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H-8627/C. Smith

<b>TO:</b>	<b>CHAIR AND MEMBERS PLANNING AND ENVIRONMENT COMMITTEE</b>
<b>FROM:</b>	<b>GEORGE KOTSIFAS, P.ENG. MANAGING DIRECTOR, DEVELOPMENT &amp; COMPLIANCE SERVICES AND CHIEF BUILDING OFFICIAL</b>
<b>SUBJECT:</b>	<b>APPLICATION BY: WEST CORONATION DEVELOPMENTS LIMITED. 930 GAINSBOROUGH ROAD  MEETING ON JULY 18, 2016</b>

<b>RECOMMENDATION</b>
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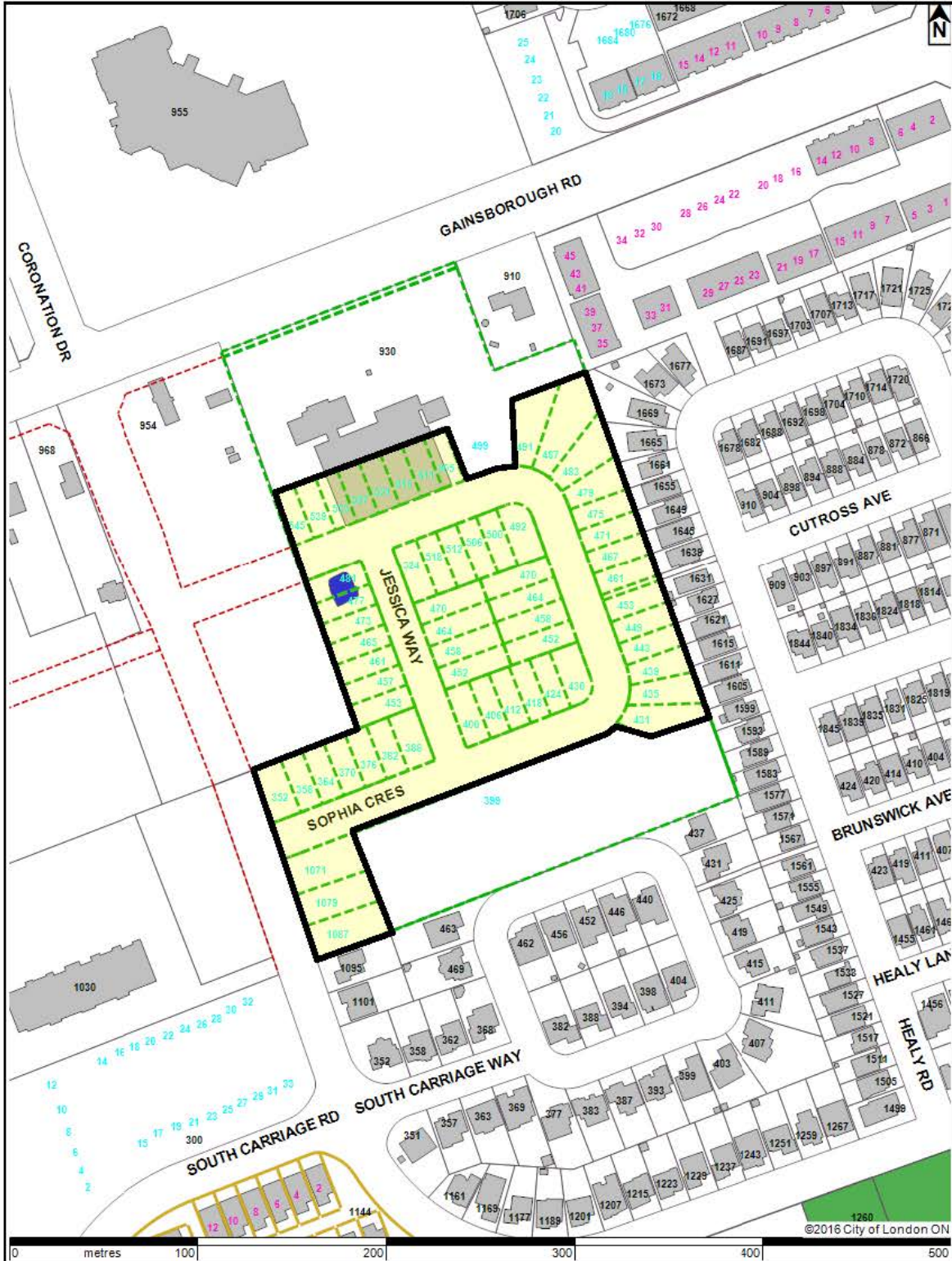
That, on the recommendation of the Manager, Development Services and Planning Liaison, based on the application of West Coronation Development Limited relating to the property located at 930 Gainsborough Road:

- a) the attached proposed by-law **BE INTRODUCED** at the Municipal Council meeting on July 26, 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 (5)) Zone, **TO** a Holding Residential R1 Special Provision (h-100\*R1-3 (5)) Zone to remove the h. holding provision.
- b) the application to change the zoning of the properties located at 930 Gainsborough Road **FROM** a Holding Residential R1 Special Provision (h-100\*R1-3 (5)) Zone, **TO** a Residential R1 Special Provision (R1-3 (5)) Zone, **BE DEFERRED** until such time as a second public access and water looping is provided.

<b>PURPOSE AND EFFECT OF RECOMMENDED ACTION</b>
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The purpose and effect of this zoning change is to remove the h holding symbol to permit the development of 59 single detached dwelling lots.

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**LOCATION MAP**

Subject Site: **930 Gainsborough Rd**  
 Applicant: **West Coronation Developments Inc**  
 File Number: **H-8627**  
 Planner: **Craig Smith**  
 Created By: **James Scott**  
 Date: **2016-06-27**  
 Scale: **1:2500**

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

**LEGEND**

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

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<b>RATIONALE</b>
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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 59 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.

<b>BACKGROUND</b>
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<b>Date Application Accepted:</b> May 31, 2016	<b>Owner:</b> West Coronation Development Limited.
<b>REQUESTED ACTION:</b> Removal of the h. and h.100 holding provisions from the low density residential zones.	

<b>PUBLIC LIAISON:</b>	Notice of the application was published in the Londoner on June 9, 2016
<b>Nature of Liaison:</b> 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 July 18, 2016.	
<b>Responses:</b> None	

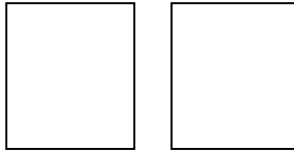
<b>ANALYSIS</b>
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**Why is it Appropriate to remove this Holding Provision?**

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 relating to the subdivision agreement. 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.



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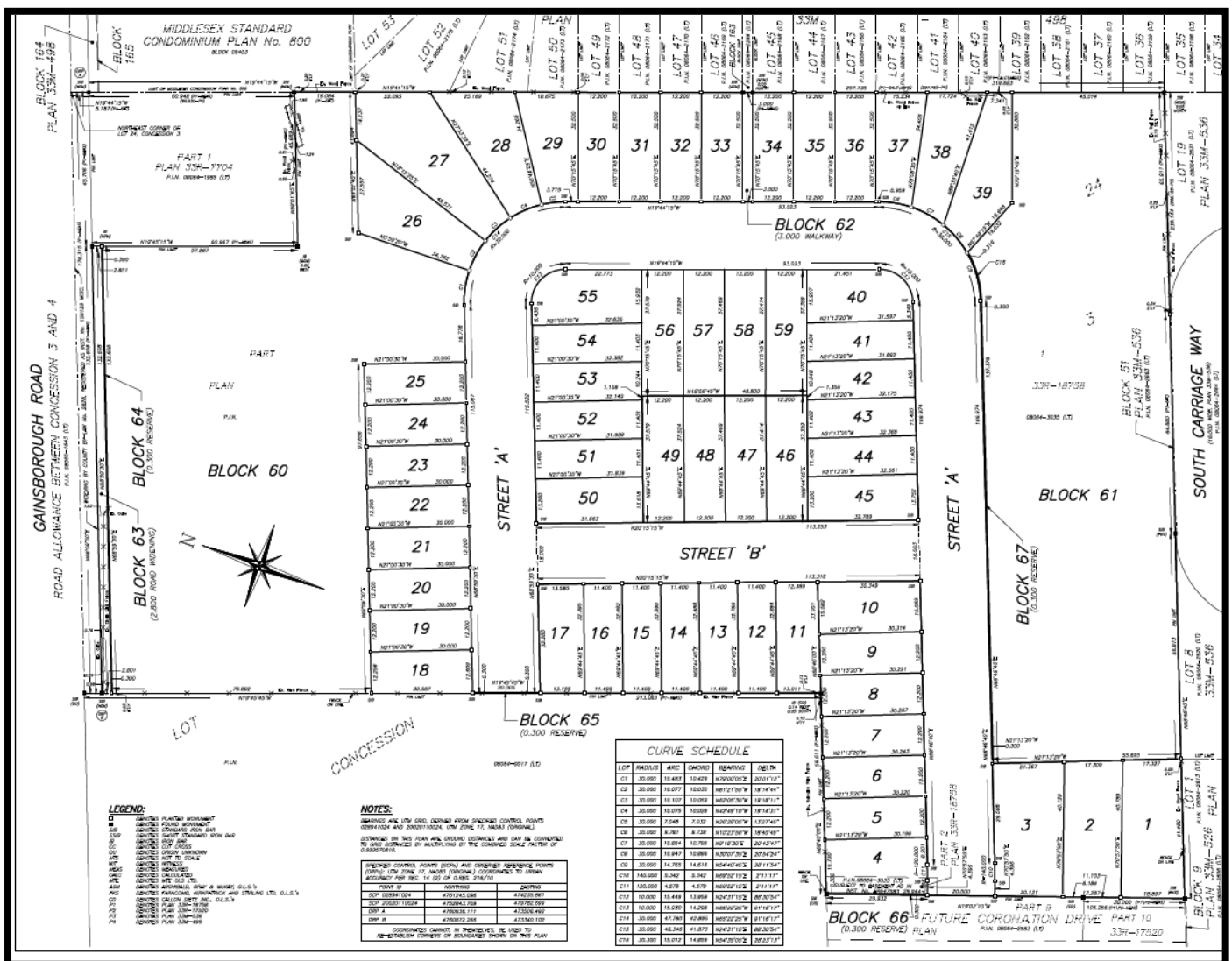
**h-100 Holding Provision**

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 single detached phase of subdivision is for 59 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 development of the multifamily residential block. The completion of Coronation Drive on the lands located to the west will be required to provide a second access.

Submitted Subdivision Plan



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<b>CONCLUSION</b>
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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 the future once the water looping and second public access is provided.

<b>PREPARED BY:</b>	<b>REVIEWED BY:</b>
<b>C. SMITH SENIOR PLANNER, DEVELOPMENT SERVICES</b>	<b>ALLISTER MACLEAN MANAGER, DEVELOPMENT PLANNING</b>
<b>RECOMMENDED BY:</b>	<b>SUBMITTED BY:</b>
<b>TERRY GRAWAY MANAGER, DEVELOPMENT SERVICES &amp; PLANNING LIAISON</b>	<b>G. KOTSIFAS, P.ENG MANAGING DIRECTOR, DEVELOPMENT &amp; COMPLIANCE SERVICES &amp; CHIEF BUILDING OFFICIAL</b>

July 11, 2016  
CS/

"Attach."

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 930 Gainsborough Road.

WHEREAS West Coronation Development Limited have applied to remove the holding provisions from the zoning for the lands located at 930 Gainsborough 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 930 Gainsborough 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 (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 July 26, 2016.

Matt Brown  
Mayor

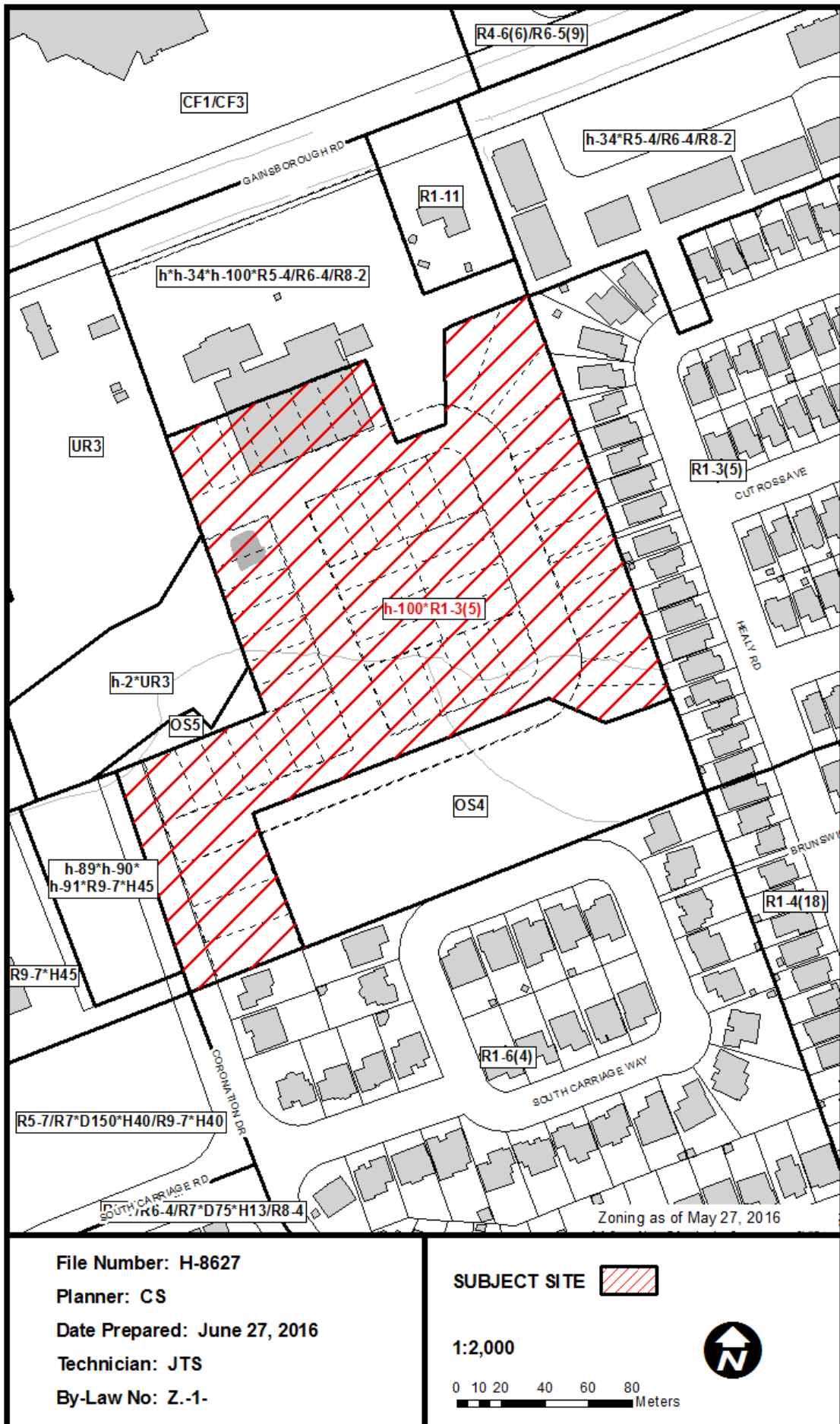
Catharine Saunders  
City Clerk

First Reading -July 26, 2016  
Second Reading -July 26, 2016  
Third Reading - July 26, 2016


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



File Number: H-8627  
 Planner: CS  
 Date Prepared: June 27, 2016  
 Technician: JTS  
 By-Law No: Z.-1-

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

