

H-8647
Alanna Riley

TO:	CHAIR AND MEMBERS PLANNING AND ENVIRONMENT COMMITTEE
FROM:	GEORGE KOTSIFAS, P.ENG. MANAGING DIRECTOR, DEVELOPMENT & COMPLIANCE SERVICES & CHIEF BUILDING OFFICIAL
SUBJECT:	APPLICATION BY: 2399974 ONTARIO LTD. 3967 SAVOY STREET MEETING ON JULY 18, 2016

RECOMMENDATION

That, on the recommendation of the Senior Planner, Development Planning based on the application of 2399974 Ontario Ltd. relating to land located at 3967 Savoy Street, 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 the subject lands **FROM** a Holding Residential R5 (h.R5-4) Zone **TO** a Residential R5 (R5-4) 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 holding provision so that development of cluster dwellings can proceed in accordance with the approved zoning.

RATIONALE

1. The removal of the holding provision will allow for development in conformity with the City of London Zoning By-law.
2. The Owner has provided sufficient security, in accordance with the criteria of the holding provision regulation, in order to consider lifting this holding provision.

PREVIOUS REPORTS PERTINENT TO THIS MATTER

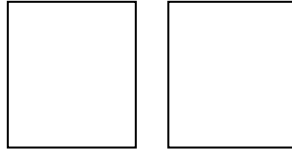
September 26, 2010 – Report to Planning Committee to remove a holding provision on phase one of the subject lands.

July 19, 2010 – Report to Planning Committee for a service agreement.

BACKGROUND

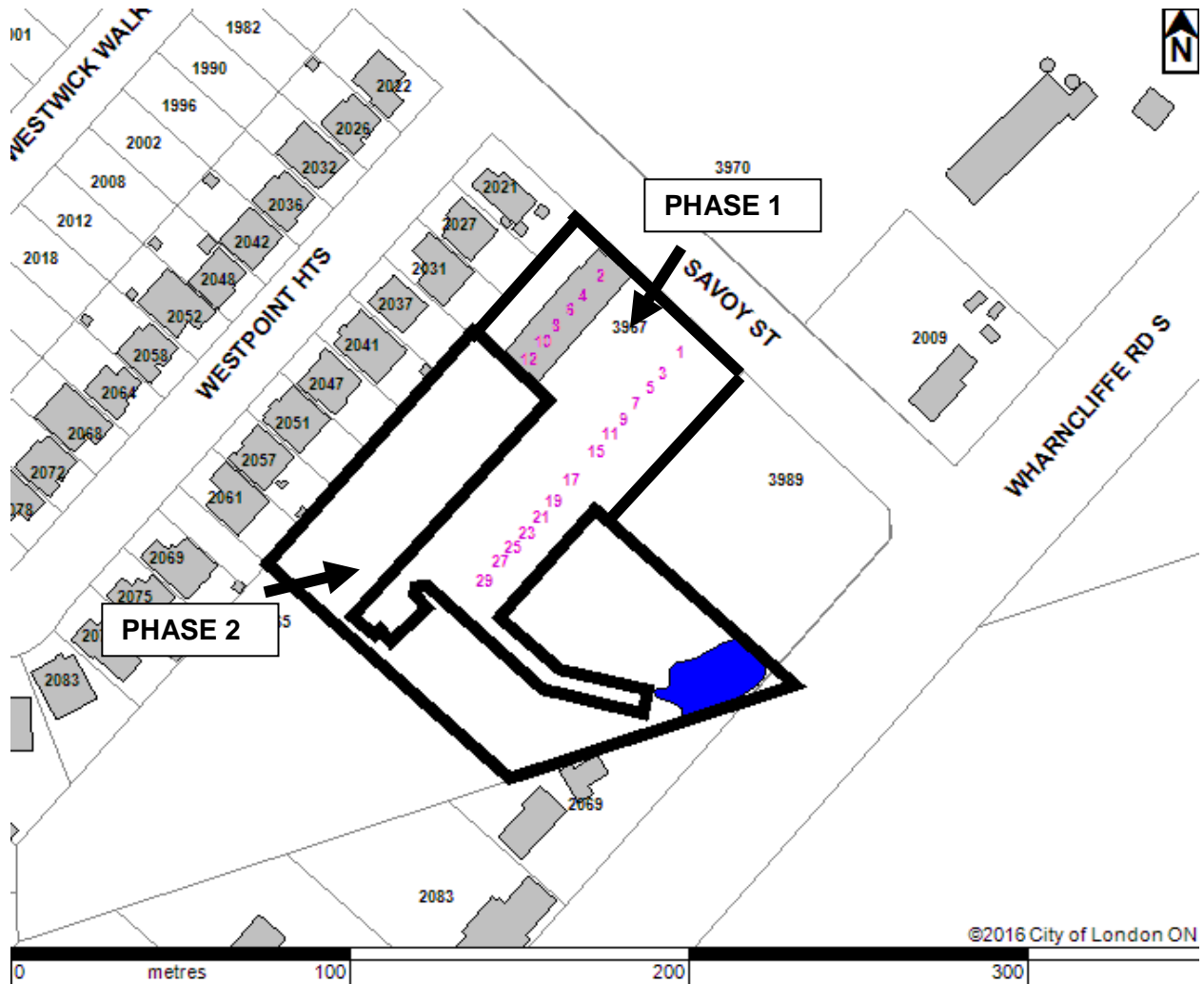
The subject property is 1.3 hectares in area; is designated Multi-Family, Medium Density Residential in the Official Plan; and is currently zoned Holding Residential R5 (h*R5-4), which permits cluster townhouse and stacked townhouse dwellings at a maximum density of 40 units per hectare.

A report on the servicing capacity for Foxwood Crossing – Phase 2, and Block 80(3967 Savoy

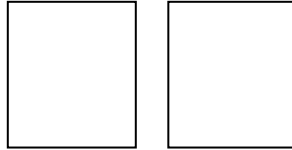


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Street - a portion of the subject lands) in Plan 33M-546, was presented at the July 19, 2010 Planning Committee meeting. On the recommendation of the City Engineer, Council adopted a resolution endorsing an agreement between the City and the owner of Foxwood Crossing-Phase 2, which provides for capacity upgrades to the Southland Sewage Treatment Plant. These upgrades will service Foxwood Crossing-Phase 2 and the second phase of development in Block 80(3967 Savoy Street - a portion of the subject lands). On September 27, 2010 a recommendation to Planning Committee was to remove the “h” holding provision from phase one of 3967 Savoy Street to allow 20 out of the 45 units to proceed with development at that time on the basis of existing service capacity. The current application is to lift the “h” provision from the second phase of this development, which includes the remaining 25 units of the development at 3967 Savoy Street.

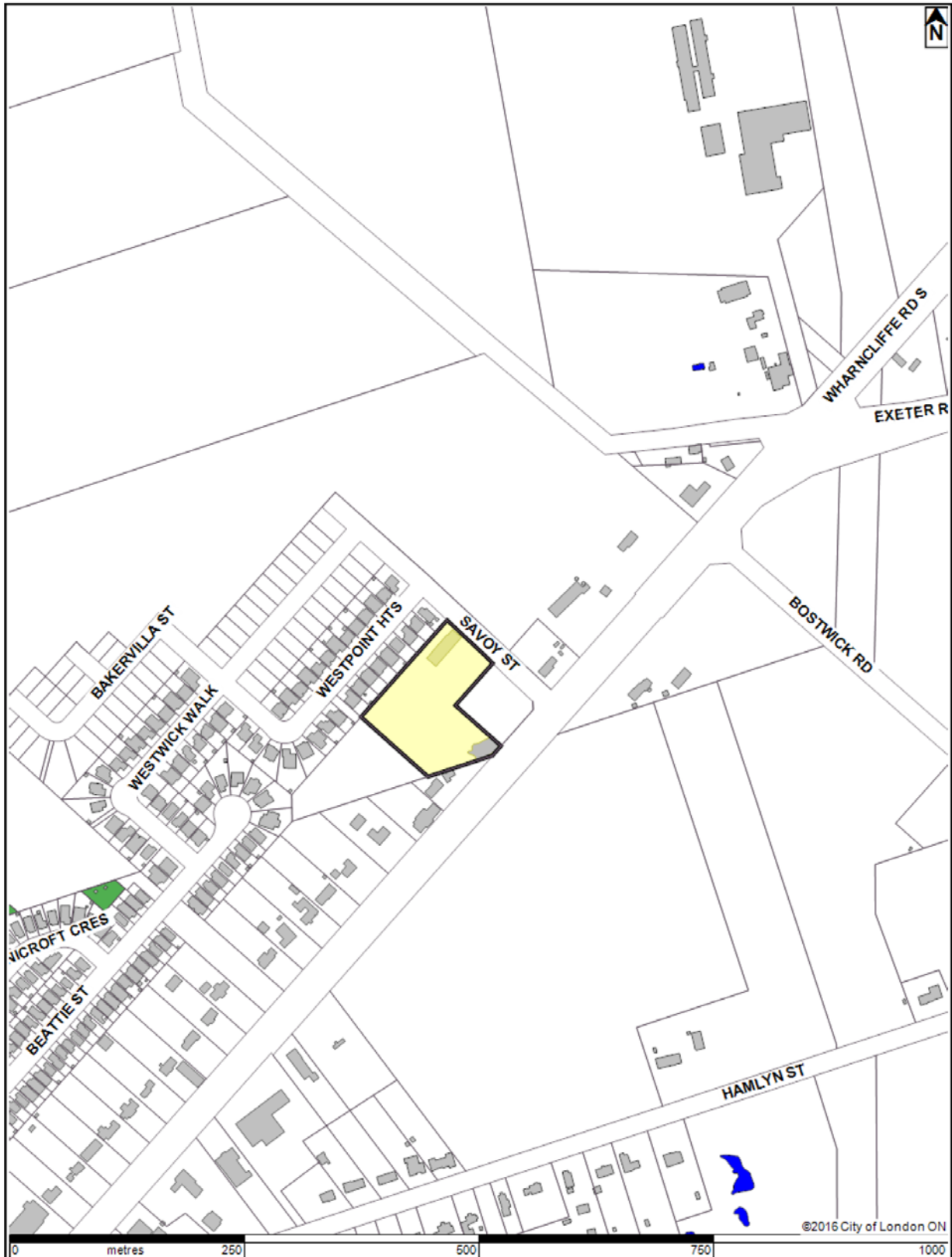


Application Accepted: June 22, 2016	Owner: 2399974 Ontario Limited
REQUESTED ACTION: City Council intends to consider removing the "h" holding provision from the Residential R5 (R5-4) Zone). This holding provision was put in place to ensure that the owner enters into an agreement with the City for the adequate provision of municipal services.	



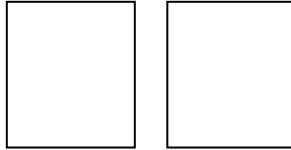
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Location Map



LOCATION MAP
 Subject Site: 3967 Savoy St
 Applicant: 2399974 Ontario Limited
 File Number: H-8647
 Planner: Alanna Riley
 Created By: Alanna Riley
 Date: 2016-06-29
 Scale: 1:5000

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



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PUBLIC LIAISON:	Notice of Application was published in the <i>Public Notices and Bidding Opportunities</i> section of <i>The Londoner</i> on June 30, 2016.
Nature of Liaison:	
The purpose and effect of this zoning change is to remove the holding symbol to permit the development of cluster dwellings.	
Responses: None	

h. Holding Provision

The "h" holding provision that applies to the subject lands 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."

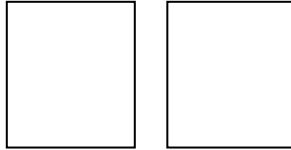
Why is it appropriate to remove the Holding Provision?

The landowner has applied to remove the holding provision on the basis of a site plan development agreement, which has recently been entered into with the City. This will ensure that development is in accordance with relevant municipal design and servicing standards. This agreement addresses all relevant site design and servicing requirements. The Wastewater and Drainage Engineering Division has also indicated that there is now capacity to service phase two of the proposed development and has no objection with the lifting of the holding provision as it relates to sanitary services.

This is sufficient to satisfy the requirements of this holding provision and to allow for these lands to be developed in accordance with the by-law.

CONCLUSION

It is appropriate to remove the h. holding provision at this time. Removal of the holding provision will allow the property owner to apply for building permits to allow for the construction of cluster dwellings.



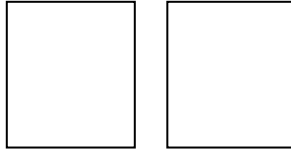
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PREPARED AND RECOMMENDED BY:	REVIEWED BY:
ALANNA RILEY, MCIP, RPP SENIOR PLANNER DEVELOPMENT PLANNING	ALLISTER MACLEAN MANAGER DEVELOPMENT PLANNING
REVIEWED BY:	SUBMITTED BY:
TERRY GRAWAY, MCIP, RPP MANAGER DEVELOPMENT SERVICES & PLANNING LIAISON	GEORGE KOTSIFAS P.ENG. MANAGING DIRECTOR, DEVELOPMENT & COMPLIANCE SERVICES & CHIEF BUILDING OFFICIAL

July 11, 2016

AR/ar

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Bill No.
2016

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 lands located at 3967 Savoy Street.

WHEREAS 2399974 Ontario Ltd. has applied to remove holding provision from the zoning on a portion of the lands located at 3967 Savoy 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 provision from the zoning of the said lands;

THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows:

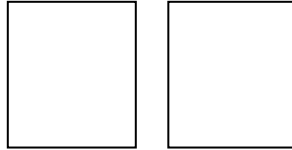
1. Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to a portion of lands located at 3967 Savoy Street, as shown on the attached map, to remove the holding provision so that the zoning of the lands as a Residential R5 (R5-4) Zone comes into effect.
2. This By-law shall come into force and effect on the date of passage.

PASSED in Open Council on July 26, 2016.

Matt Brown
Mayor

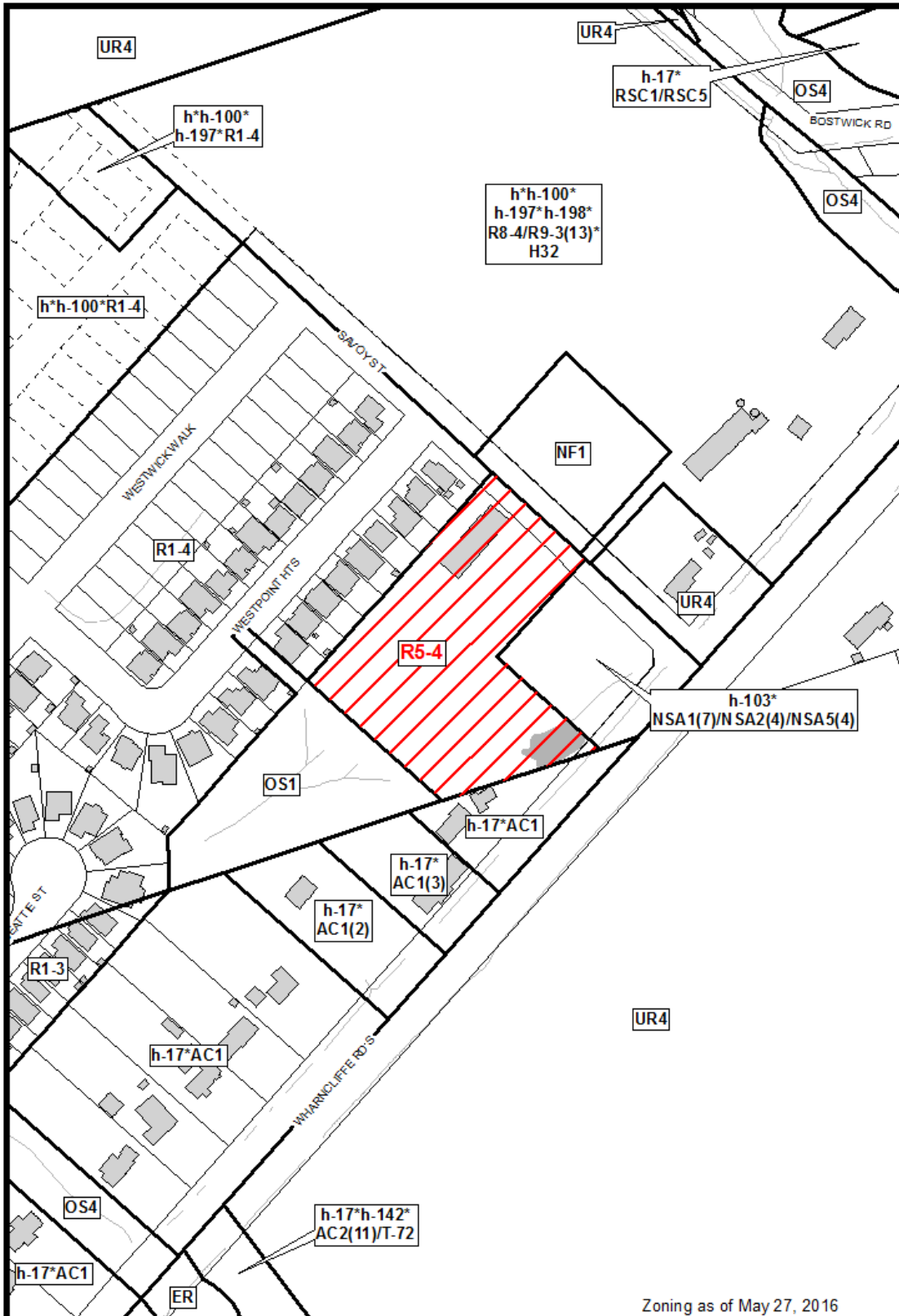
Catharine Saunders
City Clerk

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




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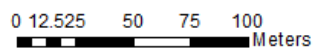
AMENDMENT TO SCHEDULE "A" (BY-LAW NO. Z.-1)



File Number: H-8647
 Planner: AR
 Date Prepared: 2016/07/05
 Technician: JS
 By-Law No: Z.-1-

SUBJECT SITE 

1:2,500



Geocube