

TO:	CHAIR AND MEMBERS PLANNING AND ENVIRONMENT COMMITTEE
FROM:	GEORGE KOTSIFAS, P.ENG. MANAGING DIRECTOR, DEVELOPMENT & COMPLIANCE SERVICES AND CHIEF BUILDING OFFICIAL
SUBJECT:	APPLICATION BY: CITY OF LONDON 613 SOVEREIGN ROAD MEETING ON OCTOBER 8, 2013

RECOMMENDATION

That, on the recommendation of the Senior Planner, Development Services, based on the application of City of London, relating to the property located at 613 Sovereign Road, the attached proposed by-law **BE INTRODUCED** at the Municipal Council meeting on October 22, 2013 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 Light Industrial (h*h-148*LI2/LI7) Zone **TO** a Light Industrial (LI2/LI7) Zone, to remove the "h" and "h-148" holding provision.

PURPOSE AND EFFECT OF RECOMMENDED ACTION

The purpose and effect of this zoning change is to remove the "h" and "h-148" holding provision to permit the development of Centennial Windows on the site.

PREVIOUS REPORTS PERTINENT TO THIS MATTER

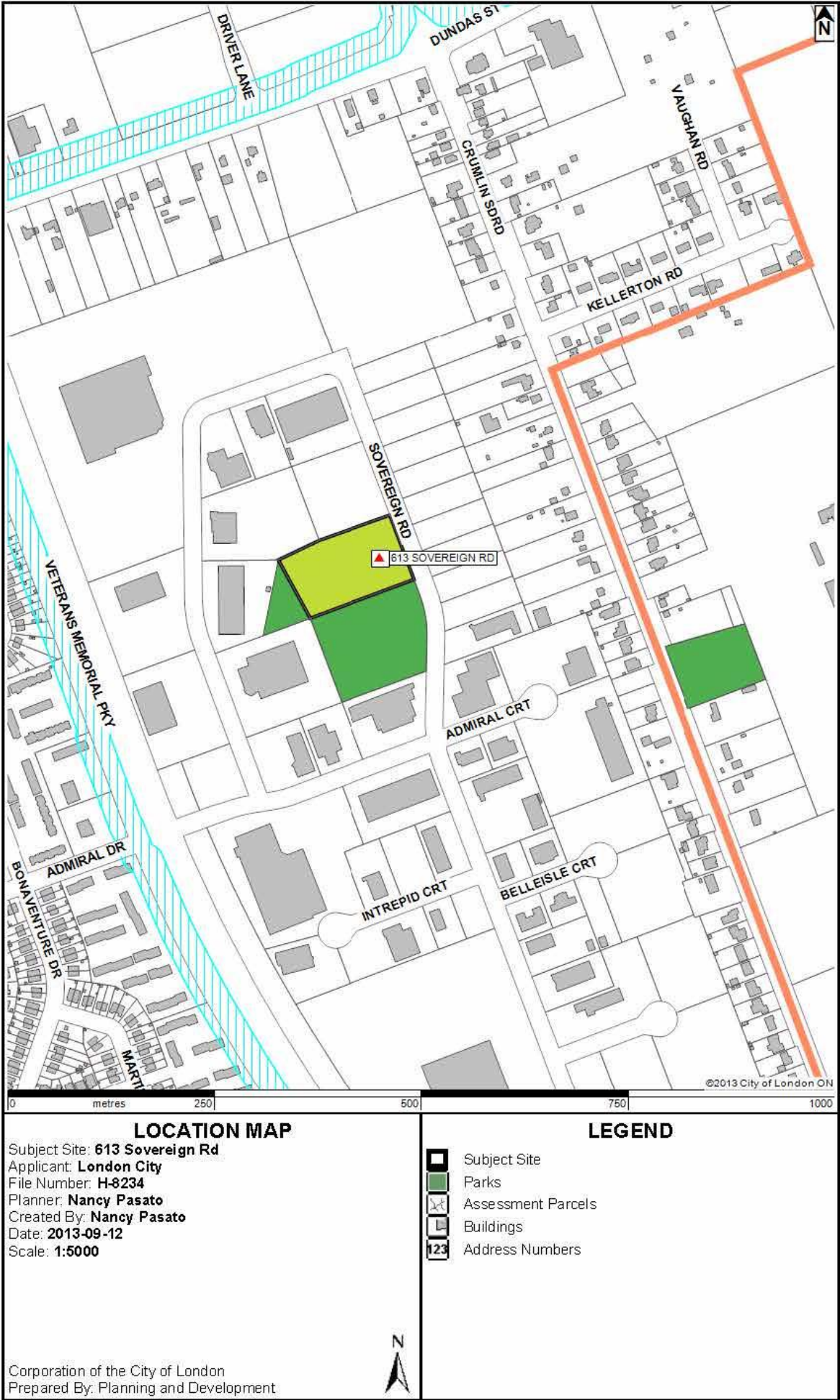
OZ – 8034 - The intent of the proposed amendments was to allow for the expansion of an existing industrial use on the west side of Sovereign Road onto abutting lands which were designated woodlands on Schedule B-1 of the Official Plan but are zoned Light Industrial (LI2/LI7) which permits light industrial uses. The amendment allowed for the lands on the easterly portion of Sovereign Road to be designated and zoned to allow for enhancement and expansion of an existing unevaluated vegetative patch (approx 5.1 ha) through a City-led Forest Management Plan. This amendment was passed by Council on June 26, 2012.

BACKGROUND

The subject lands are located on the west side of Sovereign Road. The lands are located within the City of London's Trafalgar industrial subdivision. The subject lands are zoned Light Industrial and permit a wide range of manufacturing, fabricating and warehouse uses which are typically contained within a building. Through the Veteran's Memorial Parkway EA process Sovereign Road has been identified as a future collector street to provide for access from the Trafalgar industrial subdivision onto Dundas Street. During the time the industrial subdivision was developed the existing woodland was designated Open Space during the subdivision process but was zoned Light Industrial (LI2/LI7).

The City initiated an application for the lands at 613 Sovereign Road (OZ-8034) to provide for the expansion of an existing industrial manufacturing use (Centennial Windows) onto an abutting property that was zoned to permit their manufacturing use but was designated in the Official Plan as Open Space on Schedule "A and woodlands on Schedule B-1. The application also recommended the enhancement and expansion of an existing wooded area on the east

Location Map



side of Sovereign Road through a City-led Forest Management Plan, resulting in a woodland approximately twice the size of the existing woodland and providing for a vegetative buffer between the industrial uses and the existing residential uses along Crumlin Side Road, and allowed Parks Planning and Design Section to allocate funds to facilitate the City-led Forest Management Plan. As part of the application, a holding provision was applied to ensure that the future property owners of 585 and 613 Sovereign Road undertake tree management plans as part of any future site plan approvals. The management plan includes supervision of the removal of the trees on 585-613 Sovereign Road by an R.P.F. to ensure that the ecological values are maintained and that the removal and movement of topsoil and other materials are in accordance with the City-led Forest Management plan which includes revegetation of the area on the east side of Sovereign Road (604-650 Sovereign Road).

Date Application Accepted: September 10, 2013	Applicant: City of London
REQUESTED ACTION: Removal of the “h” and “h-148” holding provision on the site to permit the development of Centennial Windows.	

PUBLIC LIAISON:	Notice was published in The Londoner on September 19, 2013.	1 inquiry for further information (EEPAC)
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ANALYSIS

What is the purpose of the holding provision and why is it appropriate to remove it?

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.”

Holding provisions advise property owners of issues to be addressed before development can occur.

The applicant has entered into a development agreement with the City which satisfies this holding provision.

The “h-148” holding provision states that:

“To ensure that the future property owners of 585 and 613 Sovereign Road undertake tree management plans as part of any future site plan approvals, the holding provision will not be deleted until a tree management plan has been prepared by a Registered Professional Forester (R.P.F.), the management plan includes supervision of the removal of the trees on 585 and 613 Sovereign Road by a R.P.F., and that the removal and movement of topsoil and other materials are in accordance with the City-led Forest Management plan which includes revegetation of the area on the east side of Sovereign Road (604-650 Sovereign Road).”

The Sovereign Woods Forest Restoration Project Report was prepared by Williams & Associates Forestry Consulting Ltd. in June, 2012. This report was developed as a plan to help naturalize and restore the lands at 604-650 Sovereign Road in order to convert the existing soil and vegetation to a forest condition. These lands are being prepared in order to receive the topsoil and plant material from the lands at 585 & 613 Sovereign Road.

A Tree Management Plan was prepared by Williams & Associates Forestry Consulting Ltd. (a Registered Professional Forester) in October, 2012. The work included clearing the trees, debris and topsoil from the site, transplanting vegetation and topsoil to the reforested woods, removing stumps, identifying an Edge Management Zone (EMZ) on 613 Sovereign Road for tree retention/protection, and clearing any trees within the EMZ that were considered hazardous

or in poor health.

An email from Williams & Associates Forestry Consulting Ltd. on September 10, 2013 confirmed that the work was supervised, and that the removal and movement of topsoil and other materials are in accordance with the City-led Forest Management plan, and that the work was now complete.

The proposed removal of the holding provision is consistent with the Provincial Policy Statement (PPS). The proposed amendment is consistent with the Provincial Policy Statement as it:

- provides balance and addresses the complex inter-relationship between the environmental, economic and social policies;
- provides for an appropriate mix of land uses;
- protects the existing employment lands at 585-613 Sovereign Road that are currently zoned to permit Light Industrial uses; provides a choice of a suitable site to expand an existing manufacturing use in an existing industrial area; provides for the retention of an existing manufacturing use by providing for a suitable site to accommodate current and future industrial needs; and
- provides an opportunity to retain and enhance the natural heritage corridor along the easterly side of Sovereign Road which includes:
 - creating a buffer between the industrial subdivision and existing residential uses
 - maintaining the long term viability of the woodland in the industrial subdivision.

CONCLUSION

The development agreement has been entered into and it is recommended that the holding provision be removed to enable development and expansion of Centennial Windows, in accordance with the Zoning By-law.

RECOMMENDED BY:	REVIEWED BY:
NANCY PASATO, MCIP, RPP SENIOR PLANNER DEVELOPMENT PLANNING	BRUCE HENRY MANAGER DEVELOPMENT PLANNING
CONCURRED BY:	SUBMITTED BY:
TERRY GRAWAY, MCIP, RPP MANAGER DEVELOPMENT SERVICES	GEORGE KOTSIFAS, P.ENG MANAGING DIRECTOR, DEVELOPMENT & COMPLIANCE SERVICES AND CHIEF BUILDING OFFICIAL

Agenda Item #	Page #

H-8234
Nancy Pasato

Bill No.
2013

By-law No. Z.-1-_____

A by-law to amend By-law No. Z.-1 to remove the holding provision from the zoning on lands located at 613 Sovereign Road.

WHEREAS the City of London has applied to remove holding provision from the zoning on the lands located at 613 Sovereign 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 provision from the zoning of the said land;

THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows:

Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to lands located at 613 Sovereign Road, as shown on the attached map to remove the “h” and “h-148” holding provision so that the zoning of the lands as a Light Industrial (LI2/LI7) Zone comes into effect.

2. This By-law shall come into force and effect on the date of passage.

PASSED in Open Council on October 22, 2013.

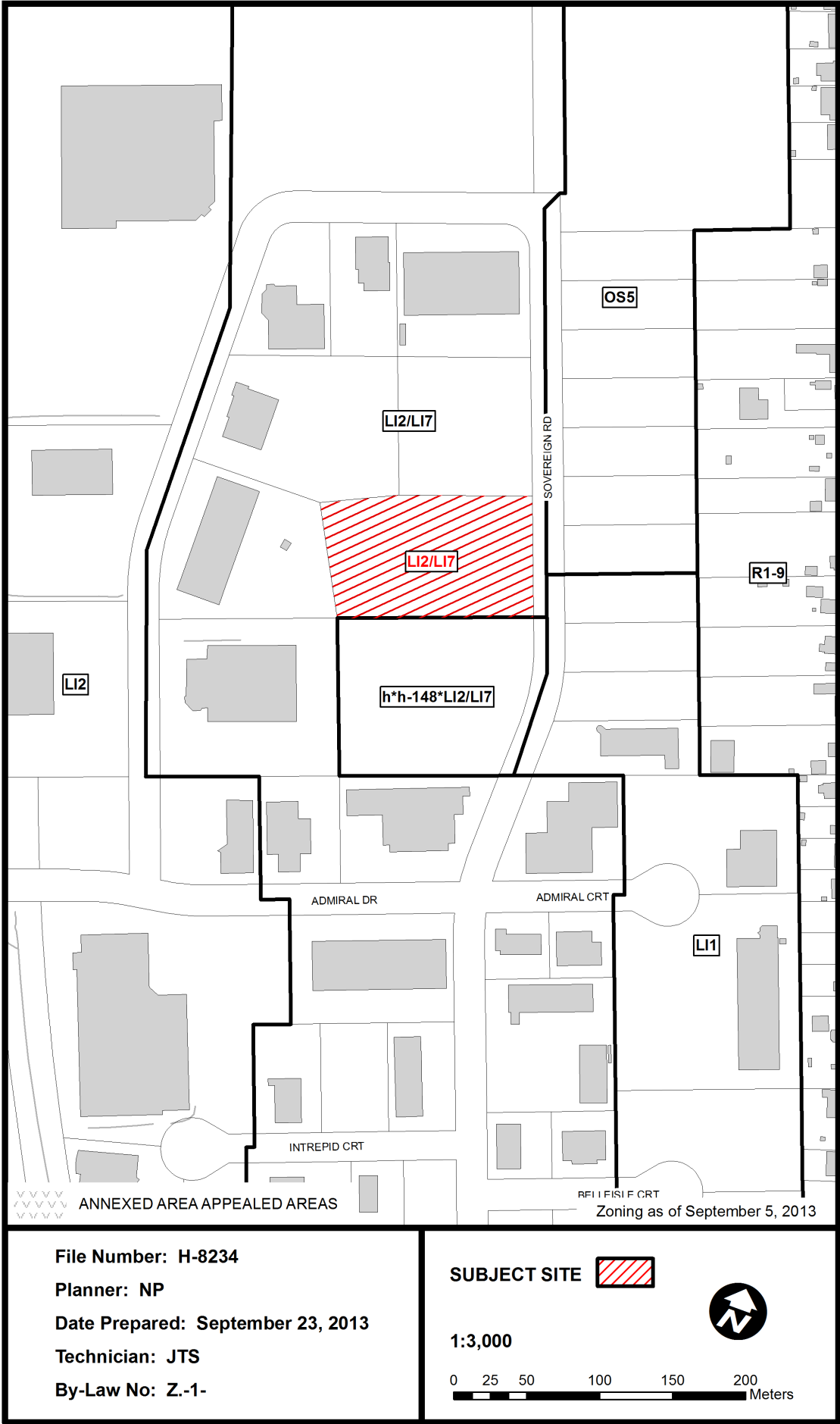
Joe Fontana
Mayor

Catharine Saunders
City Clerk

First Reading - October 22, 2013
Second Reading – October 22, 2013
Third Reading - October 22, 2013

By-law map

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



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