

--	--

H-8025/N. McKee

TO:	CHAIR AND MEMBERS PLANNING AND ENVIRONMENT COMMITTEE
FROM:	GEORGE KOTSIFAS DIRECTOR OF BUILDING CONTROLS AND CHIEF BUILDING OFFICIAL
SUBJECT:	APPLICATION BY: 2047790 ONTARIO LTD (Z GROUP) PORTION OF 530 SUNNINGDALE ROAD EAST PHASE TWO OF UPLANDS NORTH SUBDIVISION MEETING ON MARCH 26, 2012

RECOMMENDATION

That, on the recommendation of the Senior Planner of Development Services, based on the application of 2047790 Ontario Ltd (Z Group) relating to a portion of the property located at 530 Sunningdale Road East, 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 subject lands **FROM** a Holding Residential R1 (h.R1-2) zone; a holding Residential R1 (h.R1-3) zone; and a holding R1 Special Provision (h.R1-3(7)), **TO** a Residential R1 (R1-2) zone; a Residential R1 (R1-3) zone; and Residential R1 Special Provision (R1-3(7)) 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 "h" holding provision, to permit the development of single detached residential lots within Phase Two of the Uplands North subdivision.

PREVIOUS REPORTS PERTINENT TO THIS MATTER

39T-05510

- July 18, 2011** – Report to Built and Natural Environment Committee on Phase 1, subdivision SWM facility.
- November 28, 2011** – Report to Built and Natural Environment Committee on Special Provisions
- December 17, 2009** – Report to Planning Committee for extension of Draft Plan
- June 14, 2006** – Report to Planning Committee for Draft Plan Approval

BACKGROUND

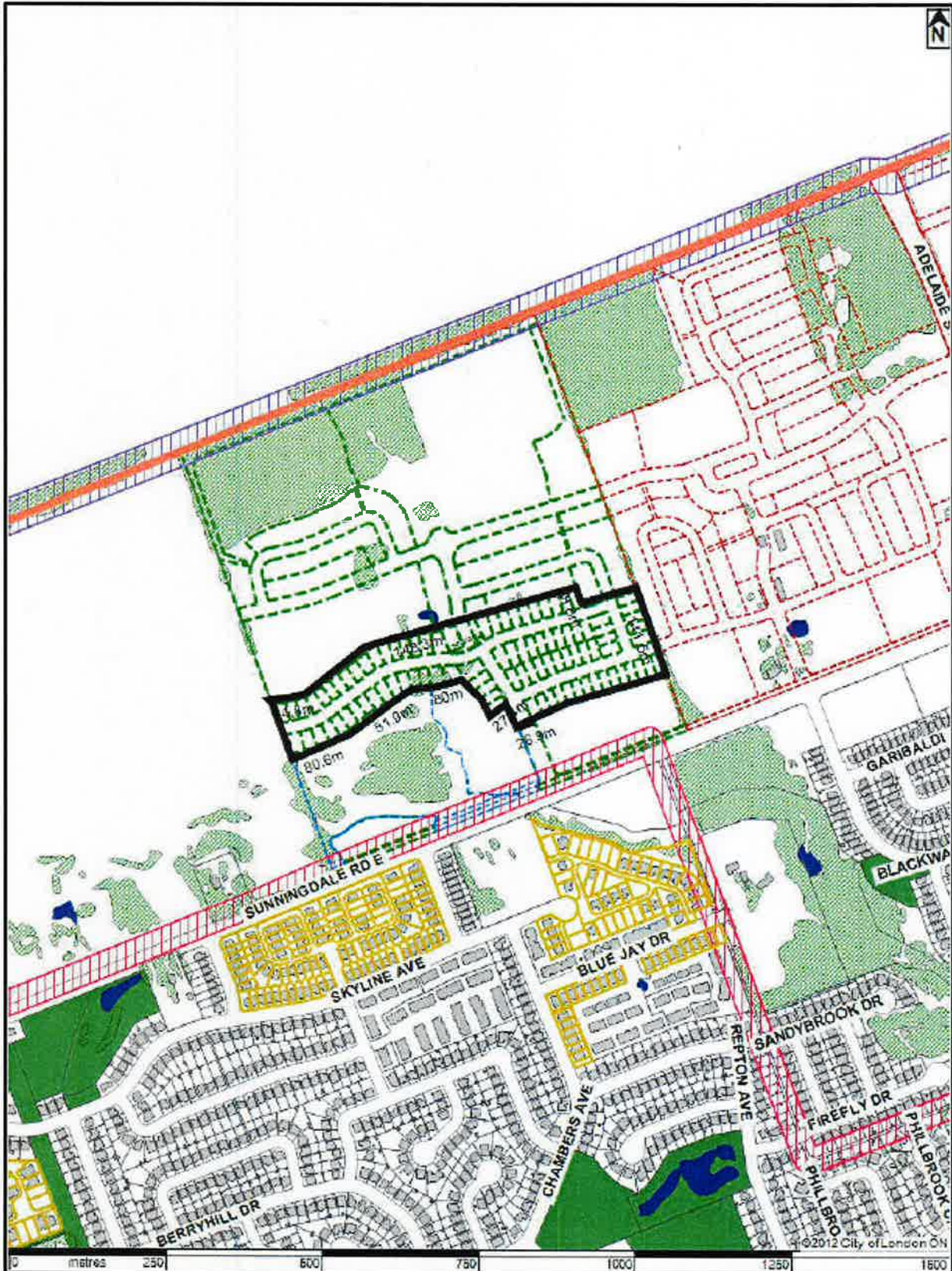
The subdivision is located within the Uplands North Area Plan. The land use designations were approved in May 2003 as part of Official Plan Amendment No. 289. The application for Draft Plan of Subdivision Approval was granted on July 13, 2006. An extension was granted on July 8, 2009. The City is currently developing the first phase, a stormwater management pond for this area which is expected to be complete in April 2012.

The revised residential Plan of Subdivision proposes 92 single family detached lots, 3 medium density residential blocks, 1 possible school block, 1 stormwater management block, 5 open space blocks (wetland and woodlands), 1 park block, 3 walkway blocks and several road widening and reserve blocks, served by 2 new secondary collector roads and 5 new local streets.

--	--

H-8025/N. McKee

LOCATION MAP



LOCATION MAP

Subject Site: 530 Sunningdale Road W
 File Number: H-8025
 Planner: Nancy McKee
 Created By: Nancy McKee
 Date: 2012-02-29
 Scale: 1:7500

Corporation of the City of London
 Prepared By: Planning, Environmental

LEGEND

<ul style="list-style-type: none"> Subject Site Parks Assessment Parcels Buildings Address Numbers

--	--

H-8025/N. McKee

Date Application Accepted: Feb 22, 2012	Applicant: 2047790 Ontario Ltd (Z Group)
REQUESTED ACTION: Removal of the "h" holding provision on the proposed residential lots in the Uplands North Plan of Subdivision (39T-05510)	

PUBLIC LIAISON:	Notice was published in the "Living in the City" section of the London Free Press on March 3, 2012.	No replies.
------------------------	---	-------------

ANALYSIS

When were the holding provisions applied?

The holding provisions were applied with the zoning at the same time as the Uplands North subdivision was draft approved by Council in 2006 as there were no services immediately available to service the draft plan of subdivision.

What is the purpose of the holding provisions?

The purpose of applying holding provisions is to ensure that prior to development proceeding, certain requirements have been addressed to the satisfaction of Council. The "h" holding provision identified below is the subject of this application:

- **h** – this holding provision can be removed after the owner enters into a subdivision agreement with the City of London, which provides clearly defined requirements for the provision of municipal services and associated financial obligations of the owner.

The executed subdivision agreement clearly defines the financial and servicing obligations of the owner and Planning staff recommend the removal of the "h" provision from phase 2 as applied. This will permit the issuance of building permits on the single family residential lots, in accordance with the approved zoning. Servicing will be undertaken in accordance with the provisions in the subdivision agreement.

Why is it appropriate to remove the Holding Provision?

The Special Provisions for phase two of the Uplands North subdivision phase 2 were approved by Council on December 5th 2011. The signed subdivision agreement and required securities were recently provided to the City and it is now appropriate to remove the "h" provision so that permits can be obtained for the proposed residential units in accordance with the underlying zoning and municipal servicing requirements.

Will any holding provisions remain on the Subdivision?




The recommended amendment will remove the "h" holding provision on the single family lots in the Uplands North subdivision. Several holding provisions will continue to apply to the remainder of the subdivision until such time as the specific requirements have been addressed by the owner, to the satisfaction of the City.

CONCLUSION

The Owner has entered a subdivision agreement for phase 2 of the Uplands North subdivision and is now requesting removal of the "h" holding provision, which was applied at the time of draft approval. The subdivision has been signed by the developer agreement and it is recommended that the "h" provision be removed so that development on phase 2 can proceed for the single detached residential lots.

--	--

H-8025/N. McKee

PREPARED AND RECOMMENDED BY:	REVIEWED BY:
	
NANCY MCKEE, SENIOR PLANNER, DEVELOPMENT PLANNING	D.N. STANLAKE, DIRECTOR OF DEVELOPMENT PLANNING
SUBMITTED BY:	
	
GEORGE KOTSIFAS DIRECTOR OF BUILDING CONTROLS AND CHIEF BUILDING CONTROLS	

March 16, 2012
NM/sw

.Y:\Shared\Sub&Spec\SUBDIV2012\H-8025 - 530 Sunningdale Road East (NM)\Report to PEC.doc

--	--

H-8025/N. McKee

Bill No.
2012

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 land located at 530 Sunningdale Road East.

WHEREAS Z Group has applied to remove holding provisions from the zoning on a portion of the lands located at 530 Sunningdale Road East, 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 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 a portion of the lands located at 530 Sunningdale Road East, as shown on the attached map to remove the "h" holding provision so that the zoning of the lands as a Residential R1 (R1-2) zone, Residential 1 (R1-3) zone and Residential R1 SP (R1-3(7)) 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

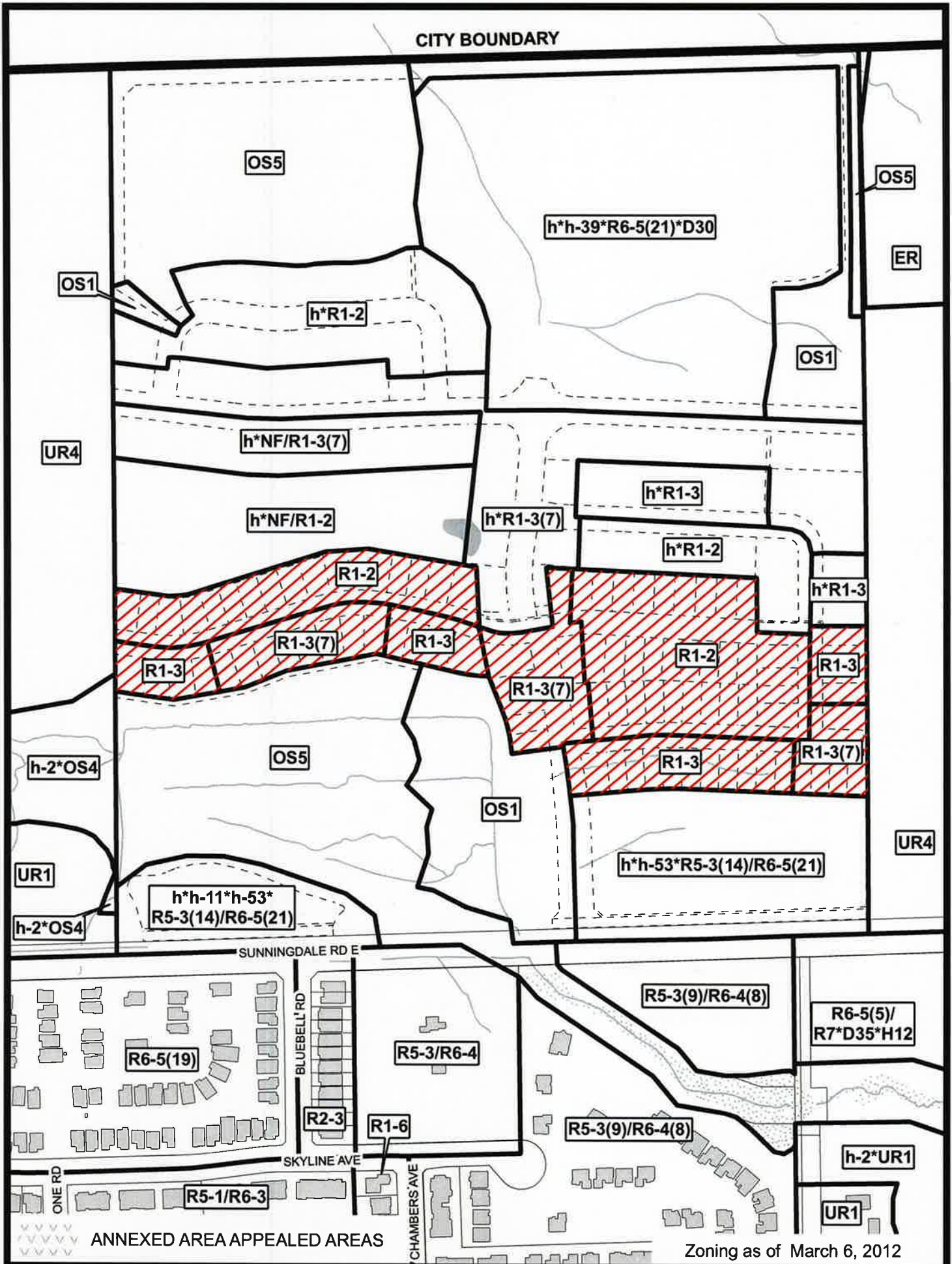
Joe Fontana
Mayor

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-8025
Planner: NM
Date Prepared: March 7, 2012
Technician: DT
By-Law No: Z.-1-

SUBJECT SITE 

1:4,000

0 20 40 80 120 160 Meters

