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H-8581/C. Smith

FROM:	G. KOTSIFAS, P.ENG. MANAGING DIRECTOR, DEVELOPMENT & COMPLIANCE SERVICES & CHIEF BUILDING OFFICIAL
SUBJECT:	APPLICATION BY: SUNNINGDALE DEVELOPMENTS INC. 2253 RICHMOND STREET MEETING ON JUNE 20, 2016

RECOMMENDATION

That, on the recommendation of the Manager, Development Services and Planning Liaison, based on the application of Sunningdale Developments Inc. relating to the property located at 2253 Richmond Street the attached proposed by-law **BE INTRODUCED** at the Municipal Council meeting on June 23, 2016 to amend Zoning By-law No. Z.-1 in conformity with the Official Plan to change the zoning of 2253 Richmond Street **FROM** a Holding Residential R1 (h*h-100*R1-5) Zone and a Holding Residential R1 (h*h-100*h-114* R1-5) Zone **TO** a Residential R1 (R1-5) Zone and a Holding Residential R1 (h-114*R1-5) Zone to remove the holding h and h-100 provisions.

PREVIOUS REPORTS PERTINENT TO THIS MATTER
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39T-04513 Special Provisions and Revised Draft Plan of Subdivision report to Planning Committee – April 11, 2016

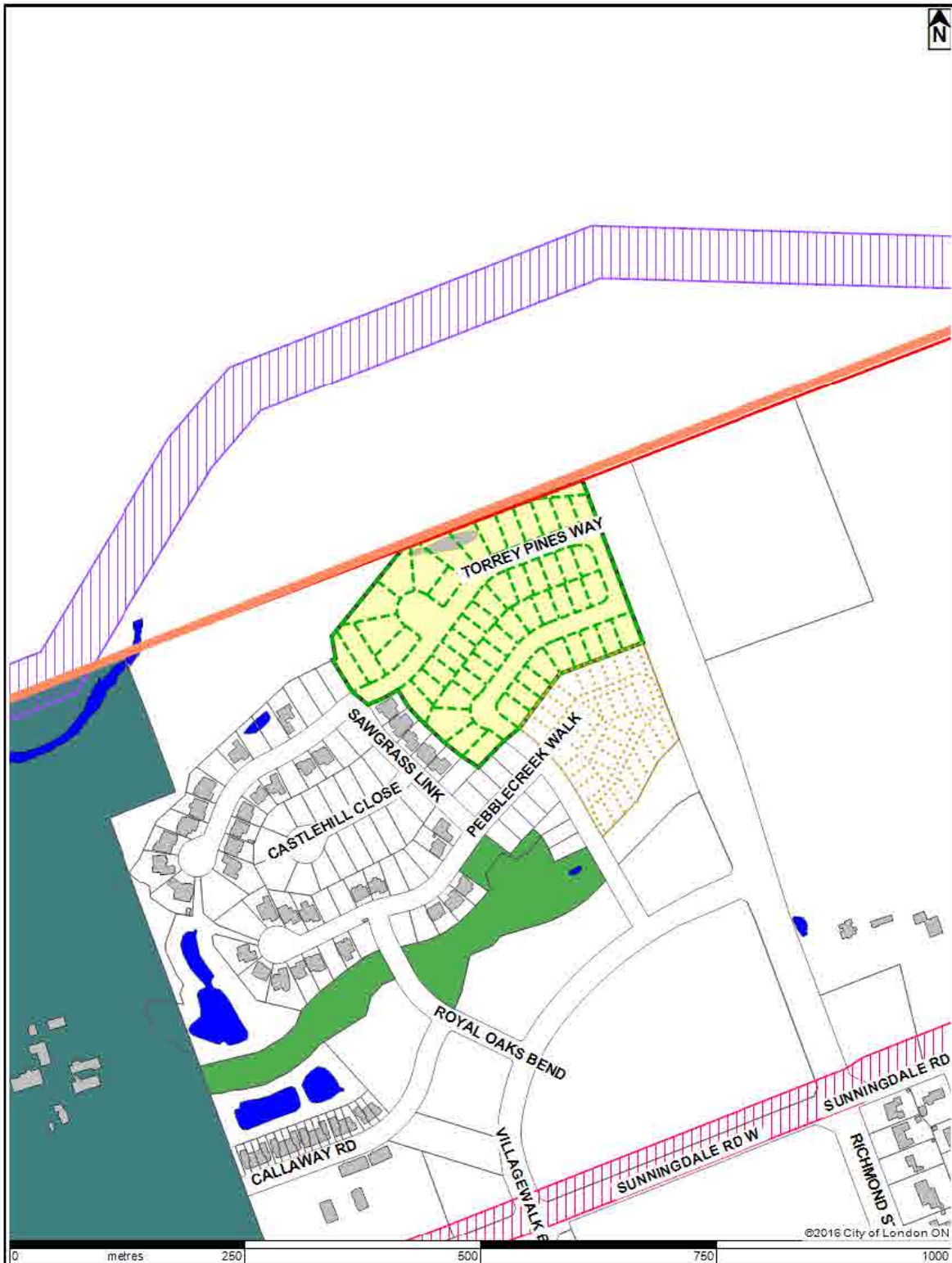
PURPOSE AND EFFECT OF RECOMMENDED ACTION

The purpose and effect of this zoning change is to remove the h. and h.-100 holding symbols to permit the development of 52 single detached dwelling lots.

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, all issues have been resolved and these holding provisions are no longer required.

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LOCATION MAP
Subject Site: **2253 Richmond St**
Applicant: **Sunningdale Developments Inc**
File Number: **H-8581**
Planner: **Craig Smith**
Created By: **James Scott**
Date: **2016-02-02**
Scale: **1:5000**

Corporation of the City of London
Prepared By: Planning and Development

LEGEND	
	Subject Site
	Parks
	Assessment Parcels
	Buildings
	Address Numbers

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BACKGROUND

Date Application Accepted: January 15, 2016	Owner: Sunningdale Development 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:

“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 2nd and Final Phase of the Richmond North subdivision. The special provisions have been endorsed by Council 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:

“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. The looped watermain has been constructed and the public access is available to the satisfaction of the City Engineer. It is appropriate to remove this holding provision at this time

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h-114 Holding Provision

The (h-114) holding provision states:

“A building permit shall not be issued for this parcel of land until such time as it is determined how much of this parcel is required to provide for the exit/access ramp to the future bicycle/pedestrian overpass which is to cross Richmond Street at this location”

The h-114 holding provision only applies to lot 53 and is for the purpose of providing land to accommodate a future bicycle and pedestrian overpass across Richmond Street as identified in the Bicycle Master Plan, Sunningdale North Community Plan and the Uplands Open Space Path System. As the information required to determine the final land necessary to accommodate the ramp has not been completed, the City will acquire this lot as parkland dedication. The applicant has not applied to lift the h-114 holding provision at this time as it has not been determined how much of the lot is required for the exit/access ramp for the future bicycle and pedestrian overpass.

CONCLUSION

It is appropriate to remove the h. and the h-100 holding provisions 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.

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

June 13, 2016
CS/

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 remove holding provisions from the zoning for lands located at 2253 Richmond Street.

WHEREAS Sunningdale Developments Inc. have applied to remove the holding provisions from the zoning for the lands located at 2253 Richmond Street, 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 2253 Richmond Street, as shown on the attached map, to remove the h. and h.-100 holding provisions so that the zoning of the lands as a Residential R1 (R1-5) Zone and a Holding Residential R1 (h-114*R1-5) Zone comes into effect.
2. This By-law shall come into force and effect on the date of passage.

PASSED in Open Council on June 23, 2016.

Matt Brown
Mayor

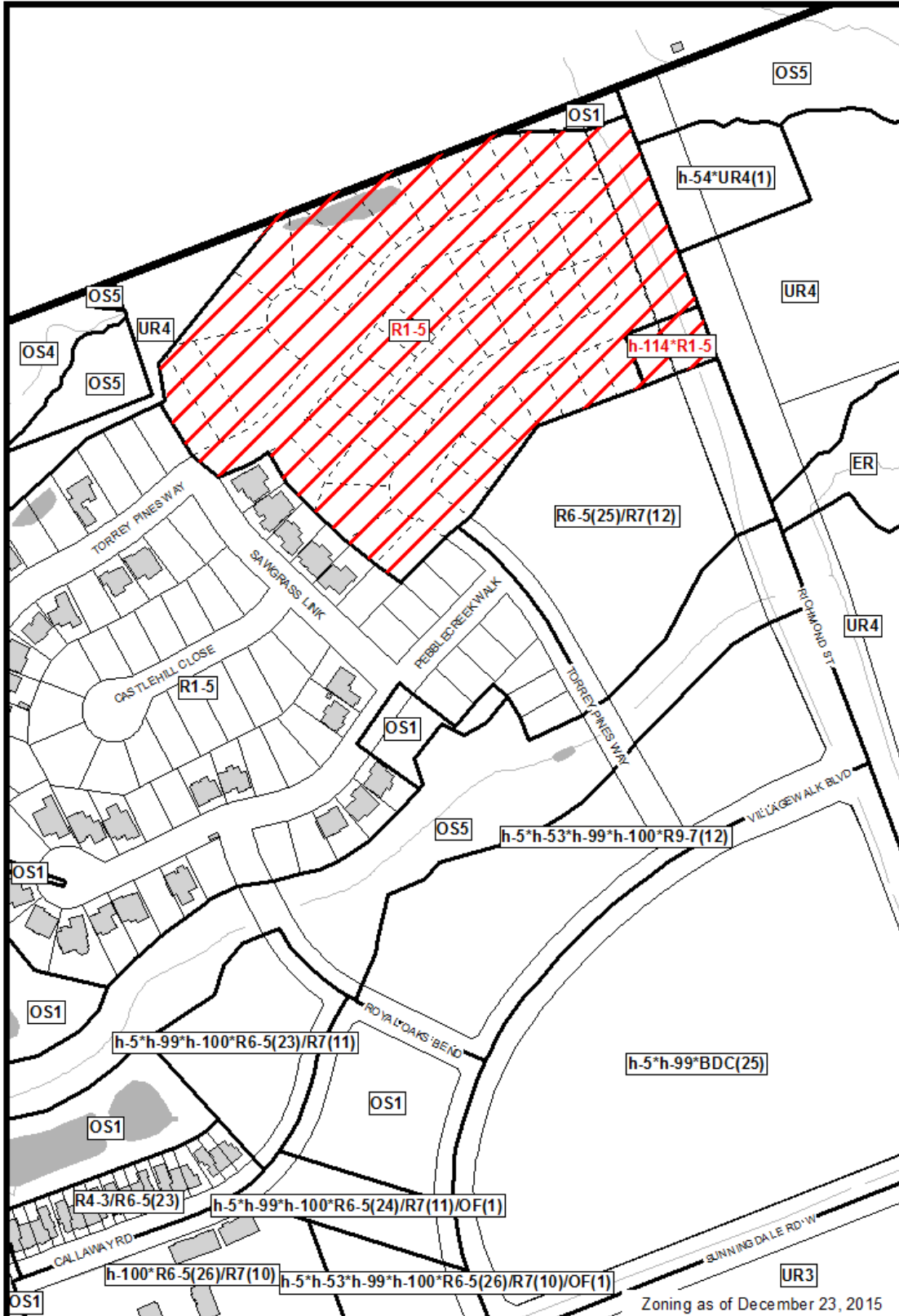
Catharine Saunders
City Clerk

First Reading - June 23, 2016
Second Reading - June 23, 2016
Third Reading - June 23, 2016


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



File Number: H-8581
 Planner: CS
 Date Prepared: February 2, 2016
 Technician: JTS
 By-Law No: Z.-1-

SUBJECT SITE 

1:3,000

 Meters

