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H-8328
Sean Meksula

FROM:	GEORGE KOTSIFAS, P.ENG. MANAGING DIRECTOR, DEVELOPMENT & COMPLIANCE SERVICES AND CHIEF BUILDING OFFICIAL
SUBJECT:	APPLICATION BY: MALCOLM ROSS C/O SHIRE CONSULTING SERVICES 77 TECUMSEH AVENUE WEST MEETING ON JUNE 17, 2014

RECOMMENDATION

That, on the recommendation of the Planner II, Development Planning, based on the application of Malcom Ross c/o Shire Consulting Services, relating to the property located at 77 Tecumseh Avenue West, the attached proposed by-law **BE INTRODUCED** at the Municipal Council meeting on June 24, 2014 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 Residential R8 Special Provision (h-149-R8-4(23)) Zone **TO** a Residential R8 Special Provision (R8-4(23)) Zone, to remove the “h-149” holding provision.

PREVIOUS REPORTS PERTINENT TO THIS MATTER
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April 9, 2013 – Report to Planning and Environment Committee (Z-8136) – to amend the Zoning By-law to facilitate the conversion of the former Manor and Highland Park Public School to a 28 unit affordable housing apartment building, and to allow for the future creation of ten (10) single detached dwelling lots on the subject lands. Referred back to staff with a further report submitted on April 30, 2013 recommending approval of a revised Zoning By-law intended to facilitate the conversion of the former Manor and Highland Park Public School to a 22 unit affordable housing apartment building and allow for the future creation of twelve (12) single detached dwelling lots on the subject lands.

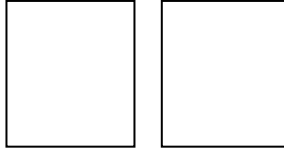
February 4, 2014 – Report to Planning and Environment Committee (Z-8274) - to amend the Zoning By-law to permit a maximum of 22 residential dwelling units in a purpose designed 2-storey apartment building.

PURPOSE AND EFFECT OF RECOMMENDED ACTION

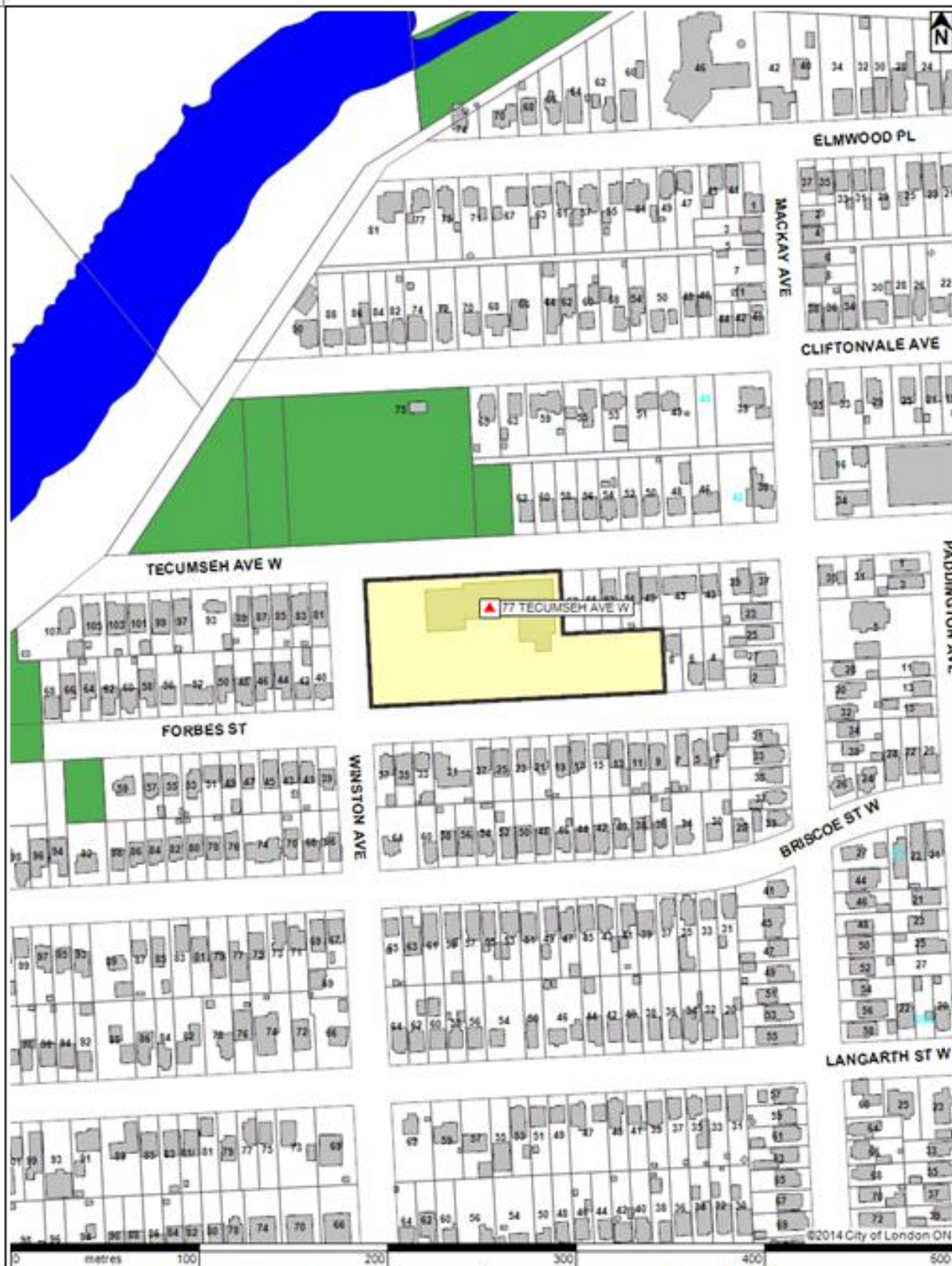
The purpose and effect of this zoning change is to remove the “h-149” Holding Provision to allow for the development of 22 residential dwelling units in the public school building.

RATIONALE

1. The removal of the holding provision will allow for development in conformity with the zoning what applies to this site.
2. Through the site plan approval process this issue of servicing has been resolved and as a result this holding provision is no longer required.








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LOCATION MAP

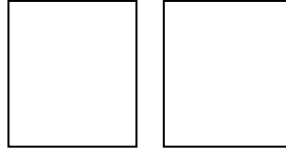
Subject Site: 77 Tecumseh Avenue West
 Applicant: Shire Consulting Services
 File Number: H-8328
 Planner: Sean Meksula
 Created By: Sean Meksula
 Date: 2014-03-14
 Scale: 1:2500

LEGEND

-  Subject Site
-  Parks
-  Assessment Parcels
-  Buildings
-  Address Numbers

Corporation of the City of London
 Prepared By: Planning and Development






COUNCIL APPROVED ZONING FOR THE SUBJECT SITE:

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

- | | |
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| <ul style="list-style-type: none"> 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 | <ul style="list-style-type: none"> 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 |
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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-8328		SM
MAP PREPARED: May 6, 2014		JTS
1:1,500		
0 10 20 40 60 80 Meters		

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BACKGROUND	
Date Application Accepted: March 6, 2014	Applicant: Malcom Ross c/o Shire Consulting Services
REQUESTED ACTION: Removal the h-149 holding symbol to permit the development of a 22 unit apartment building.	

PUBLIC LIAISON:	Notice of Application was published in the Public Notices and Bidding Opportunities section of <i>The Londoner</i> on March 27, 2014.
Nature of Liaison: City Council intends to consider removing the “h-149” holding provision from the lands that ensures the orderly development of the lands the symbol shall not be deleted until sanitary and stormwater servicing reports have been prepared and confirmation that sanitary and stormwater management systems are implemented to the satisfaction of the City Engineer. Council will consider removing the holding provision as it applies to these lands no earlier than May 13, 2014.	
Responses: None	

ANALYSIS

Zoning on this site allows for a maximum of 22 residential dwelling units in a purpose designed 2-storey apartment building, with a special provision to permit a reduced exterior yard setback of 6.4 metres.

The holding provision applied to the zoning requires the submission of site specific sanitary and stormwater reports to ensure that the sanitary and stormwater systems have been implemented to the satisfaction of the City Engineer.

h-149 Holding Provision

Purpose: *“To ensure the orderly development of the lands the symbol shall not be deleted until sanitary and stormwater servicing reports have been prepared and confirmation that sanitary and stormwater management systems are implemented to the satisfaction of the City Engineer.”*

Sanitary and Stormwater Servicing Reports were submitted to the City on March 6, 2014. As part of the Site Plan Approval process, the engineering drawings (which include the sanitary and stormwater management systems) have been accepted to the satisfaction of the City Engineer.

This applicant will be required to enter into a development agreement with the City of London to ensure that among other things the storm and sanitary services are implemented in accordance with the accepted engineering drawings.

Based on the above, the requirements for removal of the holding “h-149” provision have been satisfied. The recommended amendment which will allow the Residential R8 Special Provision (R8-4(23)) Zone to come into effect, is appropriate.

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CONCLUSION

The condition for removing the holding provision has been satisfied and the recommended amendment to lift the “h-149” symbol from this zone is appropriate. Development of the lands in conformity with the Residential R8 Special Provision (R8-4(23)) Zone, and in conformity with the approved site plan constitutes good planning.

PREPARED BY:	REVIEWED BY:
SEAN MEKSULA PLANNER II DEVELOPMENT SERVICES	ALLISTER MACLEAN MANAGER DEVELOPMENT PLANNING
RECOMMENDED BY:	SUBMITTED BY:
TERRY GRAWAY, MCIP, RPP MANAGER DEVELOPMENT SERVICES & PLANNING LIAISON	GEORGE KOTSIFAS, P.ENG MANAGING DIRECTOR, DEVELOPMENT & COMPLIANCE SERVICES AND CHIEF BUILDING OFFICIAL

Y:\Shared\DEVELOPMENT SERVICES4 - Subdivisions\2014\H-8328 - 77 Tecumseh Avenue West (SM)\Report to PEC H-8328.doc

CC. Malcolm Ross (Shire Consulting Services R.R. #2 33901 Maguire Road Ailsa Craig, ON)

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Bill No.
2014

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 77 Tecumseh Avenue West

WHEREAS Malcom Ross c/o Shire Consulting Services has applied to remove holding provisions from the zoning on the lands located at 77 Tecumseh Avenue 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:

Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to lands located at 77 Tecumseh Avenue West, as shown on the attached map to remove the holding "h-149" provision so that the zoning of the lands as a Residential R8 Special Provision (R8-4(23)) Zone comes into effect.

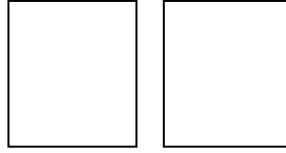
- 2. This By-law shall come into force and effect on the date of passage.

PASSED in Open Council on June 24, 2014.

Joe Fontana
Mayor

Catharine Saunders
City Clerk

First Reading – June 24, 2014
Second Reading – June 24, 2014
Third Reading – June 24, 2014



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



File Number: H-8328

Planner: SM

Date Prepared: May 5, 2014

Technician: JTS

By-Law No: Z-1-

SUBJECT SITE



1:1,500

