FROM: G. KOTSIFAS, P.ENG.
MANAGING DIRECTOR, DEVELOPMENT & COMPLIANCE SERVICES
& CHIEF BUILDING OFFICIAL

SUBJECT: APPLICATION BY: SIFTON PROPERTIES LIMITED
2120 KAINS ROAD
MEETING ON MARCH 6, 2017

RECOMMENDATION

That, on the recommendation of the Senior Planner, Development Services, based on the application of Sifton Properties Limited relating to the property located at 2120 Kains Road, the attached proposed by-law BE INTRODUCED at the Municipal Council meeting on March 21, 2017, to amend Zoning By-law No. Z-1 in conformity with the Official Plan to change the zoning FROM a Holding Residential R6 Special Provision (h.*R6-5 (22)) Zone TO a Residential R6 Special Provision (R6-5 (22)) Zone, to remove the “h” holding provision.

PREVIOUS REPORTS PERTINENT TO THIS MATTER

September 25, 2006- OZ-7080 Report to Planning Committee to approve Zoning By-law Amendments.


PURPOSE AND EFFECT OF RECOMMENDED ACTION

To remove the h, holding provision from 2120 Kains Road for the consideration of building permits to construct a residential development of 36 single detached dwelling units and 21 townhouse dwelling units served by an internal private access road.

RATIONALE

1. The removal of the holding provision will allow for development in conformity with the Z-1 Zoning By-law.
2. Through the Site Plan Approval process (SPA16-045) all issues have been resolved and this holding provision is no longer required.
Date Application Accepted: August 23, 2016  
Owner: Sifton Properties Limited.

REQUESTED ACTION:  The purpose and effect of this zoning change is to remove the holding symbols to permit a residential development of 36 single detached dwelling units and 21 townhouse dwelling units served by an internal private access road.

PUBLIC LIAISON:  Notice of Application was published in the Public Notices and Bidding Opportunities section of The Londoner on October 6, 2016.

Nature of Liaison:  A request has been made to amend the zoning by-law to remove the holding “h” symbol from the zoning on a portion of the subject lands. The purpose of the “h” provision is 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 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.

Responses: One response requested notice of decision.

ANALYSIS

Subject Site

The subject parcel is triangular in shape and comprises a remnant portion of Plan 33M-429, which was registered in October 2001 as part of the River Bend Golf Community. The parcel is now the subject of a site plan application, together with adjacent lands to the south, for a cluster residential development consisting of 36 single detached dwellings and 21 townhouse units, served by a private internal road accessed from the River Bend Golf Community.

Why is it Appropriate to remove these Holding Provisions

h. Holding Provision

h -  Purpose: 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.

Site Plan Approval (SPA16-045) and the execution of a development agreement for this development is imminent. The applicant has provided the required security (associated with the development agreement) with the City. As a result, it is appropriate to remove this holding provision at this time.
Proposed Site Plan
CONCLUSION

It is appropriate to remove the holding provision from the Residential R6 Special Provision (R6-5 (22)) Zone at this time. Removal of the holding provision will allow for the consideration of building permits to permit the construction of 36 single detached dwelling units and 21 townhouse dwelling units served by an internal private access road.

PREPARED BY: REVIEWED BY:

C. SMITH ALLISTER MACLEAN
SENIOR PLANNER, DEVELOPMENT MANAGER, DEVELOPMENT PLANNING SERVICES

RECOMMENDED BY: SUBMITTED BY:

TERRY GRAWEY G. KOTSIFAS, P.ENG
MCIP, RPP MANAGING DIRECTOR, DEVELOPMENT & MANAGER, DEVELOPMENT SERVICES & CHIEF PLANNING LIAISON COMPLIANCE SERVICES & CHIEF BUILDING OFFICIAL

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WHEREAS Sifton Properties Limited has applied to remove the holding provision from the zoning for the land located at 2120 Kains 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 2120 Kains Road, as shown on the attached map to remove the holding provisions so that the zoning of the lands as a Residential R6 Special Provision (R6-5 (22)) Zone comes into effect.

2. This By-law shall come into force and effect on the date of passage.


Matt Brown
Mayor

Catharine Saunders
City Clerk

First Reading – March 21, 2017
Second Reading – March 21, 2017
Third Reading – March 21, 2017
AMENDMENT TO SCHEDULE "A" (BY-LAW NO. Z.-1)

File Number: H-8676
Planner: CS
Date Prepared: January 6, 2017
Technician: JTS
By-Law No: Z.-1-

Zoning as of December 20, 2016

Description