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**H-8758**  
**Nancy Pasato**

<b>TO:</b>	<b>CHAIR AND MEMBERS PLANNING AND ENVIRONMENT COMMITTEE</b>
<b>FROM:</b>	<b>GEORGE KOTSIFAS, P. ENG. MANAGING DIRECTOR, DEVELOPMENT &amp; COMPLIANCE SERVICES AND CHIEF BUILDING OFFICIAL</b>
<b>SUBJECT:</b>	<b>APPLICATION BY: 2047790 ONTARIO INC. 530 SUNNINGDALE ROAD EAST, NORTH OF SUPERIOR DRIVE (POWELL SUBDIVISION PHASE 4)  MEETING ON APRIL 24, 2017</b>

<b>RECOMMENDATION</b>
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That, on the recommendation of the Senior Planner, Development Services, based on the application by 2047790 Ontario Inc. relating to lands located at 530 Sunningdale Road East, north of Superior Drive, as shown on the draft-approved plan of subdivision (File No. 39T-15504 – Powell Subdivision Phase 4), the attached proposed by-law **BE INTRODUCED** at the Municipal Council meeting on May 2, 2017 to amend Zoning By-law Z.-1 (in conformity with the Official Plan) to change the zoning of the lands **FROM** a Holding Residential R1 (h\*R1-5) Zone, **TO** a Residential R1 (R1-5) Zone to remove the holding (h) provision.

<b>PREVIOUS REPORTS PERTINENT TO THIS MATTER</b>
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**March 27, 2017** – Report to Planning and Environment Committee – Subdivision Special Provisions – Powell Subdivision Phase 4 (File No. 39T-15504)

**February 22, 2016** – Report to Planning and Environment Committee – Application for Approval of Draft Plan of Subdivision and Zoning By-law Amendment (File No. 39T-15504/Z-8539)

<b>PURPOSE AND EFFECT OF RECOMMENDED ACTION</b>
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The purpose and effect of this action is to remove the holding symbol to permit the development of 95 single detached residential lots under the Residential R1 (R1-5) Zone

<b>RATIONALE</b>
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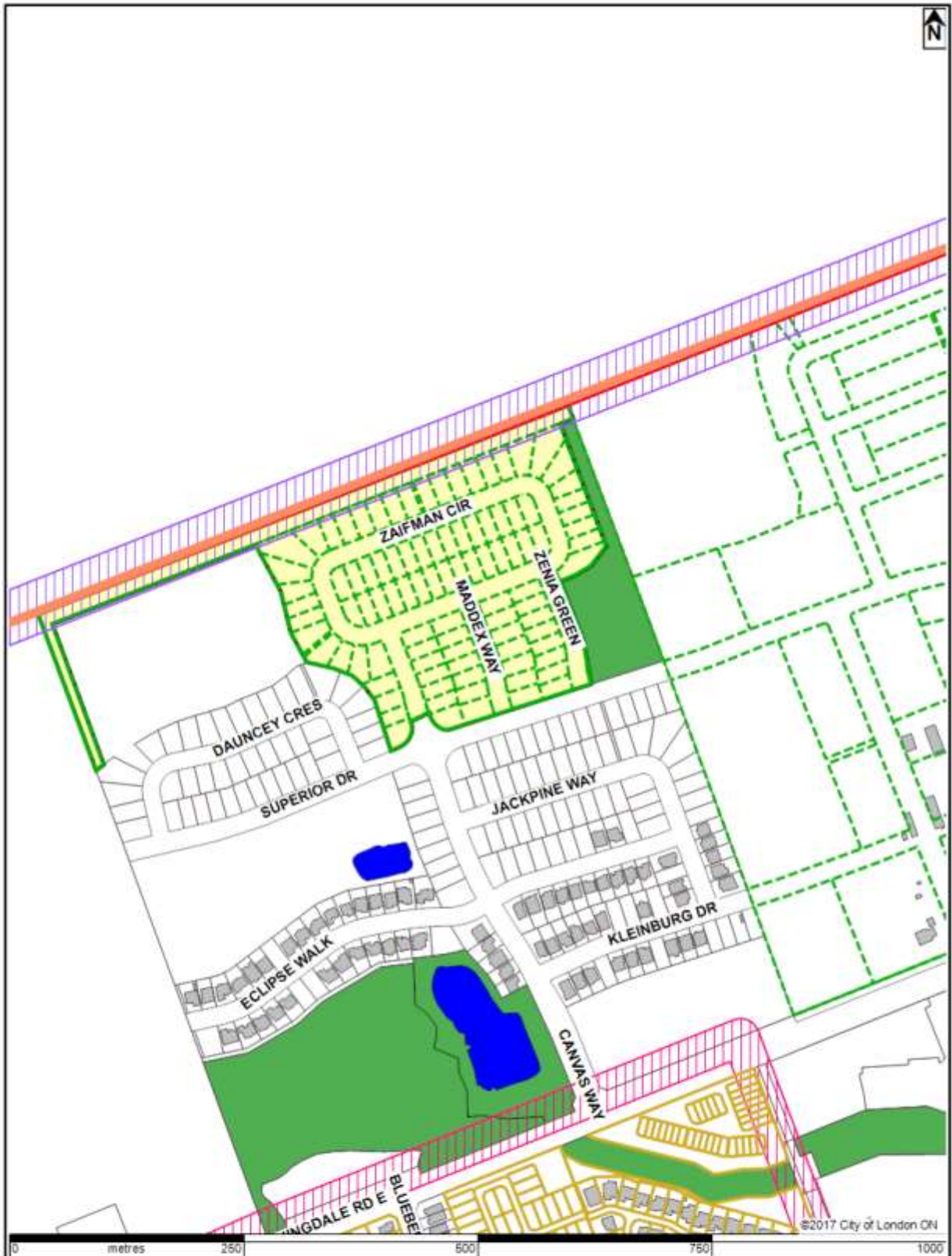
1. The conditions for removing the holding (h) provision have been met and the recommended amendment will allow development of residential uses in compliance with the Zoning By-law.
2. A subdivision agreement is expected to be executed shortly between 2047790 Ontario Limited and the City of London. Securities have now been posted as required by the Subdivision Agreement and City policies.

<b>BACKGROUND</b>
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On March 17, 2016, the City of London Approval Authority granted draft approval to the plan of subdivision submitted by 2047790 Ontario Limited. The draft plan is a block on a former draft plan of subdivision (39T-05510 – known as the Powell Subdivision), and consists of 95 single

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**LOCATION MAP**

Subject Site: 530 Sunningdale Road E, north of Superior Drive.  
 Applicant: 2047790 Ontario Inc.  
 File Number: H-8758  
 Planner: Nancy Pasato  
 Created By: Nancy Pasato  
 Date: 2017-03-31  
 Scale: 1:5000

**LEGEND**

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



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



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detached residential lots, lots, two (2) walkways, one (1) park block and one (1) one open space block, all served by four (4) new local streets.

<b>Date Application Accepted:</b> March 29, 2017	<b>Agent:</b> Dara Honeywood
<b>REQUESTED ACTION:</b> Request to remove the Holding (“h”) Provision from the zoning of the subject lands which will put into effect the Residential R1 (R1-5) Zone.	

**SIGNIFICANT DEPARTMENT/AGENCY COMMENTS**

<b>PUBLIC LIAISON:</b>	Notice of Intent to Remove Holding Provision was published in the <i>Public Notices and Bidding Opportunities</i> section of <i>The Londoner</i> on April 13, 2017.	No replies received
<b>Responses:</b> There was no response to the published notice.		

**ANALYSIS**

The purpose of the holding (“h”) provision in the zoning by-law is as follows:

*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.*

*Permitted Interim Uses: Model homes are permitted in accordance with Section 4.5(2) of the By-law.*

A subdivision agreement is expected to be executed shortly between 2047790 Ontario Limited and the City of London. The Applicant has also posted security as required by City policy and the Subdivision Agreement for this phase. Therefore, the condition has been met for removal of the “h” provision.

**CONCLUSION**

Based on our review, the holding zone requirements have been satisfied and it is appropriate to proceed to lift the holding (“h”) symbol from the zoning map.

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

April 13, 2017

NP/

"Attach."

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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 the holding provision from the zoning of lands located at 530 Sunningdale Road East, north of Superior Drive (File No. 39T-15504 – Powell Subdivision Phase 4).

WHEREAS 2047790 Ontario Inc. has applied to remove the holding provision from the zoning for lands located at 530 Sunningdale Road East, north of Superior Drive (File No. 39T-15504 – Powell Subdivision Phase 4), and 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 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 lands located at 530 Sunningdale Road East, north of Superior Drive (File No. 39T-15504 – Powell Subdivision Phase 4), as shown on the attached map, to remove the holding provision so that the zoning of the lands as a Residential R1 (R1-5) Zone comes into effect.
2. This By-law shall come into force and effect on the date of passage.

PASSED in Open Council on May 2, 2017.

Matt Brown  
Mayor

Catharine Saunders  
City Clerk

First Reading – May 2, 2017  
Second Reading – May 2, 2017  
Third Reading – May 2, 2017

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

