That, on the recommendation of the Director - Development Planning, based on the application of Auburn Developments relating to the property located at 2062 Denview Avenue, the attached proposed by-laws **BE INTRODUCED** at the Municipal Council meeting on October 24, 2011 to amend Zoning By-law No. Z.-1 (in conformity with the Official Plan) to change the zoning of the subject lands:

a) **FROM** a Holding Residential R1 (h*R1-4) Zone **TO** a Residential R1 (R1-4) Zone;  
b) **FROM** a Holding Special Provision R1 (h*R1-3(7)) and Holding Residential R1 (h*R1-3) Zone **TO** a Special Provision Residential R1 (R1-3(7)) Zone and Residential R1 (R1-3) Zone; and  
c) **FROM** a Holding Residential R1 (h*R1-3) Zone, a Holding Special Provision Residential/Residential R1/R2 (h*R1-3(7)/R2-3) and a Holding Residential R5/R6/R7 (h*R5-3/R6-5/R7*H12*D50) **TO** a Residential R1 (R1-3) Zone, a Special Provision Residential/Residential R1/R2 (R1-3(7)/R2-3) and a Residential R5/R6/R7 (R5-3/R6-5/R7*H12*D50);  

to remove the “h” holding provision.

**PURPOSE AND EFFECT OF RECOMMENDED ACTION**

The purpose and effect of this zoning change is to remove the “h” holding provision to allow for building permits to be issued for the single detached lots.

**BACKGROUND**

**Date Application Accepted:** June 29, 2011  
Application was revised on July 26, 2011  
**Agent:** Stephen Stapleton, Auburn Developments  
**REQUESTED ACTION:** the applicant has requested the Holding Provision (h) be removed from the subject lands.

**PUBLIC LIAISON:** A revised Notice was published in the Living in the City section of the London Free Press on August 20, 2011.  
No replies.

**AGENCY RESPONSE**

**Engineering Review:** Although the City of London’s Environmental and Engineering Services Department has no objection to the removal of a holding provision with respect to water and sanitary servicing for the subject lands, nonetheless a Subdivision Agreement has not been finalized at this time.

**Staff Response:** The City has recently received the executed subdivision agreement related to Phase 3, 4 and 5 of the Foxhollow subdivision.
What is the Holding Provision? The purpose of applying Holding Provision "h" to the subject lands is to ensure the orderly development of lands and the adequate provision of municipal services. The "h" symbol shall not be deleted until a subdivision agreement or development agreement is entered into for the lands in question with the City of London. Until the Holding Provision "h" is removed, no new uses are permitted. Municipal Council applied the Holding Provision (h) to the subject lands in 2003 at the time of the Foxfield Subdivision was being approved.

Why is it appropriate to remove the Holding Provision? The development of Phases 1 and 2 of the Fox Hollow subdivision has provided the necessary municipal service connections to allow for the development of Phases 3, 4 & 5 in the Foxhollow Subdivision. Municipal Council approved the Special Provisions for Phases 3, 4 and 5 on October 4, 2011 and the applicant has entered into the Subdivision Agreement with the City and provided the required security. The Subdivision Agreement ensures that the lands will be developed on full municipal services. Based on the above, Development Planning staff recommend the removal of the Holding Provision (h) from the identified zoned lands in the proposed Phase 3, 4 and 5 of the Foxhollow Subdivision.

CONCLUSION

The applicant has satisfied the requirements of Holding Provision (h) as they have entered into the subdivision agreement and it is now appropriate to remove the holding provision to allow for the development of single detached dwelling.
Bill No. (Number to be inserted by Clerk's Office)
2011

By-law No. Z.-1-__________

A by-law to amend By-law No. Z.-1 to remove the holding provision from the zoning for an area of land located at 2062 Denview Avenue.

WHEREAS Auburn Developments has applied to remove the holding provision from the zoning for an area of land located at 2062 Denview Avenue, as shown on the maps 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 lands located at 2062 Denview Avenue, as shown on the attached map comprising part of Key Map No. 2 to remove the holding provision so that the zoning of the lands as Residential R1 (R1-4) Zone, comes into effect.

2. This By-law shall come into force and effect on the date of passage.

PASSED in Open Council on October 3, 2011.

Joe Fontana
Mayor

Catharine Saunders
City Clerk

First Reading – October 24, 2011
Second Reading – October 24, 2011
Third Reading – October 24, 2011
COUNCIL APPROVED ZONING FOR THE SUBJECT SITE:

1) LEGEND FOR ZONING BY-LAW Z-1

R1 - SINGLE DETACHED DWELLINGS
R2 - SINGLE AND TWO UNIT DWELLINGS
R3 - SINGLE TO FOUR UNIT DWELLINGS
R4 - STREET TOWNHOUSE
R5 - CLUSTER TOWNHOUSE
R6 - CLUSTER HOUSING ALL FORMS
R7 - SENIORS HOUSING
R8 - MEDIUM DENSITY LOW RISE APARTS.
R9 - MEDIUM TO HIGH DENSITY APARTS.
R10 - HIGH DENSITY APARTMENTS
R11 - LOGGING HOUSE
DA - DOWNTOWN AREA
RSA - REGIONAL SHOPPING AREA
CSA - COMMUNITY SHOPPING AREA
NSA - NEIGHBOURHOOD SHOPPING AREA
BDC - BUSINESS DISTRICT COMMERCIAL
AC - ARTERIAL COMMERCIAL
HS - HIGHWAY SERVICE COMMERCIAL
RSC - RESTRICTED SERVICE COMMERCIAL
CC - CONVENIENCE COMMERCIAL
AS - AUTOMOBILE SERVICE STATION
ASA - ASSOCIATED SHOPPING AREA COMMERCIAL

2) ANNEXED AREA APPEALED AREAS

CITY OF LONDON
PLANNING, ENVIRONMENTAL AND ENGINEERING SERVICES
ZONING
BY-LAW NO. Z-1
SCHEDULE A

FILE NO: H-7934
MAP PREPARED: 2011/09/10

THIS MAP IS AN UNOFFICIAL EXTRACT FROM THE ZONING BY-LAW WITH ADDED NOTATIONS

Zoning as of September 6, 2011
AMENDMENT TO SCHEDULE "A" (BY-LAW NO. Z.-1)

R5-3/R6-5/R7*H12*D50

h*h-54*R5-4/R6-5

R1-3(7)/R2-3

h*R1-6

R1-4

h*R1-4

h*R5-2/R6-4

R1-5

OS1

Zoning as of September 6, 2011

SUBJECT SITE

File Number: H-7934
Planner: AM
Date Prepared: 2011/09/10
Technician: MC
By-Law No: Z.-1-
WHEREAS Auburn Developments has applied to remove the holding provision from the zoning for an area of land located at 2062 Denview Avenue, as shown on the maps 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 lands located at 2062 Denview Avenue, as shown on the attached map comprising part of Key Map No. 2 to remove the holding provision so that the zoning of the lands as Residential R1 (R1-3) Zone; Special Provision Residential R1 (R1-3/7)), comes into effect.

2. This By-law shall come into force and effect on the date of passage.

PASSED in Open Council on October 3, 2011.

Joe Fontana
Mayor

Catharine Saunders
City Clerk

First Reading – October 24, 2011
Second Reading – October 24, 2011
Third Reading – October 24, 2011
COUNCIL APPROVED ZONING FOR THE SUBJECT SITE:

1) **LEGEND FOR ZONING BY-LAW Z-1**

- **R1** - Single detached dwellings
- **R2** - Single and two unit dwellings
- **R3** - Single to four unit dwellings
- **R4** - Street townhouse
- **R5** - Cluster townhouse
- **R6** - Cluster housing all forms
- **R7** - Senior's housing
- **R8** - Medium density/low rise apartments
- **R9** - Medium to high density apartments
- **R10** - High density apartments
- **R11** - Lodging house
- **DA** - Downtown area
- **RSA** - Regional shopping area
- **CSA** - Community shopping area
- **NSA** - Neighbourhood shopping area
- **BDC** - Business district commercial
- **AC** - Arterial commercial
- **HS** - Highway service commercial
- **RSC** - Restricted service commercial
- **CC** - Convenience commercial
- **SS** - Automobile service station
- **ASA** - Associated shopping area commercial

2) **ANNEXED AREA APPEALED AREAS**

**CITY OF LONDON**
PLANNING, ENVIRONMENTAL AND ENGINEERING SERVICES

**ZONING BY-LAW NO. Z-1**

**SCHEDULE A**

FILE NO: H-7934
MAP PREPARED: 2011/09/10

THIS MAP IS AN UNOFFICIAL EXTRACT FROM THE ZONING BY-LAW WITH ADDED NOTATIONS
AMENDMENT TO SCHEDULE "A" (BY-LAW NO. Z.-1)

File Number: H-7934
Planner: AM
Date Prepared: 2011/09/10
Technician: MC
By-Law No: Z.-1-

Zoning as of September 6, 2011

SUBJECT SITE

1:2,500

0 12.525 50 75 100 Meters
Bill No. (Number to be inserted by Clerk’s Office)
2011

By-law No. Z.-1—

A by-law to amend By-law No. Z.-1 to remove the holding provision from the zoning for an area of land located at 2062 Denvview Avenue.

WHEREAS Auburn Developments has applied to remove the holding provision from the zoning for an area of land located at 2062 Denvview Avenue, as shown on the maps 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 lands located at 2062 Denvview Avenue, as shown on the attached map comprising part of Key Map No. 2 to remove the holding provision so that the zoning of the lands as Residential R1 (R1-3) Zone; Special Provision Residential R1/R2 (R1-3(7)/R2-3) Zone; R5/R6/R7 (R5-3/R6-5/R7*H12*D50) Zone, comes into effect.

2. This By-law shall come into force and effect on the date of passage.

PASSED in Open Council on October 3, 2011.

Joe Fontana
Mayor

Catharine Saunders
City Clerk

First Reading – October 24, 2011
Second Reading – October 24, 2011
Third Reading – October 24, 2011
COUNCIL APPROVED ZONING FOR THE SUBJECT SITE:

1) LEGEND FOR ZONING BY-LAW Z-1

   R1 - SINGLE DETACHED DWELLINGS
   R2 - SINGLE AND TWO UNIT DWELLINGS
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   R6 - CLUSTER HOUSING ALL FORMS
   R7 - SENIORS HOUSING
   R8 - MEDIUM DENSITY/LOW RISE APARTS.
   R9 - MEDIUM TO HIGH DENSITY APARTS.
   R10 - HIGH DENSITY APARTMENTS
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   DA - DOWNTOWN AREA
   RSA - REGIONAL SHOPPING AREA
   CSA - COMMUNITY SHOPPING AREA
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   BDC - BUSINESS DISTRICT COMMERCIAL
   AC - ARTERIAL COMMERCIAL
   HS - HIGHWAY SERVICE COMMERCIAL
   RCC - RESTRICTED SERVICE COMMERCIAL
   CC - CONVENIENCE COMMERCIAL
   SS - AUTOMOBILE SERVICE STATION
   ASA - ASSOCIATED SHOPPING AREA COMMERCIAL

   OR - OFFICE/RESIDENTIAL
   OC - OFFICE CONVERSION
   RO - RESTRICTED OFFICE
   OF - OFFICE
   RF - REGIONAL FACILITY
   CF - COMMUNITY FACILITY
   NF - NEIGHBOURHOOD FACILITY
   HER - HERITAGE
   DC - DAY CARE
   OS - OPEN SPACE
   CR - COMMERCIAL RECREATION
   ER - ENVIRONMENTAL REVIEW
   OB - OFFICE BUSINESS PARK
   LI - LIGHT INDUSTRIAL
   GI - GENERAL INDUSTRIAL
   HI - HEAVY INDUSTRIAL
   EX - RESOURCE EXTRACTIVE
   UR - URBAN RESERVE
   AG - AGRICULTURAL
   AGC - AGRICULTURAL COMMERCIAL
   RRC - RURAL SETTLEMENT COMMERCIAL
   TGS - TEMPORARY GARDEN SUITE
   RT - RAIL TRANSPORTATION
   "H" - HOLDING SYMBOL
   "D" - DENSITY SYMBOL
   "H" - HEIGHT SYMBOL
   "B" - BONUS SYMBOL
   "T" - TEMPORARY USE SYMBOL

2) ANNEXED AREA APPEALED AREAS

CITY OF LONDON
PLANNING, ENVIRONMENTAL AND ENGINEERING SERVICES

ZONING
BY-LAW NO. Z-1
SCHEDULE A

FILE NO: H-7934
MAP PREPARED: 2011/09/10 MC

1:3,000

0 15 30 60 90 120 Meters

THIS MAP IS AN UNOFFICIAL EXTRACT FROM THE ZONING BY-LAW WITH ADDED NOTATIONS
AMENDMENT TO SCHEDULE "A" (BY-LAW NO. Z.-1)

File Number: H-7934
Planner: AM
Date Prepared: 2011/09/10
Technician: MC
By-Law No: Z.-1-

Zoning as of September 6, 2011

SUBJECT SITE

1:2,500

0 12.525 50 75 100 Meters