

H-8529
Alanna Riley

FROM:	GEORGE KOTSIFAS, P.ENG. MANAGING DIRECTOR, DEVELOPMENT & COMPLIANCE SERVICES & CHIEF BUILDING OFFICIAL
SUBJECT:	APPLICATION BY: NORQUAY BUTTONBUSH LAND CORP 860-874 SOUTHDALE ROAD WEST MEETING ON OCTOBER 19, 2015

RECOMMENDATION

That, on the recommendation of the Senior Planner, Development Planning based on the application of Norquay Buttonbush Land Corp. relating to a portion of land located at 860-874 Southdale Road West, the attached proposed by-law **BE INTRODUCED** at the Municipal Council meeting on October 27, 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 Special Provision (h. R1-6(4)) Zone and a Holding Residential R1 Special Provision (h.h-108.R1-6(4)) Zone **TO** a Residential R1 Special Provision (R1-6(4)) Zone and a Holding Residential R1 Special Provision (h-108.R1-6(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

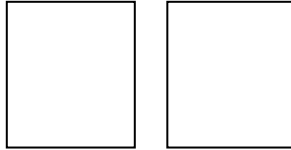
December 10, 2013 – Report to PEC on Draft Plan of Subdivision.

October 5, 2015 - Report to PEC on Subdivision Agreement Special Provisions.

BACKGROUND

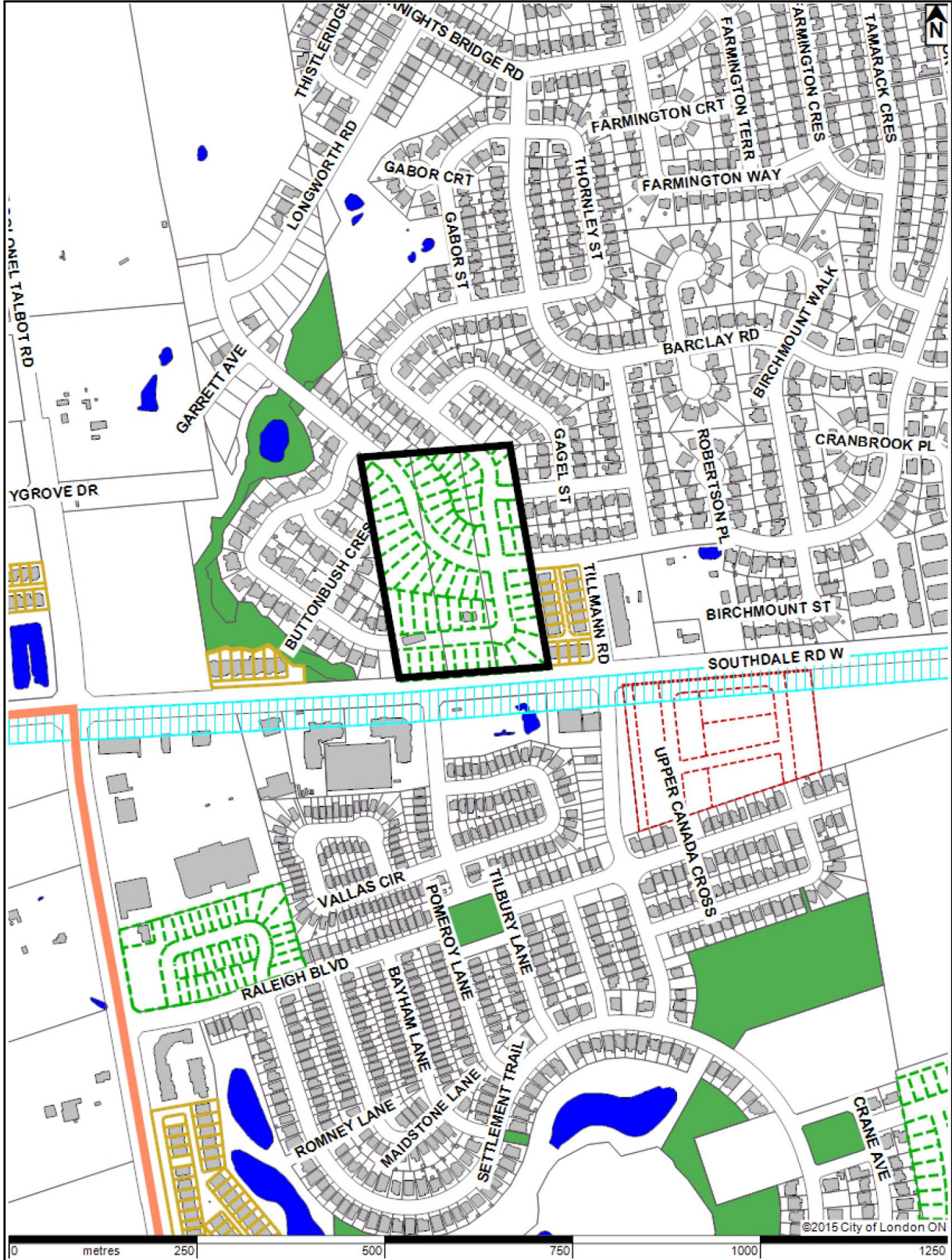
The subject property comprises 3.9 hectares of land located on the north side of Southdale Road, east of Col. Talbot Road. On January 17, 2014, Draft Approval was granted for a subdivision comprised of 57 single detached lots and 9 blocks (partial lots) along extensions of Cranbrook Road, Thornley Street and Collins Drive. Special provisions for the subdivision agreement were endorsed by Council on October 13, 2015.

Application Accepted: September 23, 2015	Owner: Norquay Buttonbush Land Corp.
REQUESTED ACTION: City Council intends to consider removing the "h" holding provision from the Residential R1 Special Provision R1-6(4) Zone and Holding Residential R1 Special Provision (h-108.R1-6(4)) . 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.	

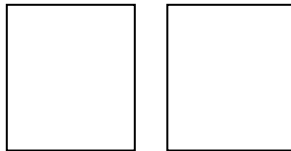


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Location Map



LOCATION MAP	LEGEND
Subject Site: 860 Southdale Rd W Applicant: Norquay Buttonbush Land Corp File Number: H-8529 Planner: Alanna Riley Created By: Alanna Riley Date: 2015-10-02 Scale: 1:6300	<ul style="list-style-type: none"> Subject Site Parks Assessment Parcels Buildings Address Numbers
Corporation of the City of London Prepared By: Development and Compliance Services	



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PUBLIC LIAISON:	Notice of Application was published in the <i>Public Notices and Bidding Opportunities</i> section of <i>The Londoner</i> on October 8, 2015.
Nature of Liaison:	The purpose and effect of this zoning change is to remove the holding symbol to permit the development of single detached dwellings.
Responses:	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.

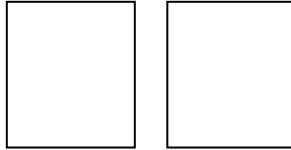
The “h-108” holding provision will remain on a few of the lots to ensure that the lots will be developed in conjunction with abutting lands, to the satisfaction City of London.

CONCLUSION

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.

PREPARED AND RECOMMENDED BY:	REVIEWED BY:
ALANNA RILEY, MCIP, RPP SENIOR PLANNER DEVELOPMENT PLANNING	ALLISTER MACLEAN MANAGER DEVELOPMENT PLANNING
REVIEWED BY:	SUBMITTED BY:
TERRY GRAWAY, MCIP, RPP MANAGER DEVELOPMENT SERVICES & PLANNING LIAISON	GEORGE KOTSIFAS P.ENG. MANAGING DIRECTOR, DEVELOPMENT & COMPLIANCE SERVICES & CHIEF BUILDING OFFICIAL

October 9, 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 860-874 Southdale Road West.

WHEREAS Norquay Buttonbush Land Corp. has applied to remove holding provision from the zoning on a portion of the lands located at 860-874 Southdale 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 provision from the zoning of the said lands;

THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows:

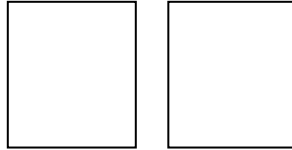
1. Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to a portion of lands located at 860-874 Southdale Road West, as shown on the attached map, to remove the holding provision so that the zoning of the lands as a Residential R1 Special Provision (R1-6(4)) Zone and a Holding Residential R1 Special Provision (h-108.R1-6(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 October 27, 2015.

Matt Brown
Mayor

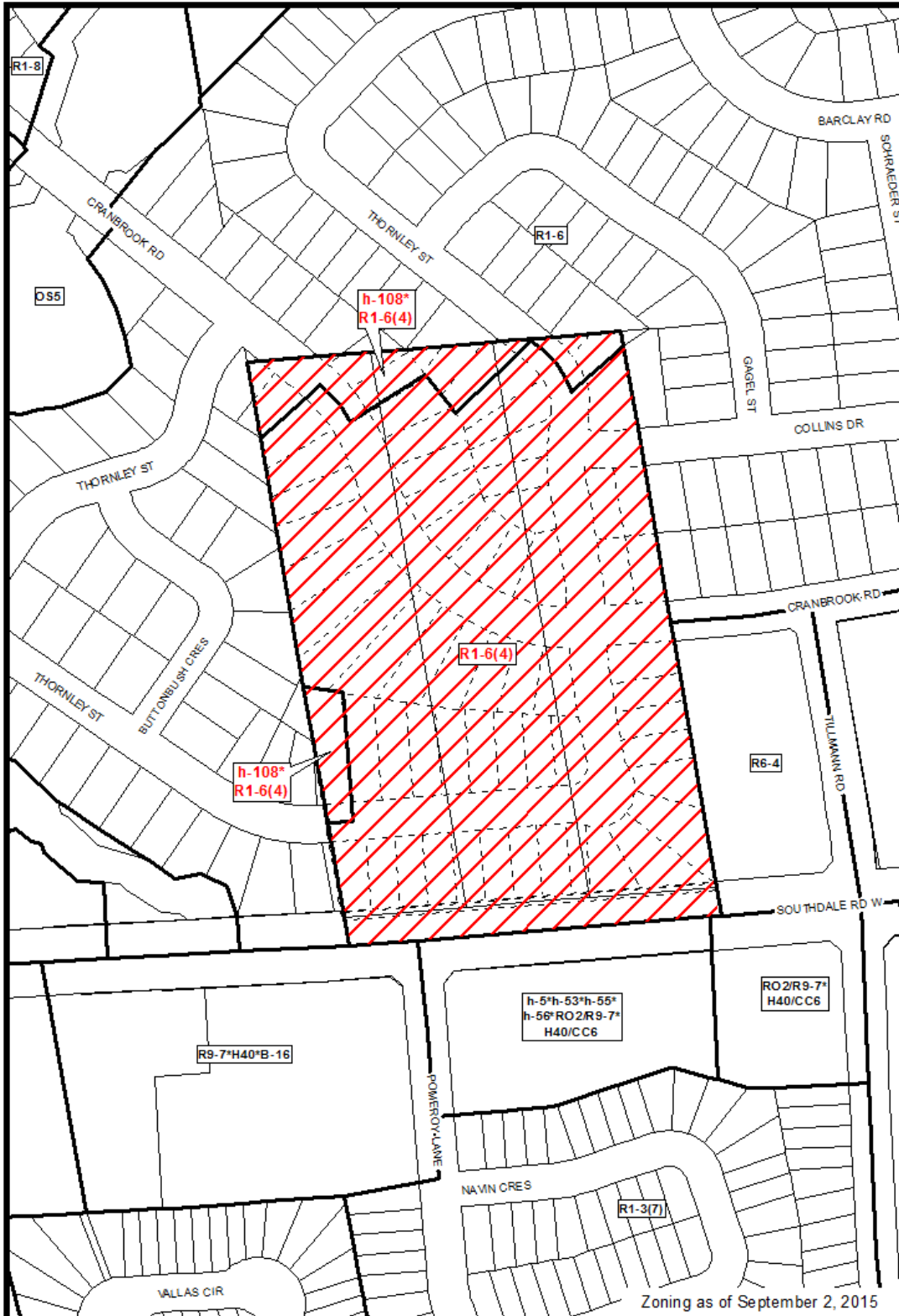
Catharine Saunders
City Clerk

First Reading - October 27, 2015
Second Reading – October 27, 2015.
Third Reading - October 27, 2015.




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



File Number: H-8529
 Planner: AR
 Date Prepared: 2015/10/05
 Technician: TJS
 By-Law No: Z.-1-

SUBJECT SITE 

1:2,500

0 12.525 50 75 100 Meters

