

**H-8494**  
**Alanna Riley**

<b>FROM:</b>	<b>GEORGE KOTSIFAS, P.ENG. MANAGING DIRECTOR, DEVELOPMENT &amp; COMPLIANCE SERVICES &amp; CHIEF BUILDING OFFICIAL</b>
<b>SUBJECT:</b>	<b>APPLICATION BY: 1640209 ONTARIO LTD. C/O YORK DEVELOPMENTS INC. 1959 WHARNCLIFFE ROAD SOUTH MEETING ON SEPTEMBER 8, 2015</b>

**RECOMMENDATION**

That, on the recommendation of the Senior Planner, Development Planning based on the application of 1640209 Ontario Ltd. c/o York Developments Inc. relating to a portion of land located at 1959 Wharncliffe Road South, 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 the subject lands **FROM** a Holding Residential R1(h. R1-4) Zone **TO** a Residential R1 (R1-4) Zone to remove the “h.” holding provision.

**PURPOSE AND EFFECT OF RECOMMENDED ACTION**

The purpose and effect of this zoning change is to remove the holding provision so that development of single detached dwellings can proceed in accordance with the approved zoning.

**RATIONALE**

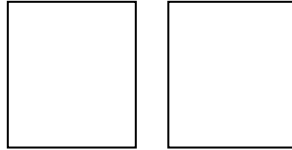
1. The removal of the holding provision will allow for development in conformity with the City of London Zoning By-law.
2. The Owner has provided sufficient security, in accordance with the criteria of the holding provision regulation, in order to consider lifting this holding provision.

**PREVIOUS REPORTS PERTINENT TO THIS MATTER**

August 24, 2015 - Report to Planning Committee on Subdivision Agreement and Special Provisions.

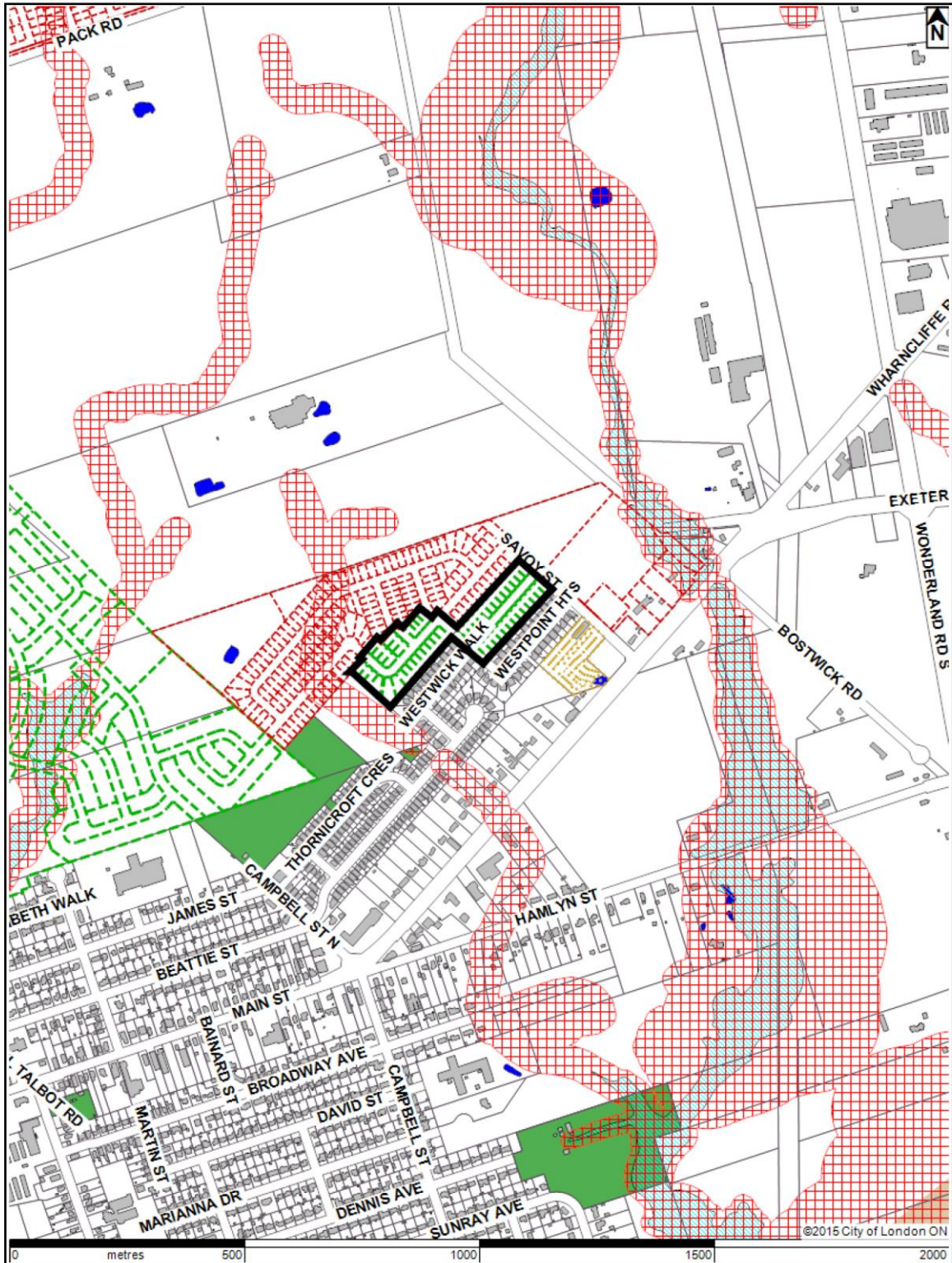
**BACKGROUND**

<b>Date Application Accepted:</b> May 8, 2015	<b>Owner:</b> York Developments Inc.
<b>REQUESTED ACTION:</b> City Council intends to consider removing the “h” holding provision from the Residential R1-4 Zone. This holding provision was put in place to ensure that the owner enters into an agreement with the City for the adequate provision of municipal services.	

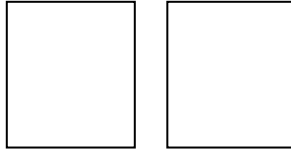


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### Location Map



<p align="center"><b>LOCATION MAP</b></p> <p>Subject Site: 1640209 Ontario Limited - Plan of Subdivision          Applicant: 1640209 Ontario Limited          File Number: 39T-07507          Planner: Terrance Grawey          Created By: Alanna Riley          Date: 2015-08-12          Scale: 1:10100</p> <p align="right">Corporation of the City of London          Prepared By: Development and Compliance Services</p>	<p align="center"><b>LEGEND</b></p> <ul style="list-style-type: none"> <li> Subject Site</li> <li> Parks</li> <li> Assessment Parcels</li> <li> Buildings</li> <li> Address Numbers</li> </ul>
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<b>PUBLIC LIAISON:</b>	Notice of Application was published in the <i>Public Notices and Bidding Opportunities</i> section of <i>The Londoner</i> on July 16, 2015.
<b>Nature of Liaison:</b>  The purpose and effect of this zoning change is to remove the holding symbol to permit the development of single detached dwellings.	
<b>Responses:</b> None	

**h. 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.”*

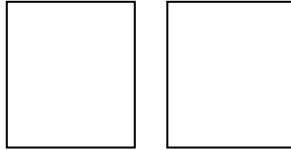
The Special Provisions for the subdivision agreement have been reviewed by Municipal Council and staff are currently preparing the subdivision agreement. The applicant has provided the required security and is awaiting the agreement for execution. This is sufficient to satisfy the requirements of this holding provision and to allow for these lands to be developed in accordance with the by-law.

<b>CONCLUSION</b>
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It is appropriate to remove the h. holding provision at this time. Removal of the holding provision will allow the property owner to apply for building permits to allow construction single detached dwellings.

<b>PREPARED AND RECOMMENDED BY:</b>	<b>REVIEWED BY:</b>
<b>ALANNA RILEY, MCIP, RPP SENIOR PLANNER DEVELOPMENT PLANNING</b>	<b>ALLISTER MACLEAN MANAGER DEVELOPMENT PLANNING</b>
<b>REVIEWED 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 &amp; CHIEF BUILDING OFFICIAL</b>

August 31, 2015  
AR/ar



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Bill No.  
2015

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

A by-law to amend By-law No. Z.-1 to remove the holding provision from the zoning on a portion of the lands located at 1959 Wharnccliffe Road South.

WHEREAS 1640209 Ontario Ltd. has applied to remove holding provision from the zoning on a portion of the lands located at 1959 Wharnccliffe Road South, 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 a portion of lands located at 1959 Wharnccliffe Road South, 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 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.

