

--	--

H-8058/T. Grawey

<b>TO:</b>	<b>CHAIR AND MEMBERS PLANNING AND ENVIRONMENT COMMITTEE</b>
<b>FROM:</b>	<b>GEORGE KOTSIFAS DIRECTOR OF BUILDING CONTROLS AND CHIEF BUILDING OFFICIAL</b>
<b>SUBJECT:</b>	<b>APPLICATION BY: SIFTON PROPERTIES LIMITED 3071 SINGLETON AVENUE UNTIMED ITEM MEETING ON MAY 28, 2012</b>

<b>RECOMMENDATION</b>
-----------------------

That, on the recommendation of the Senior Planner of Development Services, based on the application of Sifton Properties Limited relating to the property located at 3071 Singleton Avenue, the attached proposed by-law **BE INTRODUCED** at the Municipal Council meeting on June 12, 2012 to amend Zoning By-law No. Z.-1 (in conformity with the Official Plan) to change the zoning of the subject lands **FROM** a Holding Residential R1 (h.R1-5) Zone to a Residential R1 (R1-5) Zone, to remove the holding provision.

<b>PURPOSE AND EFFECT OF RECOMMENDED ACTION</b>
---

The purpose and effect of this zoning change is to remove the "h" holding provision, to permit the development of a single family lot within Andover Trails Subdivision.

<b>PREVIOUS REPORTS PERTINENT TO THIS MATTER</b>
--

**39T-05506**

September 22, 2008 – Report for Planning Committee to consider the Phase 2 Special Provisions for the subdivision agreement (39T-05506).

April 7, 2008 – Report to consider the proposed Zoning By-law amendment (H-7516).

November 17, 2008 – Report to consider Zoning By-law amendment (H-7517).

December 13, 2010 – Report to consider Zoning By-Law amendment (H-7780).

<b>BACKGROUND</b>
-------------------

Lot 4 on Singleton Avenue was created through Plan 33M-602 which was registered on December 16, 2008. A subdivision agreement between The Corporation of the City of London and Sifton Properties Ltd. was entered into on September 30, 2008 and registered with the Land Registry Office on December 17, 2008. The plan consists of 79 single detached lots and 1 multi-family block, an open space corridor along the Pincombe Drain, a stormwater management pond, and streets including Morgan Avenue, Morgan Crescent, Pincombe Drive, Singleton Avenue, and a portion of the future Bradley Avenue extension.

In November 2008 the "h" provision was removed on most of the single family lots in the subdivision. The "h" provision was retained on 8 lots and the multi-family block, pending the completion of a second road access, as required by the subdivision agreement.

<b>Date Application Accepted:</b> May 10, 2012	<b>Applicant:</b> Sifton Properties Limited
<b>REQUESTED ACTION:</b> Removal of the "h" holding provision on the proposed residential lot at 3071 Singleton Avenue (39T-05506 – Phase 2)	



©2012 City of London ON






### LOCATION MAP

Subject Site: 3071 Singleton Avenue  
 Applicant: Sifton Properties Limited

File: H-8058  
 Planner: T. Grawey

Date: 2012-05-15  
 Scale: 1:3500

### LEGEND

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



--	--

H-8058/T. Grawey

<b>PUBLIC LIAISON:</b>	Notice was published in the "Living in the City" section of the London Free Press on May 19, 2012.	No replies.
------------------------	--	-------------

**ANALYSIS**

**When were the holding provisions applied?**

The "h" provision is applied at the time of draft plan approval, and is typically applied to all lands in a proposed subdivision plan. It is applied to every subdivision approval, and requires that a subdivision agreement or development agreement be entered into so that development proceeds in an orderly manner and there is adequate provision for municipal services. This provision is normally satisfied through the execution of the subdivision agreement.

**What is the purpose of the holding provisions?**

The purpose of applying holding provisions is to ensure that prior to development proceeding, certain requirements have been addressed to the satisfaction of Council.

- "h" – this holding provision can be removed after the owner enters into a subdivision agreement with the City of London, which provides clearly defined requirements for the provision of municipal services and associated financial obligations of the owner.

**Why is it appropriate to remove the Holding Provision?**




The recommended amendment to remove the holding provision applies to lands which are serviced lots within a plan of subdivision for which a subdivision agreement has been entered into. The condition for removing the holding "h" provision has been satisfied and a second road access has been constructed. The recommended amendment which will allow the Residential R1 (R1-5) Zone to come into effect is appropriate.

**Will any holding provisions remain on the Subdivision?**

The recommended amendment will remove the "h" holding provision on 3071 Singleton Avenue. The "h" provision was previously removed on other single family lots in Andover Trails Phase 2 and 3071 Singleton is the only remaining single family lot in this phase with the "h" provision.

**CONCLUSION**

The Owner has entered into a subdivision agreement for 3071 Singleton Avenue and is now requesting removal of the "h" holding provision, which was applied at the time of draft approval. The subdivision agreement has been registered and it is recommended that the "h" provision be removed so that development can proceed on this single detached residential lot.

<b>PREPARED AND RECOMMENDED BY:</b>	<b>REVIEWED BY:</b>
	
<b>TERRY GRAWEY SENIOR PLANNER, DEVELOPMENT SERVICES</b>	<b>BRUCE HENRY MANAGER, DEVELOPMENT PLANNING</b>
<b>SUBMITTED BY:</b>	
	
<b>GEORGE KOTSIFAS DIRECTOR OF BUILDING CONTROLS AND CHIEF BUILDING CONTROLS</b>	

May 15, 2012  
TG/sw

--	--

**H-8058/T. Grawey**

Bill No.  
2012

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

A by-law to amend By-law No. Z.-1 to remove the holding provision from the zoning on the land located at 3071 Singleton Avenue.

WHEREAS Sifton Properties Ltd. has applied to remove holding provisions from the zoning on the lands located at 3071 Singleton Avenue, 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 the lands located at 3071 Singleton Avenue, as shown on the attached map, comprising part of Key Map No. 142, to remove the "h" holding provision so that the zoning of the land 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 June 12, 2012

Joe Fontana  
Mayor

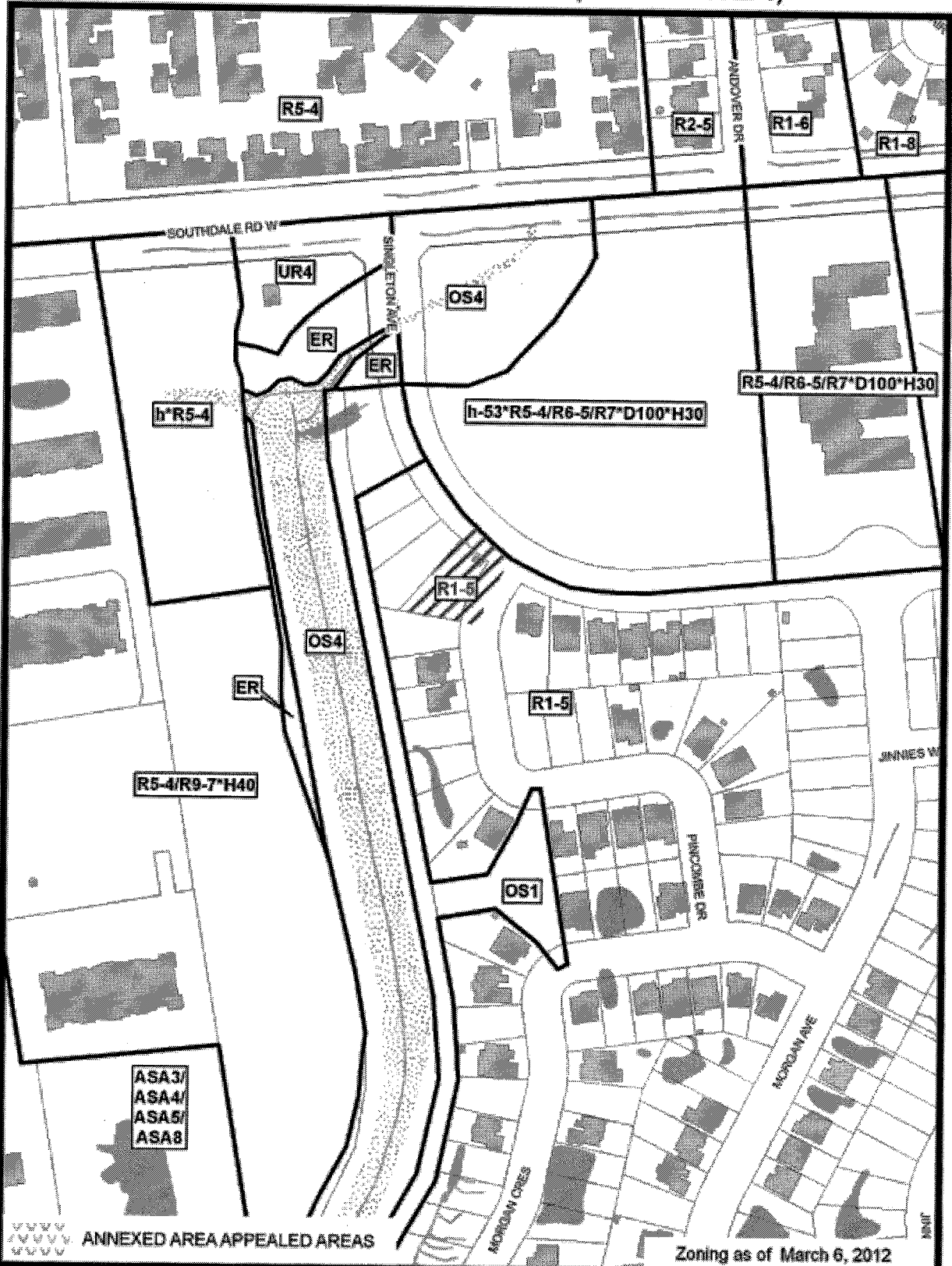
Catharine Saunders  
City Clerk




First Reading – June 12, 2012  
Second Reading – June 12, 2012  
Third Reading – June 12, 2012

Empty boxes for Agenda Item # and Page #

H-8058/T. Grawey

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



<p>File Number: H-8058  Planner: SW  Date Prepared: May 14, 2012  Technician: DT  By-Law No: Z.-1-</p>	<p>SUBJECT SITE </p> <p>1:2,500</p> <p>0 12.525 50 75 100 Meters </p> <p></p>
--	---

GeoReference