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H-8634-3
Alanna Riley

FROM:	G. KOTSIFAS, P.ENG. MANAGING DIRECTOR, DEVELOPMENT & COMPLIANCE SERVICES AND CHIEF BUILDING OFFICIAL
SUBJECT:	APPLICATION BY: NORQUAY BUTTONBUSH LAND CORP. 1237, 1241, 1249, 1254 AND 1258 THORNLEY STREET AUGUST 28, 2017

RECOMMENDATION

That, on the recommendation of the Senior Planner, Development Planning, based on the application of Norquay Buttonbush Land Corp. for properties located at 1237, 1241, 1249, 1254 and 1258 Thornley Street, the attached proposed by-law **BE INTRODUCED** at the Municipal Council meeting on September 5, 2017 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 1237, 1241, 1249, 1254 and 1258 Thornley Street.

PURPOSE AND EFFECT OF RECOMMENDED ACTION

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

BACKGROUND	
Date Application Accepted: June 13, 2016	Applicant: Norquay Buttonbush Land Corp.
REQUESTED ACTION: Removal of the “h-108” holding provision from the existing Residential R1 Special Provision (R1-6(4)) Zone from the remainder of the blocks within the subdivision.	
PUBLIC LIAISON:	Notice of the application was published in the Londoner on July 7, 2016
Nature of Liaison: 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.	
Responses: None	

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ANALYSIS

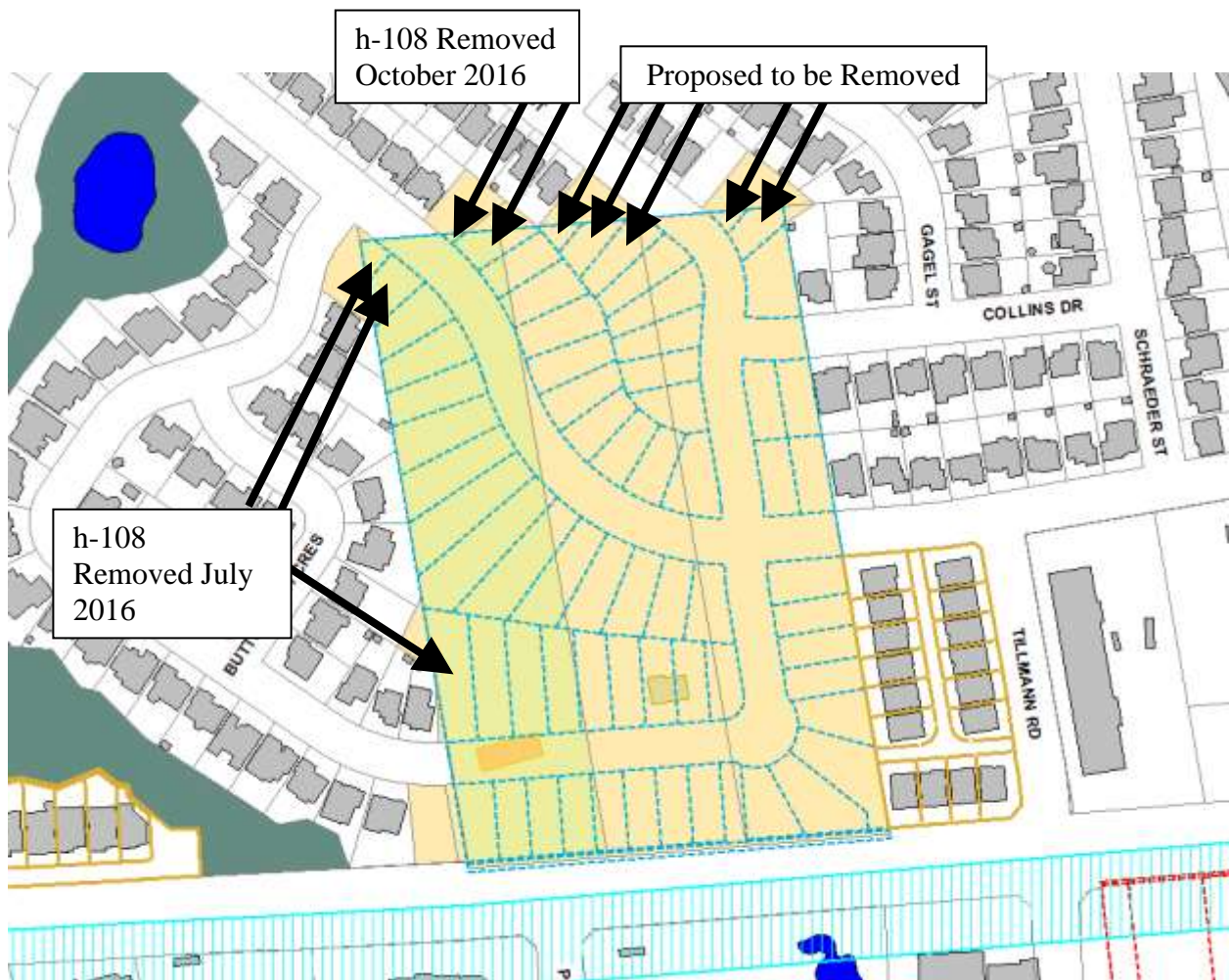
Holding Provisions

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 “h-108” holding provision was removed from three of the blocks in July 2016 and two more in October 2016. The applicant has provided the City with records of the completion and registration of the application for the remainder of the blocks to consolidate parcels to create five developable lots (as shown on the map below and Schedule “A” attached). Therefore the “h-108” holding provision can be removed from these remaining blocks on Thornley Street at this time.



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CONCLUSION

Given that the remaining 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.

PREPARED AND RECOMMENDED BY:	REVIEWED BY:
ALANNA RILEY, MCIP, RPP SENIOR PLANNER DEVELOPMENT PLANNING	LOU POMPILII, MPA, RPP MANAGER DEVELOPMENT PLANNING
CONCURRED IN BY:	SUBMITTED BY:
PAUL YEOMAN, RPP, PLE DIRECTOR, DEVELOPMENT SERVICES	GEORGE KOTSIFAS P.ENG. MANAGING DIRECTOR, DEVELOPMENT & COMPLIANCE SERVICES & CHIEF BUILDING OFFICIAL

August 21, 2017

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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 for a portion of land located at 1237, 1241, 1249, 1254 and 1258 Thornley Street.

WHEREAS Norquay Buttonbush Land Corp. has applied to remove the "h-108" holding provision from the zoning for the land located at 1237, 1241, 1249, 1254 and 1258 Thornley Street 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 1237, 1241, 1249, 1254 and 1258 Thornley Street, 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 September 5, 2017.

Matt Brown
Mayor

Catharine Saunders
City Clerk

First Reading - September 5, 2017.
Second Reading - September 5, 2017.
Third Reading - September 5, 2017.

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



File Number: H-634
Planner: AR
Date Prepared: 2017/08/17
Technician: WR
By-Law No: Z.-1-

SUBJECT SITE 

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