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H-8124/Alanna Riley

TO:	CHAIR AND MEMBERS PLANNING AND ENVIRONMENT COMMITTEE
FROM:	GEORGE KOTSIFAS, P. ENG. MANAGING DIRECTOR, DEVELOPMENT & COMPLIANCE SERVICES & CHIEF BUILDING OFFICIAL
SUBJECT:	APPLICATION BY: HIGHLAND RIDGE LAND CORP. PORTION OF 890 SOUTHDALE ROAD WEST PHASE TWO OF HIGHLAND RIDGE (CRESTWOOD) SUBDIVISION MEETING ON NOVEMBER 26, 2012

RECOMMENDATION

That, on the recommendation of the Manager of Development Services and Planning Liaison, based on the application of Highland Ridge Land Corp. relating to a portion of the property located at 890 Southdale Road West, the attached proposed by-law **BE INTRODUCED** at the Municipal Council meeting on December 11, 2102 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 Special Provision (h.h-94.R1-6(4)) zone; a Holding Residential R1 (h.h-94.R1-8) zone; a Holding Residential R1 (h.R1-8) zone and a Holding Residential R1 Special Provision (h.R1-8(4)) zone **TO** a Holding Residential R1 Special Provision (h-94.R1-6(4)) zone; a Holding Residential R1 (h-94.R1-8) zone; a Residential R1 (R1-8) zone and a Residential R1 Special Provision (R1-8(4)) zone 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 permit the development of single detached residential lots within Phase Two of the Highland Ridge (Crestwood) subdivision.

PREVIOUS REPORTS PERTINENT TO THIS MATTER
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November 26, 2007 – Report to Planning Committee on proposed draft plan of subdivision and corresponding Official Plan and Zoning By-law amendments (39T-07503/OZ-7345/O7379).

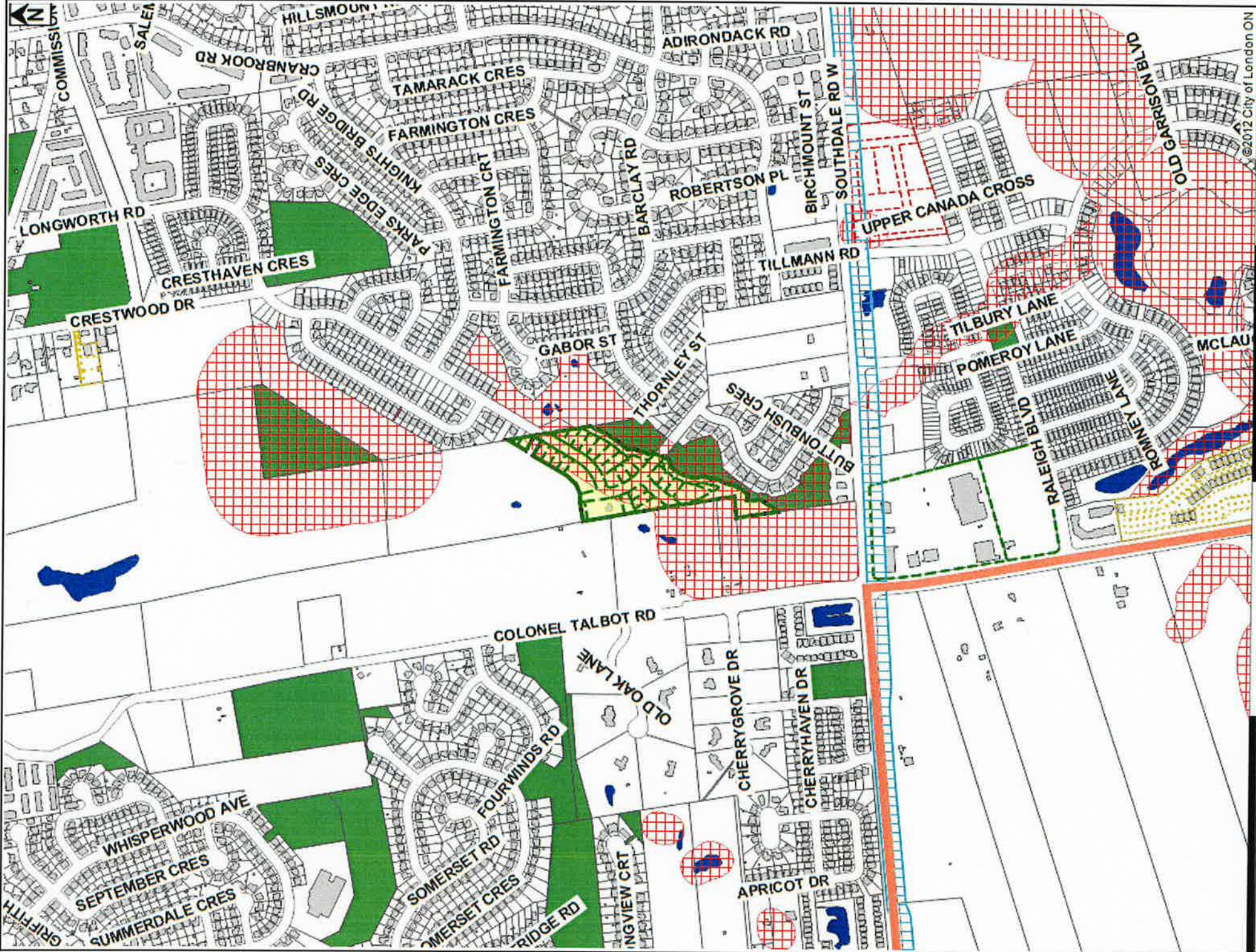
January 28, 2008 – Report to Planning Committee on issues with the application relating to open space, road configuration, and claims/revenue information.

May 5, 2008 – Report to Planning Committee in response to appeal received from the landowner (Highland Ridge Land Corp.).

October 15, 2012 – Report to Planning and Environment Committee on Special Provisions

BACKGROUND

The lands that are the subject of this application are situated north of Southdale Road and east of North Street, within the limits of the South-East Byron Area Plan.








LOCATION MAP

Subject Site: 890 Southdale Road West
 Applicant: Highland Ridge Land Corp
 File Number: H-8124
 Planner: Alanna Riley
 Created By: Alanna Riley
 Date: 2012-11-15
 Scale: 1:10100

Corporation of the City of London
 Prepared By: Planning and Development

LEGEND

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

0 500 1000 1500 2000 metres

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The subject property is located at 890 Southdale Road West and comprises a total area of 4.7 hectares (11.6 acres). The land has historically been used for agricultural purposes. Access to the subdivision is proposed via extensions of Longworth Road and Cranbrook Road.

To the north of the subject lands is an extractive industrial operation and lands held in reserve for future aggregate extraction. New subdivision developments located east and south consisting of predominately single detached dwellings have been constructed. The Phase 1 portion of the Highland Ridge (Crestwood) subdivision was registered on October 18, 2005 as Plan 33M-531.

The current plan (Phase 2) was draft approved by the Ontario Municipal Board (OMB) on June 4th, 2009. A one year extension was subsequently approved by the OMB on June 1, 2012, resulting in the a new Draft Approval lapse date of June 1, 2013.

This plan of subdivision will be registered in one (1) phase, consisting of 21 single family detached lots and two (2) single family blocks served by an extension of Longworth Road and Cranbrook Road plus one new street, Garrett Avenue.

Date Application Accepted: November 12, 2012	Applicant: Highland Ridge Land Corp.
REQUESTED ACTION: Removal of the "h" holding provision on the proposed residential lots in the Highland Ridge (Crestwood) Plan of Subdivision (39T-07503)	

PUBLIC LIAISON:	Notice was published in the "Londoner" on November 22, 2012.	No replies.
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ANALYSIS

When was the holding provision applied?

The holding provision was applied with the zoning at the same time as the subdivision was draft approved by Council in 2008 as there were no services immediately available to service the draft plan of subdivision.

What is the purpose of the holding provision?

The purpose of applying holding provisions is to ensure that prior to development proceeding, certain requirements have been addressed to the satisfaction of Council. The "h" holding provision identified below is the subject of this application:

- **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.

The executed subdivision agreement clearly defines the financial and servicing obligations of the owner. Development Services staff recommend the removal of the "h" holding provision from phase 2 as applied. This will permit the issuance of building permits on the single family residential lots, in accordance with the approved zoning. Servicing will be undertaken in accordance with the provisions in the subdivision agreement.

Why is it appropriate to remove the Holding Provision?

The Special Provisions for phase two of the Highland Ridge(Crestwood) subdivision were approved by Council. The signed subdivision agreement and required securities were recently provided to the City and it is now appropriate to remove the "h" holding provision so that permits can be obtained for the proposed residential units in accordance with the underlying zoning and municipal servicing requirements.

Will any holding provisions remain on the Subdivision?




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The recommended amendment will remove the "h" holding provision on the single family lots in the Highland Ridge (Crestwood) subdivision. The "h-94" Holding provision will remain on two blocks (partial lots) to ensure these blocks are consolidated with adjacent lands to create a consistent lotting pattern.

CONCLUSION

The Owner has entered into the subdivision agreement for the Highland Ridge subdivision and is now requesting removal of the "h" holding provision, which was applied at the time of draft approval. The subdivision agreement has been signed by the developer and it is recommended that the "h" holding provision be removed so that development on phase 2 can proceed for the single detached residential lots.

PREPARED & REVIEWED BY:	
 SONIA WISE FOR / BRUCE HENRY MANGER, DEVELOPMENT PLANNING	
RECOMMENDED BY:	SUBMITTED BY:
 TERRY GRAWAY MANAGER, DEVELOPMENT SERVICES & PLANNING LIAISON	 GEORGE KOTSIFAS, P. ENG. MANAGING DIRECTOR, DEVELOPMENT & COMPLIANCE SERVICES & CHIEF BUILDING OFFICIAL

November 16, 2012
BH/AR

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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 a portion of the land located at 890 Southdale Road West.

WHEREAS Highland Ridge Land Corp. has applied to remove a holding provision from the zoning on a portion of the lands located at 890 Southdale 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 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 lands located at 890 Southdale Road West, as shown on the attached map to remove the "h" holding provision so that the zoning of the lands as a Holding Residential R1 Special Provision (h-94.R1-6(4)) zone; a Holding Residential R1 (h-94.R1-8) zone; a Residential R1 (R1-8) zone and a Residential R1 Special Provision (R1-8(4)) zone comes into effect.
2. This By-law shall come into force and effect on the date of passage.

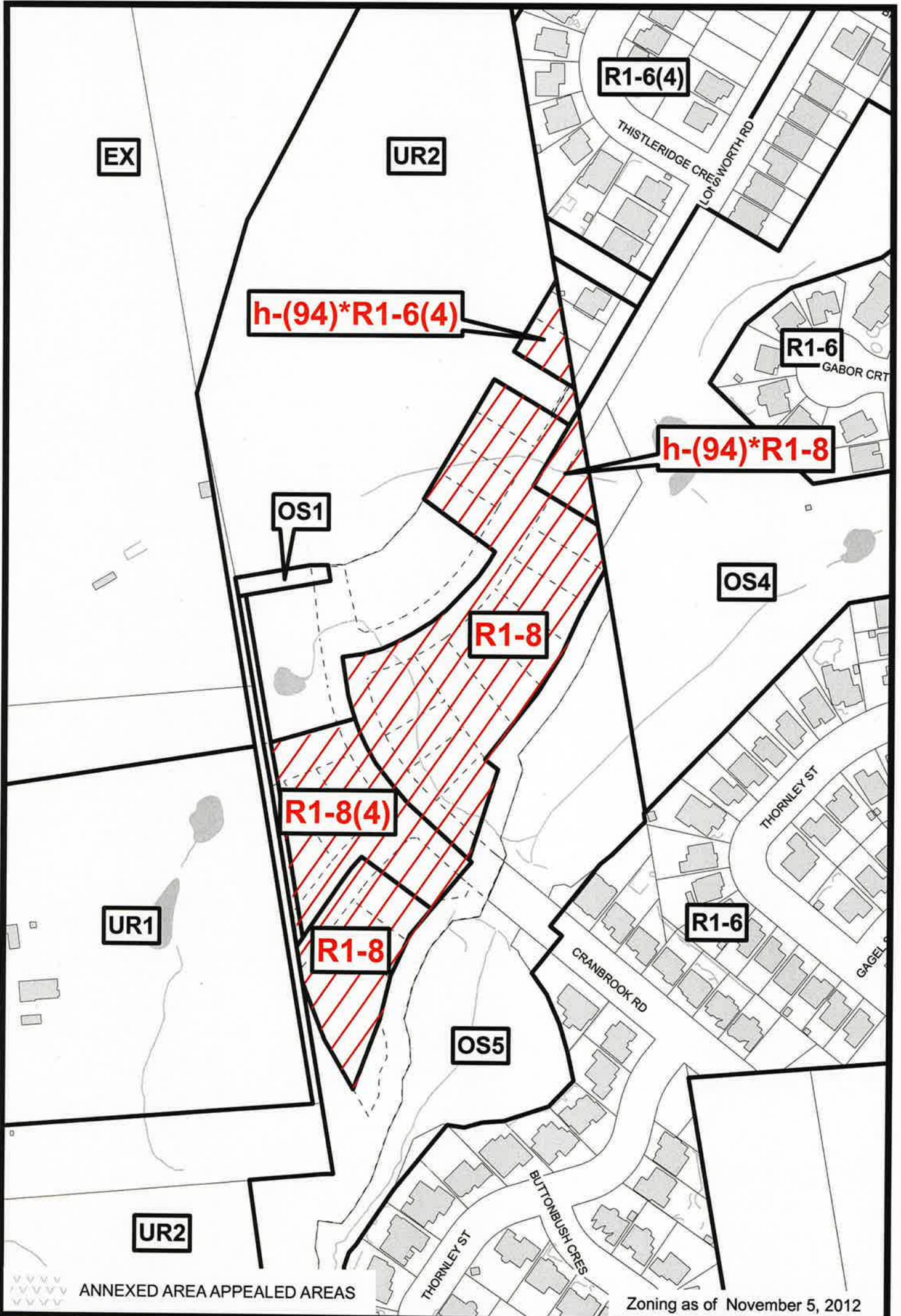
PASSED in Open Council on December 11, 2012

Joe Fontana
Mayor

Catharine Saunders
City Clerk

First Reading - December 11, 2012
Second Reading - December 11, 2012
Third Reading - December 11, 2012

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



Zoning as of November 5, 2012

File Number: H-8124

Planner: AR

Date Prepared: 2012/11/15

Technician: JS

By-Law No: Z.-1-

SUBJECT SITE 

1:2,500

0 12.525 50 75 100 Meters

