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H-7977/A. MacLean

<b>TO:</b>	<b>CHAIR AND MEMBERS PLANNING AND ENVIRONMENT COMMITTEE  MEETING ON MARCH 26, 2012</b>
<b>FROM:</b>	<b>G. KOTSIFAS DIRECTOR OF BUILDING CONTROLS AND CHIEF BUILDING OFFICIAL</b>
<b>SUBJECT:</b>	<b>APPLICATION BY:  SUNNINGDALE DEVELOPMENTS INC.  280 CALLAWAY DRIVE</b>

<b>RECOMMENDATION</b>
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That, on the recommendation of the Senior Planner, Development Planning, based on the application of Oakridge Heights Development Inc. relating to the property located at 495 Oakridge Drive,

- a) the attached proposed by-law **BE INTRODUCED** at the Municipal Council meeting on April 10, 2012 to amend Zoning By-law No. Z.-1 (in conformity with the Official Plan) to change the zoning of the 280 Callaway Drive **FROM** a Holding Residential R4/R6 Special Provision (h-5 h-99 h-100 R4-3/R6-5(23)) Zone; **TO** a Residential R4/R6 Special Provision (R4-3/R6-5(23)) Zone to remove the h-5, h-99 and h-100 holding provisions from these lands;

<b>PREVIOUS REPORTS PERTINENT TO THIS MATTER</b>
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Sunningdale North Community Plan - November 2006

<b>PURPOSE AND EFFECT OF RECOMMENDED ACTION</b>
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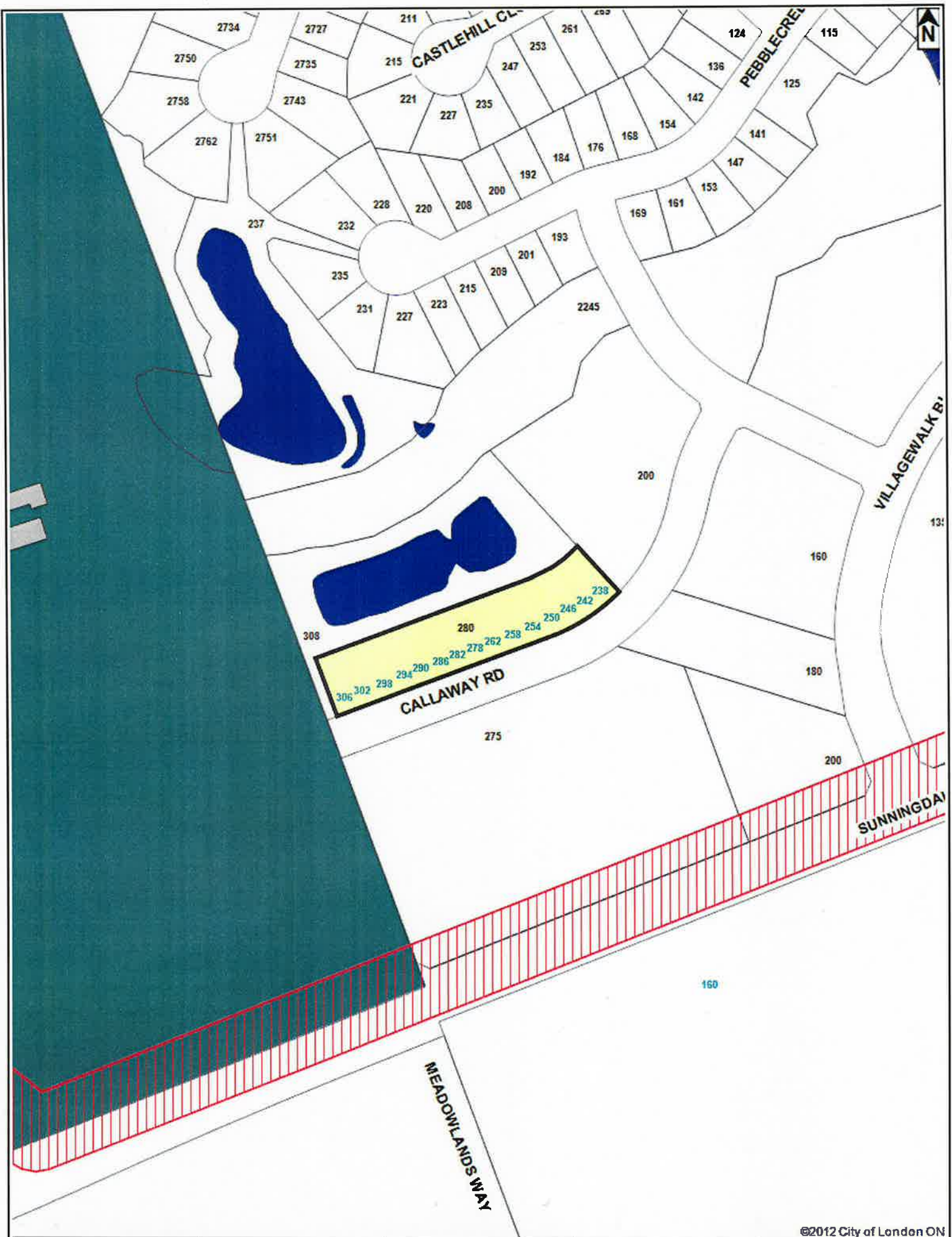
To remove the h-5, h-99 and h-100 holding provisions to allow for building permits to be issued.

<b>RATIONALE</b>
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1. The public site plan meeting has been held and the applicant has entered into a development agreement with the City.
2. As there are only 18 units for this development, water looping and a second public access is not required.
3. The development has been designed consistent with the Upper Richmond Village-Urban Design Guidelines.

<b>BACKGROUND</b>
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<b>Date Application Accepted:</b> October 27, 2011	<b>Owner:</b> Sunningdale Developments Inc.
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**LOCATION MAP**

Subject Site: 280 Callaway Road  
 Applicant: Domus Developments (London) Inc.  
 File Number: H-7977  
 Planner: Allister MacLean  
 Created By: Jeffrey Shaughnessy  
 Date: 2012-03-14  
 Scale: 1:2500

**LEGEND**

-  Subject Site
-  Parks
-  Assessment Parcels
-  Buildings
-  Address Numbers



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**REQUESTED ACTION:** Removal of the h-5, h-99 and h-100 holding provisions from the from the R4-3/R6-5(23)Zone.

- R4-3/R6-5(23)

<b>PUBLIC LIAISON:</b>	Notice of the application was published in Living in the City on Saturday November 5, 2011.	None
<b>Nature of Liaison:</b>		
<p>City Council intends to consider removing the "h-5" , "h-99" and "h-100" holding provisions from the Compound Residential R4/R6 Special Provision (R4-3/R6-5(23)) Zone. These holding provisions were put in place to ensure that the owner enters into a agreement with the City following public site plan review (h-5); to ensure that that new development is designed and approved consistent with the policies of the Sunningdale North Area Plan and the Upper Richmond Village-Urban Design Guidelines(h-99), and to ensure no more than 80 units be developed until a looped watermain system is constructed and there is a second public access available to the satisfaction of the City Engineer(h-100). Council will consider removing the holding provisions as it applies to the lands described above, no earlier than December 5<sup>th</sup> , 2011.</p>		
<b>Responses:</b> None.		

**ANALYSIS**

**h-5 Holding Provision**

The h-5 holding provision states that:

*To ensure that development takes a form compatible with adjacent land uses, agreements shall be entered into following public site plan review specifying the issues allowed for under Section 41 of the Planning Act, R.S.O. 1990, c. P.13, prior to the removal of the "h-5" symbol.*

The site plan underwent full public review before the Planning and Environment Committee on February 27, 2012. The applicant has entered into a development agreement with the City to address the development of this site. Therefore, it is appropriate to remove this holding provision from the site.

**h-99 Holding Provision**

The h-99 holding provision states that:

*To ensure that new development is designed and approved consistent with the policies of the Sunningdale North Area Plan and the Upper Richmond Village-Urban Design Guidelines, to the satisfaction City of London, prior to removal of the h-99 symbol.*

Community Planning and Urban Design staff have reviewed this proposal and have confirmed that it complies with the Upper Richmond Village-Urban Design Guidelines. Therefore, it is appropriate to remove the h-99 holding provision from the site.

**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.*




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Water Engineering staff have reviewed this request and advised that there is no issue. As there are only 18 lots are to be created by this development, the need for a second public access is also not required. Therefore it is appropriate to remove the h-100 holding provision at this time.

<b>CONCLUSION</b>
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It is appropriate to consider removal of the h-5, h-99 and h-100 holding provisions at this time. Removal of these holding provisions from the R4-3/R6-5(23) Zone represent good land use planning.

<b>RECOMMENDED BY:</b>	<b>REVIEWED BY:</b>
	
<b>A. MACLEAN SENIOR PLANNER, DEVELOPMENT PLANNING</b>	<b>D. N. STANLAKE DIRECTOR DEVELOPMENT PLANNING BRUCE</b>
<b>SUBMITTED BY:</b>	
	
<b>G. KOTSIFAS DIRECTOR OF BUILDING CONTROLS</b>	

March 16, 2012  
 AM/am  
 c. G. Kotsifas  
     D. Stanlake  
 "Attach."

[Empty boxes for Agenda Item # and Page #]

**H-7977/A. MacLean**

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

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

A by-law to amend By-law No. Z.-1 to remove the holding provisions from the zoning for the land located at 280 Callaway Drive.

WHEREAS Domus Developments (London) Inc.. has applied to remove the holding provisions from the zoning for the lands located at 280 Callaway Drive, 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 southerly portion of the lands located at 280 Callaway Drive, as shown on the attached map to remove the holding provisions so that the zoning of the lands as a Residential R4/R6 Special Provision (R4-3/R6-5(23)) Zone comes into effect.
2. This By-law shall come into force and effect on the date of passage.

PASSED in Open Council on April 10, 2012.

Joseph Fontana  
Mayor

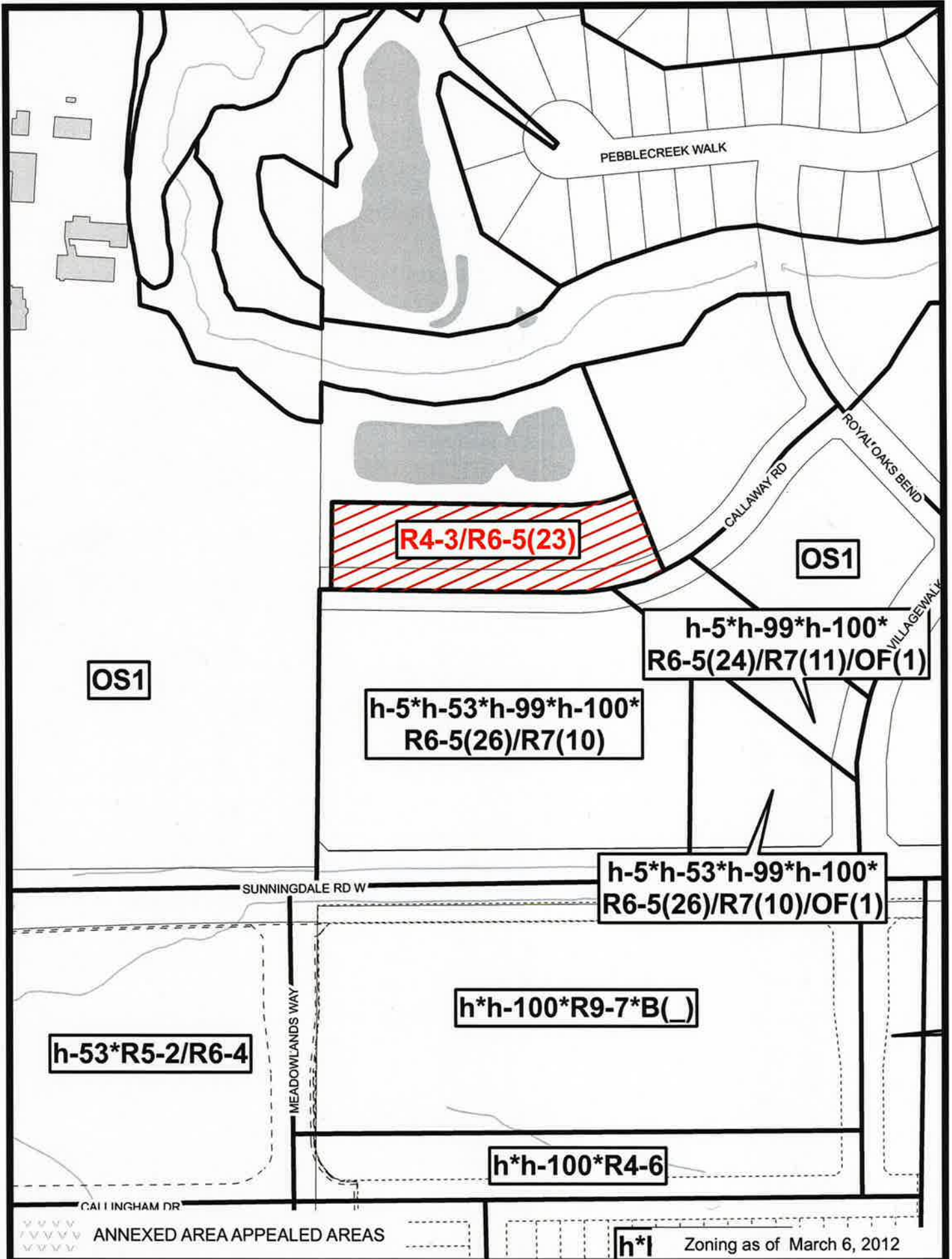
Catharine Saunders  
City Clerk

First Reading - April 10, 2012.  
Second Reading - April 10, 2012.  
Third Reading - April 10, 2012.






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



File Number: H-7977  
 Planner: AM  
 Date Prepared: March 15, 2012  
 Technician: JS  
 By-Law No: Z.-1-

**SUBJECT SITE** 

1:2,500

0 12.525 50 75 100 Meters

