Agenua item	#	raye #	
	<b> </b>		

FROM:	G. KOTSIFAS, P.ENG. MANAGING DIRECTOR, DEVELOPMENT & COMPLIANCE SERVICES & CHIEF BUILDING OFFICIAL
SUBJECT:	APPLICATION BY: ZELINKA PRIAMO LTD. 1140 SOUTHDALE ROAD WEST SEPTEMBER 24, 2103

### **RECOMMENDATION**

That, on the recommendation of the Senior Planner, based on the application of Zelinka Priamo Ltd. relating to the property located at 1140 Southdale Road West the following actions be taken;

a) the <u>attached</u> proposed by-law **BE INTRODUCED** at the Municipal Council meeting on October 1, 2013 to amend Zoning By-law No. Z.-1 (in conformity with the Official Plan) to change the zoning of 1140 Southdale Road West **FROM** a Holding Neighbourhood Shopping Area (h-5.NSA1/NSA2/NSA5) Zone **TO** a Neighbourhood Shopping Area (NSA1/NSA2/NSA5) Zone to remove the h-5 holding provision.

#### PREVIOUS REPORTS PERTINENT TO THIS MATTER

September 10, 2013 - Public Site Plan meeting before the Planning and Environment Committee.

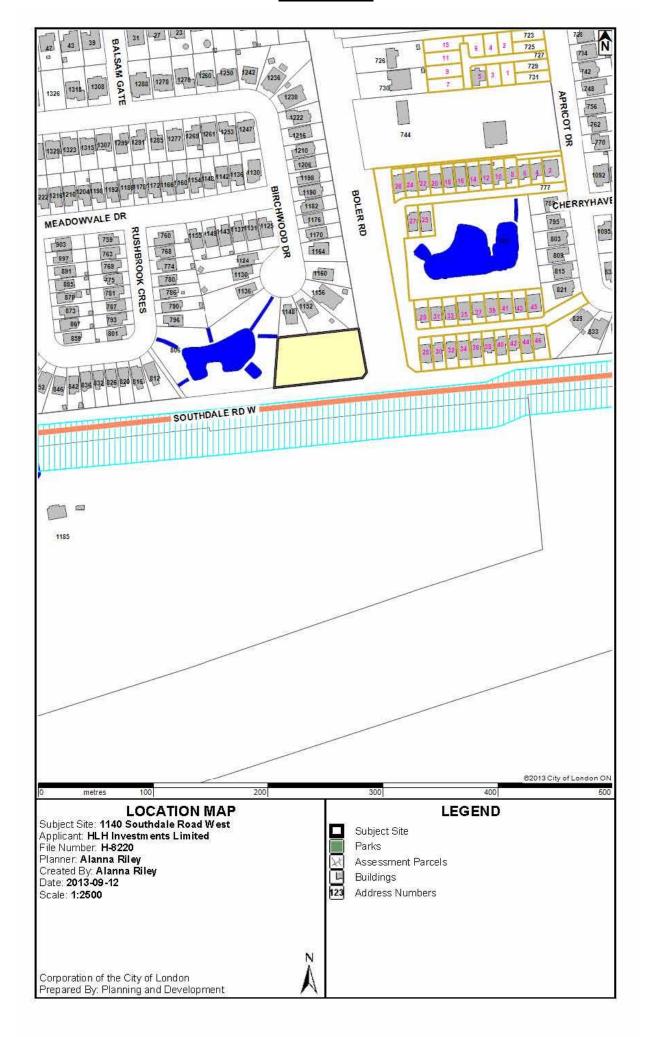
### PURPOSE AND EFFECT OF RECOMMENDED ACTION

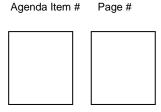
To remove h-5 holding provision to allow for the commercial development.

BACKGROUND		
Date Applica	tion Accepted: August 14, 2013	Applicant: Zelinka Priamo Ltd.
<b>REQUESTED ACTION:</b> Removal of the h-5 holding provision from the Neighbourhood Shopping Area Zone.		
PUBLIC LIAISON:		
Nature of Liaison: City Council intends to consider removing the "h-5" holding provision from the Neighbourhood Shopping Area (NSA1/NSA2/NSA5) Zone. This holding provision was put in place to ensure that a development agreement be entered into following public site plan review(h-5). Council will consider removing the holding provision as it applies to the lands described above, no earlier than September 24, 2013.		
Responses: None		

Agenda Item #	Page #

## **Location Map**





ANAL VCIC
ANALISIS

#### h-5 Holding Provision

The (h-5) holding provision states that:

"To ensure that development takes a form compatible with adjacent land uses, agreements shall be entered into following public site plan review specifying the issues allowed for under Section 41 of the Planning Act, R.S.O. 1990, c. P.13, prior to the removal of the "h-5" symbol."

A public meeting was held before the Planning and Environment Committee on September 10, 2013. During the site plan process neighbours expressed they were concerned about the condition of the noise fence and wanted more landscaping. The property owner has entered into a development agreement with the City.

The applicant has advised the eight foot fence will be rebuilt and enhanced landscaping will be incorporated on site. The neighbours in attendance at the meeting agreed with the applicants proposal. No other issues were raised by the public.

Based on the above, it is appropriate to consider removal of the "h-5" holding provision to facilitate this development.

# CONCLUSION

It is appropriate to remove the h-5 holding provision from the subject lands at this time based on the executed development agreement and the public site plan review process.

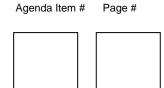
PREPARED and RECOMMENDED BY:	REVIEWED BY:
ALANNA DILEV MCID DDD	ALLICTED MACLEAN
ALANNA RILEY, MCIP, RPP SENIOR PLANNER	ALLISTER MACLEAN MANAGER – DEVELOPMENT PLANNING
REVIEWED BY:	SUBMITTED BY:
TERRY GRAWEY, MCIP, RPP MANAGER-DEVELOPMENT SERVICES	G. KOTSIFAS, P.ENG MANAGING DIRECTOR, DEVELOPMENT & COMPLIANCE SERVICES & CHIEF BUILDING OFFICIAL

September 16, 2013 AR/ar

X:\Shared\DEVELOPMENT SERVICES\4 - Subdivisions\2013\H-8220 - 1140 Southdale Road West (AR)\Report to PEC.doc

	Agenda Item #	Page #
		H-8220 Alanna Riley
		Bill No. (Number to be inserted by Clerk's Office) 2013
		By-law No. Z1
		A by-law to amend By-law No. Z1 to remove the holding provision from the zoning for the lands located at 1140 Southdale Road West.
		applied to remove the holding provision from e Road West, as shown on the map attached
the zoning of		opriate to remove the holding provision from
enacts as follo		il of The Corporation of the City of London
to remove the	the lands located at 1140 Southdale	amended by changing the zoning applicable Road West, as shown on the attached map g of the lands as a Neighbourhood Shopping
2.	This By-law shall come into force an	d effect on the date of passage.
	PASSED in Open Council on Octob	er 1, 2013.
		Joseph Fontana Mayor
		Catharine Saunders City Clerk

First Reading - October 1, 2013. Second Reading - October 1, 2013. Third Reading - October 1, 2013.



#### **AMENDMENT TO SCHEDULE "A"**

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

