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H-8634
Alanna Riley

FROM:	G. KOTSIFAS, P.ENG. MANAGING DIRECTOR, DEVELOPMENT & COMPLIANCE SERVICES & CHIEF BUILDING OFFICIAL
SUBJECT:	APPLICATION BY: NORQUAY BUTTONBUSH LAND CORP. LOTS ON CRANBROOK ROAD AND THORNLEY STREET AUGUST 22, 2016

RECOMMENDATION

That, on the recommendation of the Senior Planner, Development Planning, based on the application of Norquay Buttonbush Land Corp. relating properties located at 1200, 1201, 1211, 1203, 1204 Cranbrook Road and 1237, 1249, 1254, 1258 and 1415 Thornley Street,

- a) the attached proposed by-law **BE INTRODUCED** at the Municipal Council meeting on August 30, 2016 to amend Zoning By-law No. Z.-1 in conformity with the Official Plan to change the zoning **FROM** a Holding Residential R1 Special Provision (h-108*R1-6(4)) Zone **TO** a Residential R1 Special Provision (R1-6(4)) to remove the “h-108” holding provision on properties located at 1201 and 1211 Cranbrook Road and 1415 Thornley Street; and
- b) the application to change the zoning on the remainder of the blocks **FROM** a Holding Residential R1 Special Provision (h-108*R1-6(4)) Zone **TO** a Residential R1 Special Provision (R1-6(4)) to remove the “h-108” holding provision **BE DEFERRED** until such time as the lands are consolidated with abutting lands.

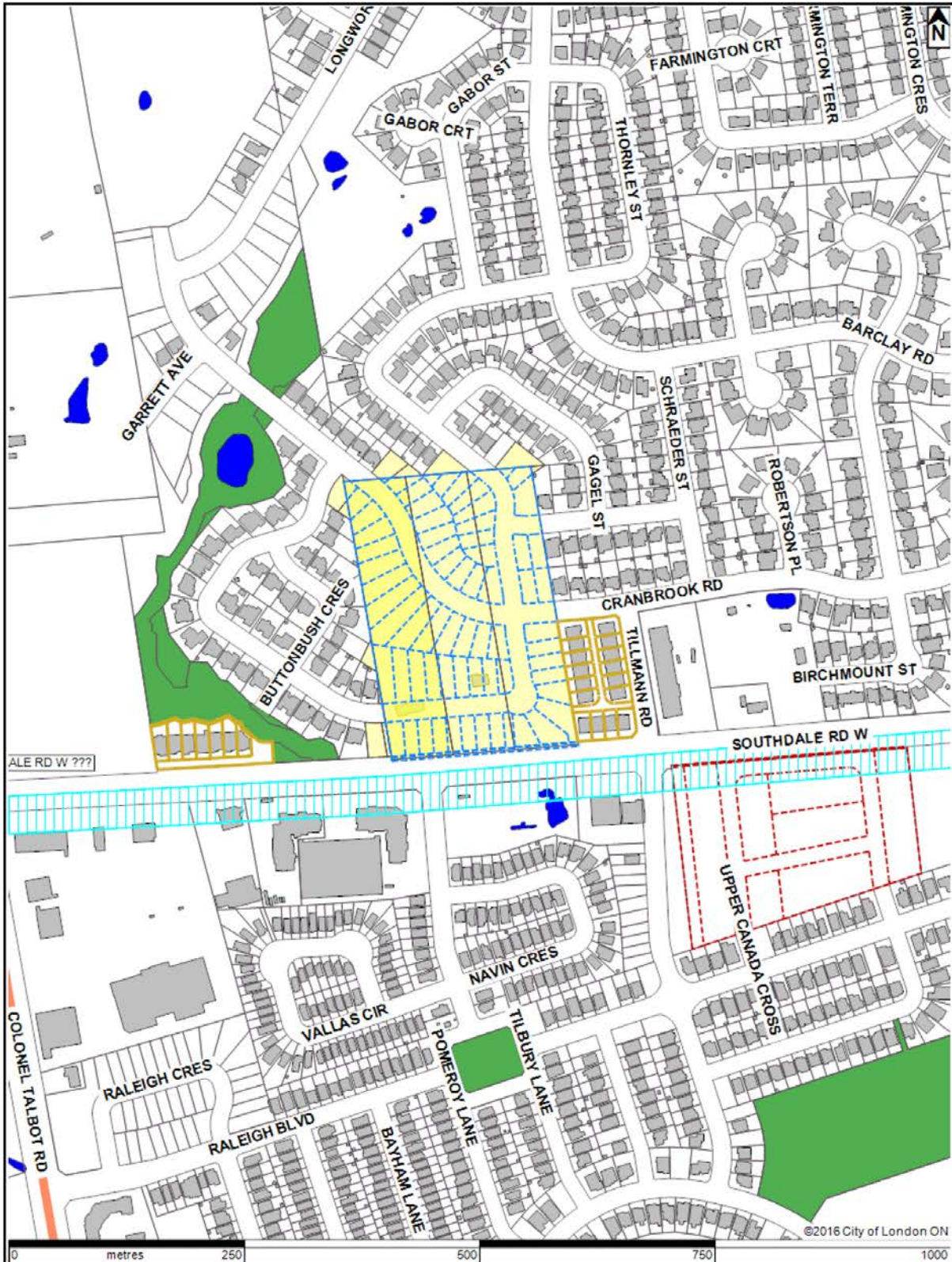
PURPOSE AND EFFECT OF RECOMMENDED ACTION

To remove the holding provision to permit the issuance of building permits in accordance with the approved zoning.

BACKGROUND	
Date Application Accepted: June 13, 2016	Applicant: Norquay Buttonbush Land Corp.
REQUESTED ACTION: Removal of the “h-108” holding provision from the existing Residential R1 Special Provision (R1-6(4)) Zone.	
PUBLIC LIAISON:	Notice of the application was published in the Londoner on July 7, 2016
Nature of Liaison: City Council intends to consider removing the “h-108” holding provision that was put in place to ensure that this parcel is developed in conjunction with abutting lands, to the satisfaction City of London. Council will consider removing the holding provision as it applies to the lands described above, no earlier than July 18, 2016.	
Responses: None	

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LOCATION MAP

Subject Site: 1200 Cranbrook Road
 Applicant: Norquay Buttonbush Land Corporation
 File Number: H-8634
 Planner: Alanna Riley
 Created By: Alanna Riley
 Date: 2016-08-04
 Scale: 1:5000

LEGEND

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



Corporation of the City of London
 Prepared By: Development and Compliance Services

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ANALYSIS

In December 2013, Council amended the zoning for the subject sites. At that time a holding provision was applied to the residential zoning to ensure the part lot/blocks would be developed with adjacent lands.

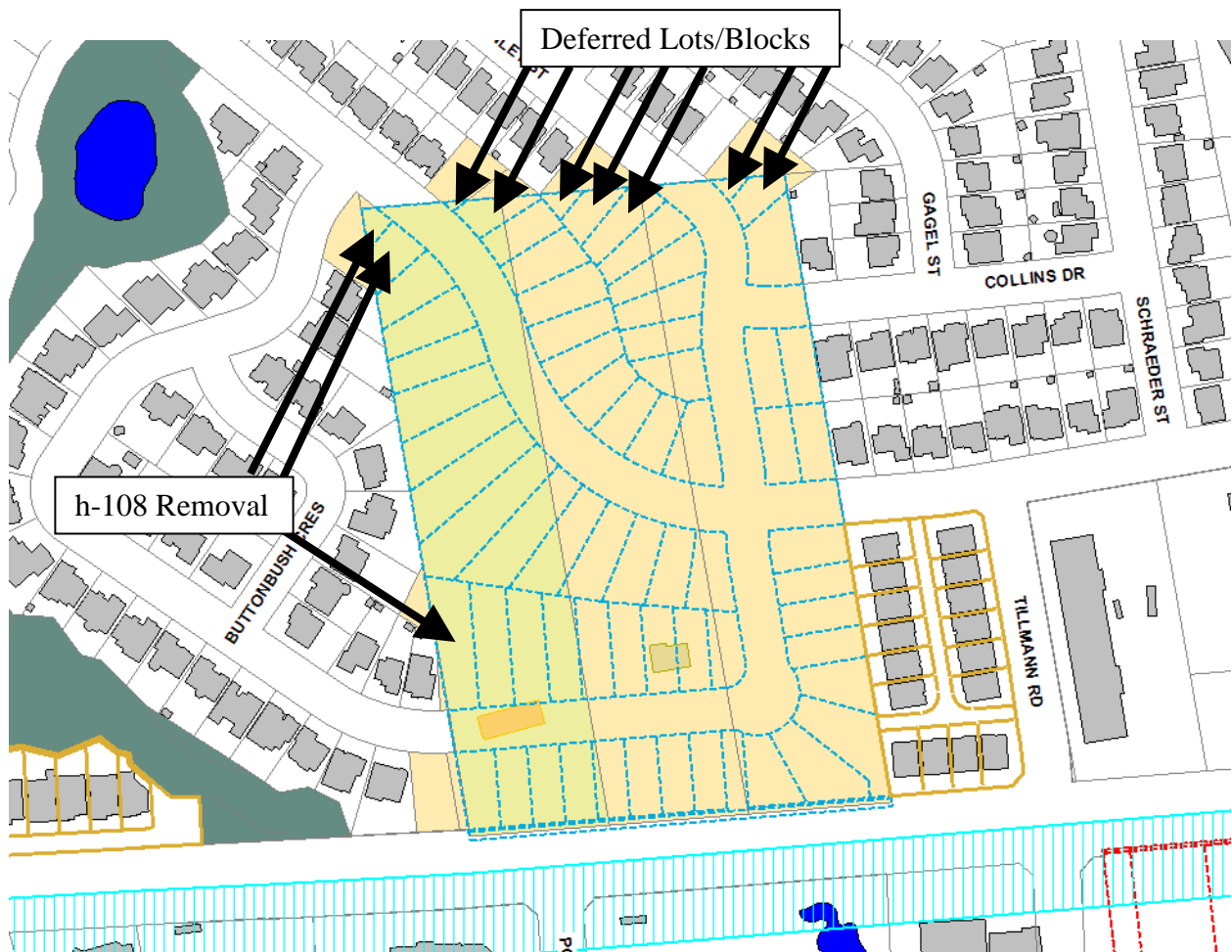
Holding Provisions

The “h-108” holding provision states that:

“To ensure that there is a consistent lotting pattern in this area, the holding symbol shall not be deleted until the part block has been consolidated with adjacent lands.”

The applicant has provided the City with records of the completion and registration of the application to consolidate parcels to create developable lots as shown on the map below. The applications were registered as Instrument Nos. ER1047911, ER1047912 and ER1047913. Therefore the “h-108” holding provision can be removed from these blocks at this time.

It is also recommended that removal of the holding provision from the remainder of the blocks shown below be deferred until such time as they have been legally consolidated. Once this has been completed, a recommendation for removal of the h-108 holding provision will be brought back to Council.



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CONCLUSION

Given that certain blocks have been consolidated with adjacent lands, it is appropriate to consider removal of the holding provision at this time.

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

August 15, 2016

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 the holding provision from the zoning for a portion of land located at 1201, 1211 Cranbrook Road and 1415 Thornley Street.

WHEREAS Norquay Buttonbush Land Corp. has applied to remove the "h-108" holding provision from the zoning for the land located at 1201, 1211 Cranbrook Road and 1415 Thornley 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 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 land located at 1201, 1211 Cranbrook Road and 1415 Thornley Street, as shown on the attached map to remove the holding provision so that the zoning of the lands as a Residential R1 Special Provision (R1-6(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 August 30, 2016.

Matt Brown
Mayor

Catharine Saunders
City Clerk

First Reading - August 30, 2016.
Second Reading – August 30, 2016
Third Reading - August 30, 2016

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

