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**File No: H-8334  
Planner: N. Pasato**

<b>TO:</b>	<b>CHAIR AND MEMBERS PLANNING AND ENVIRONMENT COMMITTEE</b>
<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: CEDAR HOLLOW DEVELOPMENTS LIMITED PORTION OF 1671 FANSHAWE PARK ROAD EAST MEETING ON NOVEMBER 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 Cedar Hollow Developments Limited, relating to the property located at 1671 Fanshawe Park Road East, the attached proposed by-law **BE INTRODUCED** at the Municipal Council meeting on November 11, 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 R1 (h\*R1-3) Zone and a Holding Residential R1 (h\*R1-4) Zone by removing the “h” holding provision.

<b>PREVIOUS REPORTS PERTINENT TO THIS MATTER</b>
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- December 6, 2004 - Kilally North Area Plan and Official Plan amendments (OZ-6697)
- July 2004 - Draft Approval recommendation to Planning Committee (39T-03518)
- July 17, 2006 – Phase 1 Special Provisions for the subdivision agreement (39T-03518)
- June 2007 - Removal of Holding Provisions (h. and h-52) (H-7101)
- August, 2007 - Extension to Draft Approval (39T-03518)
- July 19, 2010 – Extension of Draft Approval (39T-03518)
- June 8, 2011 – Revised Draft Approval (39T-03518)
- September 26, 2011 - Phase 2 Special Provisions for the subdivision agreement (39T-03518)
- November 14, 2011 - Removal of Holding Provisions (h, h-11 and h-54), (H-7928)
- May 13, 2014 – Extension to Draft Approval (39T-03518)
- September 9, 2014 – Phase 3 Special Provisions for the subdivision agreement (39T-03518)

<b>PURPOSE AND EFFECT OF RECOMMENDED ACTION</b>
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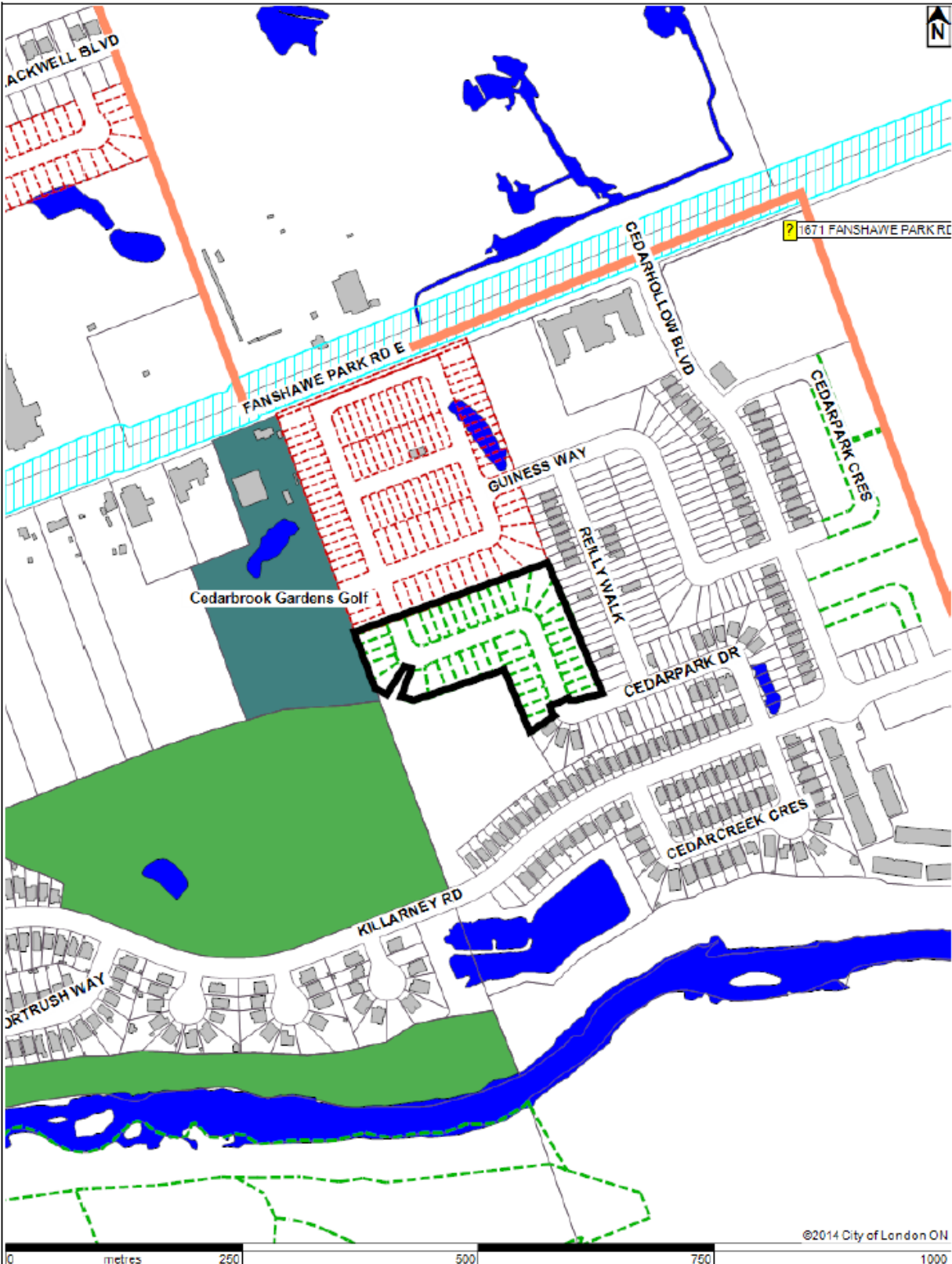
The recommended action would remove the holding provision for a portion of the site and would allow for the development of Phase 3 of the Cedarhollow subdivision (approximately 42 lots).

<b>RATIONALE</b>
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1. A signed subdivision agreement has been entered into between Cedar Hollow Developments Limited and the City of London, and was registered at the Land Registry Office. Securities have been posted as required by City policy and the Subdivision Agreement for this plan of subdivision.

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**LOCATION MAP**

Subject Site: 1671 Fanshawe Park Road East  
 Applicant: Cedar Hollow Developments Limited  
 File Number: H-8334  
 Planner: Nancy Pasato  
 Created By: Nancy Pasato  
 Date: 2014-10-15  
 Scale: 1:5000

**LEGEND**

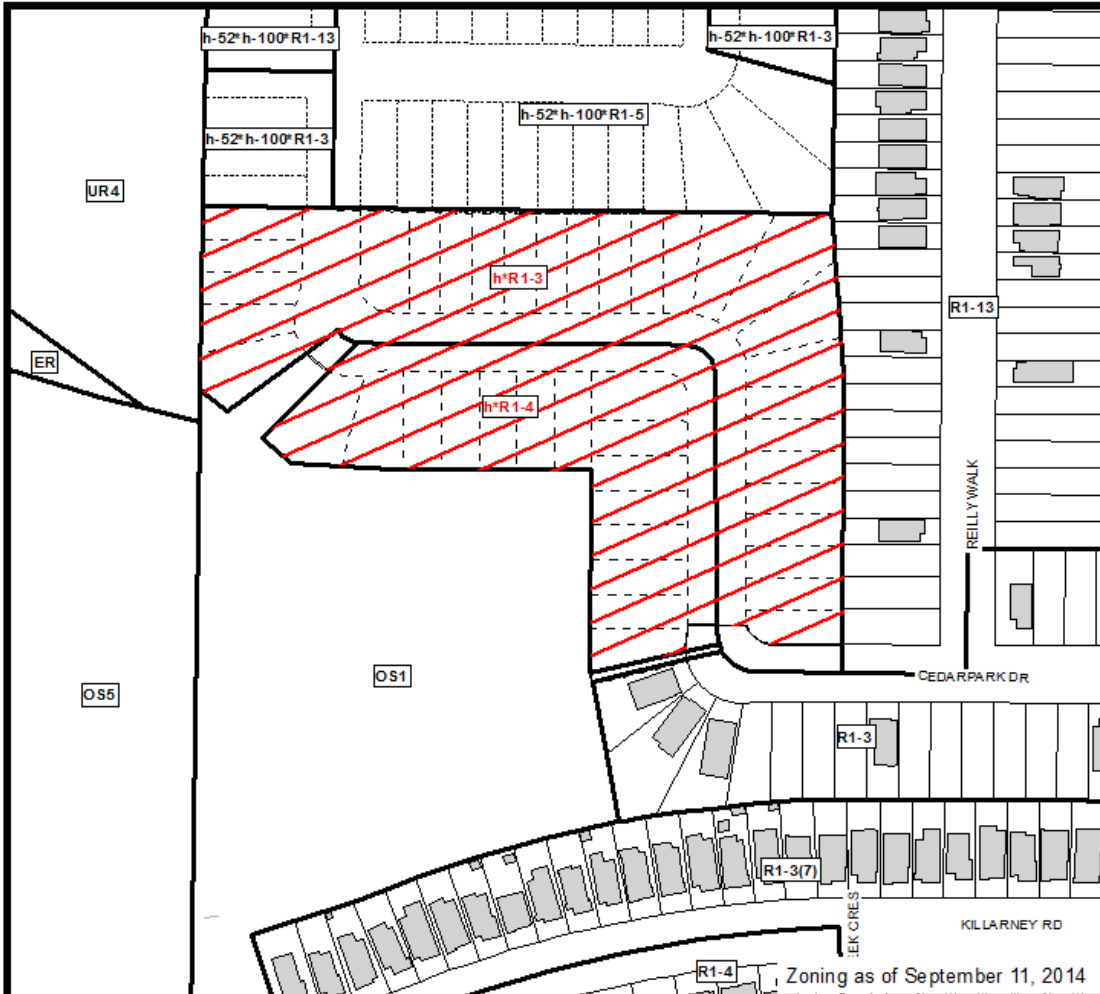
- Subject Site
- Parks
- Assessment Parcels
- Buildings
- Address Numbers

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**

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| <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> |
|--|---|

<p><b>CITY OF LONDON</b> PLANNING, ENVIRONMENTAL AND ENGINEERING SERVICES</p> <p><b>ZONING BY-LAW NO. Z-1</b></p> <p><b>SCHEDULE A</b></p> <p style="font-size: small;">THIS MAP IS AN UNOFFICIAL EXTRACT FROM THE ZONING BY-LAW WITH ADDED NOTATIONS</p>		<p>FILE NO: <b>H-8334</b>                      <b>NP</b></p> <p>MAP PREPARED: <b>October 17, 2014</b>              <b>JTS</b></p> <p style="text-align: center;">1:2,000</p> <p style="text-align: center;">0 10 20 40 60 80 Meters</p>
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**File No: H-8334**  
**Planner: N. Pasato**

<b>BACKGROUND</b>
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<b>Date Application Accepted:</b> March 25, 2014	<b>Agent:</b> Steve Stapleton
<b>REQUESTED ACTION:</b> removal of h holding provision on Phase 3 of 39T-03518.	

<b>OFFICIAL PLAN DESIGNATION:</b>
<ul style="list-style-type: none"> <li>• Multi-Family, Medium Density Residential, Low Density Residential</li> </ul>
<b>EXISTING ZONING:</b> (refer to map on page 3)
<ul style="list-style-type: none"> <li>• Holding Residential R1 (h*R1-3) Zone which permits single detached dwellings with a minimum lot are of 300 m<sup>2</sup> and a lot frontage of 10 m.</li> <li>• Holding Residential R1 (h*R1-4) Zone which permits single detached dwellings with a minimum lot are of 360 m<sup>2</sup> and a lot frontage of 12 m.</li> </ul>

<b>PLANNING HISTORY</b>
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The subdivision is located within the Kilally North Area Plan and the Official Plan amendments were adopted in May 2003.

The initial Cedar Hollow Subdivision (39T-03518) was comprised of a 39.3 hectare (97 acre) parcel of land located on the south side of Fanshawe Park Road East, east of Highbury Avenue North. The first phase was registered on August 30, 2007 as 33M-580 and comprised of 147 single detached lots and two multi-family blocks along Killarney Road, Cedar creek Crescent and Cedarhollow Boulevard. Phase 2, which consisted of 122 single family detached lots, 1 medium density residential block, 1 park block and the extension of Cedarpark Drive and creation of 1 new local street (Reilly Walk), was registered on January 5, 2012 as 33M-640.

Council approved the special provisions for Phase 3 of the Subdivision on September 16, 2014, and the Owner subsequently returned the signed subdivision agreement on October 17, 2014.

<b>ANALYSIS</b>
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The purpose of the holding (“h”) provision in the zoning by-law is as follows:

*Purpose: 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.”*

*Permitted Interim Uses: Model homes are permitted in accordance with Section 4.5(2) of the By-law.*

A subdivision agreement has been entered into between Cedar Hollow Developments Limited and the City of London. Cedar Hollow Developments Limited have also posted security as required by City policy and the Subdivision Agreement for this plan of subdivision. Therefore, the condition has been met for removal of the “h” provision as recommended for proposed Lots 1 to 42.

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<b>CONCLUSION</b>
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Based on our review, the holding zone requirement has been satisfied and it is appropriate to proceed to lift the holding (“h”) symbol from the zoning map, specifically for Lots 1 to 42 of the proposed Phase 3 for the Cedarhollow Subdivision.

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

October 23, 2014  
 NP /np      “Attach”  
 \\CLFILE1\users-x\pdda\Shared\DEVELOPMENT SERVICES\4 - Subdivisions\2014\H-8334 - 1671  
 Fanshawe Park Road East (NP)\report removal of h 1671 Fanshawe.docx

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**Planner: N. Pasato**

Bill No. (Number to be inserted by Clerk's Office)  
2011

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 on a portion of 1671 Fanshawe Park Road.

WHEREAS Cedar Hollow Developments Limited has applied to remove the holding provision from the zoning for an area of land located on a portion of 1671 Fanshawe Park Road, 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 lands located on a portion of 1671 Fanshawe Park Road, as shown on the attached map to remove the holding provision so that the zoning of the lands as a Residential R1 (R1-3) Zone, and a Residential R1 (R1-4) Zone comes into effect.
2. This By-law shall come into force and effect on the date of passage.

PASSED in Open Council on November 11, 2014.

Joni Baechler  
Mayor

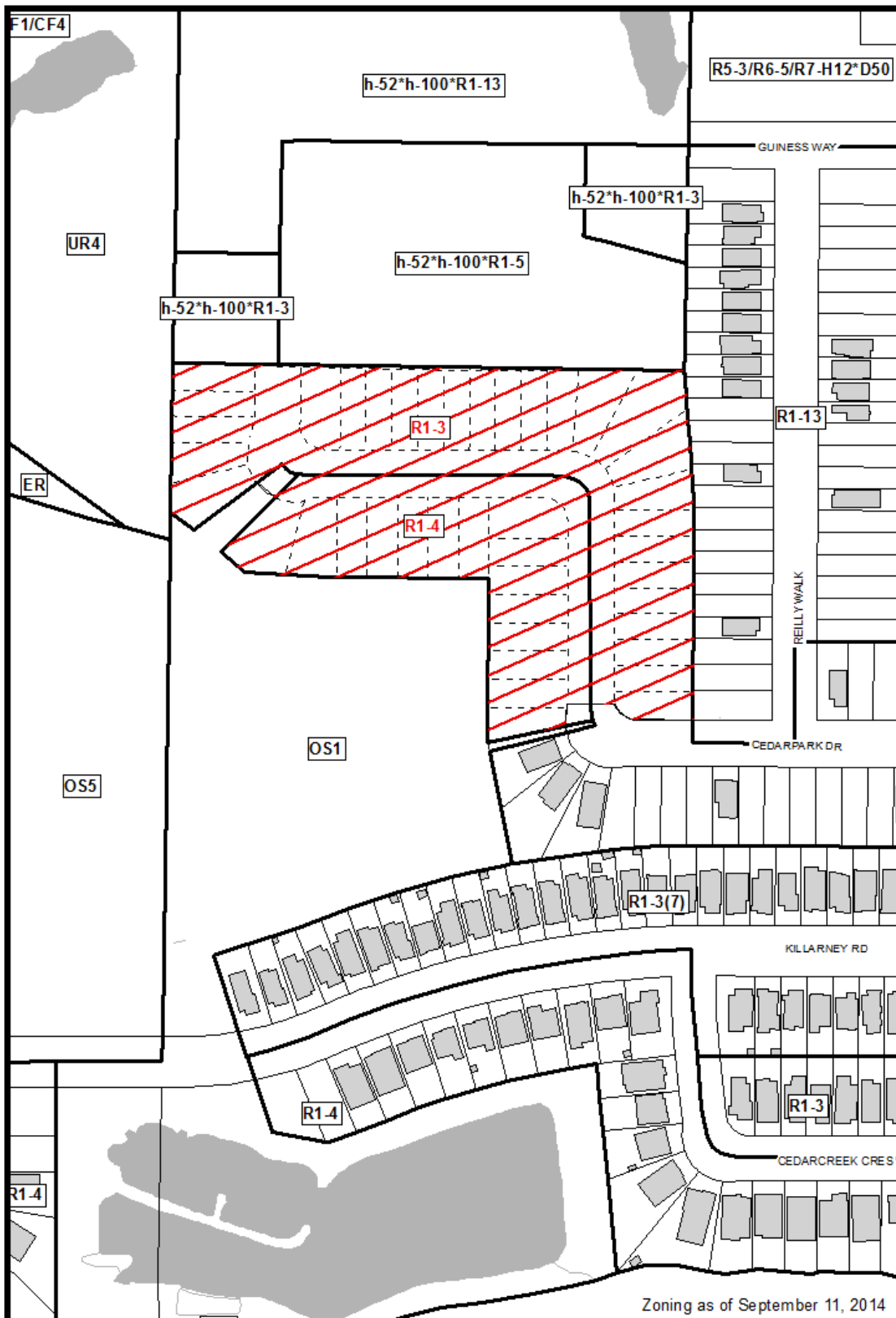
Catharine Saunders  
City Clerk

First Reading - November 11, 2014  
Second Reading - November 11, 2014  
Third Reading - November 11, 2014


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




File Number: H-8334  
 Planner: NP  
 Date Prepared: October 17, 2014  
 Technician: JTS  
 By-Law No: Z.-1-

SUBJECT SITE 

1:2,000

0 10 20 40 60 80 Meters



Geoconbase