

--	--

H-8634-2  
Alanna Riley

<b>FROM:</b>	<b>G. KOTSIFAS, P.ENG. MANAGING DIRECTOR, DEVELOPMENT &amp; COMPLIANCE SERVICES &amp; CHIEF BUILDING OFFICIAL</b>
<b>SUBJECT:</b>	<b>APPLICATION BY: NORQUAY BUTTONBUSH LAND CORP. LOTS ON CRANBROOK ROAD AND THORNLEY STREET OCTOBER 3, 2016</b>

<b>RECOMMENDATION</b>
-----------------------

That, on the recommendation of the Senior Planner, Development Planning, based on the application of Norquay Buttonbush Land Corp. for properties located at 1200 and 1206 Cranbrook Road,

- a) the attached proposed by-law **BE INTRODUCED** at the Municipal Council meeting on October 11, 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)) Zone to remove the “h-108” holding provision on properties located at 1200 and 1206 Cranbrook Road; and
- b) the application to change the zoning on the remainder of the blocks within the subdivision **BE DEFERRED** until such time as the lands are consolidated.

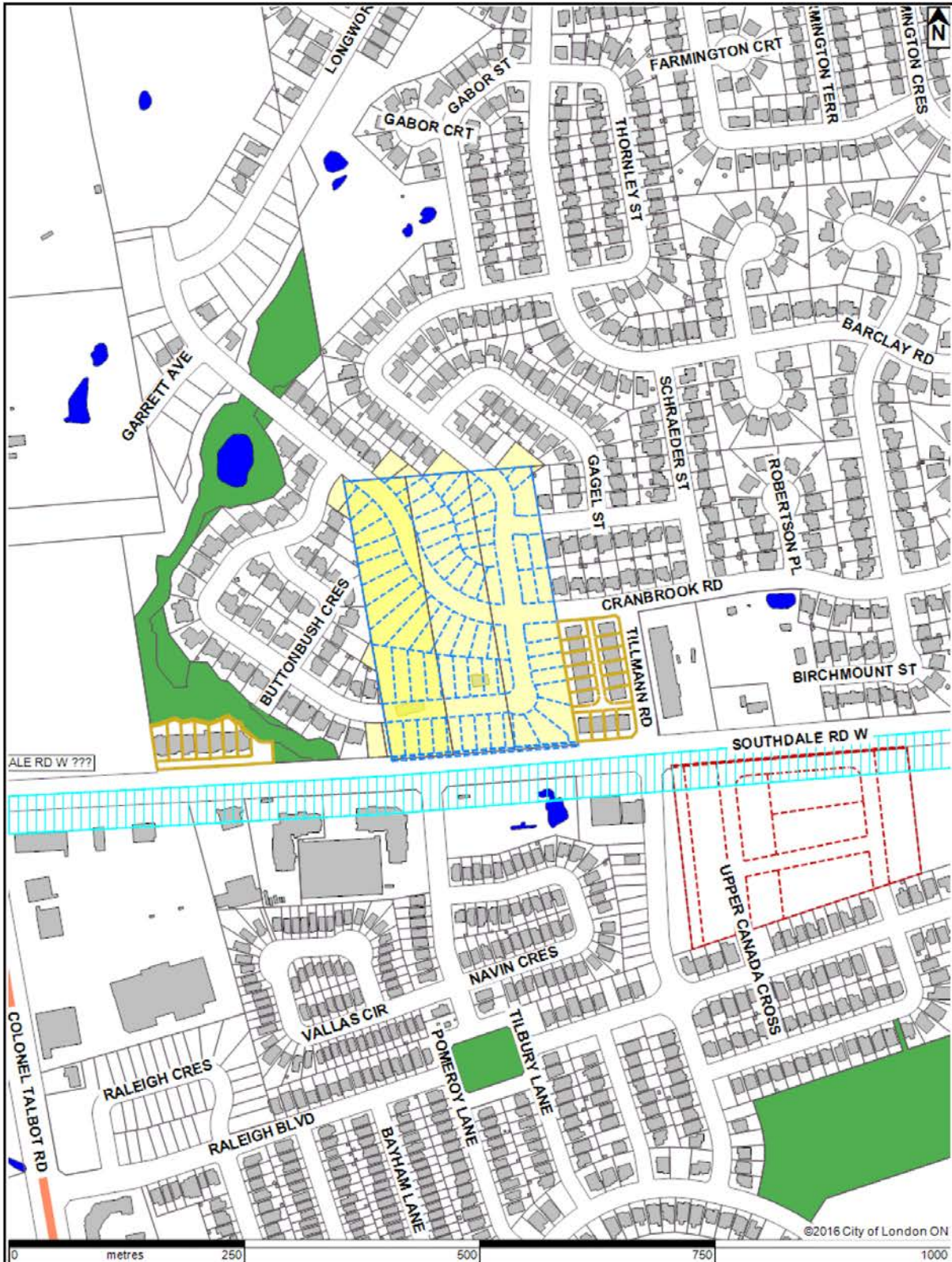
<b>PURPOSE AND EFFECT OF RECOMMENDED ACTION</b>
---

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

<b>BACKGROUND</b>	
<b>Date Application Accepted:</b> June 13, 2016	<b>Applicant:</b> Norquay Buttonbush Land Corp.
<b>REQUESTED ACTION:</b> Removal of the “h-108” holding provision from the existing Residential R1 Special Provision (R1-6(4)) Zone from two more blocks within the subdivision.	
<b>PUBLIC LIAISON:</b>	Notice of the application was published in the Londoner on July 7, 2016
<b>Nature of Liaison:</b> 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 of the City of London. Council will consider removing the holding provision as it applies to the lands described above, no earlier than July 18, 2016.	
<b>Responses:</b> None	

--	--

H-8634-2  
Alanna Riley



LOCATION MAP	LEGEND										
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	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 20px; text-align: center;">■</td> <td>Subject Site</td> </tr> <tr> <td style="width: 20px; text-align: center;">■</td> <td>Parks</td> </tr> <tr> <td style="width: 20px; text-align: center;">□</td> <td>Assessment Parcels</td> </tr> <tr> <td style="width: 20px; text-align: center;">□</td> <td>Buildings</td> </tr> <tr> <td style="width: 20px; text-align: center;">123</td> <td>Address Numbers</td> </tr> </table>	■	Subject Site	■	Parks	□	Assessment Parcels	□	Buildings	123	Address Numbers
■	Subject Site										
■	Parks										
□	Assessment Parcels										
□	Buildings										
123	Address Numbers										
Corporation of the City of London Prepared By: Development and Compliance Services											

Two empty rectangular boxes for agenda item and page numbers.

H-8634-2  
Alanna Riley

**ANALYSIS**

**Holding Provisions**

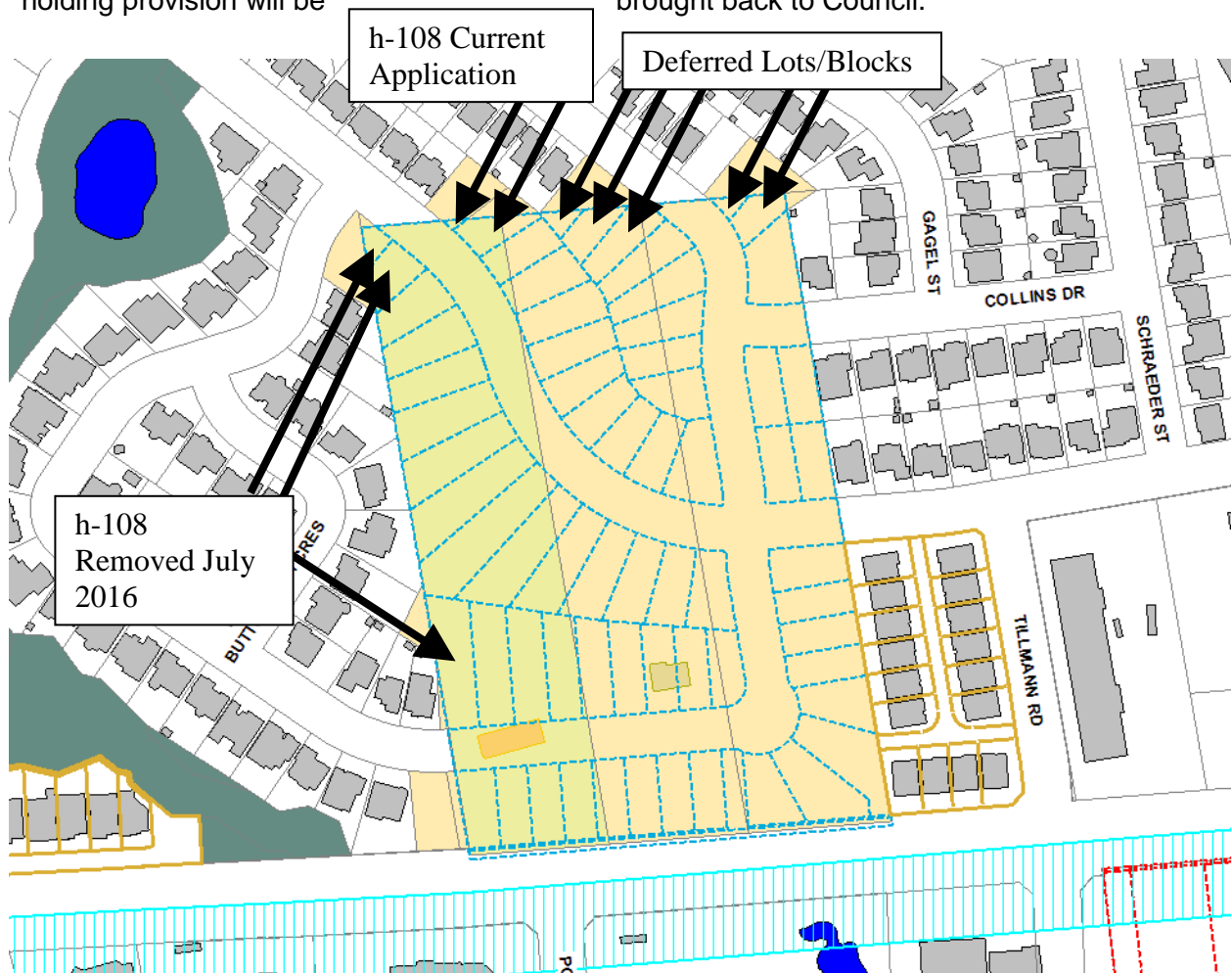
The "h-108" holding provision states that:

*"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."*

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.

The holding provision was removed from two blocks in July of this year. The applicant has provided the City with records of the completion and registration of the application to consolidate parcels to create two developable lots on Cranbrook Road (as shown on the map below). The applications were registered as Instrument Nos. ER1060934 and ER1060935. 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 fronting on Thornley Street (as shown below) be deferred until such time as they have been consolidated. Once this has been completed, a recommendation for removal of the h-108 holding provision will be brought back to Council.



--	--

**H-8634-2**  
**Alanna Riley**

<b>CONCLUSION</b>
-------------------

Given that certain blocks have been consolidated with adjacent lands, it is appropriate to consider removal of the h-108 holding provision from these blocks at this time.

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

September 26, 2016

Agenda Item #    Page #

--	--

**H-8634-2**  
**Alanna Riley**

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 1200 and 1206 Cranbrook Road.

WHEREAS Norquay Buttonbush Land Corp. has applied to remove the "h-108" holding provision from the zoning for the land located at 1200 and 1206 Cranbrook 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 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 1200 and 1206 Cranbrook Road, 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 October 11, 2016.

Matt Brown  
Mayor

Catharine Saunders  
City Clerk

First Reading - October 11, 2016.  
Second Reading – October 11, 2016  
Third Reading - October 11, 2016

--	--

H-8634-2  
Alanna Riley

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

