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Z-8561
Alanna Riley

FROM:	G. KOTSIFAS, P.ENG. MANAGING DIRECTOR, DEVELOPMENT & COMPLIANCE SERVICES & CHIEF BUILDING OFFICIAL
SUBJECT:	APPLICATION BY: DEVELPRO LAND SERVICES INC. 1235, 1250, 1415, 1422, 1603 THORNLEY STREET, 1200, 1203, 1206 CRANBROOK ROAD, BLOCK 205 IN 33M-394, BLOCK 82 IN 33M - 428 AND PART 10, 33R-16180 PUBLIC PARTICIPATION MEETING MARCH 7, 2016

RECOMMENDATION

That, on the recommendation of the Senior Planner, Development Planning, based on the application of Developro Land Servcies Inc. relating to portions of the properties located at 1235, 1250, 1415, 1422, 1603 Thornley Street, 1200, 1203, 1206 Cranbrook Road, Block 205 in 33M-394, Block 82 in 33M-428 and Part 10, 33R-16180, the attached proposed by-law **BE INTRODUCED** at the Municipal Council meeting on March 22, 2016 to amend Zoning By-law No. Z.-1 in conformity with the Official Plan to change the zoning **FROM** a Residential R1 (R1-6) Zone **TO** a Residential R1 Special Provision (R1-6(4)) Zone which permit single detached dwellings with reduced interior side yards.

PURPOSE AND EFFECT OF RECOMMENDED ACTION

The purpose and effect is to ensure that the zoning on the blocks is identical to that of the corresponding blocks in the draft plan to the south which is currently being developed.

PREVIOUS REPORTS PERTINENT TO THIS MATTER

December 10, 2013 – Public Participation meeting at Planning Committee on application for Draft Plan(39T-13502) of subdivision approval and associated Zoning By-law amendments.

RATIONALE

1. The recommended Zoning By-law amendment will ensure that the zoning of these lands corresponds with the zoning of blocks in draft plan 39T-13502.

BACKGROUND

Date Application Accepted: December 11, 2015	Agent: Craig Linton
REQUESTED ACTION: application for Zoning By-law amendment to change the zoning from a Residential R1 (R1-6) Zone to a Residential R1 Special Provision (R1-6(4)) Zone.	

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<p>SITE CHARACTERISTICS:</p> <ul style="list-style-type: none"> • Current Land Use – vacant • Frontage – N/A • Depth – N/A • Area – N/A • Shape – all irregular

<p>SURROUNDING LAND USES:</p> <ul style="list-style-type: none"> • North –residential • South – Southdale Road West • East – residential • West – residential

<p>OFFICIAL PLAN DESIGNATION: (refer to map on page 4)</p> <ul style="list-style-type: none"> • Low Density Residential
<p>EXISTING ZONING: (refer to map on page 5)</p> <ul style="list-style-type: none"> • Residential R1 (R1-6) Zone

PLANNING HISTORY

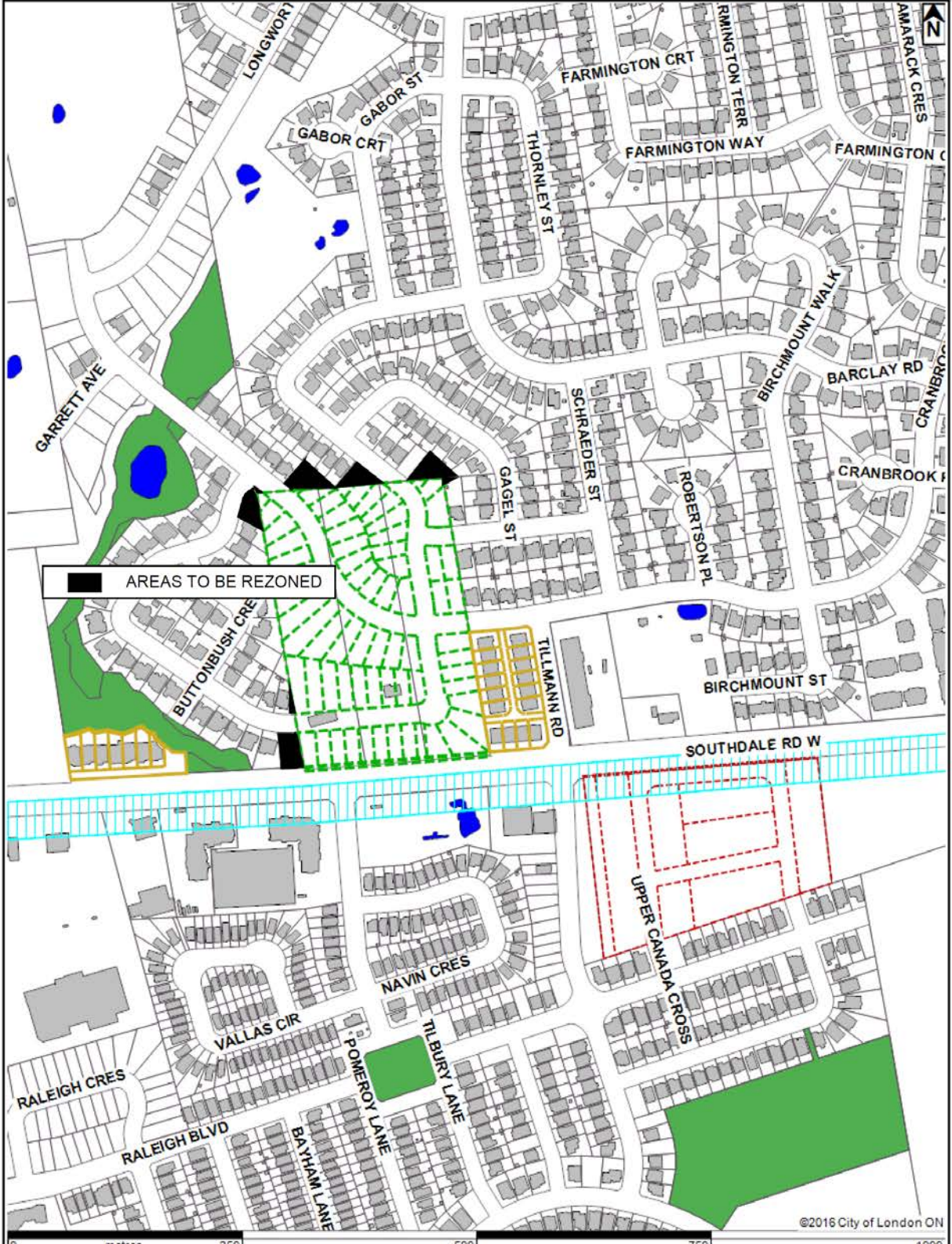
The subject sites are partial blocks and parts of registered plan of subdivision 33M-394. In draft plan of subdivision 39T-13503 to the south blocks and parts were created to consolidate with the partial blocks and parts to form single detached dwelling lots. The draft plan was draft approved January 17, 2014.

SIGNIFICANT AGENCY/DEPARTMENT COMMENTS

No comments.

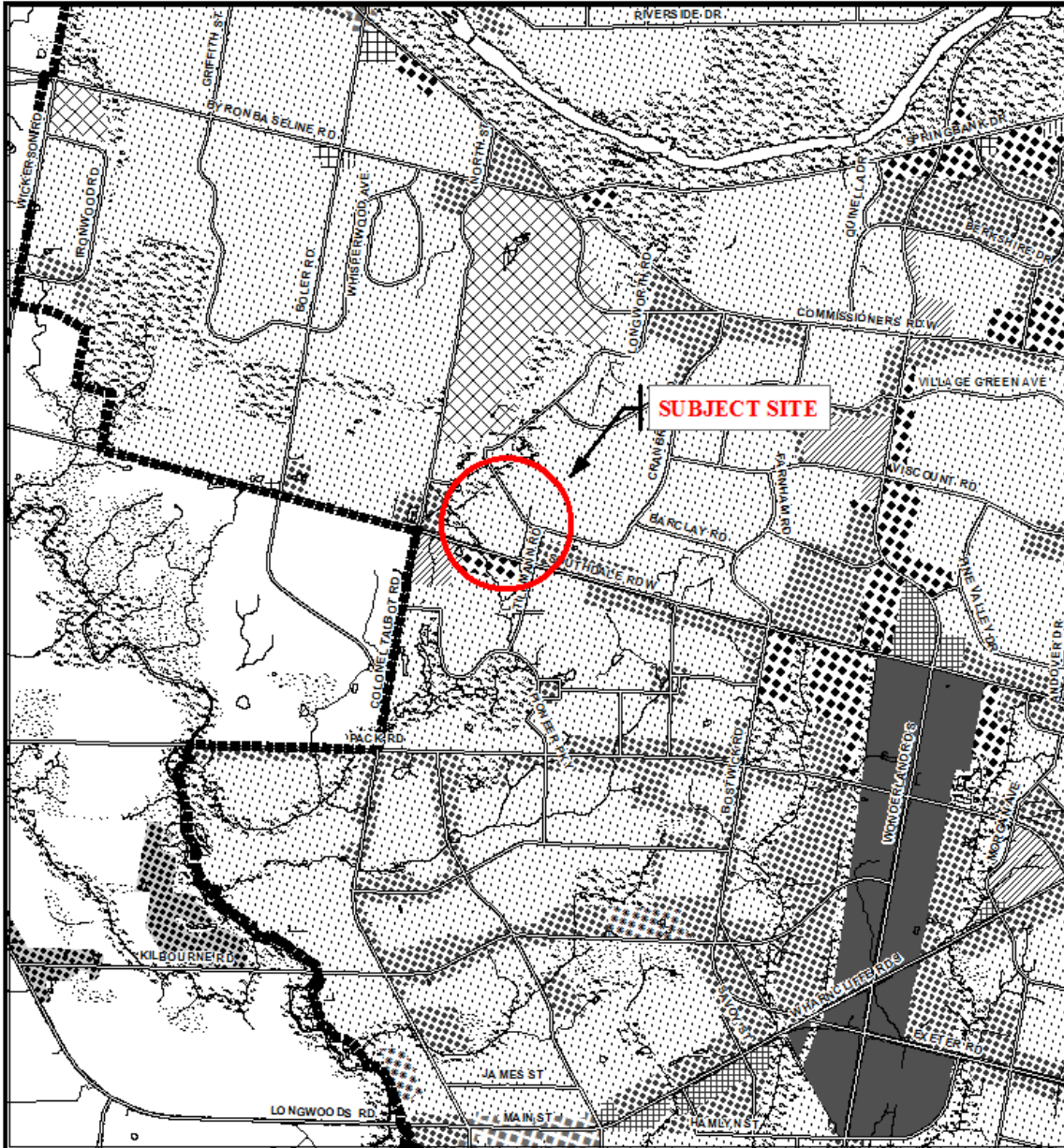
PUBLIC LIAISON:	<p>Notice of the application was also published in the Public Notices and Bidding Opportunities section of The Londoner on February 4, 2016. Notice of application was sent out January 12, 2016. A Revised Notice of Application and Notice of Public Meeting was sent to all property owners within 120 m of the subject site on February 11, 2016.</p>
<p>Nature of Liaison: Possible Amendment to Zoning By-law Z.-1 to change the zoning from a Residential R1 (R1-6) Zone to a Residential R1 Special Provision (R1-6(4) Zone</p>	
<p>Responses: None</p>	

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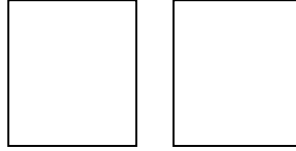


<p style="text-align: center;">LOCATION MAP</p> <p>Subject Site: Thornley Street/ Cranbrook Road File Number: Z-8561 Planner: Alanna Riley Created By: Alanna Riley Date: 2016-02-25 Scale: 1:5000</p>	<p style="text-align: center;">LEGEND</p> <ul style="list-style-type: none"> Subject Site Parks Assessment Parcels Buildings 123 Address Numbers
<p>Corporation of the City of London Prepared By: Development and Compliance Services</p>	

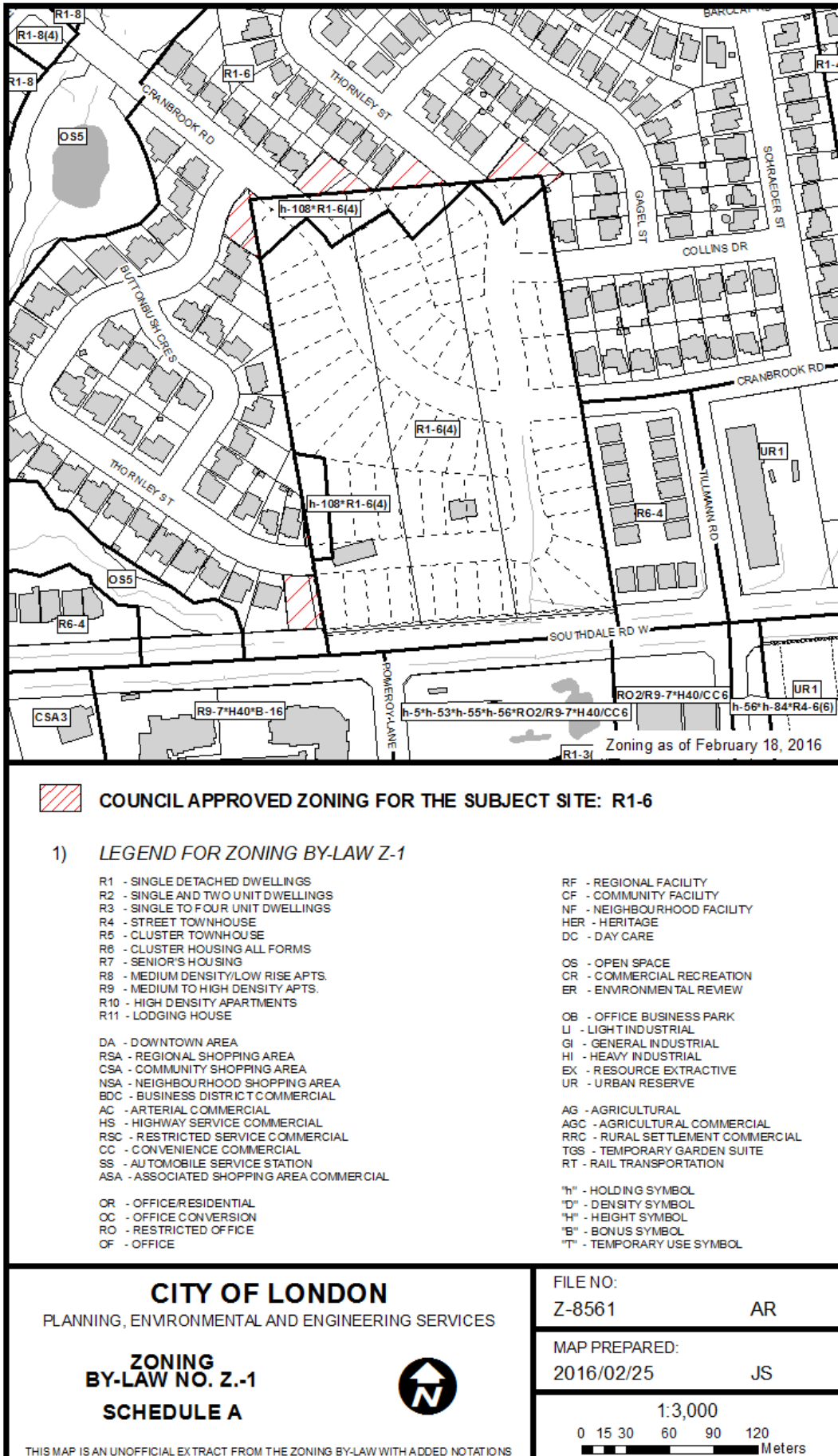
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Legend		
<div style="display: flex; flex-direction: column; gap: 5px;"> <div style="display: flex; align-items: center;"> Downtown</div> <div style="display: flex; align-items: center;"> Wonderland Road Community Enterprise Corridor</div> <div style="display: flex; align-items: center;"> Enclosed Regional Commercial Node</div> <div style="display: flex; align-items: center;"> New Format Regional Commercial Node</div> <div style="display: flex; align-items: center;"> Community Commercial Node</div> <div style="display: flex; align-items: center;"> Neighbourhood Commercial Node</div> <div style="display: flex; align-items: center;"> Main Street Commercial Corridor</div> <div style="display: flex; align-items: center;"> Auto-Oriented Commercial Corridor</div> <div style="display: flex; align-items: center;"> Multi-Family, High Density Residential</div> <div style="display: flex; align-items: center;"> Multi-Family, Medium Density Residential</div> <div style="display: flex; align-items: center;"> Low Density Residential</div> <div style="display: flex; align-items: center;"> Office Area</div> </div>	<div style="display: flex; flex-direction: column; gap: 5px;"> <div style="display: flex; align-items: center;"> Office/Residential</div> <div style="display: flex; align-items: center;"> Office Business Park</div> <div style="display: flex; align-items: center;"> General Industrial</div> <div style="display: flex; align-items: center;"> Light Industrial</div> <div style="display: flex; align-items: center;"> Regional Facility</div> <div style="display: flex; align-items: center;"> Community Facility</div> <div style="display: flex; align-items: center;"> Open Space</div> <div style="display: flex; align-items: center;"> Urban Reserve - Community Growth</div> <div style="display: flex; align-items: center;"> Urban Reserve - Industrial Growth</div> <div style="display: flex; align-items: center;"> Rural Settlement</div> <div style="display: flex; align-items: center;"> Environmental Review</div> <div style="display: flex; align-items: center;"> Agriculture</div> <div style="display: flex; align-items: center;"> Urban Growth Boundary</div> </div>	<div style="text-align: center; margin-bottom: 10px;"> </div> <div style="text-align: center; margin-bottom: 5px;"> <p>Scale 1:30,000</p> </div> <div style="text-align: center;"> <p>Meters</p> </div> <div style="margin-top: 10px;"> <p>FILE NUMBER: Z-8561</p> <p>PLANNER: AR</p> <p>TECHNICIAN: JS</p> <p>DATE: 2016/02/25</p> </div>
<p style="text-align: center;">CITY OF LONDON Department of Planning and Development</p> <p style="text-align: center;">OFFICIAL PLAN SCHEDULE A - LANDUSE -</p> <p style="font-size: small; text-align: center;">PREPARED BY: Graphics and Information Services</p>		



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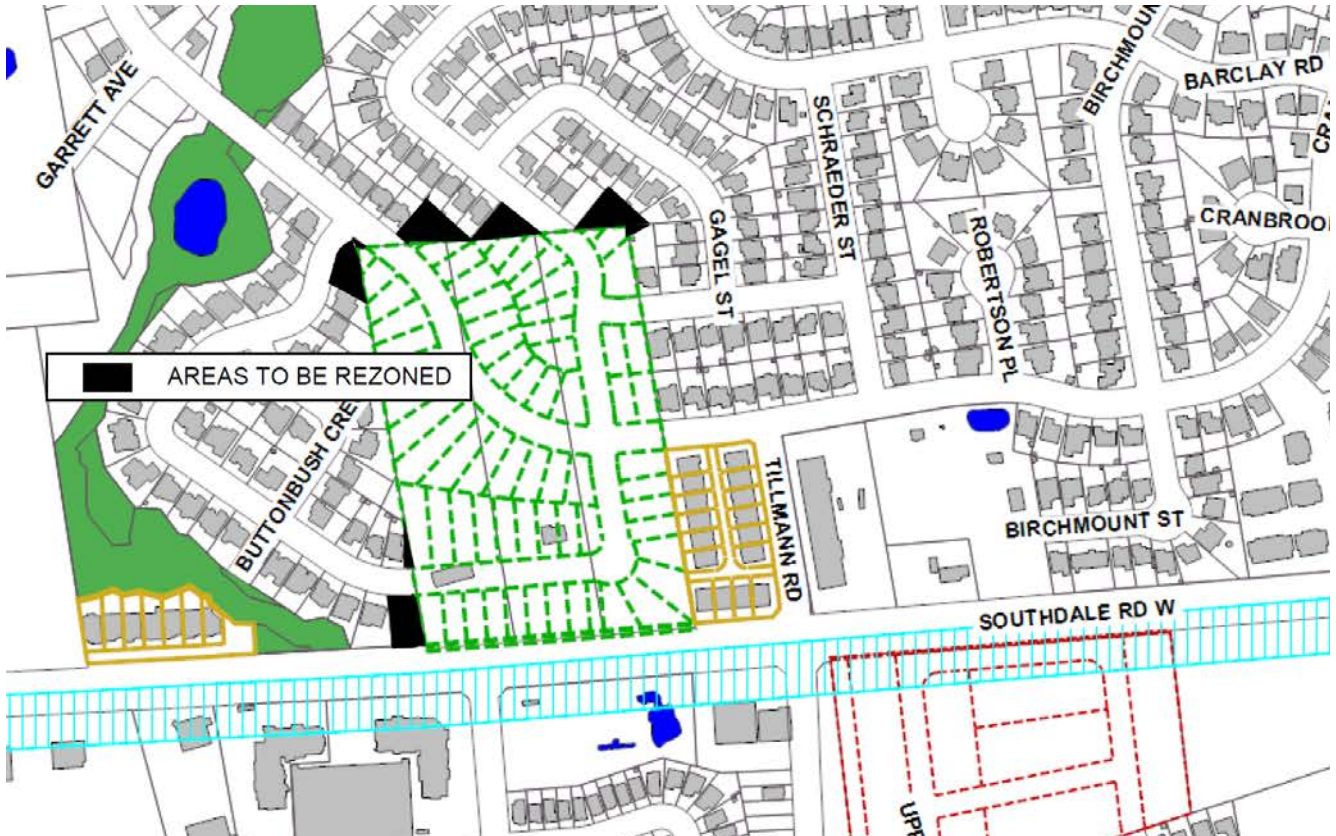


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ANALYSIS

Nature of Application



As noted above, the subject sites are blocks and parts on approved subdivision, 33M-394 which surround the recently draft approved subdivision 39T-13502 as shown above.

This rezoning application is intended to match up the zoning on part lots in the adjacent plan to permit consolidation for the development of single detached dwellings.

Consistency with the Official Plan and PPS

The subject lands are designated Low Density Residential in the City Of London Official Plan, which permits single detached dwellings and secondary uses. The plan of subdivision and draft plan of subdivision were found to be consistent with relevant policies of the Official Plan and the 2014 Provincial Policy Statement. Changing the zoning to match up and consolidate with the new blocks and parts will ensure that the parcels are developed appropriately with adjacent lands.

Zoning

The current zoning is Residential R1 (R1-6) Zone which permits single detached dwellings on lots with reduced interior side yards of 1.2 metres (3.94 feet) for one storey dwellings and 1.8 metres (5.9 feet) for two storey dwellings. The application is not to change a use but rather to change the zoning to match the zoning with the new blocks and parts to ensure consolidation with adjacent lands prior to development. The proposed Residential R1 Special Provision (R1-6(4) Zone permits single detached dwellings with reduced interior side yards of 1.2 m(3.9 feet) for two storeys.

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CONCLUSION

It is appropriate to change the zoning so that adjacent lands can be consolidated and developed.

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

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Agenda Item # Page #

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Bill No. (Number to be inserted by Clerk's Office)
2016

By-law No. Z.-1- _____

A by-law to amend By-law No. Z.-1 to rezone lands located at 1235, 1250, 1415, 1422, 1603 Thornley Street, 1200, 1203, 1206 Cranbrook Road, Block 205 in 33M-394, Block 82 in 33M 428 and Part 10, 33R-16180.

WHEREAS Developro Land Services Inc. has applied to rezone lands located at 1235, 1250, 1415, 1422, 1603 Thornley Street, 1200, 1203, 1206 Cranbrook Road, Block 205 in 33M-394, Block 82 in 33M 428 and Part 10, 33R-16180, as shown on the map attached to this by-law, as set out below;

AND WHEREAS this rezoning conforms to the Official Plan;

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 the lands located at 1235, 1250, 1415, 1422, 1603 Thornley Street, 1200, 1203, 1206 Cranbrook Road, Block 205 in 33M-394, Block 82 in 33M 428 and Part 10, 33R-16180, as shown on the attached map, from a Residential R1 (R1-6) Zone to a Residential R1 Special Provision (R1-6(4)) Zone.
2. This By-law shall come into force and be deemed to come into force in accordance with Section 34 of the Planning Act, R.S.O. 1990, c. P13, either upon the date of the passage of this by-law or as otherwise provided by the said section.

PASSED in Open Council on March 22, 2016

Matt Brown
Mayor

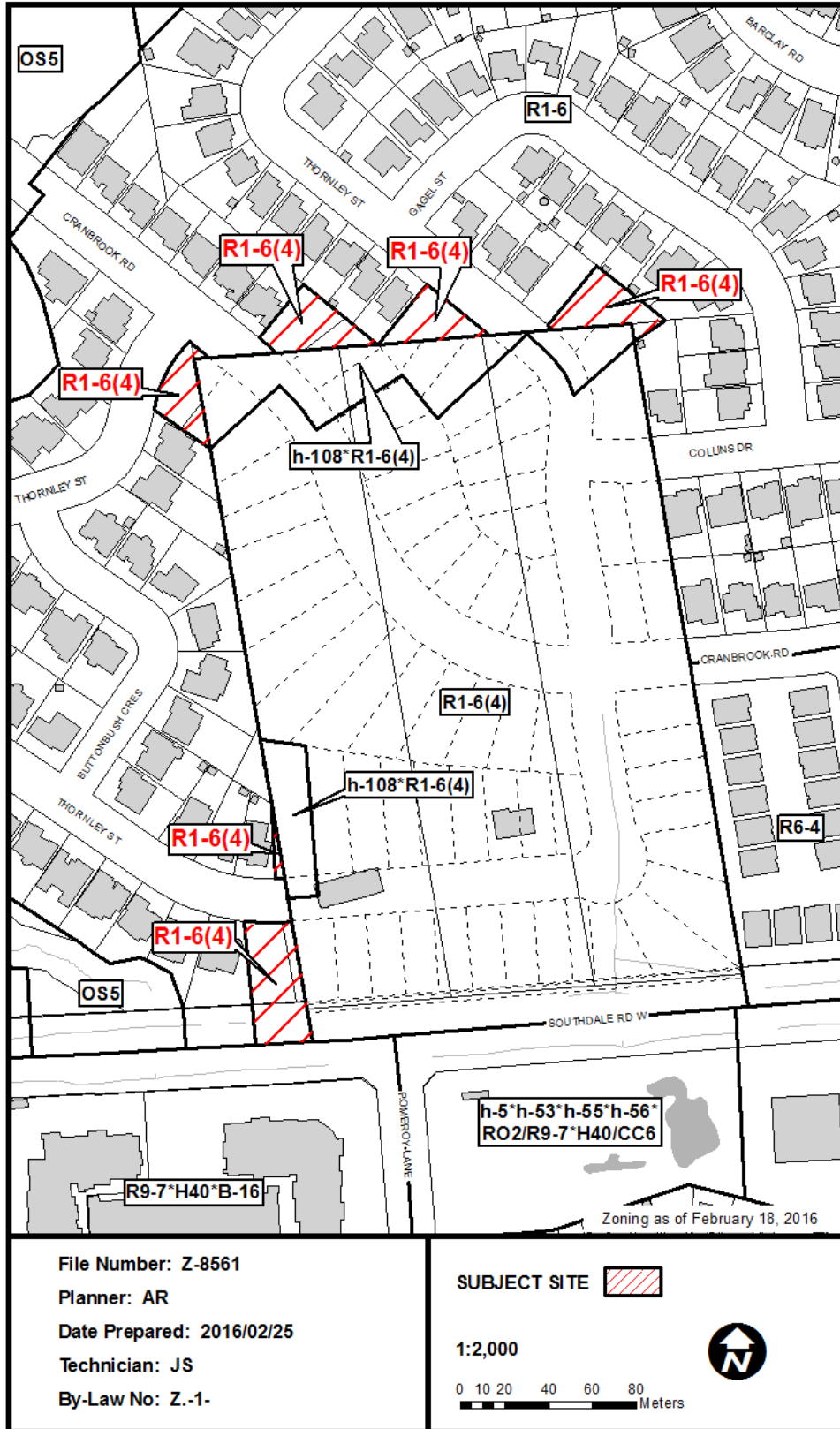
Catharine Saunders
City Clerk

First Reading - March 22, 2016
Second Reading - March 22, 2016
Third Reading - March 22, 2016


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



File Number: Z-8561
 Planner: AR
 Date Prepared: 2016/02/25
 Technician: JS
 By-Law No: Z.-1-

SUBJECT SITE 
 1:2,000
 0 10 20 40 60 80 Meters

