Ridge) Limited, relating to the property located at 2035 Pennyroyal Street, the attached proposed by-law **BE INTRODUCED** at the Municipal Council meeting on June 24, 2014 to amend Zoning By-law No. Z.-1 (in conformity with the Official Plan) to change the zoning of the subject lands **FROM** a Holding Residential R5/Residential R6 (h\*R5-3/R6-5) Zone **TO** Residential R5/Residential R6 (R5-3/R6-5) Zone, to remove the “h” holding provision.

<b>PURPOSE AND EFFECT OF RECOMMENDED ACTION</b>
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The purpose and effect of this zoning change is to remove the “h” holding provision to permit the development of a 42 unit cluster townhouse development.

<b>PREVIOUS REPORTS PERTINENT TO THIS MATTER</b>
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None.

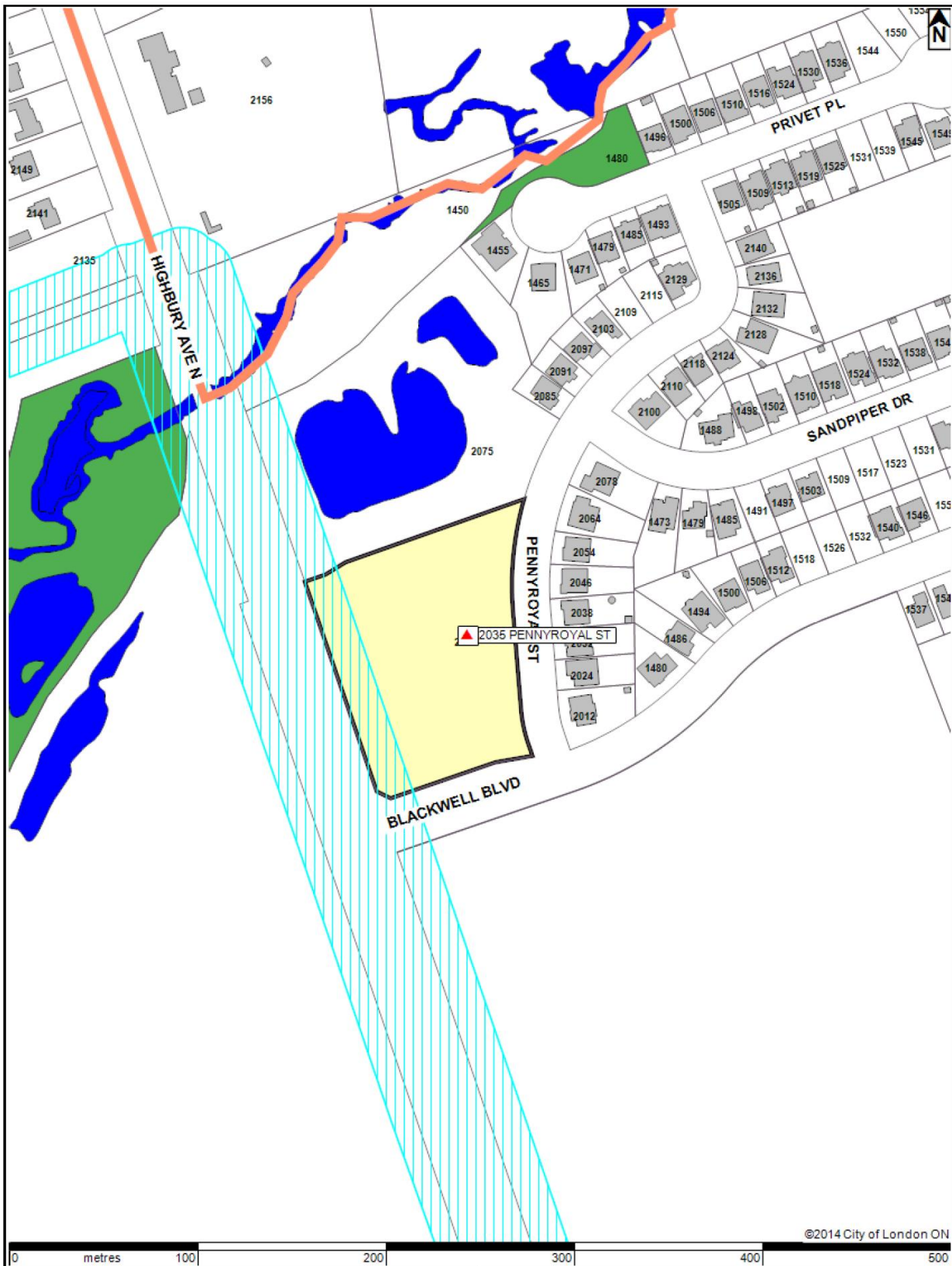
<b>BACKGROUND</b>
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The subject land is located on the east side of Highbury Avenue, north of Fanshawe Park Road East.

It is a block on a plan of subdivision (33M-548), which was registered in June, 2006. The subject site is approx. 1.3 ha in size. It is bounded by Highbury Avenue to the west, Pennyroyal Street to the east and Blackwell Boulevard to the south.

<b>Date Application Accepted:</b> May 2, 2014	<b>Applicant:</b> Forest Park (Fanshawe Ridge) Limited (Agent: Laverne Kirkness)
<b>REQUESTED ACTION:</b> Removal of the “h” holding provision on the site to permit the development of cluster townhouses.	

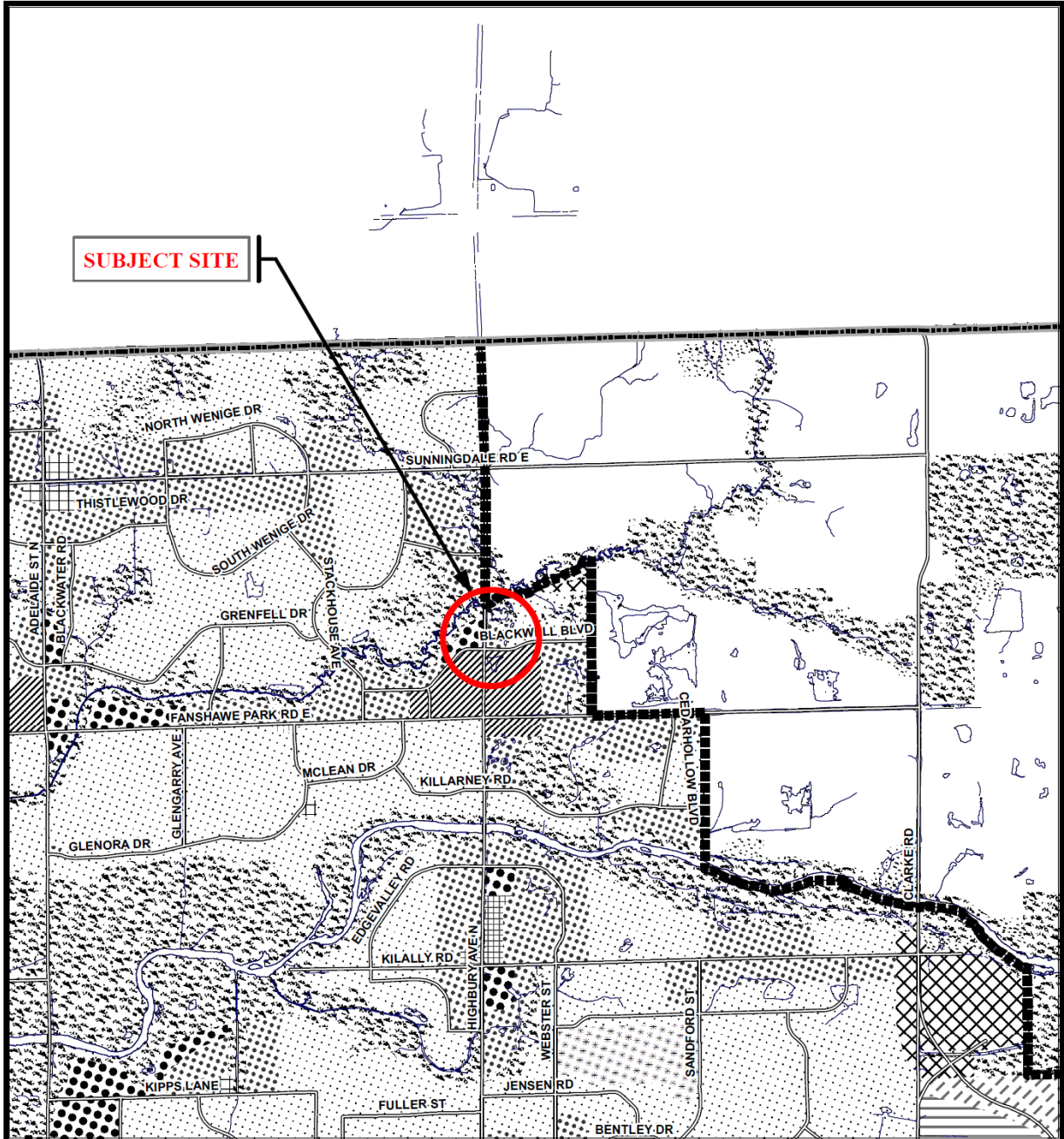
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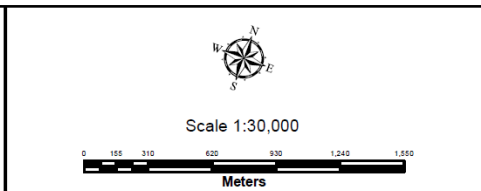
<p style="text-align: center;"><b>LOCATION MAP</b></p> <p>Subject Site: 2035 Pennyroyal Street                  Applicant: Forest Park (Fanshawe Ridge) Ltd.                  File Number: H-8349                  Planner: Nancy Pasato                  Created By: Nancy Pasato                  Date: 2014-05-02                  Scale: 1:2500</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: 1px 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; 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> 123 Address Numbers</li> </ul>
<p>Corporation of the City of London                  Prepared By: Planning and Development</p>	

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Legend	
	Downtown
	Enclosed Regional Commercial Node
	New Format Regional Commercial Node
	Community Commercial Node
	Neighbourhood Commercial Node
	Main Street Commercial Corridor
	Auto-Oriented Commercial Corridor
	Multi-Family, High Density Residential
	Multi-Family, Medium Density Residential
	Low Density Residential
	Office Area
	Office/Residential
	Office Business Park
	General Industrial
	Light Industrial
	Regional Facility
	Community Facility
	Open Space
	Urban Reserve - Community Growth
	Urban Reserve - Industrial Growth
	Rural Settlement
	Environmental Review
	Agriculture
	Urban Growth Boundary

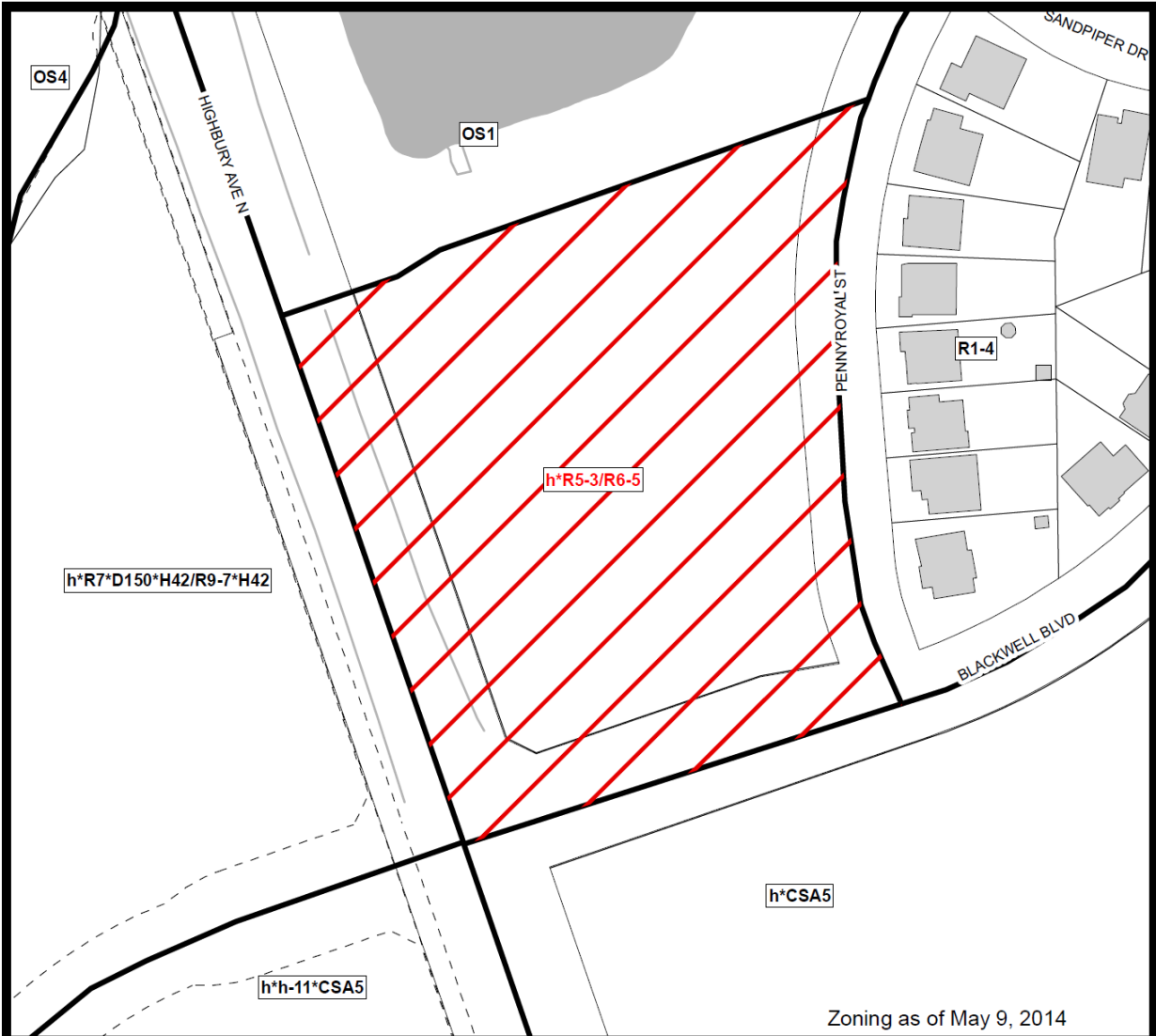
**CITY OF LONDON**  
 Department of  
 Planning and Development  
 OFFICIAL PLAN SCHEDULE A  
 - LANDUSE -  
 PREPARED BY: Graphics and Information Services



FILE NUMBER: H-8349  
 PLANNER: NP  
 TECHNICIAN: JTS  
 DATE: June 3, 2014

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H-8349/Nancy Pasato



**COUNCIL APPROVED ZONING FOR THE SUBJECT SITE:**


1) **LEGEND FOR ZONING BY-LAW Z-1**

- |  |   |
|--|---|
| <ul style="list-style-type: none"> <li>R1 - SINGLE DETACHED DWELLINGS</li> <li>R2 - SINGLE AND TWO UNIT DWELLINGS</li> <li>R3 - SINGLE TO FOUR UNIT DWELLINGS</li> <li>R4 - STREET TOWNHOUSE</li> <li>R5 - CLUSTER TOWNHOUSE</li> <li>R6 - CLUSTER HOUSING ALL FORMS</li> <li>R7 - SENIOR'S HOUSING</li> <li>R8 - MEDIUM DENSITY/LOW RISE APTS.</li> <li>R9 - MEDIUM TO HIGH DENSITY APTS.</li> <li>R10 - HIGH DENSITY APARTMENTS</li> <li>R11 - LODGING HOUSE</li> <br/> <li>DA - DOWNTOWN AREA</li> <li>RSA - REGIONAL SHOPPING AREA</li> <li>CSA - COMMUNITY SHOPPING AREA</li> <li>NSA - NEIGHBOURHOOD SHOPPING AREA</li> <li>BDC - BUSINESS DISTRICT COMMERCIAL</li> <li>AC - ARTERIAL COMMERCIAL</li> <li>HS - HIGHWAY SERVICE COMMERCIAL</li> <li>RSC - RESTRICTED SERVICE COMMERCIAL</li> <li>CC - CONVENIENCE COMMERCIAL</li> <li>SS - AUTOMOBILE SERVICE STATION</li> <li>ASA - ASSOCIATED SHOPPING AREA COMMERCIAL</li> <br/> <li>OR - OFFICE/RESIDENTIAL</li> <li>OC - OFFICE CONVERSION</li> <li>RO - RESTRICTED OFFICE</li> <li>OF - OFFICE</li> </ul> | <ul style="list-style-type: none"> <li>RF - REGIONAL FACILITY</li> <li>CF - COMMUNITY FACILITY</li> <li>NF - NEIGHBOURHOOD FACILITY</li> <li>HER - HERITAGE</li> <li>DC - DAY CARE</li> <br/> <li>OS - OPEN SPACE</li> <li>CR - COMMERCIAL RECREATION</li> <li>ER - ENVIRONMENTAL REVIEW</li> <br/> <li>OB - OFFICE BUSINESS PARK</li> <li>LI - LIGHT INDUSTRIAL</li> <li>GI - GENERAL INDUSTRIAL</li> <li>HI - HEAVY INDUSTRIAL</li> <li>EX - RESOURCE EXTRACTIVE</li> <li>UR - URBAN RESERVE</li> <br/> <li>AG - AGRICULTURAL</li> <li>AGC - AGRICULTURAL COMMERCIAL</li> <li>RRC - RURAL SETTLEMENT COMMERCIAL</li> <li>TGS - TEMPORARY GARDEN SUITE</li> <li>RT - RAIL TRANSPORTATION</li> <br/> <li>"h" - HOLDING SYMBOL</li> <li>"D" - DENSITY SYMBOL</li> <li>"H" - HEIGHT SYMBOL</li> <li>"B" - BONUS SYMBOL</li> <li>"T" - TEMPORARY USE SYMBOL</li> </ul> |
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**CITY OF LONDON**  
 PLANNING, ENVIRONMENTAL AND ENGINEERING SERVICES

**ZONING BY-LAW NO. Z-1**

**SCHEDULE A**



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

FILE NO:	
H-8349	NP
MAP PREPARED:	
June 3, 2014	JTS
1:1,500	
0 5 10 20 30 40 Meters	

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H-8349/Nancy Pasato

<b>PUBLIC LIAISON:</b>	Notice was published in The Londoner on May 15, 2014.	No replies received.
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<b>ANALYSIS</b>
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**What is the purpose of the holding provision and why is it appropriate to remove it?**

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 provided the full securities for the site as of June 5, 2014, and is expected to enter into the development agreement within the next few weeks. The applicant has now satisfied the conditions for removing the holding provision.

The proposed removal of the holding provision is consistent with the Provincial Policy Statement (PPS). The proposed development is located within a "Settlement Area", and makes efficient use of the site. The proposed development will take advantage of existing infrastructure.

<b>CONCLUSION</b>
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The securities have been provided and staff are confident that a development agreement will be entered into shortly, and it is recommended that the holding provision be removed in order to expedite the development, in accordance with the Zoning By-law.

<b>RECOMMENDED BY:</b>	<b>REVIEWED BY:</b>
<b>NANCY PASATO, MCIP, RPP SENIOR PLANNER DEVELOPMENT PLANNING</b>	<b>BRUCE HENRY MANAGER DEVELOPMENT PLANNING</b>
<b>CONCURRED BY:</b>	<b>SUBMITTED BY:</b>
<b>TERRY GRAWAY, MCIP, RPP MANAGER DEVELOPMENT SERVICES &amp; PLANNING LIAISON</b>	<b>GEORGE KOTSIFAS, P.ENG MANAGING DIRECTOR, DEVELOPMENT &amp; COMPLIANCE SERVICES AND CHIEF BUILDING OFFICIAL</b>

June 6, 2014

NP/...\\CLFILE1\users-x\pdda\Shared\DEVELOPMENT SERVICES\4 - Subdivisions\2014\H-8349 - 2035 Pennyroyal Street (NP)\2035 Pennyroyal removal of h report.doc

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**H-8349/Nancy Pasato**

Bill No.  
2014

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

A by-law to amend By-law No. Z.-1 to remove the holding provision from the zoning on lands located at 2035 Pennyroyal Street.

WHEREAS Forest Park (Fanshawe Ridge) Limited has applied to remove holding provision from the zoning on the lands located at 2035 Pennyroyal Street, 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:

Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to lands located at 2035 Pennyroyal Street, as shown on the attached map to remove the "h" holding provision so that the zoning of the lands as a Residential R5/Residential R6 (R5-3/R6-5) Zone comes into effect.

- 2. This By-law shall come into force and effect on the date of passage.

PASSED in Open Council on June 24, 2014.

Joe Fontana  
Mayor

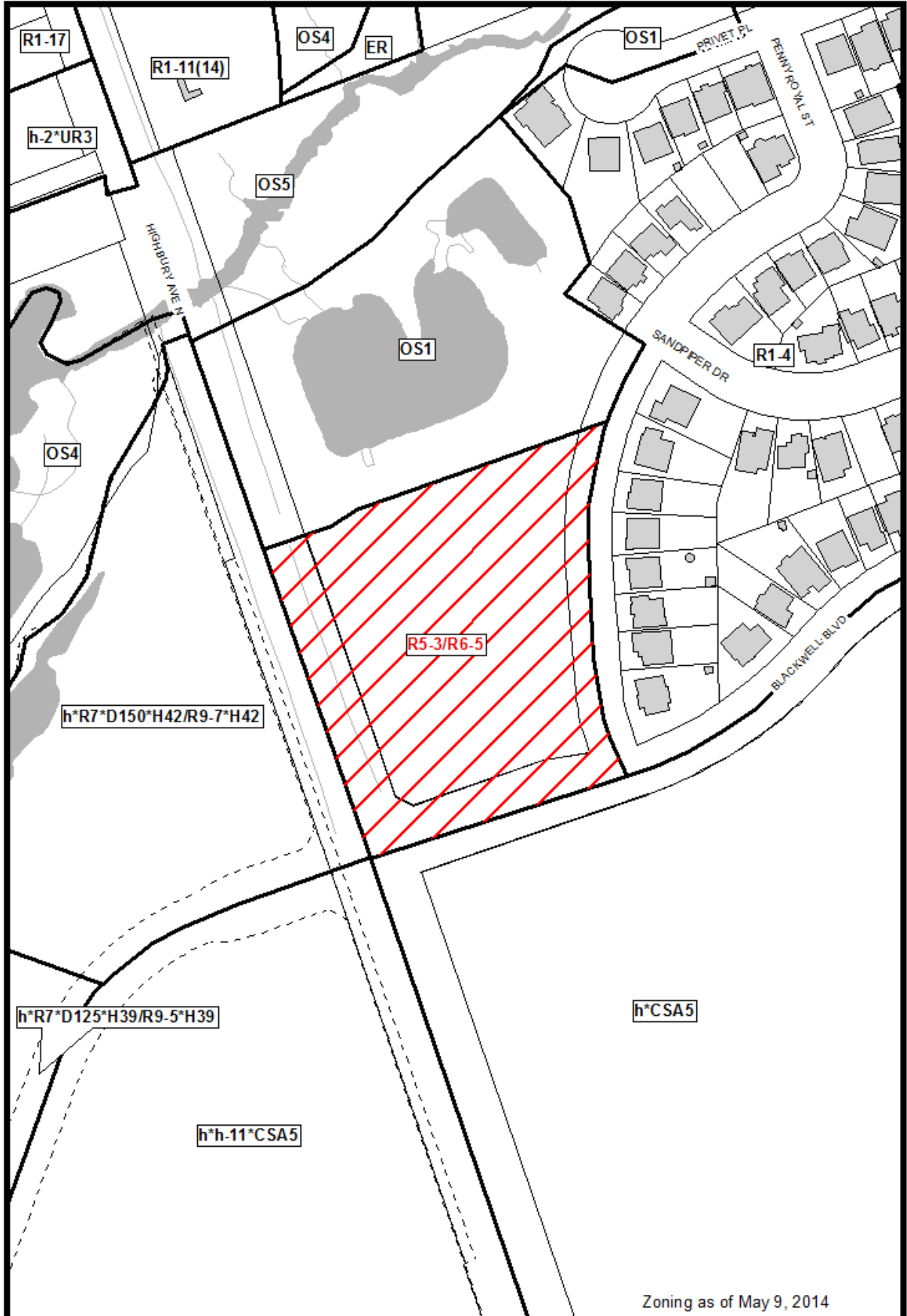
Catharine Saunders  
City Clerk

First Reading - June 24, 2014  
Second Reading – June 24, 2014  
Third Reading - June 24, 2014


Empty boxes for Agenda Item # and Page #

H-8349/Nancy Pasato

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



File Number: H-8349  
 Planner: NP  
 Date Prepared: June 3, 2014  
 Technician: JTS  
 By-Law No: Z.-1-

SUBJECT SITE 

1:2,000

