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**H-8696**  
**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: CEDAR HOLLOW DEVELOPMENTS INC. PORTION OF 1800 CEDARHOLLOW BOULEVARD (CEDARHOLLOW SUBDIVISION PHASE 4)  MEETING ON JULY 31, 2017</b>

<b>RECOMMENDATION</b>
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That, on the recommendation of the Senior Planner, Development Services, based on the application of Cedar Hollow Developments Ltd. relating to the property located on a portion of 1800 Cedarhollow Boulevard (Cedarhollow Subdivision Phase 4 – 39T-03518), the attached proposed by-law **BE INTRODUCED** at the Municipal Council meeting on August 22, 2017 to amend Zoning By-law No. Z.-1 in conformity with the Official Plan to change the zoning **FROM** a Holding Residential R1 (h\*R1-3) Zone **TO** a Residential R1 (R1-3) Zone to remove the “h” holding provision.

<b>PREVIOUS REPORTS PERTINENT TO THIS MATTER</b>
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**June 6, 2017** – Report to Planning and Environment Committee – Subdivision Special Provisions – Cedar Hollow Subdivision Phase 4 (File No. 39T-03518)

<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 nine (9) single detached residential lots under the Residential R1 (R1-3) Zone

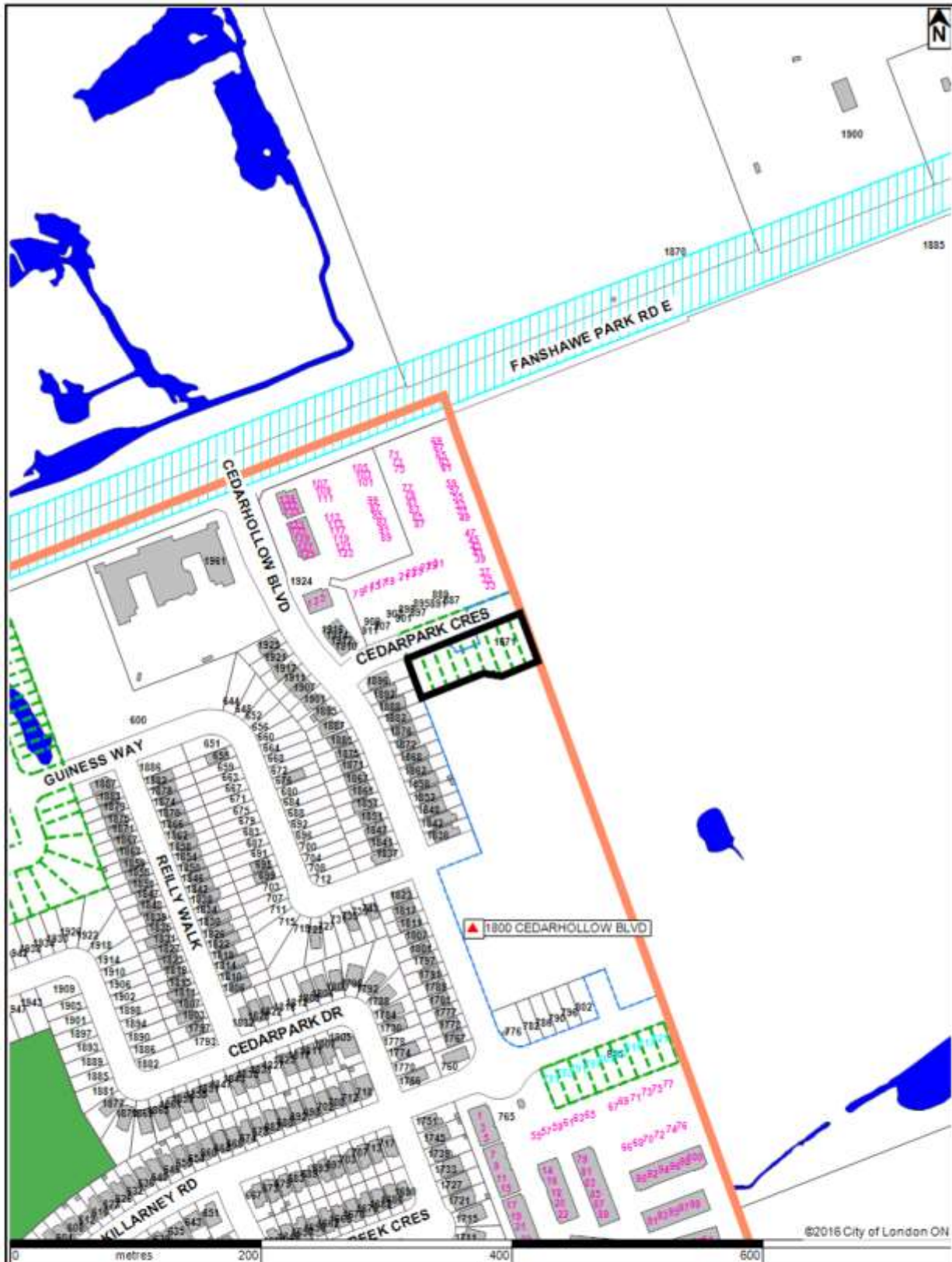
<b>RATIONALE</b>
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1. The conditions for removing the holding (h) provision have been met and the recommended amendment will allow development of residential uses in compliance with the Zoning By-law.
2. A subdivision agreement is expected to be executed shortly between Cedar Hollow Developments Inc. 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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The initial Cedar Hollow Subdivision (391-03518) was comprised of a 39.3 hectare (97 acre) parcel of land located on the south side of Fanshawe Park Road East, east of Highbury Avenue North. The first phase was registered on August 30, 2007 as 33M-580 and comprised of 147 single detached lots and two multi-family blocks along Killarney Road, Cedar Creek Crescent and Cedarhollow Boulevard. Phase 2, which consisted of 122 single family detached lots, 1 medium

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<p style="text-align: center;"><b>LOCATION MAP</b></p> <p>Subject Site: Portion of 1800 Cedarhollow Boulevard                  Applicant: Cedar Hollow Developments                  File Number: H-8696                  Planner: Nancy Pasato                  Created By: Nancy Pasato                  Date: 2016-10-17                  Scale: 1:3700</p>	<p style="text-align: center;"><b>LEGEND</b></p> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 15px; border: 2px solid black; margin-right: 5px;"></span> Subject Site</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #90EE90; margin-right: 5px;"></span> Parks</li> <li><span style="display: inline-block; width: 15px; height: 15px; border: 1px dashed black; margin-right: 5px;"></span> Assessment Parcels</li> <li><span style="display: inline-block; width: 15px; height: 15px; border: 1px solid black; margin-right: 5px;"></span> Buildings</li> <li><span style="display: inline-block; width: 15px; height: 15px; border: 1px solid black; text-align: center; font-size: 8px; margin-right: 5px;">123</span> Address Numbers</li> </ul>
<p>Corporation of the City of London                  Prepared By: Planning and Development</p>	

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Zoning as of June 5, 2017



**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-8696 NP

MAP PREPARED:  
2017/07/13 RC



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density residential block, 1 park block and the extension of Cedarpark Drive and creation of 1 new local street(Reilly Walk), was registered on January 5, 2012 as 33M-640. Phase 3, which consisted of 42 single detached lots, all served by the extension of Cedarpark Drive, was registered on January 28, 2015 as 33M-678.

Phase 4 originally consisted of approximately 59 single detached lots along the extension of Cedarpark Crescent and Kilcrest Way. In April, 2016, Council approved a zoning by-law amendment for the remainder of the subdivision to permit the development of an elementary school for the Thames Valley District School Board. A revision to the draft approval to remove the school lands and subdivide the remainder of the site was administratively approved on August 2, 2016.

Phase 4 consists of nine (9) single detached lots, all served by the extension of Cedarpark Way (formerly Cedarpark Crescent). This will be the final phase for the Cedarhollow Subdivision.

<b>Date Application Accepted:</b> October 17, 2016	<b>Agent:</b> Stephen Stapleton, Auburn Homes
<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 (R1-3) Zone.	

**SIGNIFICANT DEPARTMENT/AGENCY COMMENTS**

None.

<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 October 27, 2016.	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 Cedar Hollow Developments Inc. 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>LOU POMPILII, MCIP, RPP          MANAGER, DEVELOPMENT PLANNING</b>
<b>RECOMMENDED BY:</b>	<b>SUBMITTED BY:</b>
<b>PAUL YEOMAN, RPP, PLE          DIRECTOR, DEVELOPMENT SERVICES</b>	<b>GEORGE KOTSIFAS, P.ENG          MANAGING DIRECTOR, DEVELOPMENT &amp;          COMPLIANCE SERVICES &amp; CHIEF          BUILDING OFFICIAL</b>

July 24, 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 holding provisions from the zoning for lands located on a portion of 1800 Cedarhollow Boulevard (Cedarhollow Subdivision Phase 4 – 39T-03518).

WHEREAS Cedar Hollow Developments Ltd. have applied to remove the holding provisions from the zoning for the lands located on a portion of 1800 Cedarhollow Boulevard (Cedarhollow Subdivision Phase 4 – 39T-03518), 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 on a portion of 1800 Cedarhollow Boulevard (Cedarhollow Subdivision Phase 4 – 39T-03518), as shown on the attached map, to remove the holding provision so that the zoning of the lands as a Residential R1 (R1-3) 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 22, 2017.

**Matt Brown  
Mayor**

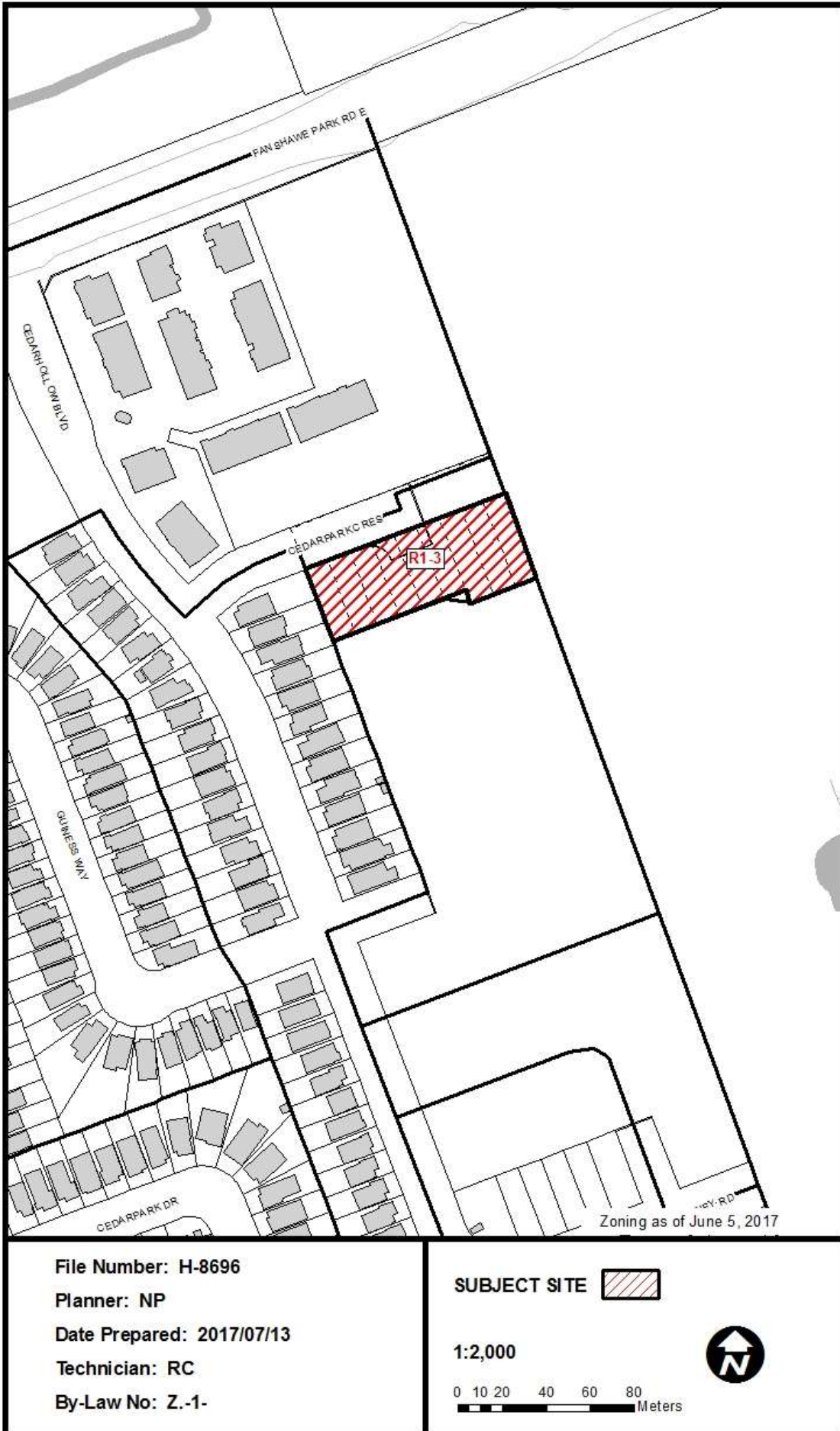
**Catharine Saunders  
City Clerk**

First Reading - August 22, 2017  
Second Reading – August 22, 2017  
Third Reading - August 22, 2017


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



File Number: H-8696  
Planner: NP  
Date Prepared: 2017/07/13  
Technician: RC  
By-Law No: Z.-1-

SUBJECT SITE   
1:2,000  
0 10 20 40 60 80 Meters



Geocodes