FROM: G. KOTSIFAS, P.ENG.
MANAGING DIRECTOR, DEVELOPMENT & COMPLIANCE SERVICES
& CHIEF BUILDING OFFICIAL

SUBJECT: APPLICATION BY: HYDE PARK CROSSINGS LTD
1331 HYDE PARK ROAD
MEETING ON OCTOBER 8, 2013

RECOMMENDATION

That, on the recommendation of the Senior Planner, Development Services and Planning Liaison, based on the application of Hyde Park Crossings Ltd. relating to the property located at 1331 Hyde Park 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 1331 Hyde Park Road FROM a Holding Business District Special Provision (h*BDC2 (6)) Zone TO a Business District Commercial Special Provision (BDC2 (6)) Zone to remove the holding “h” provision.

PURPOSE AND EFFECT OF RECOMMENDED ACTION

To remove the holding “h” provisions from 1331 Hyde Park Road to permit the development of a Food and Artisan Market

BACKGROUND

2008 39T-08503- Draft Plan of subdivision
April 14, 2013 B.5/13-Consent granted to sever the front 0.5ha from the balance of the subdivision lands for a farm and Artisan Market.
June 20, 2013 Z-8157- Zoning amendment to zone lands Holding Business District Commercial Special Provision (h*BDC2 (6)).
August 26, 2013 SP13-020521- application for site plan approval to allow for the construction a Food and Artisan Market.

RATIONALE

1. The removal of the holding provision will allow for development in conformity with the City of London Official Plan.
2. Through the site plan approval process a development agreement has been entered into by the owner and this holding provision is no longer required.
H-8226/C. Smith
REQUESTED ACTION: Removal of the holding "h" from the Holding Business District Special Provision (h*BDC2 (6)) Zone.

PUBLIC LIAISON: Notice of Application was published in the Public Notices and Bidding Opportunities section of The Londoner on September 12, 2013.

Nature of Liaison:
City Council intends to consider removing the h, holding provision from the land that ensures for the orderly development of land and the provision of adequate municipal services 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 October 22, 2013.

Responses: None

ANALYSIS

The following analysis relates to the removal of the "h" holding provision from the Business District Commercial lands that front onto Hyde Park Road.

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 food and artisan market which satisfies the requirements of this holding provision for lands zoned BDC2 (6).

CONCLUSION

Through the Site Plan Approval process a development agreement has been completed to the satisfaction of the City of London. It is appropriate at this time to remove the holding provision "h" from these lands.
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<th>PREPARED AND RECOMMENDED BY:</th>
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<tr>
<td>C. SMITH SENIOR PLANNER, DEVELOPMENT SERVICES</td>
<td>ALLISTER MACLEAN MANAGER, DEVELOPMENT PLANNING</td>
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<td>REVIEWED BY:</td>
<td>SUBMITTED BY:</td>
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<td>TERRY GRAWEY MANAGER, DEVELOPMENT SERVICES &amp; PLANNING LIAISON</td>
<td>G. KOTSIFAS, P.ENG MANAGING DIRECTOR, DEVELOPMENT &amp; COMPLIANCE SERVICES &amp; CHIEF BUILDING OFFICIAL</td>
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JCS/

"Attach."

Y:\Shared\DEVELOPMENT SERVICES\4 - Subdivisions\2013\H-8226 - 1331 Hyde Park Road\H-8226PECreport.doc
Bill No. (Number to be inserted by Clerk's Office)

2013

By-law No. Z.-1-_________

A by-law to amend By-law No. Z.-1 to remove holding provisions from the zoning of the lands located at 1331 Hyde Park Road.

WHEREAS Hyde Park Crossings Ltd. has applied to remove the holding provision from the zoning for the lands located at 1331 Hyde Park 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:

1. Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to the lands located at 1331 Hyde Park Road, as shown on the attached map to remove the holding provision so that the zoning of the lands as a Business District Commercial Special Provision (BDC2 (6)) 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.

Joseph Fontana
Mayor

Catharine Saunders
City Clerk

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