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H-8084/A. MacLean

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| TO: | CHAIR AND MEMBERS PLANNING AND ENVIRONMENT COMMITTEE MEETING ON NOVEMBER 26, 2012 |
| FROM: | G. KOTSIFAS, P.ENG. MANAGING DIRECTOR, DEVELOPMENT & COMPLIANCE SERVICES & CHIEF BUILDING OFFICIAL |
| SUBJECT: | APPLICATION BY: TRICAR DEVELOPMENTS INC. 160 SUNNINGDALE ROAD WEST |

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| RECOMMENDATION |
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That, on the recommendation of the Senior Planner, Development Services, based on the application of Tricar Developments Inc. relating to the property located at 160 Sunningdale Road West the following actions be taken:

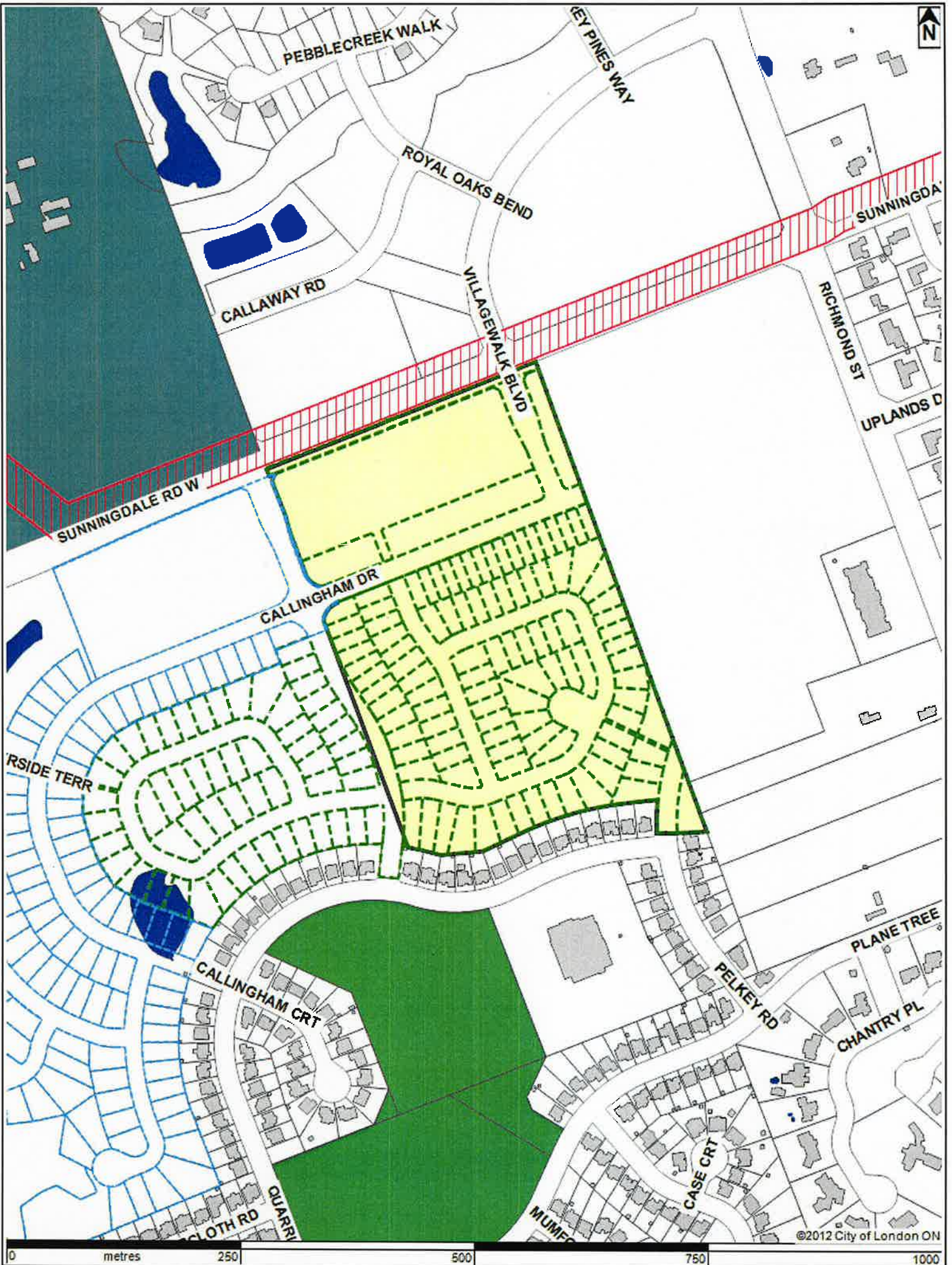
- a) the attached proposed by-law **BE INTRODUCED** at the Municipal Council meeting on December 11, 2012 to amend Zoning By-law No. Z.-1 (in conformity with the Official Plan) to change the zoning of 160 Sunningdale Road West **FROM** a Holding Residential R9 Special Provision (h · h-100 · h-119 · R9-7(16) · H48) Zone, a Holding Residential R4 (h · h-100 · R4-6) Zone, a Holding Residential R1 (h · h-100 · R1-5) Zone, a Holding Residential R1 (h · h-100 · R1-6) Zone, a Holding Residential R1 (h · h-82 · h-94 · R1-6) Zone, a Holding Residential R1 (h · h-94 · h-100 · R1-6) Zone, a Holding Residential R1 (h · h-94 · h-100 · R1-6) Zone **TO** a Holding Residential R9 Special Provision (h-100 · R9-7(16) · H48) Zone, to remove the h. and h-119 holding provisions; and
- b) the application to change the zoning of a portion of the subject lands **FROM** a Holding Residential R9 Special Provision (h-100 · R9-7(16) H48) Zone; a Holding Residential R1 (h · h-100 · R1-5) Zone, a Holding Residential R1 (h · h-100 · R1-6) Zone, a Holding Residential R1 (h · h-82 · h-94 · R1-6) Zone, a Holding Residential R1 (h · h-94 · h-100 · R1-6) Zone, a Holding Residential R1 (h · h-94 · h-100 · R1-6) Zone and a Holding Residential R4 (h · h-100 · R4-6) Zone, **TO** a Residential R9 Special Provision (R9-7(16) · H48) Zone Residential R1 (R1-5) Zone, a Residential R1 (R1-6) Zone, a Residential R1 (R1-6) Zone, a Residential R1 (R1-6) Zone and a Residential R4 (R4-6) Zone **BE DEFERRED** until such time as the holding provisions have been addressed to the satisfaction of the City.

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| PREVIOUS REPORTS PERTINENT TO THIS MATTER |
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April 10, 2012 - Report to Special Planning Committee on draft plan of subdivision, Official Plan and Zoning By-law Amendment applications (39T-11504/OZ-7991).

March 26, 2012 - Report to Planning Committee on draft plan of subdivision, Official Plan and Zoning By-law Amendment applications (39T-11504/OZ-7991).






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LOCATION MAP

Subject Site: 160 Sunningdale Rd. W.
 Applicant: 160 Sunningdale Road West Ltd
 File Number: 39T-11504
 Planner: Allister MacLean
 Created By: Allister MacLean
 Date: 2012-11-07
 Scale: 1:5000

LEGEND

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



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PURPOSE AND EFFECT OF RECOMMENDED ACTION

To remove the holding provisions to allow for the consideration of building permits.

BACKGROUND

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| Date Application Accepted: August 8, 2012 | Owner: Tricar Developments inc. |
| REQUESTED ACTION: Removal of the holding provisions from the low density and multi-family residential zones. | |

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| PUBLIC LIAISON: | Notice of the application was published in Living in the City on Saturday August 25 th , 2012. |
| Nature of Liaison: | |
| The purpose and effect of this zoning change is to remove the Holding h., h-82, h-94, h-100 and h-119 holding provisions to allow for the development of single family lots and apartment buildings. | |
| Responses: None | |

ANALYSIS

In August 2012 the property owner submitted an application to remove the holding provisions from all lots and blocks in the Tricar Meadows Subdivision. The applicant is only interested in developing the high density multi-family block adjacent to Sunningdale Rd at this time. As a result, it is recommended that a portion of this application be deferred until such time as staff are in a position to consider removal of the holding provisions from the remaining lands in this subdivision.

MULTI-FAMILY HIGH DENSITY RESIDENTIAL BLOCK

The following analysis relates to the removal of the holding provisions from the high density multi-family residential development block only.

h. 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 a subdivision agreement or development agreement is entered into for the lands in question with the City of London."

The applicant has entered into a development agreement with the City for the high density multi-family block which satisfies the requirements of this holding provision for lands zoned R9-7.

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-

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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. The looped waterman has not been constructed to date and as result it is not appropriate to consider removal of this holding provision at this time. The applicant will be able to proceed with a partial building permit for the construction of the foundation and parking garage with this holding provision still in place. A further report will be submitted to the Committee recommending removal of this holding provision once the watermain has been looped.

h-119 Holding Provision





The (h-119) holding provision states that:

To ensure that the urban design objectives established through the Official Plan and Zoning amendment review process are implemented, a site plan will be approved and a development agreement will be entered into which, to the satisfaction of the General Manager of Planning and Development, incorporates these objectives and addresses identified urban design issues.

Community Planning and Design staff have reviewed the proposal and have confirmed that the urban design objectives established through the Official Plan and Zoning By-law amendment process have been met for this development and will be implemented through the approved site plan.

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| CONCLUSION |
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It is appropriate to remove the h. and h-119 Holding Provisions from the high density residential zone at this time based on the executed development agreement. Removal of these holding provisions will allow the property owner to apply for a building permit to commence construction of the lower floors of the building and permits for the remainder of the building (ie the residential units) will only be considered when the requirements of the h-100 holding provision have been addressed to the satisfaction of the City.

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| PREPARED and RECOMMENDED BY: | REVIEWED BY: |
|  |  |
| ALLISTER MACLEAN SENIOR PLANNER | BRUCE HENRY MANAGER – DEVELOPMENT PLANNING |
| REVIEWED BY: | SUBMITTED BY: |
|  |  |
| TERRY GRAWEY MANAGER-DEVELOPMENT SERVICES | G. KOTSIFAS, P.ENG MANAGING DIRECTOR, DEVELOPMENT & COMPLIANCE SERVICES & CHIEF BUILDING OFFICIAL |

November 12, 2012
AM/am
"Attach."

Agenda Item # Page #

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Bill No. (Number to be inserted by Clerk's Office)
insert year

By-law No. Z.-1-_____

A by-law to amend By-law No. Z.-1 to remove holding provisions from the zoning for a portion of land located at 160 Sunningdale Road West.

WHEREAS Tricar Developments Inc. have applied to remove the holding provisions from the zoning for a portion of the lands located at 160 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 a portion of the lands located at 160 Sunningdale Road West, as shown on the attached map to remove the holding provisions so that the zoning of the lands as a Holding Residential R9 Special Provision (h-100 · R9-7(16) · H48) Zone comes into effect.
2. This By-law shall come into force and effect on the date of passage.

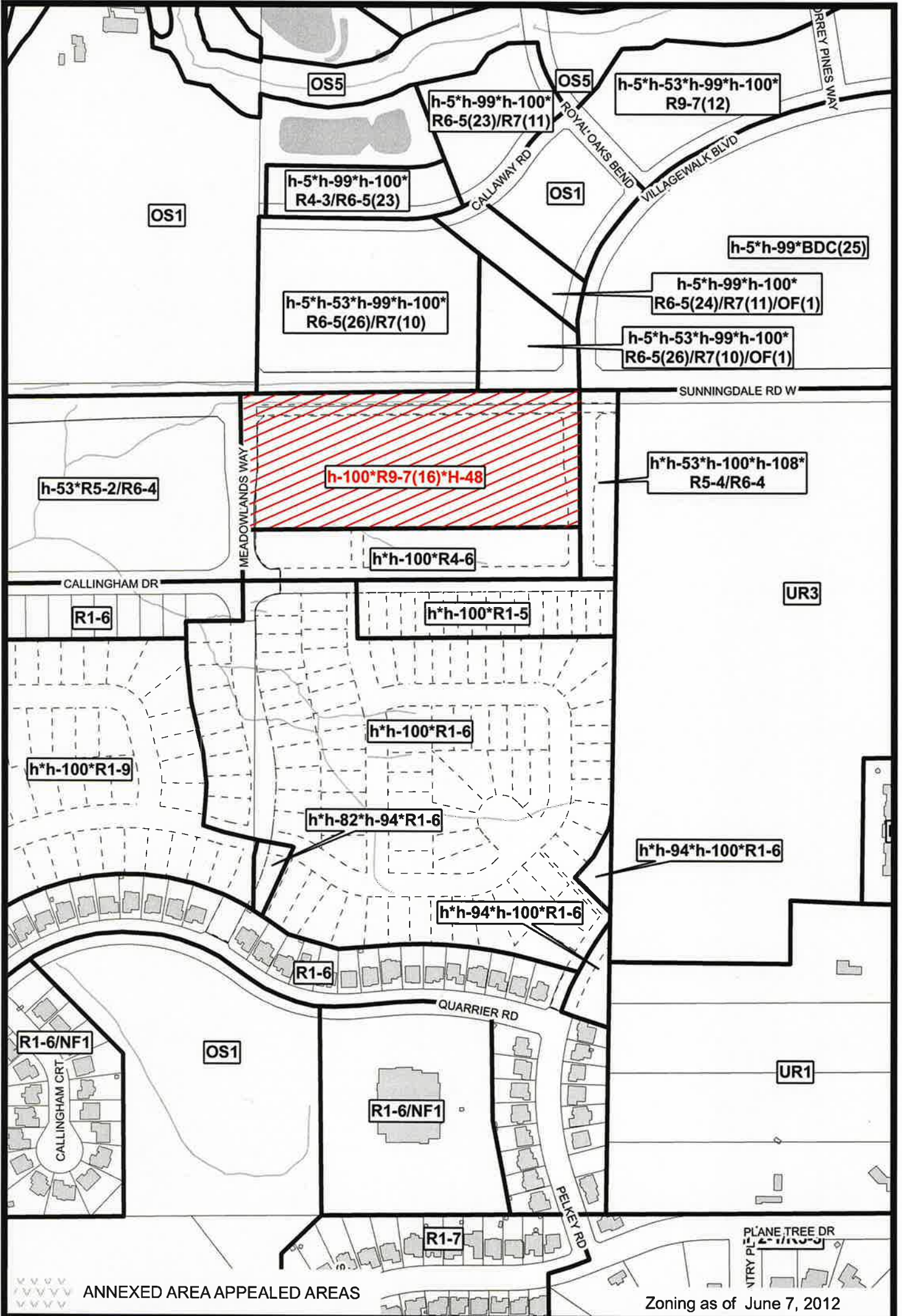
PASSED in Open Council on December 11, 2012.

Joseph 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)



File Number: H-8084

Planner: AM

Date Prepared: November 7, 2012

Technician: DT

By-Law No: Z-1-

SUBJECT SITE



1:4,000

0 20 40 80 120 160 Meters

