

--	--

H-8791/C. Smith

TO:	CHAIR AND MEMBERS PLANNING & ENVIRONMENT COMMITTEE
FROM:	G. KOTSIFAS, P.ENG. MANAGING DIRECTOR, DEVELOPMENT AND COMPLIANCE SERVICES AND CHIEF BUILDING OFFICIAL
SUBJECT:	APPLICATION BY: KENMORE HOMES (LONDON) INC. 255 SOUTH CARRIAGE ROAD FOR: REMOVAL OF HOLDING PROVISIONS (H. AND H-100) MEETING ON NOVEMBER 20, 2017

RECOMMENDATION

That, on the recommendation of the Senior Planner, Development Services, based on the application of Kenmore Homes (London) Inc. relating to the property located at 255 South Carriage Road, the attached proposed by-law **BE INTRODUCED** at the Municipal Council meeting on November 28, 2017 to amend Zoning By-law No. Z.-1 in conformity with the Official Plan to change the zoning of 255 South Carriage Road **FROM** a Holding Residential R1 Special Provision (h-100*R1-3 (4)) Zone, a Holding Neighbourhood Facility/Residential R1 Special Provision (h-100*NF1/R1-3 (4)) Zone, a Holding Residential R1 Special Provision (h-100*R1-3 (8)) Zone, a Holding Residential R1 Special Provision (h-100*R1-13 (6)) Zone, a Holding Residential R1 Special Provision (h-100*R1-3 (4)) Zone, a Holding Residential R1 Special Provision (h*h-100*R1-13 (8)) Zone, a Holding Residential R1 Special Provision (h*h-100*R1-3 (4)) Zone, Holding Residential R1 Special Provision (h*h-100*R1-3 (8)) Zone, a Holding Residential R4 Special Provision (h*h-100*R4-4 (1)) Zone and a Holding Residential R4 (h*h-100*R4-4) Zone **TO** a Residential R1 Special Provision (R1-3 (4)) Zone, a Neighbourhood Facility/Residential R1 Special Provision (NF1/R1-3 (4)) Zone, a Residential R1 Special Provision (R1-3 (8)) Zone, a Holding Residential R1 Special Provision (R1-13 (6)) Zone, a Residential R1 Special Provision (R1-3 (4)) Zone, a Residential R1 Special Provision (R1-13 (8)) Zone, a Residential R4 Special Provision (R4-4 (1)) Zone and a Residential R4 (R4-4) Zone to remove the h. and h-100 holding provisions.

PURPOSE AND EFFECT OF RECOMMENDED ACTION

The purpose and effect of this zoning change is to remove the h and h-100 holding symbol to permit the development of six (6) multifamily street townhouse blocks and 94 single detached dwelling lots.

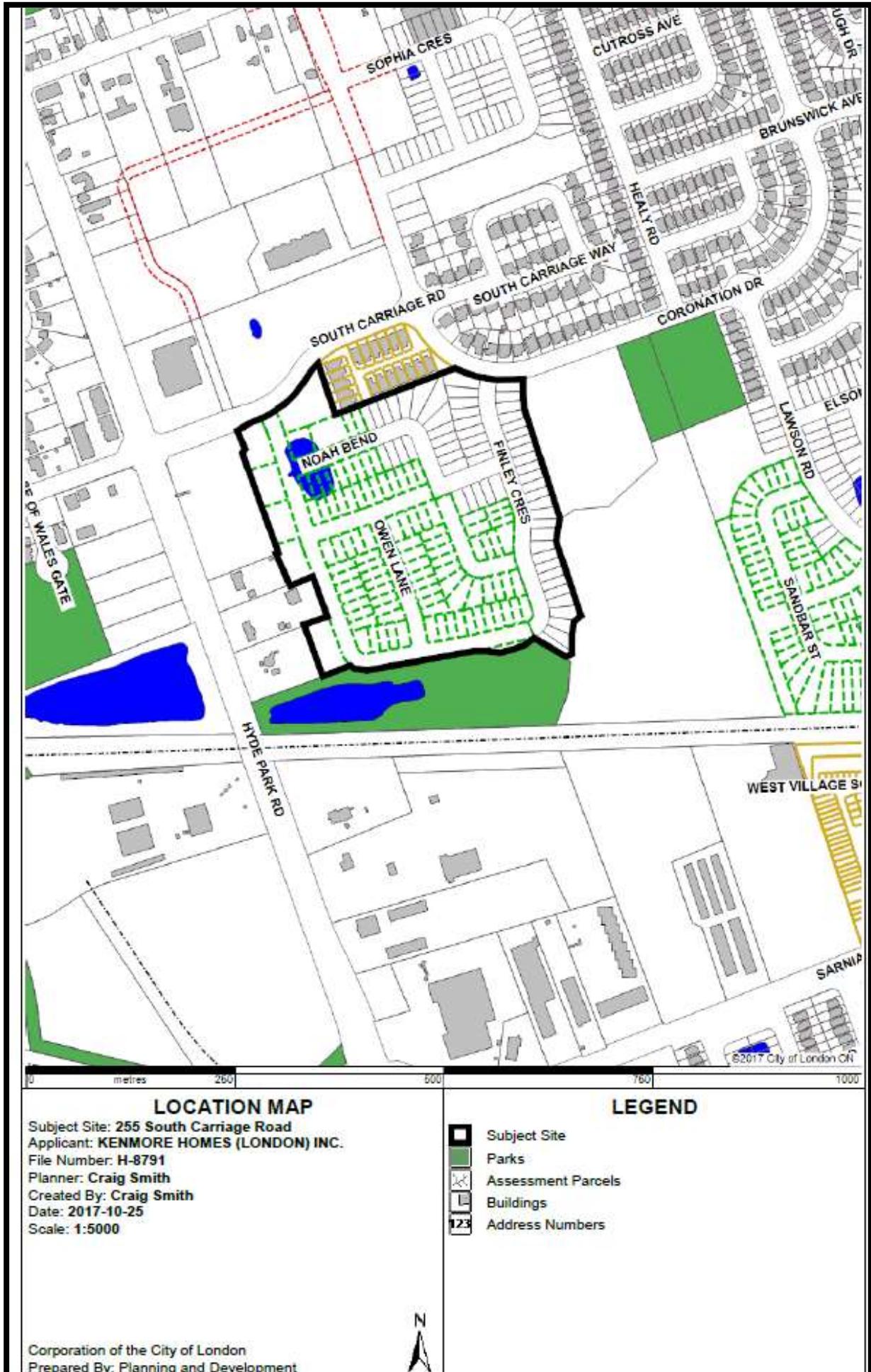
RATIONALE

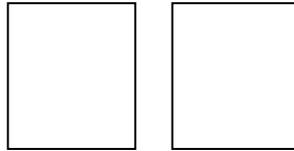
1. The removal of the holding provision will allow for development in conformity with the Zoning By-law.
2. Through the subdivision approval process the required security has been submitted to the City of London, the execution of the subdivision agreement is imminent and the "h" holding provision is no longer required.
3. The proposed subdivision public road access on South Carriage Way and Coronation Drive and the water system is looped. Removal of the h-100 holding provision is appropriate at this time.

--	--

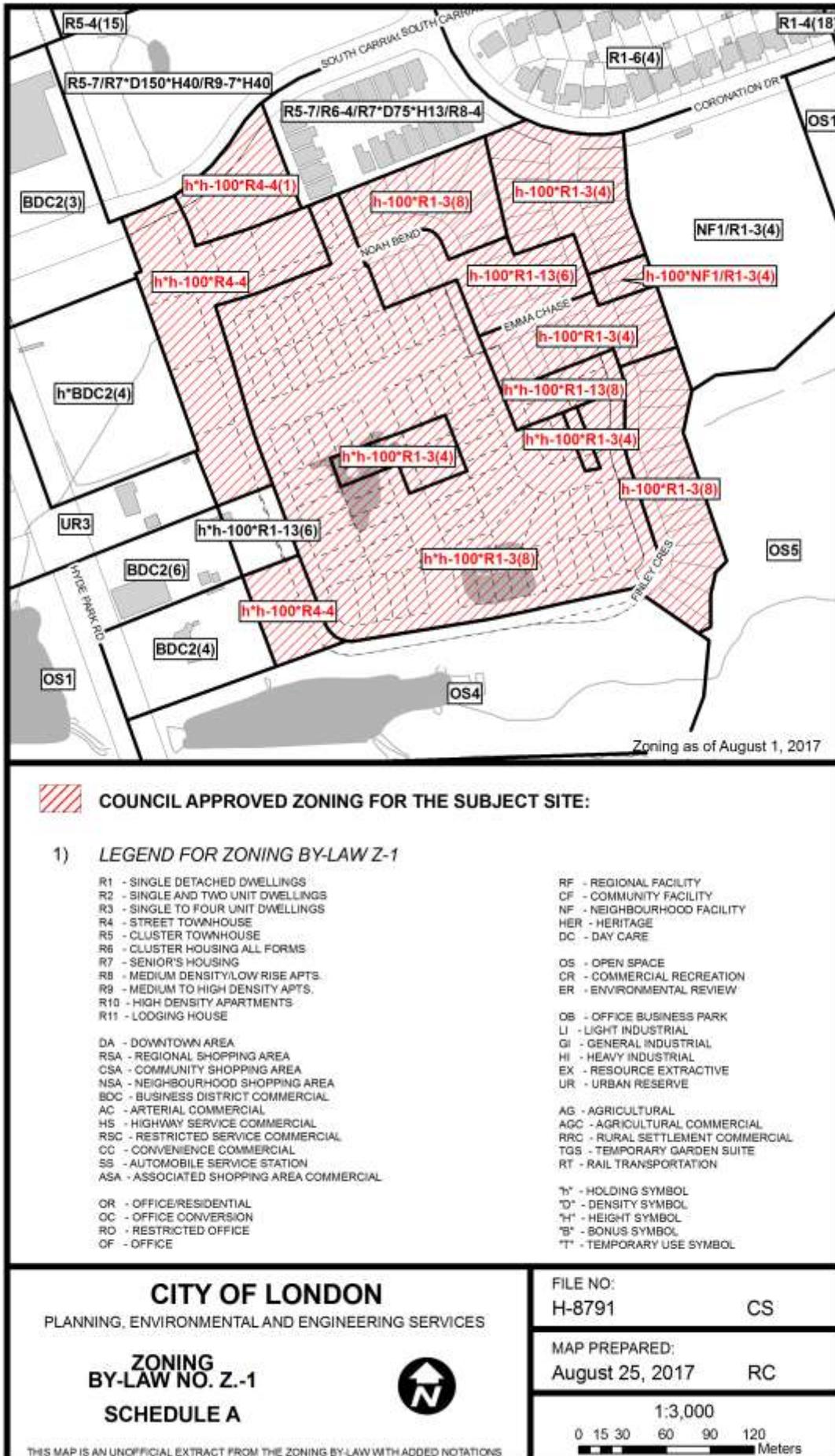
H-8791/C. Smith

Location Map





Zoning Map



--	--

H-8791/C. Smith

BACKGROUND

Date Application Accepted: June 19, 2017	Owner: Kenmore Homes (London) 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 July 6, 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 July 31, 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 2nd Phase of the Kenmore Homes (London) 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 execution by the owner and the City. 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 road access is available for these lands. The looped watermain has been constructed and public road access is available on Coronation Drive and South Carriage Way to the satisfaction of the City Engineer. It is appropriate to remove this holding provision at this time

--	--

H-8791/C. Smith

CONCLUSION

It is appropriate to remove the h. and h-100 holding provisions from the subject lands at this time as second public road access and water looping has been provided and the required security has been submitted to the City of London and execution of the subdivision agreement is imminent.

RECOMMENDED AND PREPARED BY:	REVIEWED BY:
C. SMITH SENIOR PLANNER, DEVELOPMENT SERVICES	LOU POMPILII MCIP RPP MANAGER, DEVELOPMENT PLANNING (SUBDIVISION)
RECEIVED BY:	CONCURRED IN BY:
MATT FELDBERG MANAGER, DEVELOPMENT SERVICES (SUBDIVISIONS)	PAUL YEOMAN, RPP, PLE DIRECTOR, DEVELOPMENT SERVICES
SUBMITTED BY:	
G. KOTSIFAS, P.ENG MANAGING DIRECTOR, DEVELOPMENT AND COMPLIANCE SERVICES AND CHIEF BUILDING OFFICIAL	

November 10, 2017
CS/

"Attach."

Agenda Item # Page #

--	--

H-8791/C. Smith

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 255 South Carriage Road.

WHEREAS Kenmore Homes (London) Inc. have applied to remove the holding provisions from the zoning for the lands located at 255 South Carriage Road, 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 255 South Carriage Road, as shown on the attached map, to remove the h. and h-100 holding provisions so that the zoning of the lands as a Residential R1 Special Provision (R1-3 (4)) Zone, a Neighbourhood Facility/Residential R1 Special Provision (NF1/R1-3 (4)) Zone, a Residential R1 Special Provision (R1-3 (8)) Zone, a Holding Residential R1 Special Provision (R1-13 (6)) Zone, a Residential R1 Special Provision (R1-3 (4)) Zone, a Residential R1 Special Provision (R1-13 (8)) Zone, a Residential R4 Special Provision (R4-4 (1)) Zone and a Residential R4 (R4-4) Zone comes into effect.
2. This By-law shall come into force and effect on the date of passage.

PASSED in Open Council on November 28, 2017.

Matt Brown
Mayor

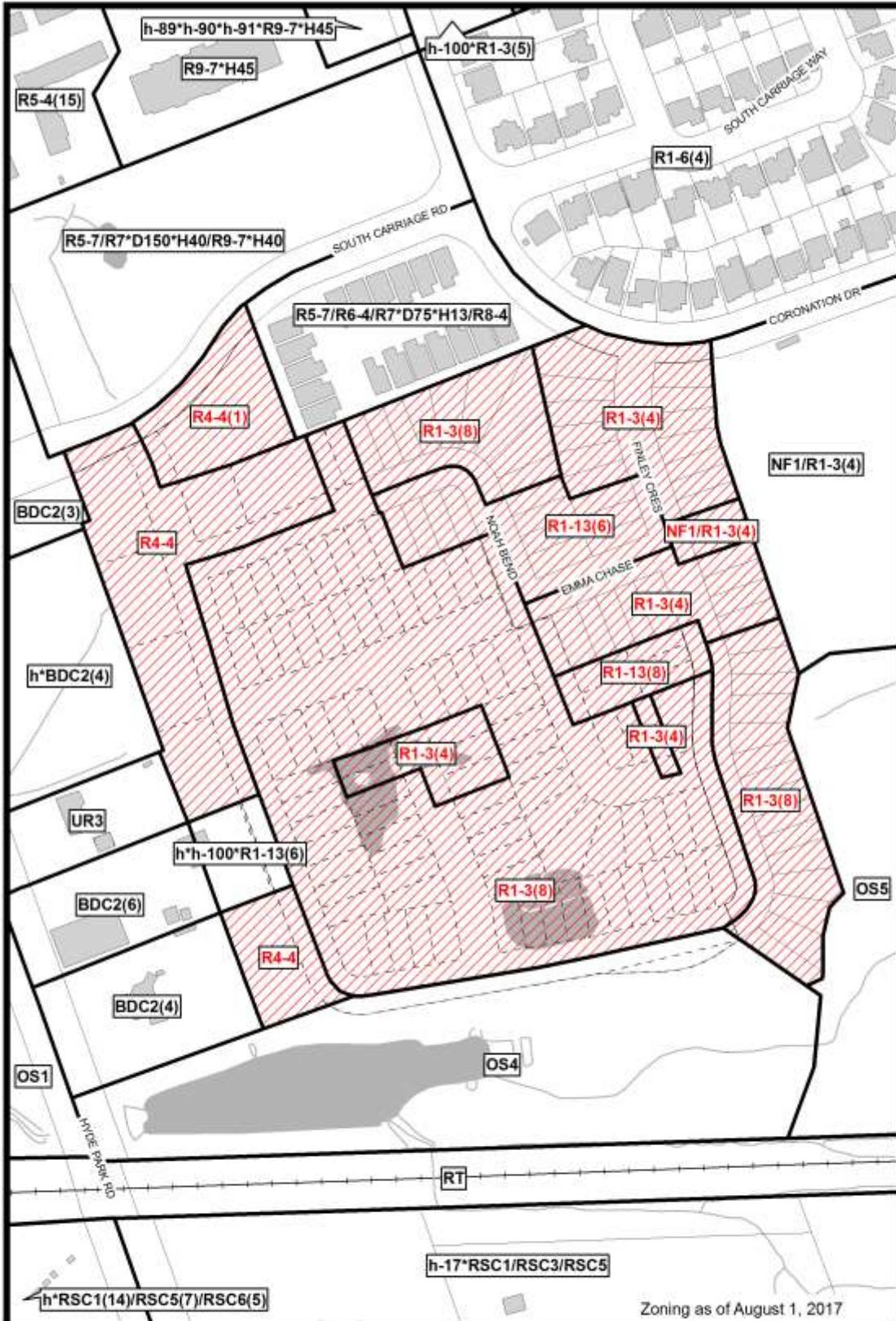
Catharine Saunders
City Clerk

First Reading -November 28, 2017
Second Reading -November 28, 2017
Third Reading - November 28, 2017

Empty boxes for Agenda Item # and Page #

H-8791/C. Smith

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



File Number: H-8791
 Planner: CS
 Date Prepared: 2017/08/25
 Technician: RC
 By-Law No: Z.-1-

SUBJECT SITE 

1:2,500

0 25 50 100 Meters

