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H-8517/C. Smith

FROM:	G. KOTSIFAS, P.ENG. MANAGING DIRECTOR, DEVELOPMENT & COMPLIANCE SERVICES & CHIEF BUILDING OFFICIAL
SUBJECT:	APPLICATION BY: FOXWOOD DEVELOPMENT (LONDON) INC. 1602 SUNNINGDALE ROAD WEST MEETING ON SEPTEMBER 8, 2015

RECOMMENDATION

That, on the recommendation of the Manager, Development Services and Planning Liaison, based on the application of Foxwood Development (London) Inc. relating to the property located at 1602 Sunningdale Road West the attached proposed by-law **BE INTRODUCED** at the Municipal Council meeting on September 15, 2015 to amend Zoning By-law No. Z.-1 in conformity with the Official Plan to change the zoning of 1602 Sunningdale Road West **FROM** a Holding Residential R1 Special Provision (h*h-100*R1-4 (26)) Zone and a Holding Residential R1 (h*h*100* R1-13) Zone **TO** a Residential R1 Special Provision (R1-4 (26)) Zone and a Residential R1 (R1-13) Zone to remove the holding h and h-100 provisions.

PREVIOUS REPORTS PERTINENT TO THIS MATTER
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March 26, 2012 –public meeting relating to the Draft Plan of Subdivision, Official Plan & Zoning By-law Amendment (39T-11503/OZ-7985).

July 16, 2012 - Report on the appeals to the Official Plan and Zoning By-law amendments.

February 4, 2014- Report on the appeal to the Conditions of Draft Plan Approval

August 26, 2014- Special Provisions report to Planning Committee

PURPOSE AND EFFECT OF RECOMMENDED ACTION

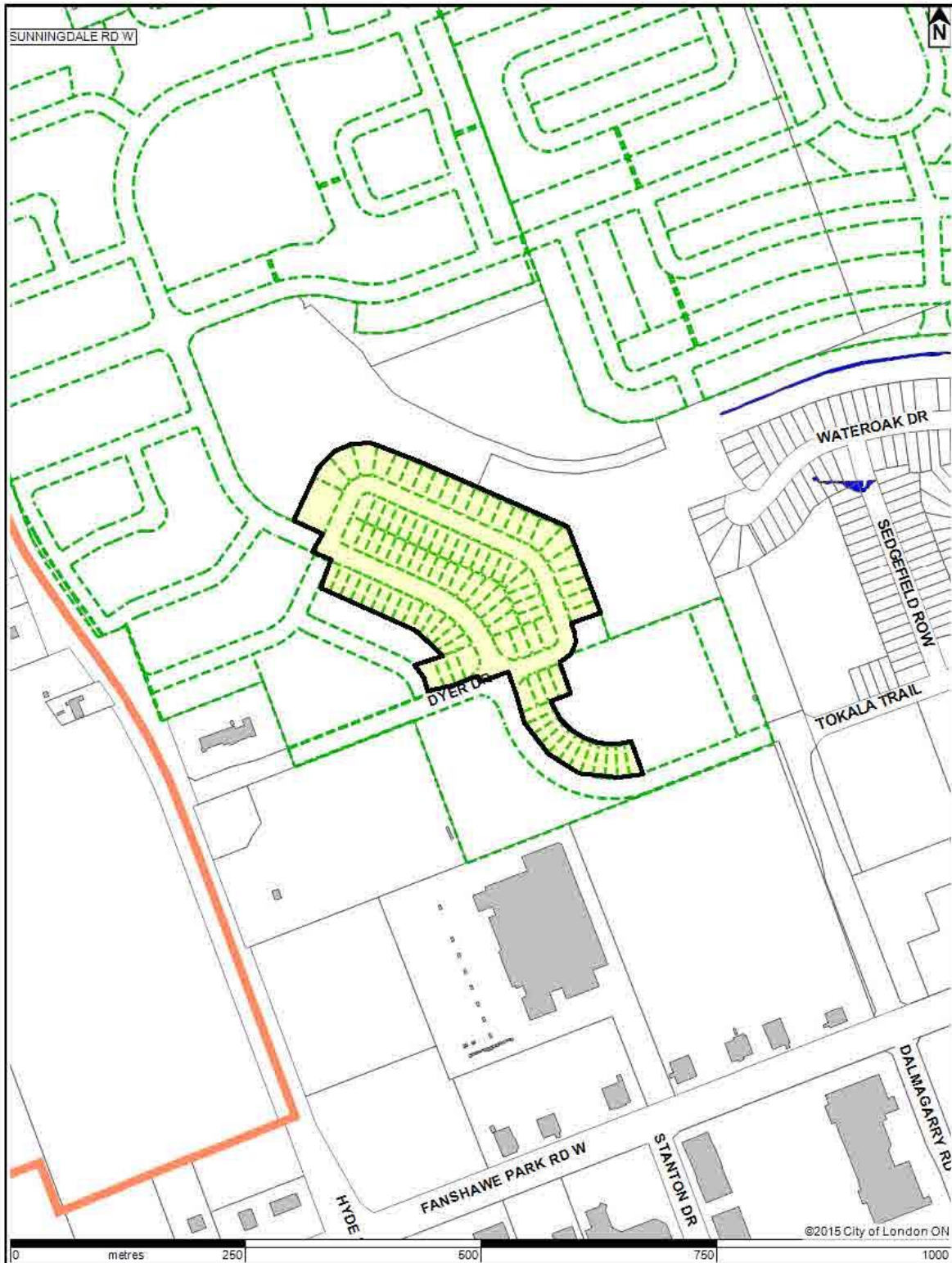
The purpose and effect of this zoning change is to remove the holding symbols to permit the development of 95 single detached dwelling lots.






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, all issues have been resolved and these holding provisions are no longer required.

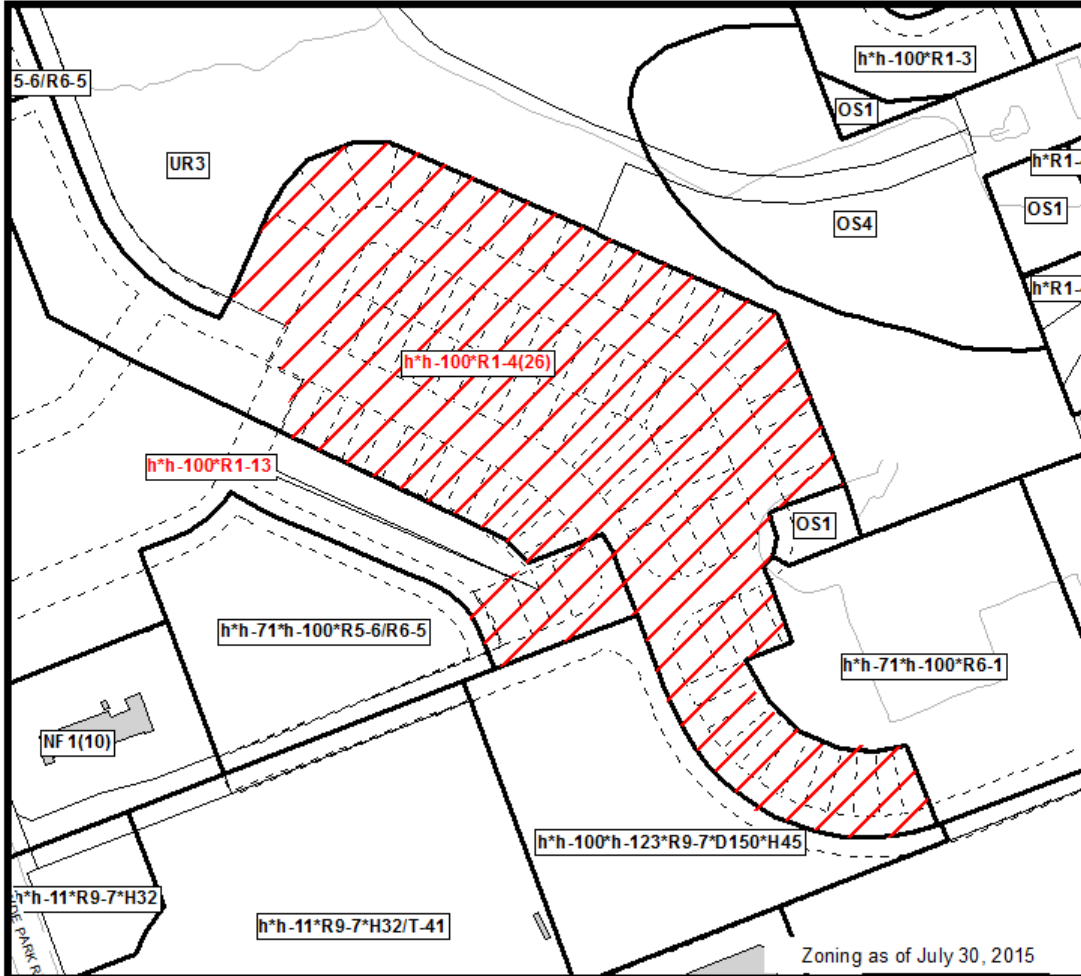
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<p>LOCATION MAP</p> <p>Subject Site: 1602 Sunningdale Rd W Applicant: Foxwood Development (London) Inc. File Number: H-8517 Planner: Craig Smith Created By: James Scott Date: 2015-08-27 Scale: 1:5000</p> <p>Corporation of the City of London Prepared By: Planning and Development</p>	<p>LEGEND</p> <ul style="list-style-type: none"> Subject Site Parks Assessment Parcels Buildings Address Numbers
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COUNCIL APPROVED ZONING FOR THE SUBJECT SITE:

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

- 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

- 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

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-8517 CS

MAP PREPARED:
August 27, 2015 JTS

1:3,000
0 15 30 60 90 120 Meters

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BACKGROUND

Date Application Accepted: June 24, 2015	Owner: Foxwood Development (London) Inc.
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 1st Phase of the Foxwood Development (London) Inc. 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.

h-100 Holding Provision

The (h-100) holding provision states that:

“To ensure there is adequate water services and appropriate access, no more than 80 units may be developed until a looped watermain system is constructed and there is a second public access available to the satisfaction of the City Engineer, prior to the removal of the h-100 symbol.”

The h-100 holding provision requires that a looped watermain system be constructed and a second public access is available for these lands. The looped watermain has been constructed and the public access is available to the satisfaction of the City Engineer. It is appropriate to remove this holding provision at this time

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CONCLUSION

It is appropriate to remove the h. and the h-100 holding provisions 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.

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 28, 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 1602 Sunningdale Road West.

WHEREAS Foxwood Development (London) Inc. have applied to remove the holding provisions from the zoning for the lands located at 1602 Sunningdale 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 1602 Sunningdale Road West, as shown on the attached map, to remove the holding provision so that the zoning of the lands as a Residential R1 Special Provision (R1-4 (26)) Zone and a Residential R1 (R1-13) 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 15, 2015.

Matt Brown
Mayor

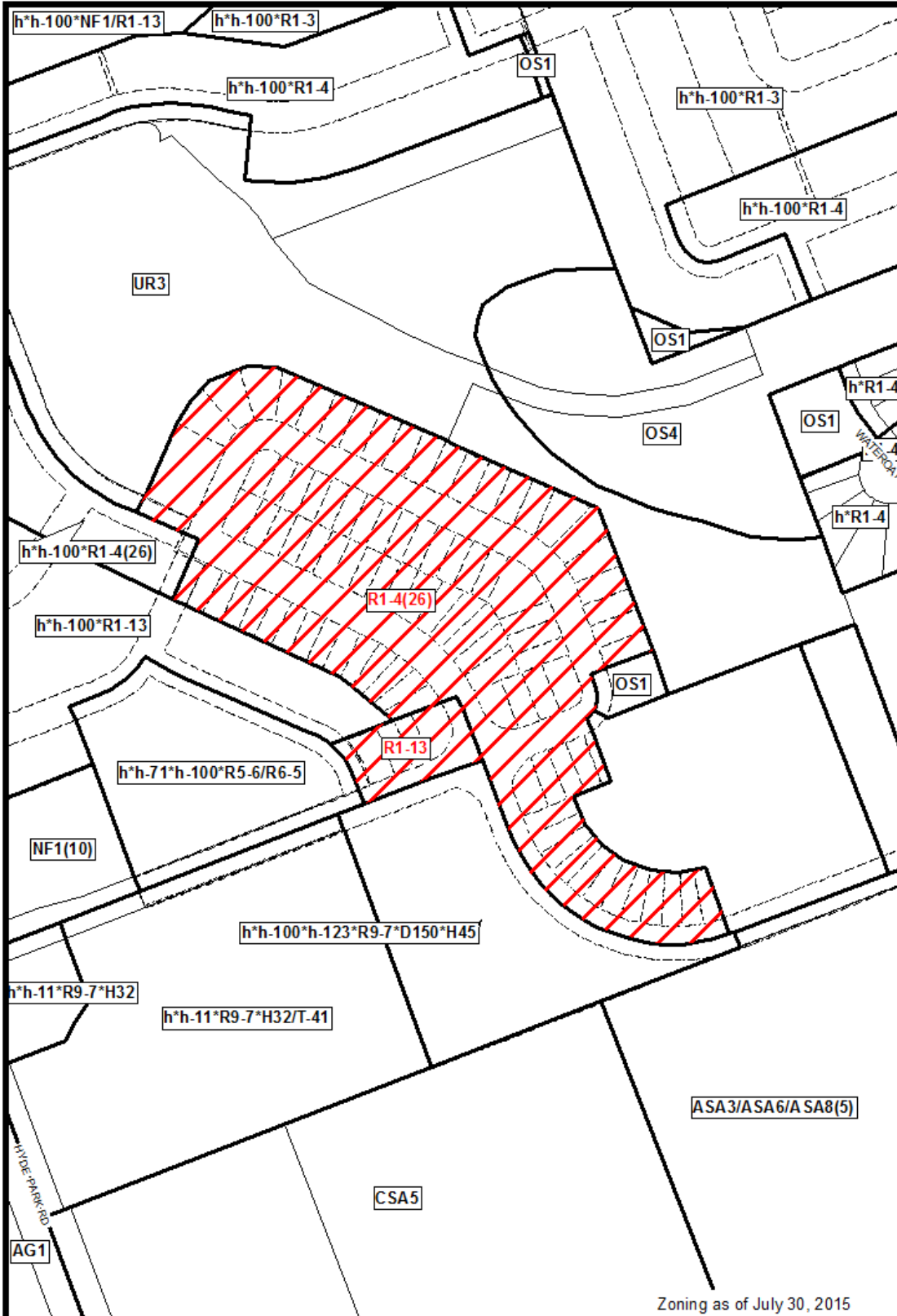
Catharine Saunders
City Clerk

First Reading - September 15, 2015
Second Reading - September 15, 2015
Third Reading - September 15, 2015

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



Zoning as of July 30, 2015

File Number: H-8517
 Planner: CS
 Date Prepared: August 27, 2015
 Technician: JTS
 By-Law No: Z.-1-

SUBJECT SITE 

1:3,000

