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H-8502/C. Smith

FROM:	G. KOTSIFAS, P.ENG. MANAGING DIRECTOR, DEVELOPMENT & COMPLIANCE SERVICES & CHIEF BUILDING OFFICIAL
SUBJECT:	APPLICATION BY: VISTA WOODS ESTATES LTD. 751 FANSHAWE PARK ROAD WEST MEETING ON AUGUST 24, 2015

RECOMMENDATION

That, on the recommendation of the Manager, Development Services and Planning Liaison, based on the application of Vista Woods Estates Ltd. relating to the property located at 751 Fanshawe Park Road West the attached proposed by-law **BE INTRODUCED** at the Municipal Council meeting on September 1, 2015 to amend Zoning By-law No. Z.-1 in conformity with the Official Plan to change the zoning of 751 Fanshawe Park Road West **FROM** a Holding Residential R1 (h.R1-4) Zone and a Holding Residential R1 (h. R1-6) Zone **TO** a Residential R1 (R1-4) Zone and a Residential R1 (R1-6) Zone to remove the holding h. provision.

PREVIOUS REPORTS PERTINENT TO THIS MATTER
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November 2004- Report to the Planning Committee on draft plan of subdivision and Zoning By-law Amendment applications (39T-03505/Z-6463).

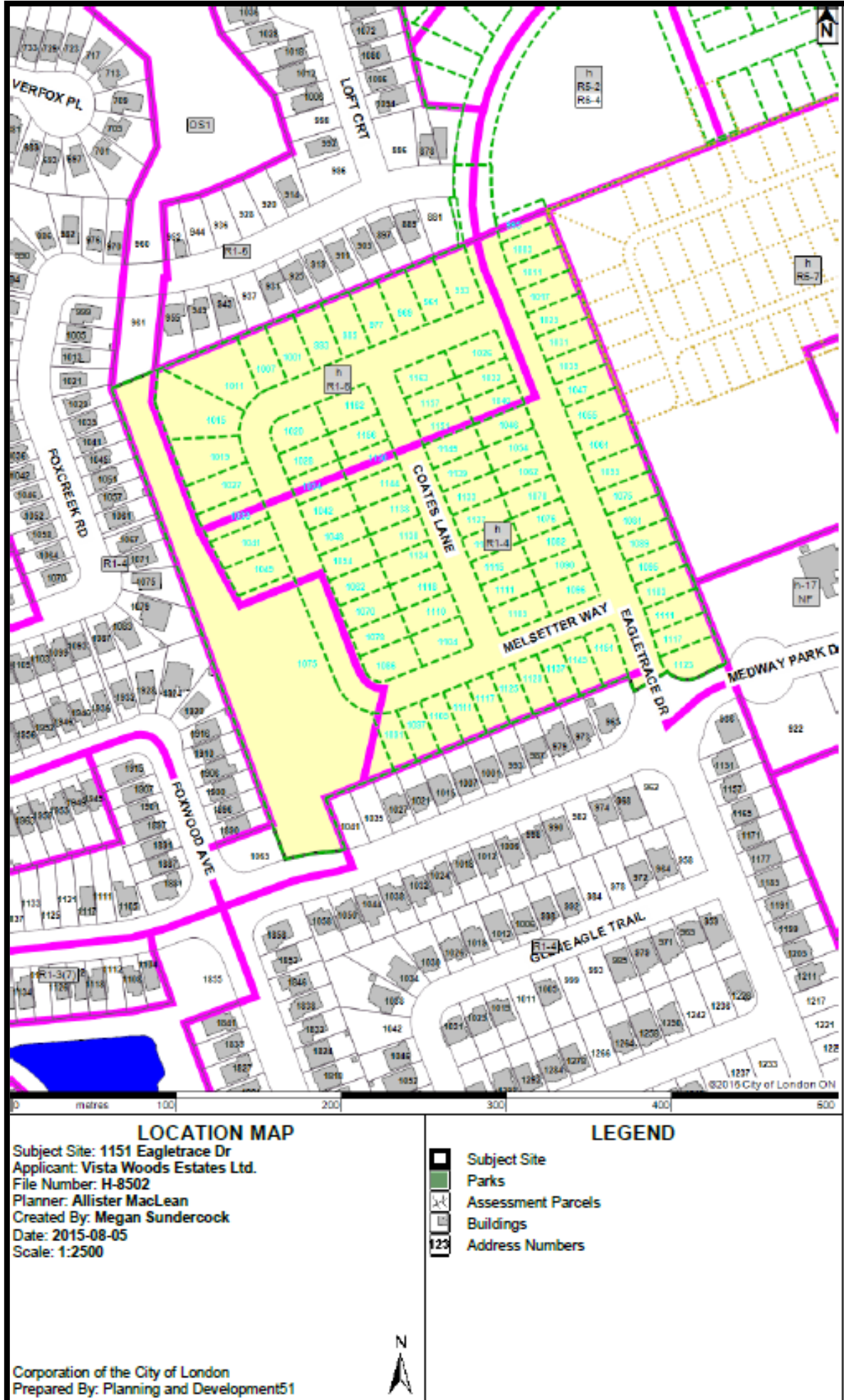
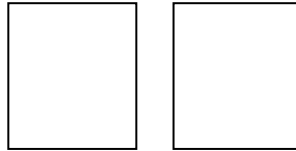
39T-03505 Special Provisions and Revised Draft Plan of Subdivision report to Planning Committee – May, 2015

PURPOSE AND EFFECT OF RECOMMENDED ACTION

To remove the h. holding provision to allow for the consideration of building permits.

RATIONALE

1. The removal of the holding provision will allow for development in conformity with the Zoning By-law Z.-1.
2. Through the subdivision approval process the required security has been submitted to the City of London, the subdivision agreement is being finalized for execution and this holding provision is no longer required.



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BACKGROUND

Date Application Accepted: June 24, 2015	Owner: Vista Woods Estates Ltd.
REQUESTED ACTION: Removal of the h. holding provision from the low density residential zones.	

PUBLIC LIAISON:	Notice of the application was published in the Londoner on July 2, 2015
Nature of Liaison: City Council intends to consider removing the h. holding provision from the Residential R1-4 and Residential R1-6 Zones. This holding provision was put in place to ensure that the owner enters into an agreement with the City for adequate provision of municipal services. Council will consider removing the holding provision as it applies to lands described above, no earlier than July 28, 2015.	
Responses: None	

ANALYSIS

Why is it Appropriate to remove this 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 submitted the required security to the City of London for the 2nd Phase of the Vista Woods Estates Ltd. subdivision. The special provisions have been endorsed by Council and the subdivision agreement is being finalized for execution by the owner and the City. This satisfies the requirement for removal of the “h” holding provision.

CONCLUSION

It is appropriate to remove the h. holding provision from the subject lands at this time as the required security has been submitted to the City of London and execution of the subdivision agreement is imminent.

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PREPARED BY:	REVIEWED BY:
C. SMITH SENIOR PLANNER, DEVELOPMENT SERVICES	ALLISTER MACLEAN MANAGER, DEVELOPMENT PLANNING
RECOMMENDED BY:	SUBMITTED BY:
TERRY GRAWAY MANAGER, DEVELOPMENT SERVICES & PLANNING LIAISON	G. KOTSIFAS, P.ENG MANAGING DIRECTOR, DEVELOPMENT & COMPLIANCE SERVICES & CHIEF BUILDING OFFICIAL

August 14, 2015
CS/

"Attach."

Agenda Item # Page #

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Bill No. (Number to be inserted by Clerk's Office)
2015

By-law No. Z.-1- _____

A by-law to amend By-law No. Z.-1 to remove holding provisions from the zoning for lands located at 751 Fanshawe Park Road West.

WHEREAS Vista Woods Estates Ltd. have applied to remove the holding provisions from the zoning for the lands located at 751 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 the lands located at 751 Fanshawe Park Road West, as shown on the attached map, to remove the holding provision so that the zoning of the lands as a Residential R1 (R1-4) Zone and a Residential R1 (R1-6) 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 1, 2015.

Matt Brown
Mayor

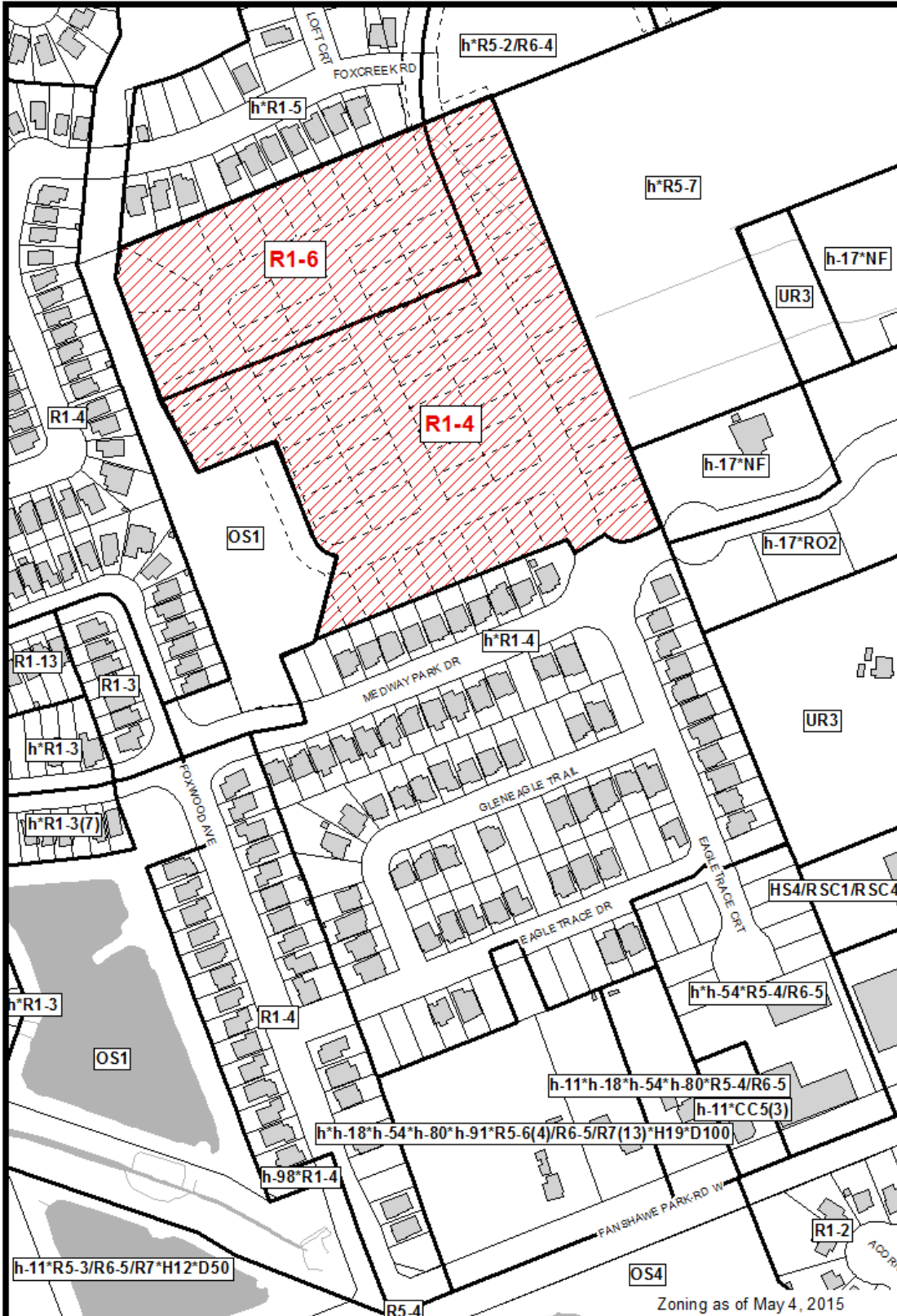
Catharine Saunders
City Clerk

First Reading - September 1, 2015
Second Reading - September 1, 2015
Third Reading - September 1, 2015


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



File Number: H-8502
 Planner: CS
 Date Prepared: 2015/08/05
 Technician: MS
 By-Law No: Z.-1-

SUBJECT SITE 

1:3,000

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