

Report to Planning and Environment Committee

To: Chair and Members
Planning & Environment Committee
From: George Kotsifas, P.ENG
Managing Director, Development & Compliance Services and
Chief Building Official
Subject: Application By: Foxhollow North Kent Developments Inc.
Portion of 1284 & 1388 Sunningdale Road West
For: Removal of Holding Provision (h-100)
Meeting on: June 18, 2018

Recommendation

That, on the recommendation of the Senior Planner, Development Planning, based on the application of Foxhollow North Kent Development Inc. relating to the property located at 1284 and 1388 Sunningdale Road West the attached proposed by-law **BE INTRODUCED** at the Municipal Council meeting on June 26, 2018 to amend Zoning By-law No. Z.-1 in conformity with the Official Plan to change the zoning of 1284 and 1388 Sunningdale Road West **FROM** a Holding Residential R1 (h-100*R1-3) Zone and Holding Residential R1 (h-100*R1-5) Zone **TO** a Residential R1 (R1-3) Zone and Residential R1 (R1-5) Zone to remove the h-100 holding provisions.

Executive Summary

Purpose and the Effect of Recommended Action

The purpose and effect of this zoning change is to remove the h-100 holding symbols to permit the development of 69 single detached dwelling lots.

Rationale of Recommended Action

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, and appropriate clauses are included in the registered subdivision agreement, the h-100 holding provision is no longer required.

Analysis

1.1 Location Map



2.0 Description of Proposal

To remove the h-100 holding provisions from the lands that ensures for the provision of adequate water service and appropriate access a development agreement shall be entered into to the satisfaction of the City. The removal of the h-100 holding provision will allow for the construction of 69 single detached homes.

3.0 Relevant Background

3.1 Planning History

On September 20, 2017, Council approved amendment Z.-1-172611 to Zoning By-law Z.-1 to remove the h holding provision from the 1st phase of draft plan 39T-04510. The h-100 holding provision was deferred pending the completion of waterlooping and a second access required through the second phase of the subdivision being registered.

The first phase of the subdivision which consists of 69 single family detached lots was registered on December 7, 2017 (33M-730). Access to the first phase is from the extension of Waterloo Drive from the Claybar Subdivision immediately to the south. Following the registration of the second phase, the first phase will have access and waterlooping through the second phase to Sunningdale Road West.

The applicant has submitted the required security to the City of London for the 2nd Phase of the Foxhollow North Kent Development Inc. subdivision. The special provisions were endorsed by Council on December 12, 2017. The owner has provided the necessary security and the subdivision agreement is being finalized for execution by the owner and the City.

Council, on June 4, 2018, removed the h. and h-100 holding provisions from the 2nd phase of Foxhollow North Kent Development Inc. subdivision that requires a development agreement be entered into with the City and that waterlooping and two public access be provided.

4.0 Key Issues and Considerations

Why is it Appropriate to remove this 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 access is available for these lands. A looped watermain will be constructed through the existing 250 mm watermain on Heardcreek Trail, to the 900 mm diameter watermain on Sunningdale Road West and the 300 mm diameter watermain on Buroak Drive. Access to the subdivision will be from the extension of Heardcreek Trail to Sunningdale and Waterloo Drive. The completion of Heardcreek Trail provides full public access to the subdivision. This satisfies the requirement for removal of the “h-100” holding provision.

More information and detail about public feedback and zoning is available in Appendix B & C.

5.0 Conclusion

It is appropriate to remove the h-100 holding provision from the subject lands at this time as second public road access and water looping has been provided, noise and vibration mitigation measures will be implemented, the required security has been submitted to the City of London and the registration of the subdivision agreement is imminent.

Prepared and Recommended by:	C. Smith MCIP, RPP Senior Planner, Development Planning
Reviewed by:	Lou Pompilii, MCIP, RPP Manager, Development Planning
Concurred in 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.	

June 11, 2018
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Appendix A

Bill No. (Number to be inserted by Clerk's Office)
2018

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 1284 and 1388 Sunningdale Road West

WHEREAS Foxhollow North Kent Developments Inc. have applied to remove the holding provisions from the zoning for the lands located at 1284 and 1388 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 the lands located at 1284 and 1388 Sunningdale Road West, as shown on the attached map, to remove the holding provision so that the zoning of the lands as a Residential R1 (R1-3) Zone and Residential R1 (R1-5) Zone comes into effect.
2. This By-law shall come into force and effect on the date of passage.

PASSED in Open Council on June 26, 2018.



Matt Brown
Mayor

Catharine Saunders
City Clerk

First Reading - June 26, 2018
Second Reading - June 26, 2018
Third Reading - June 26, 2018

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



<p>File Number: H-8800 Planner: CS Date Prepared: 2018/05/08 Technician: rc By-Law No: Z.-1</p>	<p>SUBJECT SITE </p> <p>1:3,000</p> <p>0 15 30 60 90 120 Meters</p> 
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Appendix B – Public Engagement

Community Engagement

Public liaison: Notice of the application was published in the Londoner on August 24, 2017

0 replies were received

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 September 11, 2017.

Appendix C – Relevant Background

Existing Zoning Map

