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H-8577/C. Smith

FROM:	G. KOTSIFAS, P.ENG. MANAGING DIRECTOR, DEVELOPMENT & COMPLIANCE SERVICES & CHIEF BUILDING OFFICIAL
SUBJECT:	APPLICATION BY: KENMORE HOMES (LONDON) INC. 255 SOUTH CARRIAGE ROAD MEETING ON MAY 9, 2016

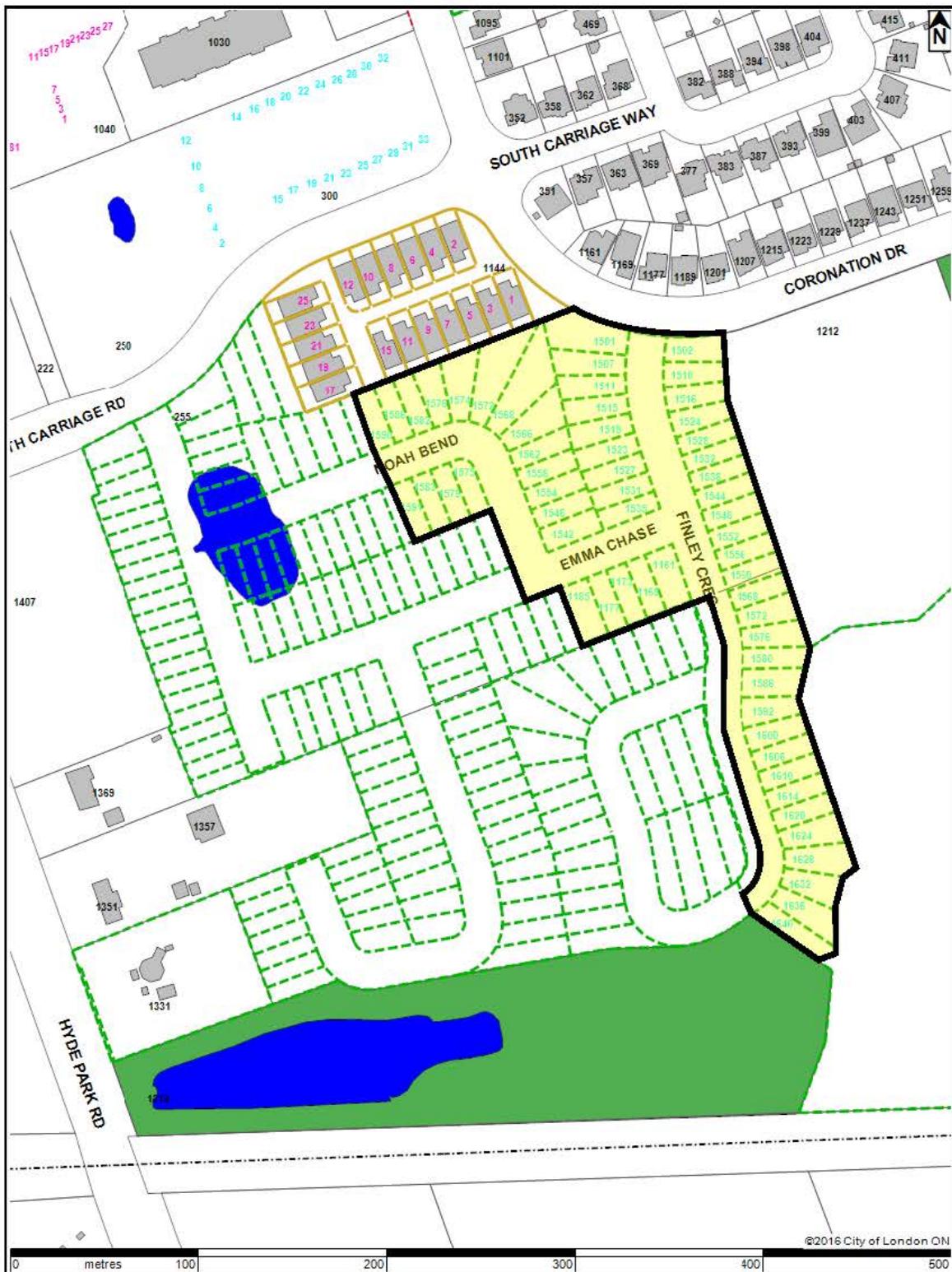
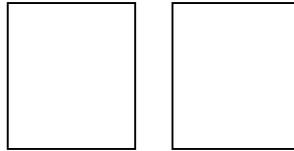
RECOMMENDATION

That, on the recommendation of the Manager, Development Services and Planning Liaison, based on the application of Kenmore Homes (London) Inc. relating to the property located at 255 South Carriage Road:

- a) the attached proposed by-law **BE INTRODUCED** at the Municipal Council meeting on May 17, 2016 to amend Zoning By-law No. Z.-1 in conformity with the Official Plan to change the zoning of 255 South Carriage Road **FROM** a Holding Residential R1 Special Provision (h*h-100*R1-3 (4)) Zone, a Holding Residential R1 Special Provision (h*h-100*R1-3 (8)) Zone, a Holding Residential R1 Special Provision (h*h-100*R1-13 (6)) Zone and a Holding Neighbourhood Facility/Residential R1 Special Provision (h*h*100* NF1/R1-3 (4)) Zone **TO** a Holding Residential R1 Special Provision (h-100*R1-3 (4)) Zone, a Holding Residential R1 Special Provision (h-100*R1-3 (8)) Zone, a Holding Residential R1 Special Provision (h-100*R1-13 (6)) Zone and a Holding Neighbourhood Facility/Residential R1 Special Provision (h-100*NF1/R1-3 (4)) Zone to remove the h. holding provision.
- b) the application to change the zoning of the properties located at 255 South Carriage Road **FROM** a Holding Residential R1 Special Provision (h-100*R1-3 (4)) Zone, a Holding Residential R1 Special Provision (h-100*R1-3 (8)) Zone, a Holding Residential R1 Special Provision (h-100*R1-13(6)) Zone and a Holding Neighbourhood Facility/Residential R1 Special Provision (h*100* NF1/R1-3 (4)) Zone **TO** a Residential R1 Special Provision (R1-3 (4)) Zone, a Residential R1 Special Provision (R1-3 (8)) Zone, a Residential R1 Special Provision (R1-13 (6)) Zone and a Neighbourhood Facility/Residential R1 Special Provision (NF1/R1-3 (4)) Zone **BE DEFERRED** until such time as a second public access and water looping is provided.

PURPOSE AND EFFECT OF RECOMMENDED ACTION

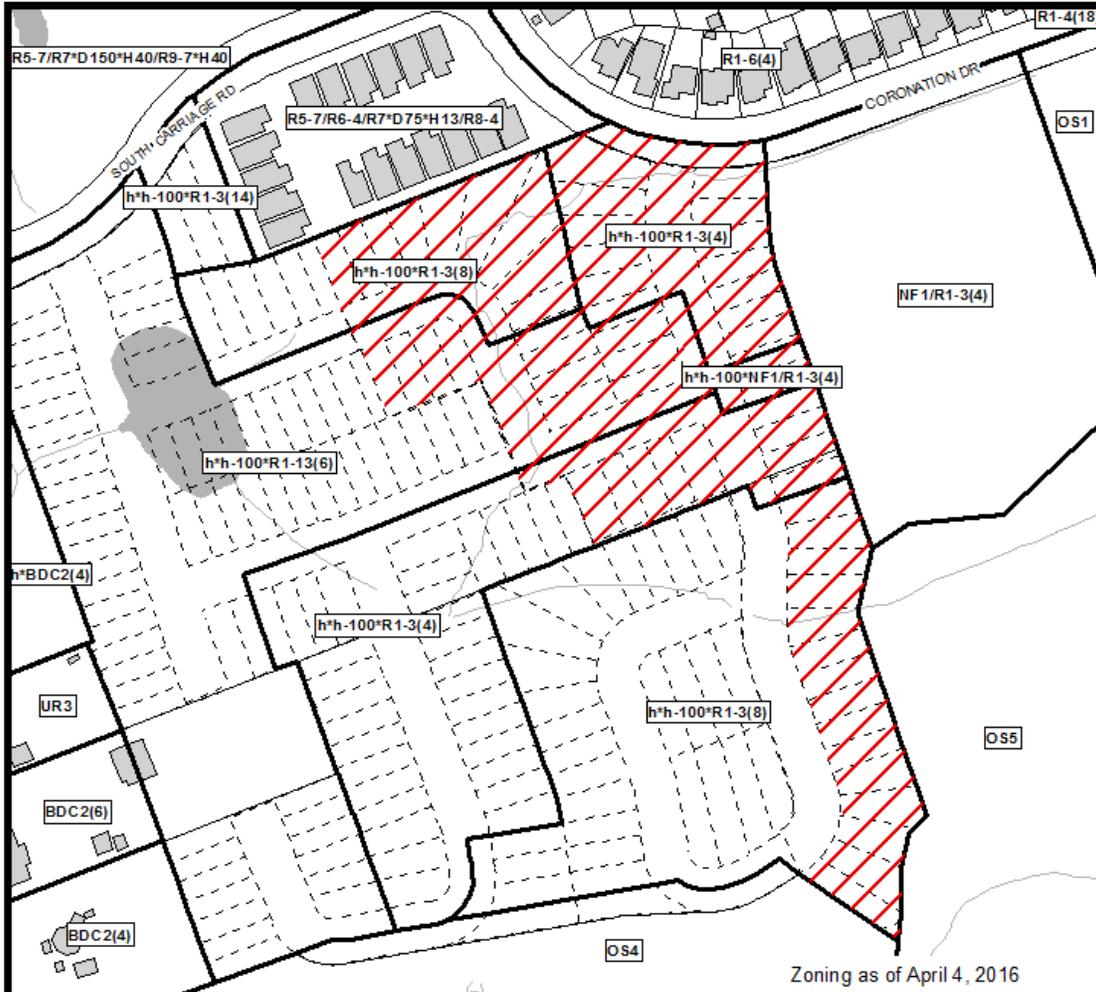
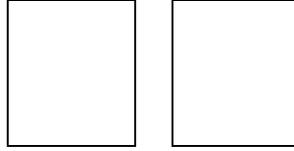
The purpose and effect of this zoning change is to remove the h holding symbol to permit the development of 58 single detached dwelling lots.



<p>LOCATION MAP</p> <p>Subject Site: 255 South Carriage Rd Applicant: Kenmore Homes (London) File Number: H-8577 Planner: Craig Smith Created By: James Scott Date: 2016-04-19 Scale: 1:2500</p>	<p>LEGEND</p> <ul style="list-style-type: none"> Subject Site Parks Assessment Parcels Buildings Address Numbers
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Corporation of the City of London
Prepared By: Planning and Development





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

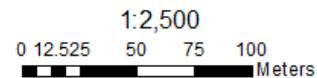
CITY OF LONDON
 PLANNING, ENVIRONMENTAL AND ENGINEERING SERVICES

**ZONING
 BY-LAW NO. Z-1
 SCHEDULE A**



FILE NO:
 H-8577 CS

MAP PREPARED:
 April 19, 2016 JTS



THIS MAP IS AN UNOFFICIAL EXTRACT FROM THE ZONING BY-LAW WITH ADDED NOTATIONS

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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 execution of the subdivision agreement is imminent and the h holding provision is no longer required.
3. The proposed 58 single detached lot subdivision does not have a second access and the water system is not looped. Removal of the h-100 holding provision is not appropriate at this time.

BACKGROUND

Date Application Accepted: January 5, 2016	Owner: Kenmore Homes (London) Inc.
REQUESTED ACTION: Removal of the h. and h.100 holding provisions from the low density residential zones.	

PUBLIC LIAISON:	Notice of the application was published in the Londoner on January 28, 2016
Nature of Liaison: City Council intends to consider removing the h and h-100 holding provisions from the lands that ensures for the orderly development of land and for the provision of adequate water service and appropriate access a development agreement shall be entered into to the satisfaction of the City. Council will consider removing the holding provision as it applies to these lands no earlier than February 22, 2016.	
Responses: None	

ANALYSIS

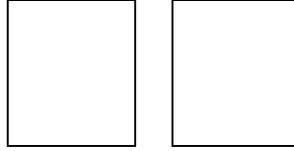
Why is it Appropriate to remove this Holding Provision?

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 Kenmore Homes (London) Inc. subdivision. The special provisions have been endorsed by Council. The owner has provided the necessary security 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

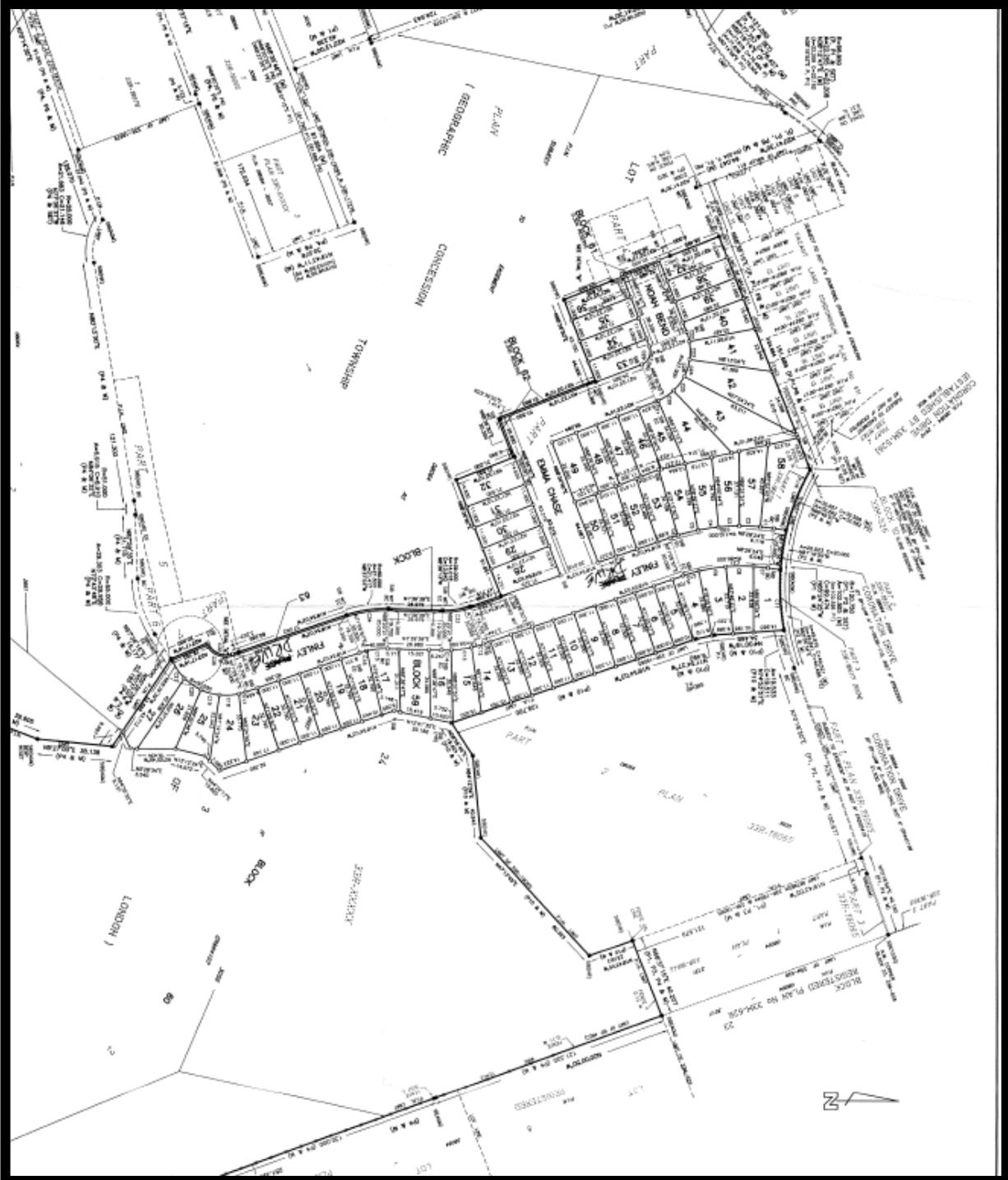


The (h-100) holding provision states that:

“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. A looped watermain has not been constructed and a second public access is not available to the satisfaction of the City Engineer. It is not appropriate to remove this holding provision from the lands at this time. The first phase of subdivision is for 58 units and building permits can be issued to a maximum of 80 units. The removal of h-100 holding provision will be considered during the next phase of subdivision approval to ensure that a second access and water looping is provided.

Submitted Subdivision First Phase Plan



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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. The removal of the h-100 holding provision will be dealt with in a future phase of subdivision once the water looping and second public access is provided.

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

May 2, 2016
CS/

"Attach."

Agenda Item # Page #

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H-8577/C. Smith

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 remove holding
provisions from the zoning for lands located
at 255 South Carriage Road.

WHEREAS Kenmore Homes (London) Inc. have applied to remove the holding provisions from the zoning for the lands located at 255 South Carriage Road, 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 255 South Carriage Road, as shown on the attached map, to remove the "h" holding provision so that the zoning of the lands as a Holding Residential R1 Special Provision (h-100*R1- 3 (4)) Zone, a Holding Residential R1 Special Provision (h-100*R1-3 (8)) Zone, a Holding Residential R1 Special Provision (h-100*R1-13 (6)) Zone and a Holding Neighbourhood Facility/Residential R1 Special Provision (h-100*Nf1/R1-3 (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 May 17, 2016.

Matt Brown
Mayor

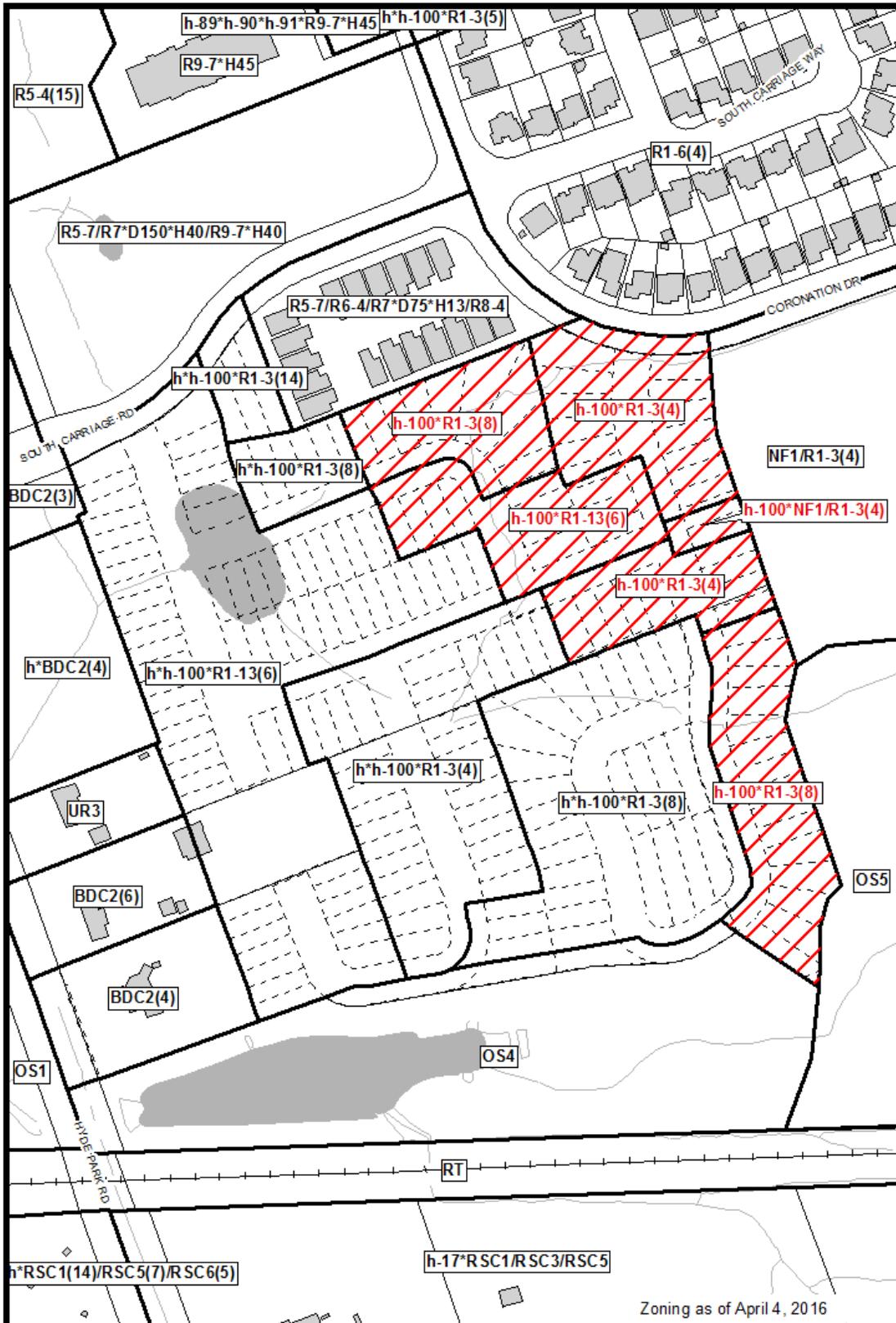
Catharine Saunders
City Clerk

First Reading -May 17, 2016
Second Reading -May 17, 2016
Third Reading - May 17, 2016

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



<p>File Number: H-8577 Planner: CS Date Prepared: April 19, 2016 Technician: JTS By-Law No: Z.-1-</p>	<p>SUBJECT SITE </p> <p>1:2,500</p> <p>0 12.525 50 75 100 Meters</p>
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