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H-8800/C. Smith

FROM:	G. KOTSIFAS, P.ENG. MANAGING DIRECTOR, DEVELOPMENT & COMPLIANCE SERVICES AND CHIEF BUILDING OFFICIAL
SUBJECT:	APPLICATION BY: FOXHOLLOW NORTH KENT DEVELOPMENTS INC. PORTION OF 1284 & 1388 SUNNINGDALE ROAD WEST MEETING ON SEPTEMBER 11, 2017

RECOMMENDATION

That, on the recommendation of the Senior Planner, Development Planning, based on the application of West Coronation Development Limited relating to the property located at 1284 and 1388 Sunningdale Road West:

- a) the attached proposed by-law **BE INTRODUCED** at the Municipal Council meeting on September 19, 2017 to amend Zoning By-law No. Z.-1 in conformity with the Official Plan to change the zoning of a portion of 1284 and 1388 Sunningdale Road West **FROM** a Holding Residential R1 (h*h-100*R1-3) Zone and a Holding Residential R1 (h*h-100*R1-5) Zone, **TO** a Holding Residential R1 (h-100*R1-3) Zone and Holding Residential R1 (h-100*R1-5) Zone to remove the h. holding provision.
- b) the application to change the zoning of the properties located at 1284 and 1388 Sunningdale Road West **FROM** a Holding Residential R1 (h*h-100*R1-3) Zone and a Holding Residential R1 (h*h-100*R1-5) Zone, **TO** a Residential R1 (R1-3) Zone and a Residential R1 (R1-5) Zone, **BE DEFERRED** until such time as a second public access and water looping is provided.

PURPOSE AND EFFECT OF RECOMMENDED ACTION

The purpose and effect of this zoning change is to remove the h holding symbol to permit the development of 69 single detached dwelling lots.

RATIONALE

1. The removal of the holding provision will allow for development in conformity with the Zoning By-law Z.-1.
2. Through the subdivision approval process the required security has been submitted to the City of London, the execution of the subdivision agreement is imminent and the h holding provision is no longer required.
3. The proposed 69 single detached lot subdivision does not have a second access and the water system is not looped. Removal of the h-100 holding provision is not appropriate at this time.

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Location Map



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BACKGROUND

Date Application Accepted: July 5, 2017	Owner: Fowhollow North Kent Developments Inc.
REQUESTED ACTION: Removal of the h. and h.100 holding provisions from the low density residential zones.	

PUBLIC LIAISON:	Notice of the application was published in the Londoner on August 24, 2017.
Nature of Liaison: City Council intends to consider removing the h and h-100 holding provisions from the lands that ensures for the orderly development of land and for the provision of adequate water service and appropriate access a development agreement shall be entered into to the satisfaction of the City. Council will consider removing the holding provision as it applies to these lands no earlier than September 11, 2017.	
Responses: None	

ANALYSIS

Why is it Appropriate to Remove this Holding Provision?

The h holding provision states that:

“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.”

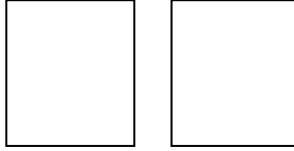
The applicant has submitted the required security to the City of London for the 1st Phase of the Foxhollow North Kent Developments Inc. subdivision. The special provisions have been endorsed by Council. The owner has provided the necessary security and the subdivision agreement is being finalized for registration. This satisfies the requirement for removal of the “h” holding provision.

h-100 Holding Provision

The (h-100) holding provision states that:

“To ensure there is adequate water services and appropriate access, no more than 80 units may be developed until a looped watermain system is constructed and there is a second public access available to the satisfaction of the City Engineer, prior to the removal of the h-100 symbol.”

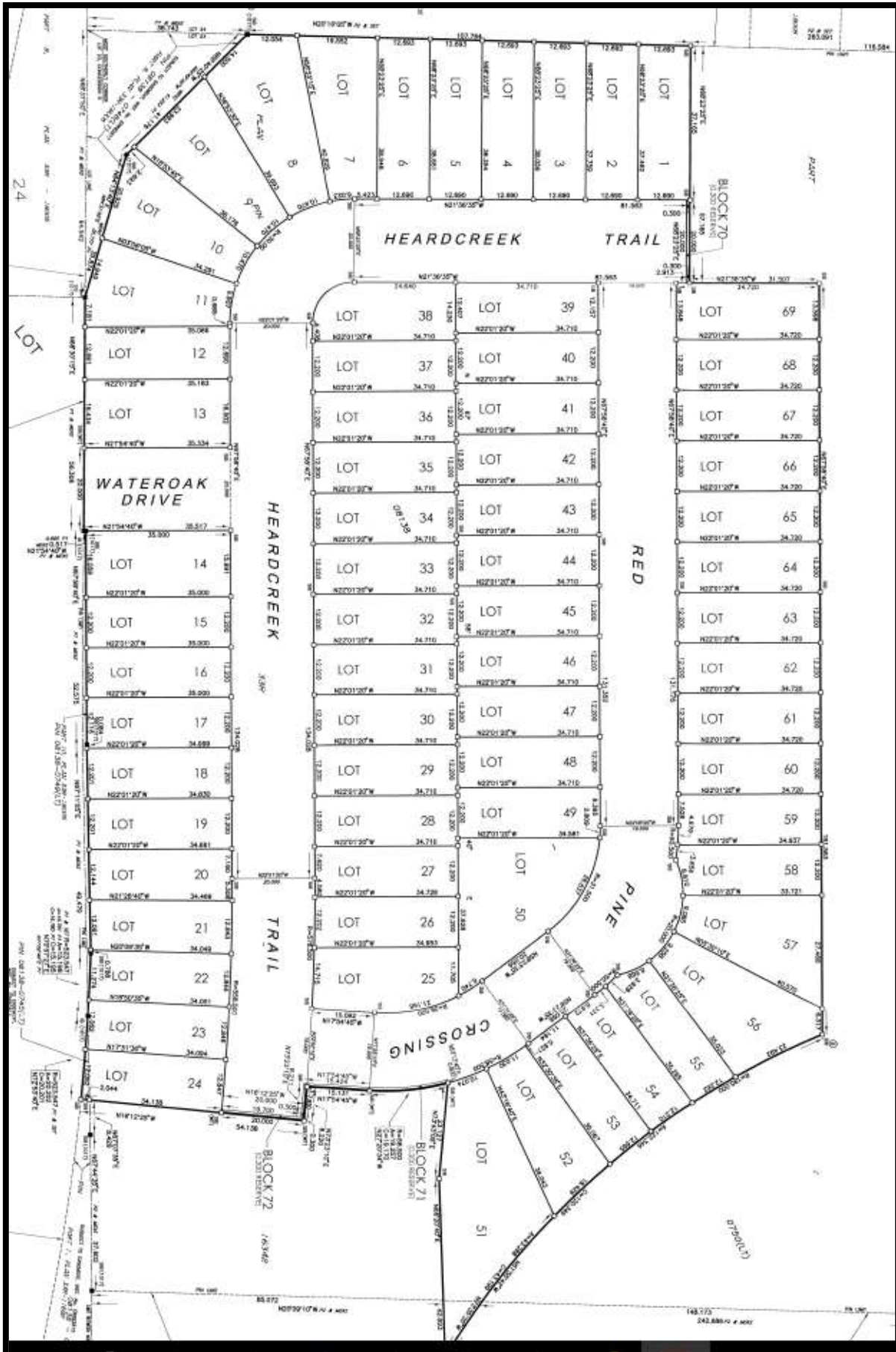
The h-100 holding provision requires that a looped watermain system be constructed and a second public access is available for these lands. A looped watermain has not been constructed and a second public access is not available to the satisfaction of the City Engineer. It is not appropriate to remove this holding provision from the lands at this time. The first phase of subdivision is for 69 units and building permits can be issued to a maximum of 80 units. The



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removal of h-100 holding provision will be considered during the next phase of subdivision approval to ensure that a second access and water looping is provided.

Plan of Subdivision



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CONCLUSION

It is appropriate to remove the h holding provision from the subject lands at this time as the required security has been submitted to the City of London and execution of the subdivision agreement is imminent. The removal of the h-100 holding provision is not recommended at this time. A looped watermain system has not been constructed and a second public access is not available at this time. Deferral of the h-100 should not impede the development of the first phase of this subdivision.

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

September 1, 2017
CS/

"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 at 1284 and 1388 Sunningdale Road West.

WHEREAS Foxhollow North Kent Developments Inc. have applied to remove the holding provisions from the zoning for the lands located at 1284 and 1388 Sunningdale Road West, 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 1284 and 1388 Sunningdale Road West, as shown on the attached map, to remove the holding provision so that the zoning of the lands as a Holding Residential R1 (h-100*R1-3) Zone and Holding Residential R1 (h-100*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 September 11, 2017.

Matt Brown
Mayor

Catharine Saunders
City Clerk

First Reading -September 11, 2017
Second Reading -September 11, 2017
Third Reading - September 11, 2017

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

