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H-8356/L. Mottram

FROM:	GEORGE KOTSIFAS, P. ENG. MANAGING DIRECTOR, DEVELOPMENT & COMPLIANCE SERVICES AND CHIEF BUILDING OFFICIAL
SUBJECT:	APPLICATION BY: SIFTON PROPERITES LIMITED 1800 SUMAC WAY MEETING ON AUGUST 26TH, 2014

RECOMMENDATION

That, on the recommendation of the Senior Planner, Development Services, based on the application by Sifton Properties Limited relating to the property located at 1800 Sumac Way the attached proposed by-law **BE INTRODUCED** at the Municipal Council meeting on September 2, 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 R6 Special Provision (h-140*R6-5(33)) Zone **TO** a Residential R6 Special Provision (R6-5(33)) Zone to remove the holding provision.

PREVIOUS REPORTS PERTINENT TO THIS MATTER
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November 14, 2011 – Built and Natural Environment Committee – Report from the Director of Development Planning and Managing Director – Development Approvals Business Unit on an application by Sifton Properties Limited regarding proposed zoning amendments on lands located at 1780 Commissioners Road West and 1788 Sumac Way (File No. Z-7933).

PURPOSE AND EFFECT OF RECOMMENDED ACTION

The purpose and effect of this action is to remove the holding provision to allow development of the lands for residential uses permitted under the Residential R6 Special Provision (R6-5(33)) Zone.

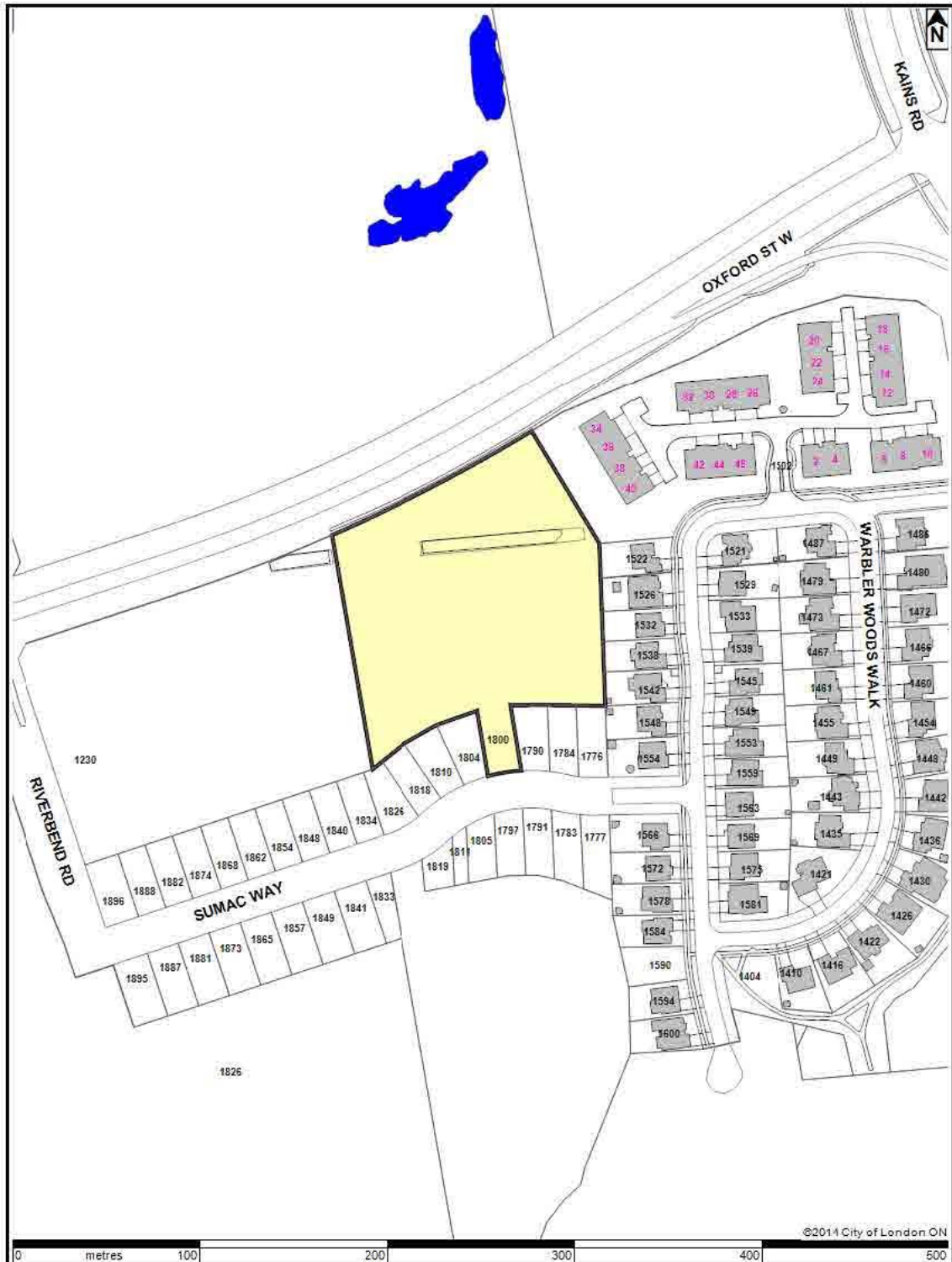
RATIONALE

1. The condition for removing the holding (h-140) provision has been satisfied and the recommended amendment will allow development of the lands in accordance with the Residential R6 Special Provision (R6-5(33)) Zone.
2. These lands represent a block within a registered plan of subdivision (Block 32 Registered Plan 33M-638). The purpose of the h-140 provision was to ensure adequate provision of municipal water supply until such time as the high level water supply is available on Westdel Bourne, and the necessary works to connect this subdivision to high level water servicing has been undertaken. The water main is in service and is now connected to the high level system from Westdel Bourne. A Certificate of Conditional Approval has recently been given for the subdivision to proceed.

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Location
Map

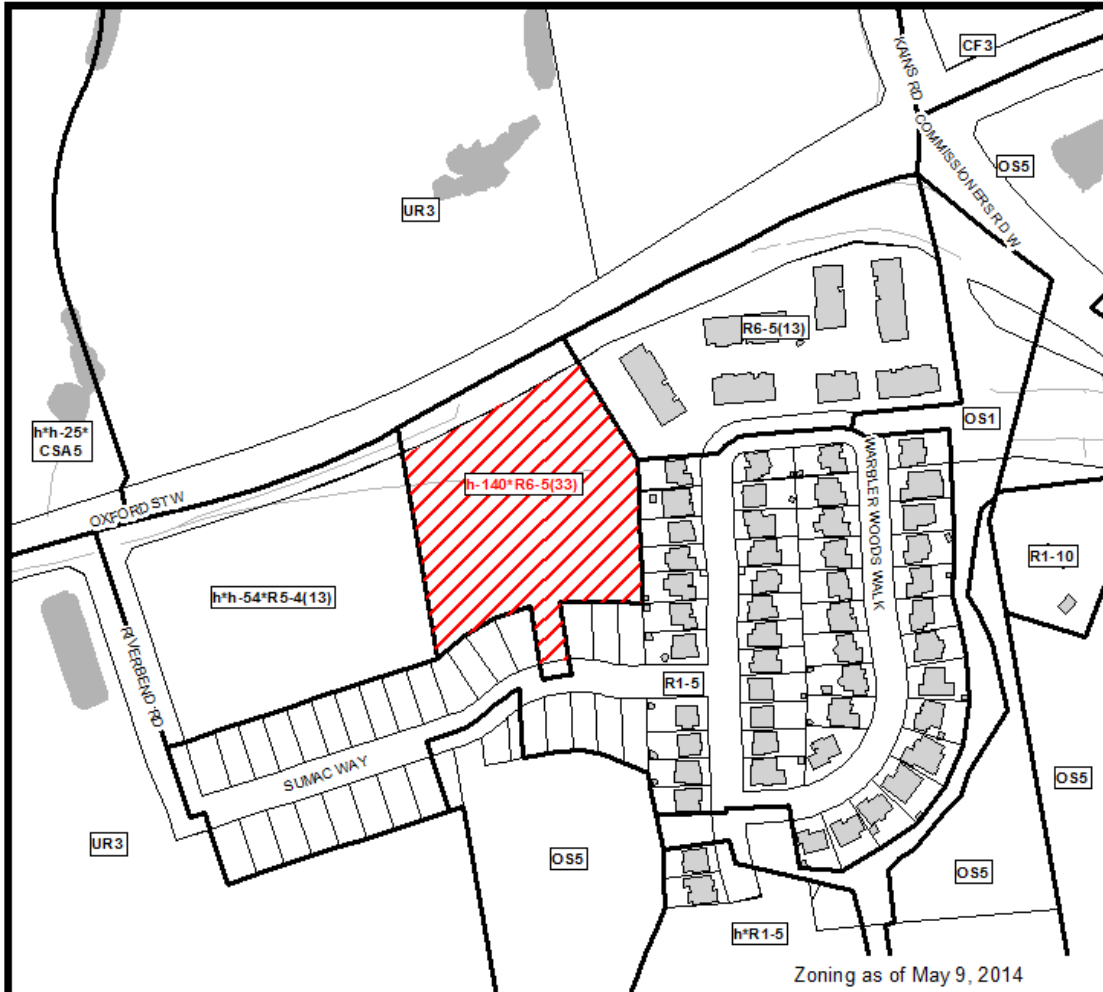


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<p style="text-align: center;">LOCATION MAP</p> <p>Subject Site: 1800 Sumac Way Applicant: Sifton Properties Limited File Number: H-8356 Planner: LM Created By: lm Date: 2014-05-21 Scale: 1:2500</p>	<p style="text-align: center;">LEGEND</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 20px; text-align: center;">■</td> <td>Subject Site</td> </tr> <tr> <td style="width: 20px; text-align: center;">■</td> <td>Parks</td> </tr> <tr> <td style="width: 20px; text-align: center;">x</td> <td>Assessment Parcels</td> </tr> <tr> <td style="width: 20px; text-align: center;">■</td> <td>Buildings</td> </tr> <tr> <td style="width: 20px; text-align: center;">123</td> <td>Address Numbers</td> </tr> </table>	■	Subject Site	■	Parks	x	Assessment Parcels	■	Buildings	123	Address Numbers
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<p>Corporation of the City of London Prepared By: Planning and Development</p>											

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Zoning Map



COUNCIL APPROVED ZONING FOR THE SUBJECT SITE:

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

- | | |
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| <ul style="list-style-type: none"> 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 | <ul style="list-style-type: none"> 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 |
|--|---|

<p>CITY OF LONDON PLANNING, ENVIRONMENTAL AND ENGINEERING SERVICES</p> <p>ZONING BY-LAW NO. Z.-1</p> <p>SCHEDULE A</p> <p style="font-size: small;">THIS MAP IS AN UNOFFICIAL EXTRACT FROM THE ZONING BY-LAW WITH ADDED NOTATIONS</p>		<p>FILE NO: H-8356 LM</p> <hr/> <p>MAP PREPARED: May 30, 2014 DT</p> <hr/> <p style="text-align: center;">1:3,500</p> <p style="text-align: center;">0 15 30 60 90 120 Meters</p>
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BACKGROUND

On November 21, 2011, Municipal Council passed a zoning by-law amendment for lands located at 1780 Commissioners Road West and 1788 Sumac Way (now municipally known as 1800 Sumac Way). This is a block with a registered plan of subdivision which has been planned for development of multi-family, medium density residential and single detached dwellings.

The zoning was amended from an Urban Reserve Special Provision (UR3(1)) Zone to a holding Residential R6 Special Provision (h-140*R6-5(33)) Zone to permit cluster housing in the form of single detached, semi-detached, duplex and townhouse dwellings with a minimum lot frontage of 18 metres (59 ft.) together with a holding provision, to ensure water services are connected to a high level system, to the satisfaction of the City Engineer. Sifton Properties Limited is in the process of obtaining approvals for a proposed a 26 unit townhouse condominium development.

Date Application Accepted: May 16, 2014	Agent: Sifton Properties Limited
REQUESTED ACTION: Request to remove the Holding (h-140) Provision from the zoning of lands located 1800 Sumac Way; legally described as Block 32 in Registered Plan No. 33M-638.	

SIGNIFICANT DEPARTMENT/AGENCY COMMENTS

None.

PUBLIC LIAISON:	Notice of Application was published in the <i>Public Notices and Bidding Opportunities</i> section of <i>The Londoner</i> on June 5, 2014.	No replies
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ANALYSIS

The purpose of the holding (“h-140”) provision in the zoning by-law is as follows:

Purpose: To ensure the orderly development of land and adequate provision of municipal water supply, the holding provision shall not be deleted until such time as the high level water supply is available on Westdel Bourne, and the necessary works to connect this subdivision to high level water servicing has been undertaken, to the satisfaction of the City Engineer.

Permitted Interim Uses: Existing Uses

The purpose of the h-140 provision was to ensure adequate provision of municipal water supply until such time as the high level water supply is available on Westdel Bourne, and the necessary works to connect this subdivision to high level water servicing has been undertaken. A high level water main was extended north along Westdel Bourne from the Wickerson Road Pumping Station in 2012. The watermain for this subdivision are now in service and are connected to the high level water supply system from Westdel Bourne. A Certificate of Conditional Approval was issued on July 31, 2014 confirming that the developer has satisfied conditions, provided certifications and supplied security as required by City policy and the Subdivision Agreement for this plan of subdivision (Warbler Woods Subdivision Phase 2 - Plan 33M-638).

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CONCLUSION

Based on our review, the holding zone requirement has been satisfied and it is appropriate to proceed to lift the holding (“h-140”) symbol from the zoning map.

RECOMMENDED BY:	REVIEWED BY:
LARRY MOTTRAM MCIP, RPP SENIOR PLANNER DEVELOPMENT PLANNING	BRUCE HENRY MANGER DEVELOPMENT PLANNING
CONCURRED BY:	SUBMITTED BY:
TERRY GRAWAY MCIP, RPP MANAGER – DEVELOPMENT SERVICES & PLANNING LIAISON	GEORGE KOTSIFAS, P. ENG. MANAGING DIRECTOR, DEVELOPMENT & COMPLIANCE SERVICES AND CHIEF BUILDING OFFICIAL

August 12, 2014 GK/TG/BH/LM/lm

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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 an area of land located at 1800 Sumac Way.

WHEREAS Sifton Properties Limited has applied to remove the holding provision from the zoning for an area of land located at 1800 Sumac Way, 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 lands;

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 lands located at 1800 Sumac Way, as shown on the attached map, to remove the holding provision so that the zoning of the lands as a Residential R6 Special Provision (R6-5(33)) Zone comes into effect.
2. This By-law shall come into force and effect on the date of passage.

PASSED in Open Council on September 2, 2014.

J. Baechler
Mayor

Catharine Saunders
City Clerk

First Reading – September 2, 2014
Second Reading – September 2, 2014
Third Reading - September 2, 2014

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

