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November 24, 2011

**Chair Bud Polhill
Built and Natural Heritage Committee
City of London
300 Dufferin Avenue
LONDON, ON
N6A - 4L9**

Re: Request to appear as a Delegation regarding Applications for:

- 1) Site Plan Approval**
- 2) removal of HOLDING ZONES**

..... by Barry Molloy, 7 Holiday Avenue, (at Wellington) London, Ontario

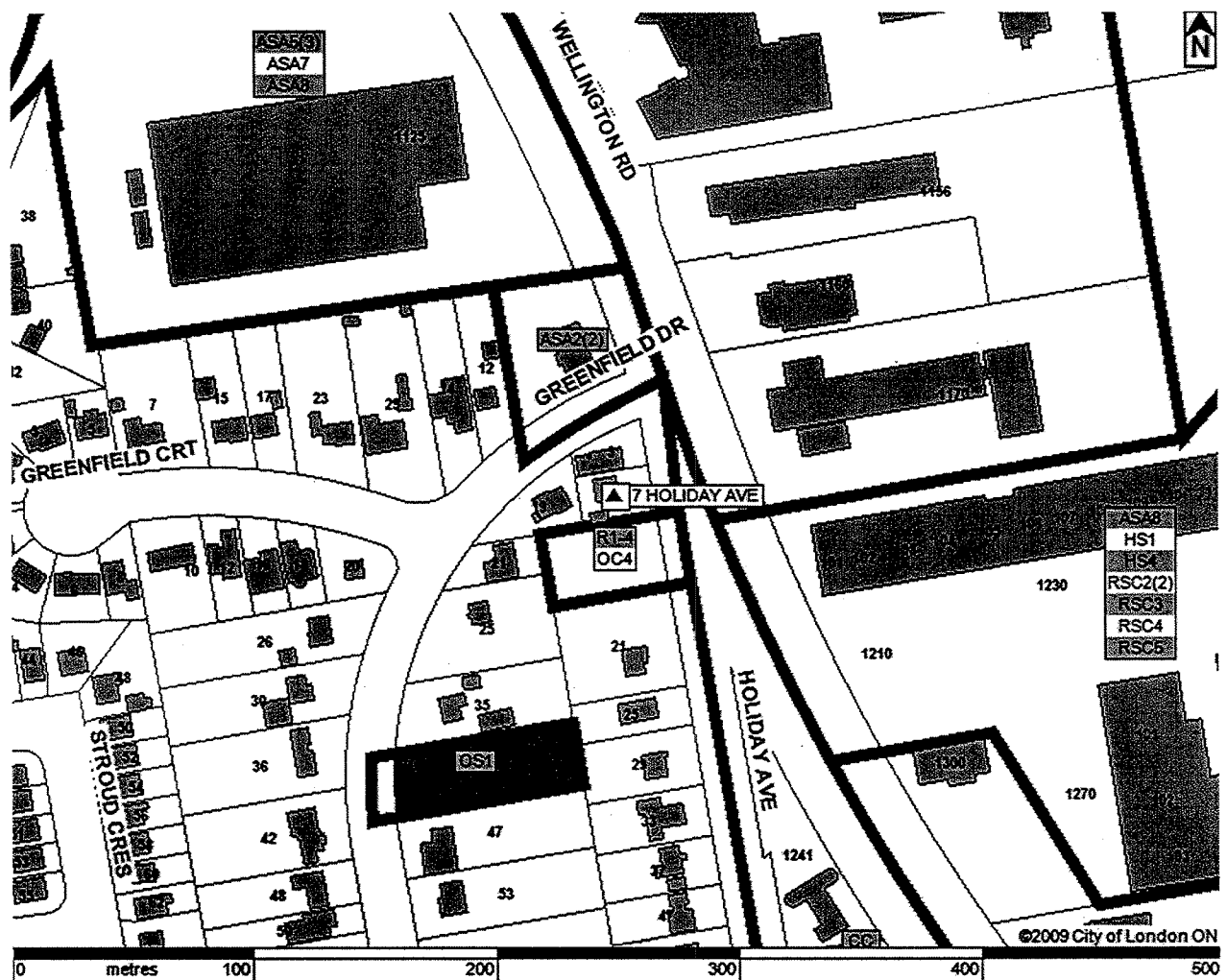
Dear Chair Polhill and Committee Members:

In July 2009, Barry Molloy applied to rezone the property at 7 Holiday Avenue to permit the conversion of a 850 sq. ft. residential building (house) to general business offices (no additions). It has been 2 ½ years later and we have accomplished the rezoning but seem to be “stuck” at the Site Plan Approval (public meeting) stage and Holding Zone Removal.

The office conversion rezoning is in conformity with the Official Plan, supported by City staff, and constitutes exactly the same office conversion proposal as was approved in 2007, immediately next door at #15 Holiday Avenue.

We are asking for the Committee’s help with respect to setting a definitive date for the public meeting to consider the Site Plan Approval and Removal of the Holding zones. Specifically, we are asking to have these applications scheduled for the January 16, 2012, Planning and Environment Committee meeting. The

site plan application was submitted in June 2011 and the removal of the holding zone application was submitted in September 2011.



Background ...

Mr. Barry Molloy was an employee of the Ford Canada plant which has been shut down. He has started his own industrial skills labour consulting business of which was to operate from the subject premises at 7 Holiday Avenue.

The recent history is substantial, and is summarized as follows:

1. Pre-consultation for rezoning **May 2009**
2. Application for ZBA submitted July 2009
3. City Planning Staff Report Feb 2009
4. Public meeting #1 by Planning Committee Feb 2009
5. Referral back to staff by Council Sept 2009
6. Second public meeting by Planning Committee Sept 2009
7. Refusal by Council of application Oct 2009
8. OMB hearing Nov 2010
9. OMB decision..... Dec 2010
10. Site Plan approval application submitted June 2011
11. Minor Variance application for front-yard parking submitted . May 2011
12. Minor Variance granted July 2011
13. City response #1 to SPA application July 2011
14. City response #2 to SPA application Aug 2011
15. Third submission including storm water and grading **Aug 2011**

Satisfying the H-130 provision.....

The following drawings have been completed and are before the City staff:

1. The “site plan/serving /grading plan” that shows the fire route and the access to prevent left turning – northbound - exiting the site, and combines with the southerly adjacent property to provide a common access. It is understood that the Development Agreement for the property to the south has a requirement to join in on the common access.
2. A storm water drainage report was submitted in early August to the City and I understand its’ review is ongoing.
3. An appraisal for parkland dedication cash in lieu has been submitted to the City in August 2011.

Storm Drainage for the area ...

THIS IS THE CHIEF MATTER THAT IS SLOWING THE APPROVAL PROCESS. There is a Council resolution of August 2010, to improve overall surface water drainage in the Greenfield – Holiday area with the installation of additional catch basins and subject to further engineering analysis, all in response to resident complaints

brought to the City's attention during the rezoning process. It is to be noted that DABU has indicated that the Molloy Site Plan Approval application and removal of the holding provision is not possible until the further study is completed and improvements are constructed. **Mr. Molloy's position is that the holding provision (130) only applies to the Molloy property as the holding provision is mapped to apply to only that property as the defined area. No other zones in the area have this holding provision. No other properties in the area have this holding provision. Mr. Molloy feels it is unfair to delay his approvals on account of the broader City matters – that in fact are being attended to. Mr. Molloy believes the site plan and design of his site is not significantly contributing to the area wide problem. The August 2010 Council resolution does serve the broader public interest and DABU has advised that an engineering consultant has been hired to find drainage solutions.**

We ask the City to deal with the site specific matters and the neighbourhood drainage matter separately.

Barry Molloy needs an office for his consulting business and has agreed with all City requirements. To set a definite date for the public meeting to deal with the site plan approval and the removal of the holding zone is being requested – specifically January 16, 2012.

Yours truly,

**Kirkness Consulting Inc.
Urban and Rural Planning**

**Per: Laverne Kirkness, BES.RPP.MCIP.
Encl.**

cc. Doug Stanlake -- DABU
cc. Bruce Henry – DABU
cc. Linda MacDougall – DABU
cc. Alan Patton -
cc. Hendrik Schurmans – AGM
cc. Jim Yanchula -- Planning
cc. Jennie Ramsey– EESD
cc. Barry Molloy -
cc. Craig Smith – Planning