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H-8291/C. Smith

FROM:	G. KOTSIFAS, P.ENG. MANAGING DIRECTOR, DEVELOPMENT & COMPLIANCE SERVICES & CHIEF BUILDING OFFICIAL
SUBJECT:	APPLICATION BY: 1749261 ONTARIO INC C/O PERRY SEMPECOS 215 FANSHAWE PARK ROAD WEST MEETING ON MARCH 25, 2014

RECOMMENDATION

That, on the recommendation of the Senior Planner, Development Services, based on the application of 1749261 Ontario Inc. c/o Perry Sempecos relating to the property located at 215 Fanshawe Park Road West, the attached proposed by-law **BE INTRODUCED** at the Municipal Council meeting on April 1, 2014 to amend Zoning By-law No. Z.-1 in conformity with the Official Plan to change the zoning of 215 Fanshawe Park Road West **FROM** a Holding Restricted Office Special Provision (h-5*h-55*RO2 (24) Zone **TO** a Restricted Office Special Provision (RO2 (24)) Zone to remove the holding h-5 and h-55 provisions.

PURPOSE AND EFFECT OF RECOMMENDED ACTION

To remove the holding h-5 and h-55 provisions from 215 Fanshawe Park Road to allow for the construction of an approximately 1,800m² two storey medical/dental office.

BACKGROUND

May 30, 2011 Council resolved to amend the zoning on the property at 215 Fanshawe Park Road West to a Holding Restricted Office Special Provision (h-5*h-55*RO2 (24)) Zone. The h-5 holding provision requiring a public site plan meeting and the h-55 holding provision requires a traffic impact study be submitted and a development agreement be entered into to the satisfaction of the City.

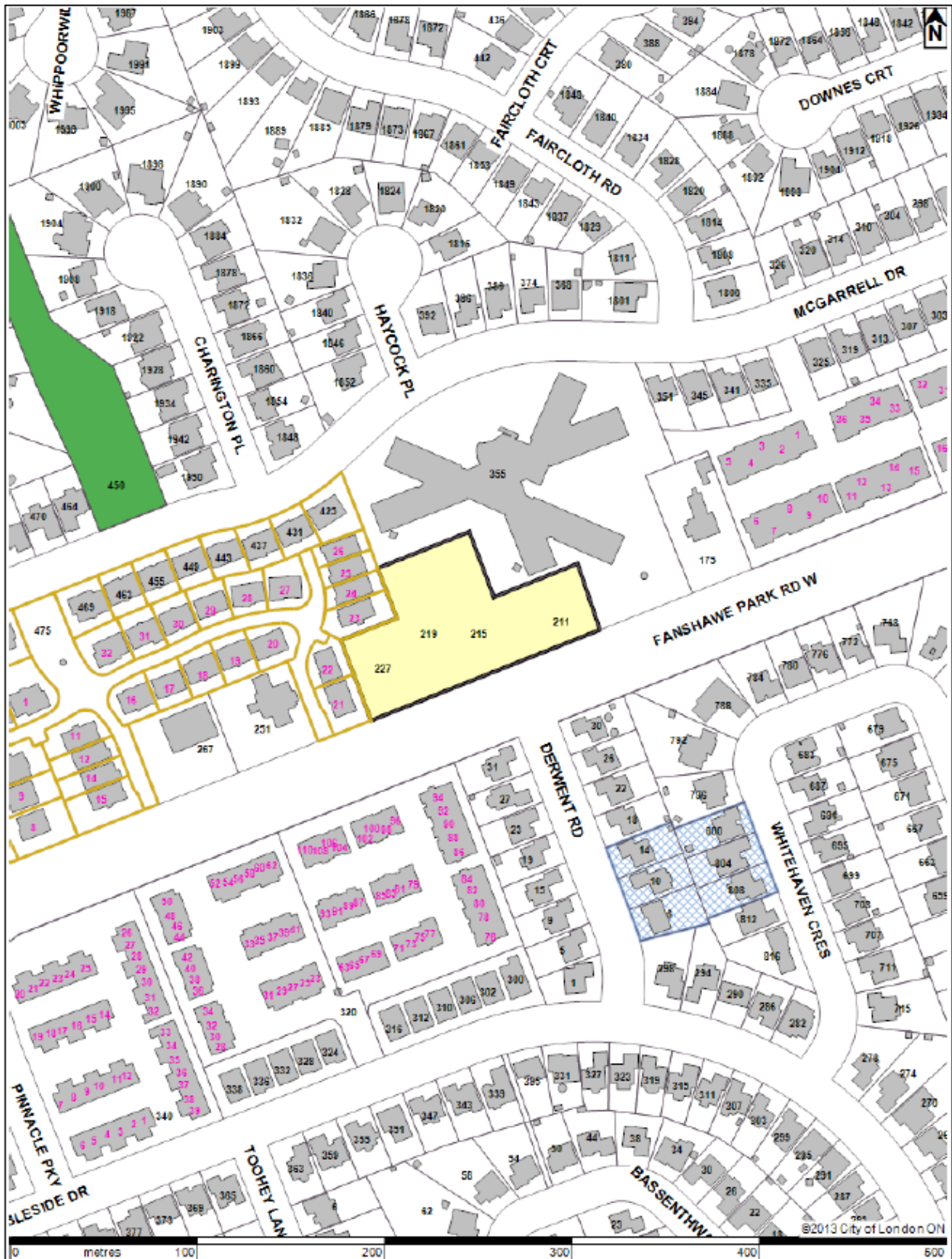
On January 9, 2012 the accepted an application for site plan approval (SP12-000700) to allow for the construction of medical/dental office on the property.

On March 26, 2012 a site plan public participation meeting was heard before the City of London Built and Natural Environment Committee.

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 public participation meeting was held and the traffic issue has been resolved, these holding provision are no longer required.

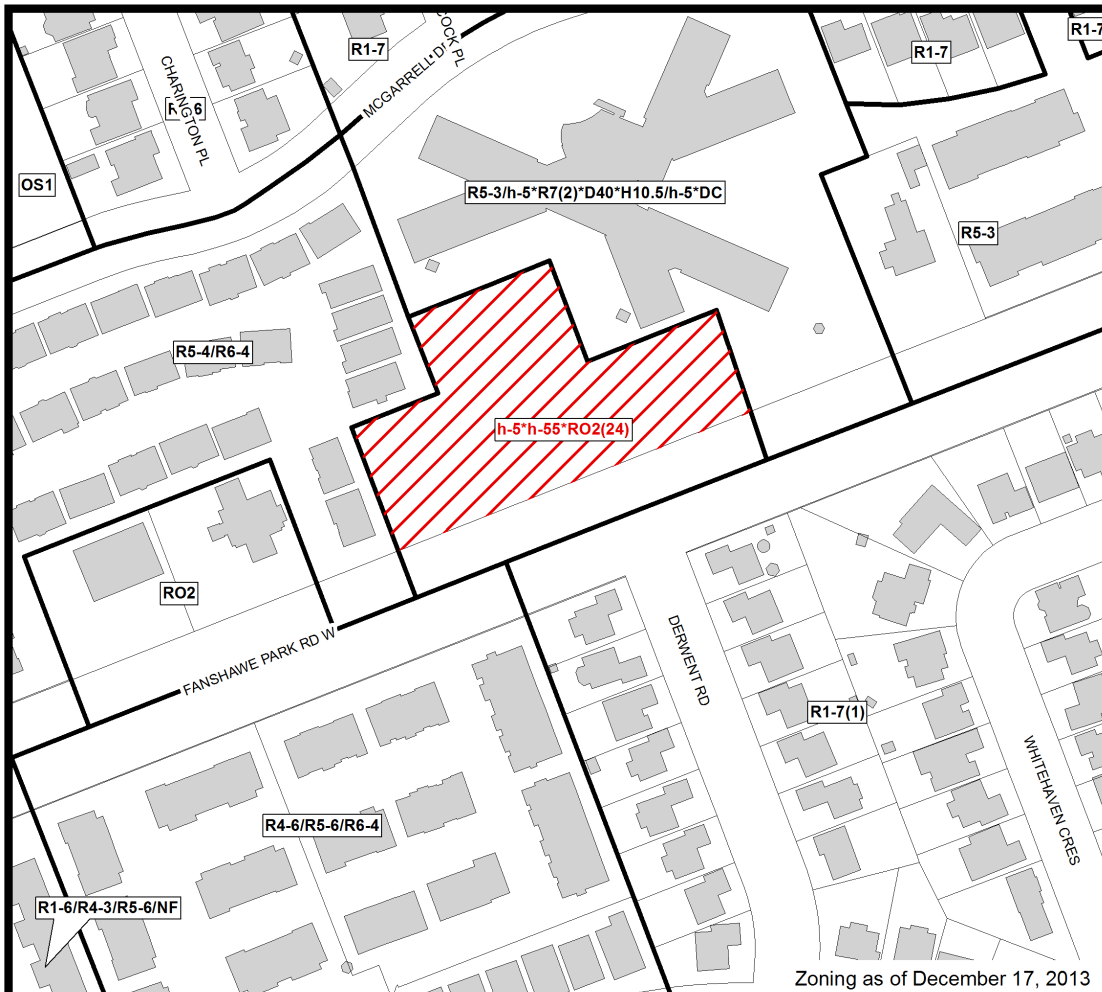
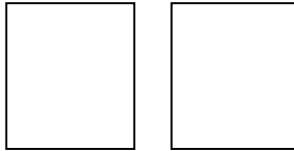
H-8291/C. Smith



<p style="text-align: center;">LOCATION MAP</p> <p>Description: 215 Fanshawe Park Road West File Number: H-8291 Created By: Craig Smith Date: 2013-11-26 Scale: 1:2500</p>	<p style="text-align: center;">LEGEND</p> <ul style="list-style-type: none"> Parks Assessment Parcels Flood Plains Buildings 123 Address Numbers Parking Area 1 Parking Area 2 Parking Area 3
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Prepared By: Planning and Development



COUNCIL APPROVED ZONING FOR THE SUBJECT SITE:

1) **LEGEND FOR ZONING BY-LAW Z-1**

- R1 - SINGLE DETACHED DWELLINGS
- R2 - SINGLE AND TWO UNIT DWELLINGS
- R3 - SINGLE TO FOUR UNIT DWELLINGS
- R4 - STREET TOWNHOUSE
- R5 - CLUSTER TOWNHOUSE
- R6 - CLUSTER HOUSING ALL FORMS
- R7 - SENIOR'S HOUSING
- R8 - MEDIUM DENSITY/LOW RISE APTS.
- R9 - MEDIUM TO HIGH DENSITY APTS.
- R10 - HIGH DENSITY APARTMENTS
- R11 - LODGING HOUSE

- DA - DOWNTOWN AREA
- RSA - REGIONAL SHOPPING AREA
- CSA - COMMUNITY SHOPPING AREA
- NSA - NEIGHBOURHOOD SHOPPING AREA
- BDC - BUSINESS DISTRICT COMMERCIAL
- AC - ARTERIAL COMMERCIAL
- HS - HIGHWAY SERVICE COMMERCIAL
- RSC - RESTRICTED SERVICE COMMERCIAL
- CC - CONVENIENCE COMMERCIAL
- SS - AUTOMOBILE SERVICE STATION
- ASA - ASSOCIATED SHOPPING AREA COMMERCIAL

- OR - OFFICE/RESIDENTIAL
- OC - OFFICE CONVERSION
- RO - RESTRICTED OFFICE
- OF - OFFICE

- RF - REGIONAL FACILITY
- CF - COMMUNITY FACILITY
- NF - NEIGHBOURHOOD FACILITY
- HER - HERITAGE
- DC - DAY CARE

- OS - OPEN SPACE
- CR - COMMERCIAL RECREATION
- ER - ENVIRONMENTAL REVIEW

- OB - OFFICE BUSINESS PARK
- LI - LIGHT INDUSTRIAL
- GI - GENERAL INDUSTRIAL
- HI - HEAVY INDUSTRIAL
- EX - RESOURCE EXTRACTIVE
- UR - URBAN RESERVE

- AG - AGRICULTURAL
- AGC - AGRICULTURAL COMMERCIAL
- RRC - RURAL SETTLEMENT COMMERCIAL
- TGS - TEMPORARY GARDEN SUITE
- RT - RAIL TRANSPORTATION

- "h" - HOLDING SYMBOL
- "d" - DENSITY SYMBOL
- "H" - HEIGHT SYMBOL
- "B" - BONUS SYMBOL
- "T" - TEMPORARY USE SYMBOL

2) ANNEXED AREA APEALED AREAS

CITY OF LONDON
PLANNING, ENVIRONMENTAL AND ENGINEERING SERVICES

**ZONING
BY-LAW NO. Z.-1
SCHEDULE A**



THIS MAP IS AN UNOFFICIAL EXTRACT FROM THE ZONING BY-LAW WITH ADDED NOTATIONS

FILE NO:
H-8291 CS

MAP PREPARED:
January 16, 2014 JTS

1:2,000
0 12.5 25 50 75 100 Meters

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Date Application Accepted: November 25, 2013	Owner: 1749261 Ontario Inc. c/o Perry Sempecos
REQUESTED ACTION: Removal of the h-5 and h-55 holding provisions from the lands that ensures for the orderly development of land a public participation meeting be held and a traffic impact study be submitted to the satisfaction of the City.	

PUBLIC LIAISON:	Notice of Application was published in the <i>Public Notices and Bidding Opportunities</i> section of <i>The Londoner</i> on December 3, 2013.
Nature of Liaison: City Council intends to consider removing the h-5 and h-55 holding provisions from the lands that ensures for the orderly development of land a public participation meeting be held and a traffic impact study be submitted to the satisfaction of the City. Council will consider removing the holding provision as it applies to these lands no earlier than January 14, 2014.	
Responses: None	

ANALYSIS

h-5 Holding Provision

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.

On January 9, 2012 the applicant applied for site plan approval (SP12-000700). On March 26, 2012 a site plan public participation meeting was held before the City of London Built and Natural Environment Committee. Public attended the public participation meeting and noted concern with radioactive isotopes, drainage and traffic calming on Durwent Avenue. All site plan related issues have been incorporated and resolved in the submitted site plan. The traffic issue was resolved as noted below.

On April 10, 2012 Council resolved: *the Approval Authority BE ADVISED that the Municipal Council supports the approval of the attached Site Plan for a commercial medical building.*

h-55 Holding Provision

To ensure the appropriate development of the site and limit the impact of the development on the existing roadways, a traffic impact study for the entire site is to be completed prior to site plan approval to determine the location and number of access points, the traffic impact on surrounding roads and roadway improvements required to accommodate this development. The "h-55" symbol shall be deleted upon the acceptance of the traffic study by the City of London.

The City of London Environment Engineering Services, Roads and Transportation/ Transportation Planning and Design division provided the following comment.

1. A TIA was undertaken by the proponent in December 2009 as part of the zoning process
2. The TIA was updated in a memo through the site plan process in December 2010
3. Transportation staff undertook a study in the Derwent neighbourhood in 2011
4. Speed cushion installed on Derwent in 2012.

All traffic issues have been resolved through the traffic studies the proponent and City undertook from 2009 to 2012. There are no other traffic issues that need to be resolved.

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H-8291/C. Smith

CONCLUSION

Through the Site Plan Approval process a public participation meeting was held and the traffic issues have been addressed. A development agreement has been drafted to the satisfaction of the City of London. It is appropriate at this time to remove the "h-5" and "h-55" holding provisions from these lands.

PREPARED AND RECOMMENDED BY:	REVIEWED BY:
C. SMITH SENIOR PLANNER, DEVELOPMENT SERVICES	ALLISTER MACLEAN MANAGER, DEVELOPMENT PLANNING
FURTHER REVIEWED BY:	SUBMITTED BY:
TERRY GRAWAY MCIP, RPP MANAGER, DEVELOPMENT SERVICES & PLANNING LIAISON	G. KOTSIFAS, P.ENG MANAGING DIRECTOR, DEVELOPMENT & COMPLIANCE SERVICES & CHIEF BUILDING OFFICIAL

JCS/
"Attach."

Agenda Item # Page #

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H-8291/C. Smith

Bill No. (Number to be inserted by Clerk's Office)
2014

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 215 Fanshawe Park Road West.

WHEREAS 1749261 Ontario Inc. c/o Perry Sempecos has applied to remove the holding provision from the zoning for the lands located at 215 Fanshawe Park 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 215 Fanshawe Park Road West, as shown on the attached map to remove the holding provisions so that the zoning of the lands as an Restricted Office Special Provision (RO2 (24)) Zone comes into effect.

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

PASSED in Open Council on April 1, 2014.

Joe Fontana
Mayor

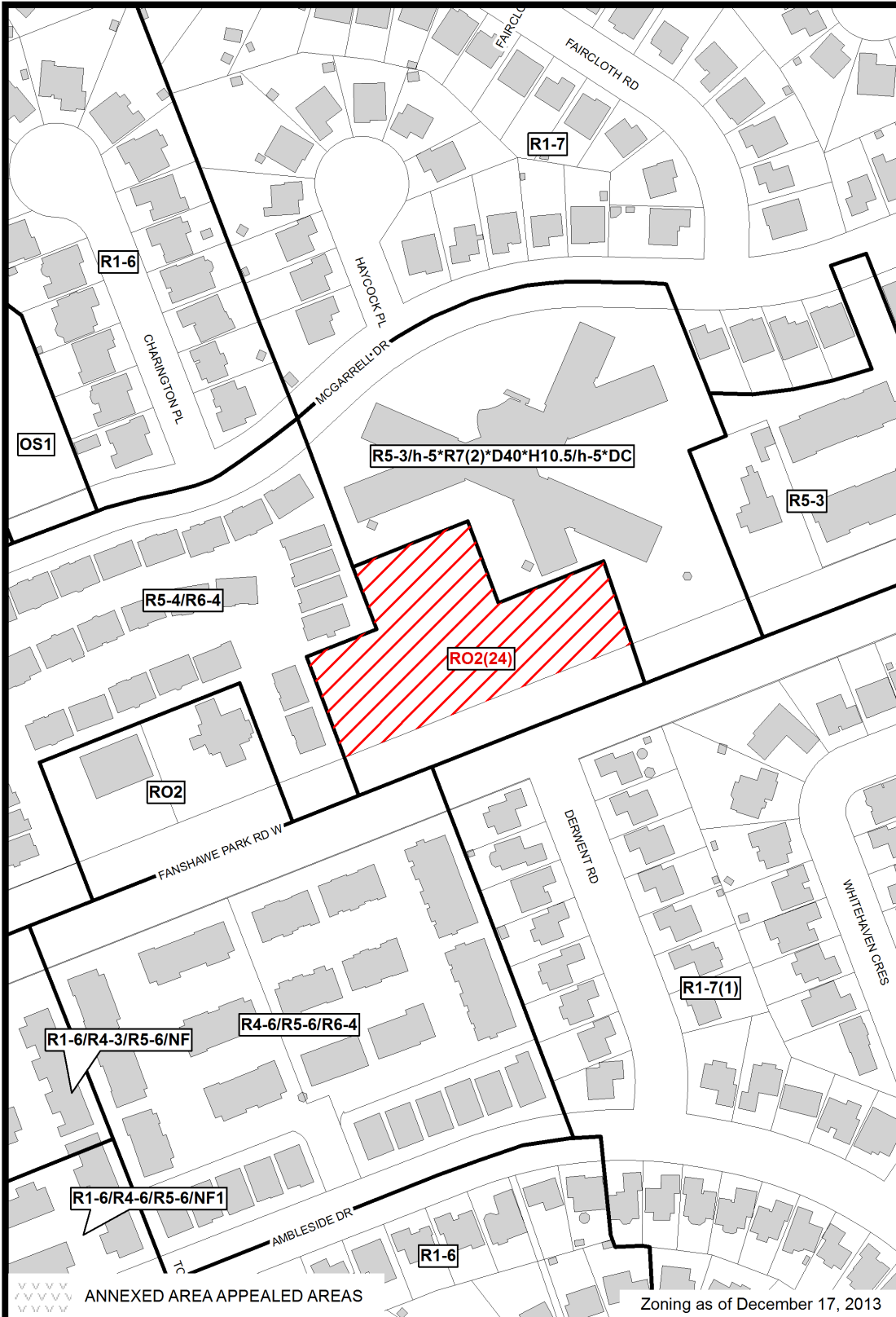
Catharine Saunders
City Clerk



First Reading – April 1, 2014
Second Reading – April 1, 2014
Third Reading – April 1, 2014

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H-8291/C. Smith

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



<p>File Number: H-8291 Planner: CS Date Prepared: January 16, 2014 Technician: JTS By-Law No: Z.-1-</p>	<p>SUBJECT SITE </p> <p>1:2,000</p> <p>0 12.5 25 50 75 100 Meters</p> 
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