

Report to Planning and Environment Committee

To: Chair and Members
Planning & Environment Committee

From: G. Kotsifas P. Eng.,
Managing Director, Development & Compliance Services and
Chief Building Official

Subject: Removal of Holding Provision
Drewlo Holdings Inc.
935-941 Longworth Road

Meeting on: April 27, 2020

Recommendation

That, on the recommendation of the Director, Development Services, the following action be taken with respect to the application of Drewlo Holdings Inc. relating to the properties located at 935-941 Longworth Road, the proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting on May 5, 2019 to amend Zoning By-law Z.-1, in conformity with the Official Plan, to change the zoning of the lands **FROM** a holding Residential R1 Special Provision (h-94*R1-6(4)) **TO** a Residential R1 Special Provision (R1-6(4)) Zone to remove the holding provision.

Executive Summary

Summary of Request

The applicant has requested the removal of the "h-94" holding provision from 935-941 Longworth Road which is in place to ensure there is a consistent lotting pattern in the area.

Purpose and the Effect of Recommended Action

The purpose and effect is to remove the "h-94" holding symbol to facilitate the development of two (2) single detached dwellings.

Rationale of Recommended Action

The requirements for removing the holding provision has been met. It is appropriate to remove the holding provision as it is no longer required.

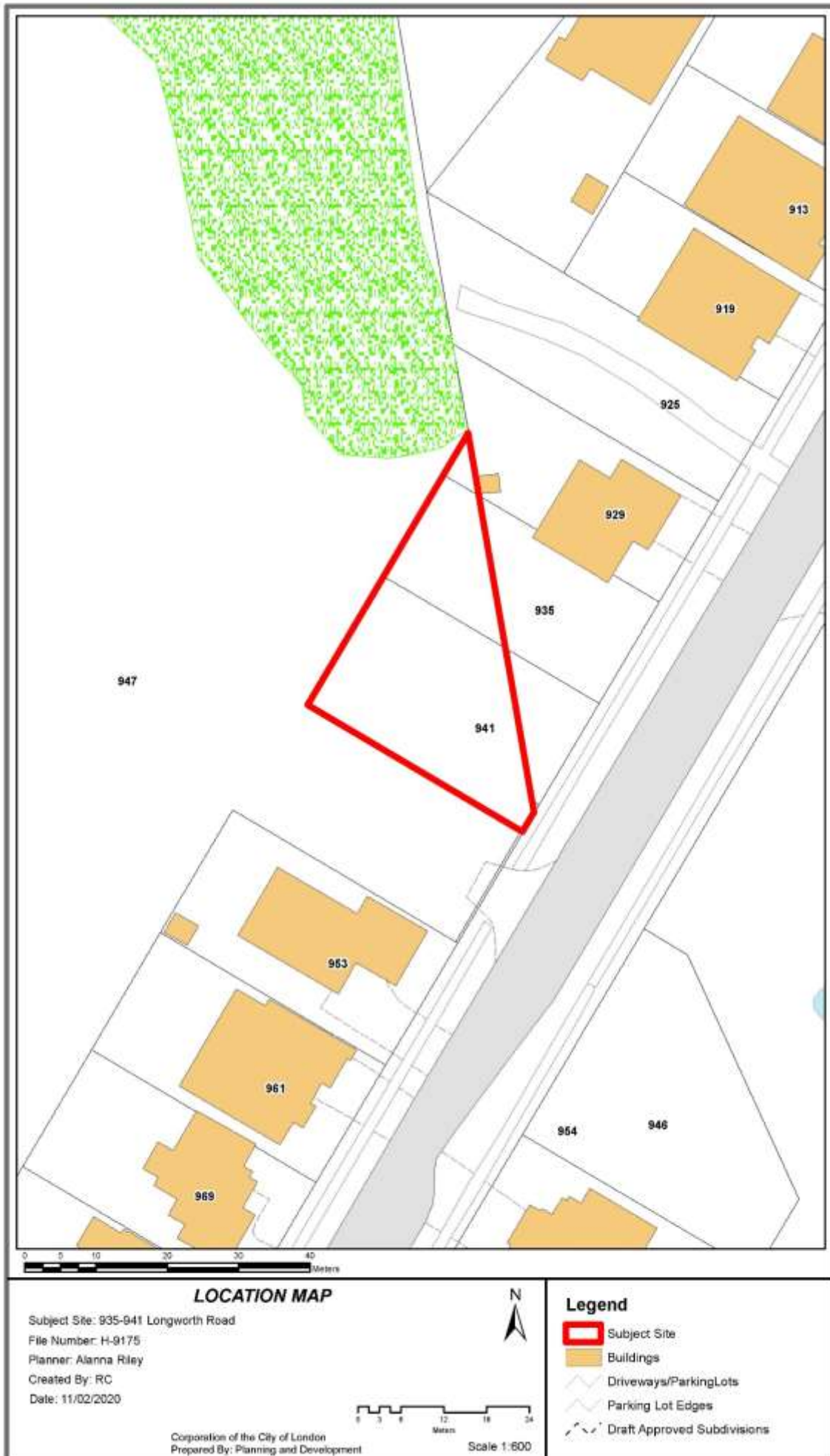
Analysis

1.0 Site at a Glance

1.1 Property Description

The subject site is located in the southwest area of the City with frontage on Longworth Road, and a mix of low density residential uses and open space located to the east and south, proposed residential to the west, and proposed residential and low density residential to the north.

1.2 Location Map



1.3 Current Planning Information

- The London Plan Place Type – Neighbourhoods
- (1989) Official Plan Designation – Low Density Residential
- Existing Zoning – holding Residential R1 Special Provision (h-94*R1-6(4))

1.4 Site Characteristics

- Current Land Use – Vacant
- Frontage – N/A
- Depth – N/A
- Area – N/A
- Shape – Irregular

1.5 Surrounding Land Uses

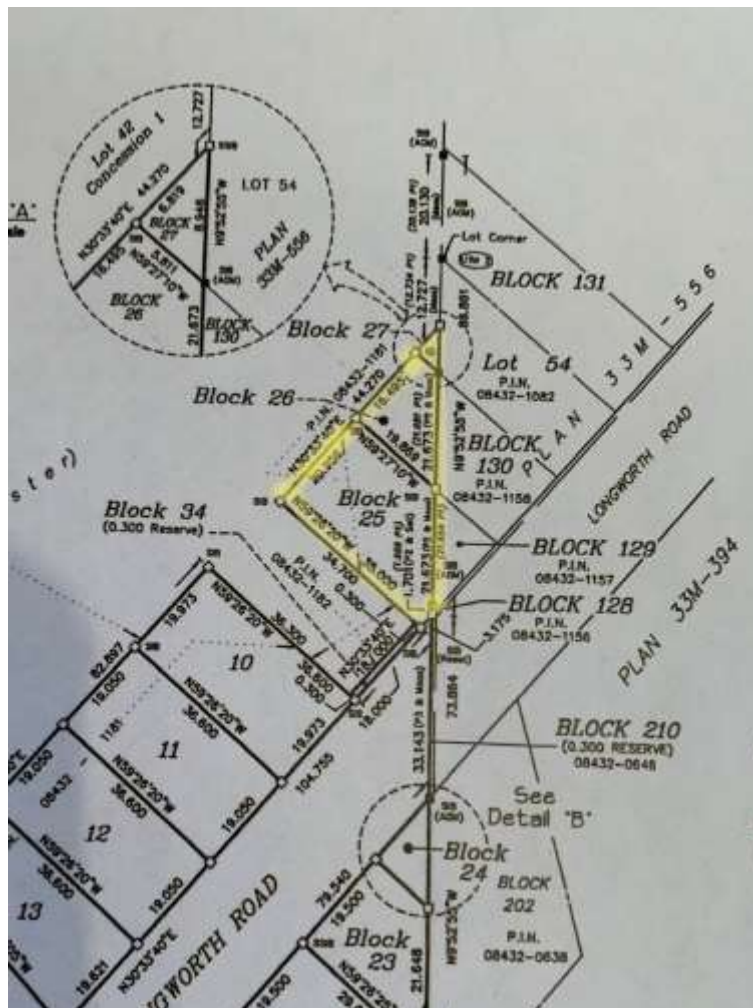
- North – Future Residential, Low Density Residential
- East – Mix of Low Density Residential and Open Space
- South – Mix of Low Density Residential and Open Space
- West – Future Residential

2.0 Description of Proposal

2.1 Development Proposal

The future development of this site consists of two (2) proposed single detached dwellings in an existing plan of subdivision, with vehicular access from Longworth Road.

Figure 1: Area holding provision is proposed to be removed



3.0 Relevant Background

3.1 Planning History

The subject property is comprised of Blocks 25 and 26 in Phase 2 of the Crestwood Subdivision, which was registered as Plan 33M-657; and Blocks 128,129 and 130 in Phase 1 of the Crestwood Subdivision, which was registered as Plan 33M-556. In 2008, these lands were rezoned and included the “h-94” holding provision to facilitate consolidation with adjacent lands in Phase 2 in the form of two single detached residential lots (935 and 941 Longworth Road). The “h-94” provision requires that the part lots be consolidated with the adjacent lands to create full-sized, developable lots.

3.2 Requested Amendment

The applicant is requesting the removal of the “h-94” holding provision from the site to allow for the development of two (2) single detached dwellings.

3.3 Community Engagement

No comments were received in response to the Notice of Application.

3.4 Policy Context

The Planning Act permits the use of holding provisions to restrict future uses until conditions for removing the holding provision are met. To use this tool, a municipality must have approved Official Plan policies related to its use, a municipal council must pass a zoning by-law with holding provisions, an application must be made to council for an amendment to the by-law to remove the holding symbol, and council must make a decision on the application within 150 days to remove the holding provision(s). The London Plan and the 1989 Official Plan contain policies with respect to holding provisions including the process, and notification and removal procedures.

4.0 Key Issues and Considerations

4.1 What is the purpose of the holding provision and is it appropriate to consider the removal request?

The “h-94” holding provision is as follows:

Purpose: To ensure that there is a consistent lotting pattern in this area, the “h-94” symbol shall not be deleted until the block has been consolidated with adjacent lands.

The applicant has provided the City with records of the completion and registration of the application for the remainder of the blocks to consolidate parcels to create two developable lots. Therefore the “h-94” holding provision can be removed from these remaining blocks on Longworth Road at this time.

5.0 Conclusion

The requirements for removing the holding provision has been met. Given that the remaining blocks have been consolidated with adjacent lands, it is appropriate to consider removal of the “h-94” holding provision from these blocks at this time.

Prepared by:	Alanna Riley, MCIP, RPP Senior Planner, Development Services
Recommended by:	Paul Yeoman, RPP, PLE Director, Development Services
Submitted by:	George Kotsifas, P.ENG Managing Director, Development and Compliance Services and Chief Building Official
Note: The opinions contained herein are offered by a person or persons qualified to provide expert opinion. Further detail with respect to qualifications can be obtained from Development Services	

April 20, 2020

cc: Matt Feldberg, Manager, Development Services (Subdivisions)

cc: Lou Pompili, MPA, RPP, Manager, Development Planning

cc: Ismail Abushehada, Manager Development Engineering

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Appendix A

Bill No. (number to be inserted by Clerk's Office)
2020

By-law No. Z.-1-2020_____

A by-law to amend By-law No. Z.-1 to
remove holding provisions from the
zoning for lands located at located at
935-941 Longworth Road

WHEREAS Drewlo Holdings Inc. has applied to remove the holding provision from the zoning for the lands located at 935-941 Longworth 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 lands;

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 935-941 Longworth Road, as shown on the attached map, to remove the holding provision so that the zoning of the lands as a Residential R1 Special Provision R1-6(4)) Zone comes into effect.
2. This by-law shall come into force and effect on the day it is passed.

PASSED in Open Council on May 5, 2020.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – May 5, 2020
Second Reading – May 5, 2020
Third Reading – May 5, 2020

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



File Number: H-9175
Planner: AR
Date Prepared: 2020/02/07
Technician: RC
By-Law No: Z.-1-

SUBJECT SITE 

1:800

0 4 8 16 24 32 Meters

