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H-8676/C. Smith

<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: SIFTON PROPERTIES LIMITED 2120 KAINS ROAD  MEETING ON MARCH 6, 2017</b>

<b>RECOMMENDATION</b>
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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.

<b>PREVIOUS REPORTS PERTINENT TO THIS MATTER</b>
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September 25, 2006- OZ-7080 Report to Planning Committee to approve Zoning By-law Amendments.

January 23, 2017- 39T-16507 Report to Planning Committee to approve Draft Plan of Subdivision.

<b>PURPOSE AND EFFECT OF RECOMMENDED ACTION</b>
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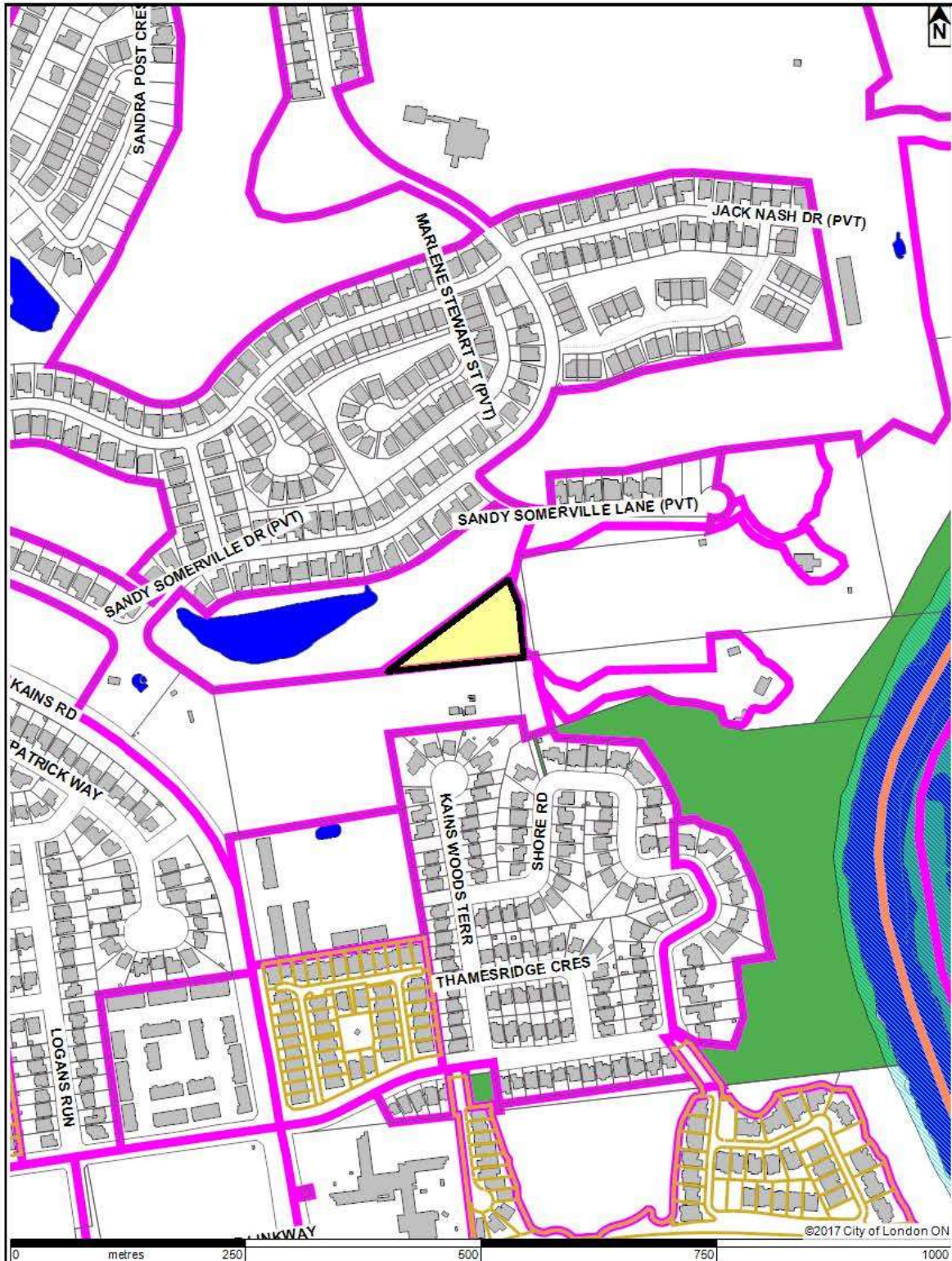
To remove the h, holding provision from 2120 Kains Road for the consideration of building permits to construct a residential development of 36 single detached dwelling units and 21 townhouse dwelling units served by an internal private access road.

<b>RATIONALE</b>
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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.

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**LOCATION MAP**

Subject Site: 2120 Kains Road  
Applicant: Sifton Properties Limited  
File Number: H-8676  
Planner: Larry Mottram  
Created By: James Scott  
Date: 2017-01-05  
Scale: 1:5000

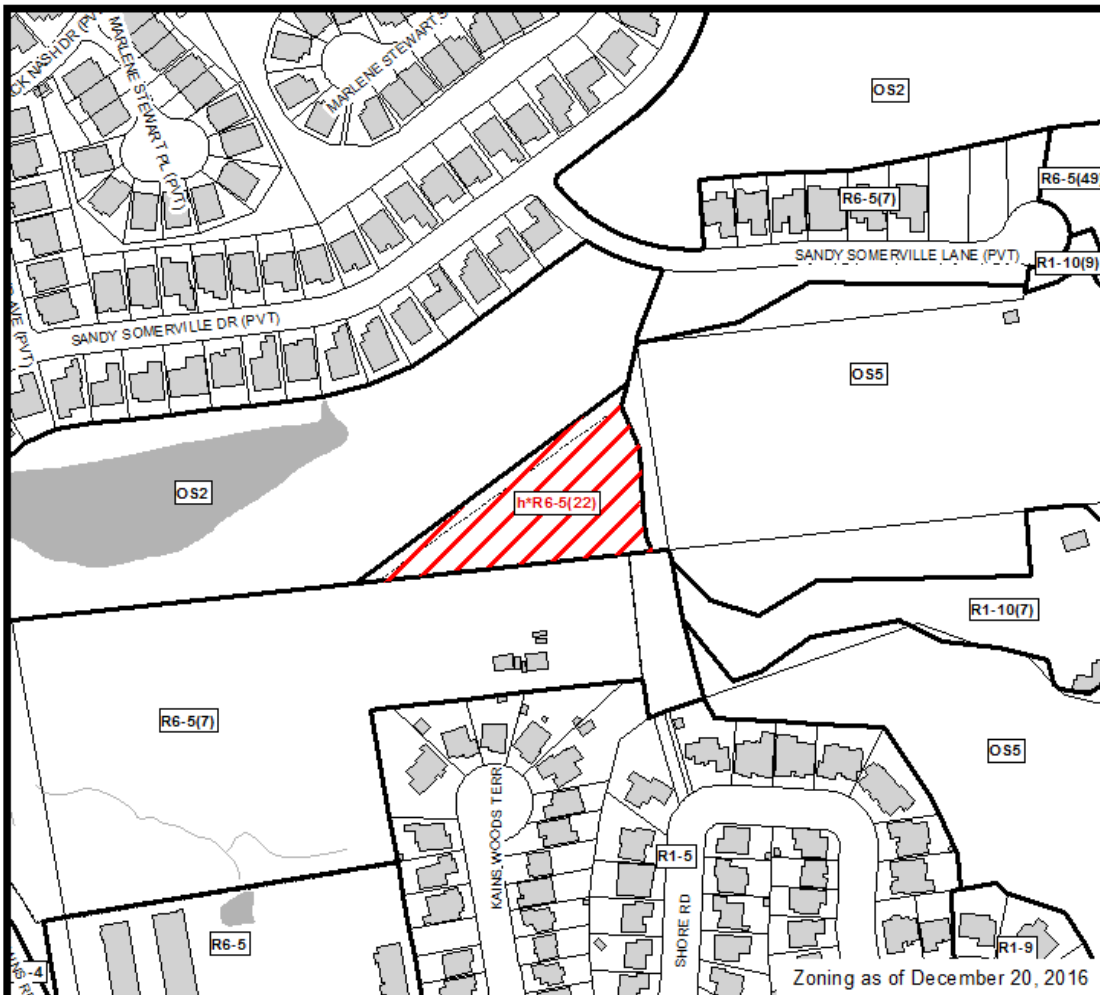
**LEGEND**

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

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



H-8676/C. Smith



**COUNCIL APPROVED ZONING FOR THE SUBJECT SITE:**

1) **LEGEND FOR ZONING BY-LAW Z-1**

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| <ul style="list-style-type: none"> <li>R1 - SINGLE DETACHED DWELLINGS</li> <li>R2 - SINGLE AND TWO UNIT DWELLINGS</li> <li>R3 - SINGLE TO FOUR UNIT DWELLINGS</li> <li>R4 - STREET TOWNHOUSE</li> <li>R5 - CLUSTER TOWNHOUSE</li> <li>R6 - CLUSTER HOUSING ALL FORMS</li> <li>R7 - SENIOR'S HOUSING</li> <li>R8 - MEDIUM DENSITY/LOW RISE APTS.</li> <li>R9 - MEDIUM TO HIGH DENSITY APTS.</li> <li>R10 - HIGH DENSITY APARTMENTS</li> <li>R11 - LODGING HOUSE</li> <br/> <li>DA - DOWNTOWN AREA</li> <li>RSA - REGIONAL SHOPPING AREA</li> <li>CSA - COMMUNITY SHOPPING AREA</li> <li>NSA - NEIGHBOURHOOD SHOPPING AREA</li> <li>BDC - BUSINESS DISTRICT COMMERCIAL</li> <li>AC - ARTERIAL COMMERCIAL</li> <li>HS - HIGHWAY SERVICE COMMERCIAL</li> <li>RSC - RESTRICTED SERVICE COMMERCIAL</li> <li>CC - CONVENIENCE COMMERCIAL</li> <li>SS - AUTOMOBILE SERVICE STATION</li> <li>ASA - ASSOCIATED SHOPPING AREA COMMERCIAL</li> <br/> <li>OR - OFFICE/RESIDENTIAL</li> <li>OC - OFFICE CONVERSION</li> <li>RO - RESTRICTED OFFICE</li> <li>OF - OFFICE</li> </ul> | <ul style="list-style-type: none"> <li>RF - REGIONAL FACILITY</li> <li>CF - COMMUNITY FACILITY</li> <li>NF - NEIGHBOURHOOD FACILITY</li> <li>HER - HERITAGE</li> <li>DC - DAY CARE</li> <br/> <li>OS - OPEN SPACE</li> <li>CR - COMMERCIAL RECREATION</li> <li>ER - ENVIRONMENTAL REVIEW</li> <br/> <li>OB - OFFICE BUSINESS PARK</li> <li>LI - LIGHT INDUSTRIAL</li> <li>GI - GENERAL INDUSTRIAL</li> <li>HI - HEAVY INDUSTRIAL</li> <li>EX - RESOURCE EXTRACTIVE</li> <li>UR - URBAN RESERVE</li> <br/> <li>AG - AGRICULTURAL</li> <li>AGC - AGRICULTURAL COMMERCIAL</li> <li>RRC - RURAL SETTLEMENT COMMERCIAL</li> <li>TGS - TEMPORARY GARDEN SUITE</li> <li>RT - RAIL TRANSPORTATION</li> <br/> <li>"h" - HOLDING SYMBOL</li> <li>"D" - DENSITY SYMBOL</li> <li>"H" - HEIGHT SYMBOL</li> <li>"B" - BONUS SYMBOL</li> <li>"T" - TEMPORARY USE SYMBOL</li> </ul> |
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**CITY OF LONDON**

PLANNING, ENVIRONMENTAL AND ENGINEERING SERVICES

**ZONING  
BY-LAW NO. Z-1  
SCHEDULE A**



THIS MAP IS AN UNOFFICIAL EXTRACT FROM THE ZONING BY-LAW WITH ADDED NOTATIONS

FILE NO:

H-8676 CS

MAP PREPARED:

January 5, 2017 JTS

1:3,000

0 15 30 60 90 120 Meters

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<b>Date Application Accepted:</b> August 23, 2016	<b>Owner:</b> Sifton Properties Limited.
<b>REQUESTED ACTION:</b> 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.	

<b>PUBLIC LIAISON:</b>	Notice of Application was published in the <i>Public Notices and Bidding Opportunities</i> section of <i>The Londoner</i> on October 6, 2016.
<b>Nature of Liaison:</b> 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.	
<b>Responses:</b> One response requested notice of decision.	

<b>ANALYSIS</b>
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**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.

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**Proposed Site Plan**



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<b>CONCLUSION</b>
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It is appropriate to remove the h. 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.

<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 MCIP, RPP MANAGER, DEVELOPMENT SERVICES &amp; PLANNING LIAISON</b>	<b>G. KOTSIFAS, P.ENG MANAGING DIRECTOR, DEVELOPMENT &amp; COMPLIANCE SERVICES &amp; CHIEF BUILDING OFFICIAL</b>

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Agenda Item # Page #

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H-8676/C. Smith

Bill No. (Number to be inserted by Clerk's Office)  
2017

By-law No. Z.-1- \_\_\_\_\_

A by-law to amend By-law No. Z.-1 to remove holding provisions from the zoning of the land located at 2120 Kains Road

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.

PASSED in Open Council on March 21, 2017.

Matt Brown  
Mayor

Catharine Saunders  
City Clerk

First Reading – March 21, 2017  
Second Reading – March 21, 2017  
Third Reading – March 21, 2017

Two empty rectangular boxes for agenda item and page numbers.

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

