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**H-8341
S. Meksula**

TO:	CHAIR AND MEMBERS PLANNING AND ENVIRONMENT COMMITTEE
FROM:	G. KOTSIFAS, P.ENG. MANAGING DIRECTOR, DEVELOPMENT & COMPLIANCE SERVICES & CHIEF BUILDING OFFICIAL
SUBJECT:	APPLICATION BY: DARREN GUNN 675 RIVERSIDE DRIVE JULY 22, 2014

RECOMMENDATION

That, on the recommendation of the Planner II, Development Planning, based on the application of Darren Gunn relating to the property located at 675 Riverside Drive the attached proposed by-law **BE INTRODUCED** at the Municipal Council meeting on July 29, 2014 to amend Zoning By-law No. Z.-1 in conformity with the Official Plan to change the zoning of 675 Riverside Drive **FROM** a Holding Neighbourhood Facility (h-139*NF) Zone **TO** a Neighbourhood Facility (NF) Zone to remove the “h-139” holding provision.

PREVIOUS REPORTS PERTINENT TO THIS MATTER
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October 17, 2011 – Report to the Planning and Environment Committee on rezoning application for Riverside United Church located at 675 Riverside Drive.

PURPOSE AND EFFECT OF RECOMMENDED ACTION

To remove the h-139 holding provision to permit an expansion of the existing parking lot for the Riverside United Church resulting in approximately 36 additional parking spaces.

BACKGROUND

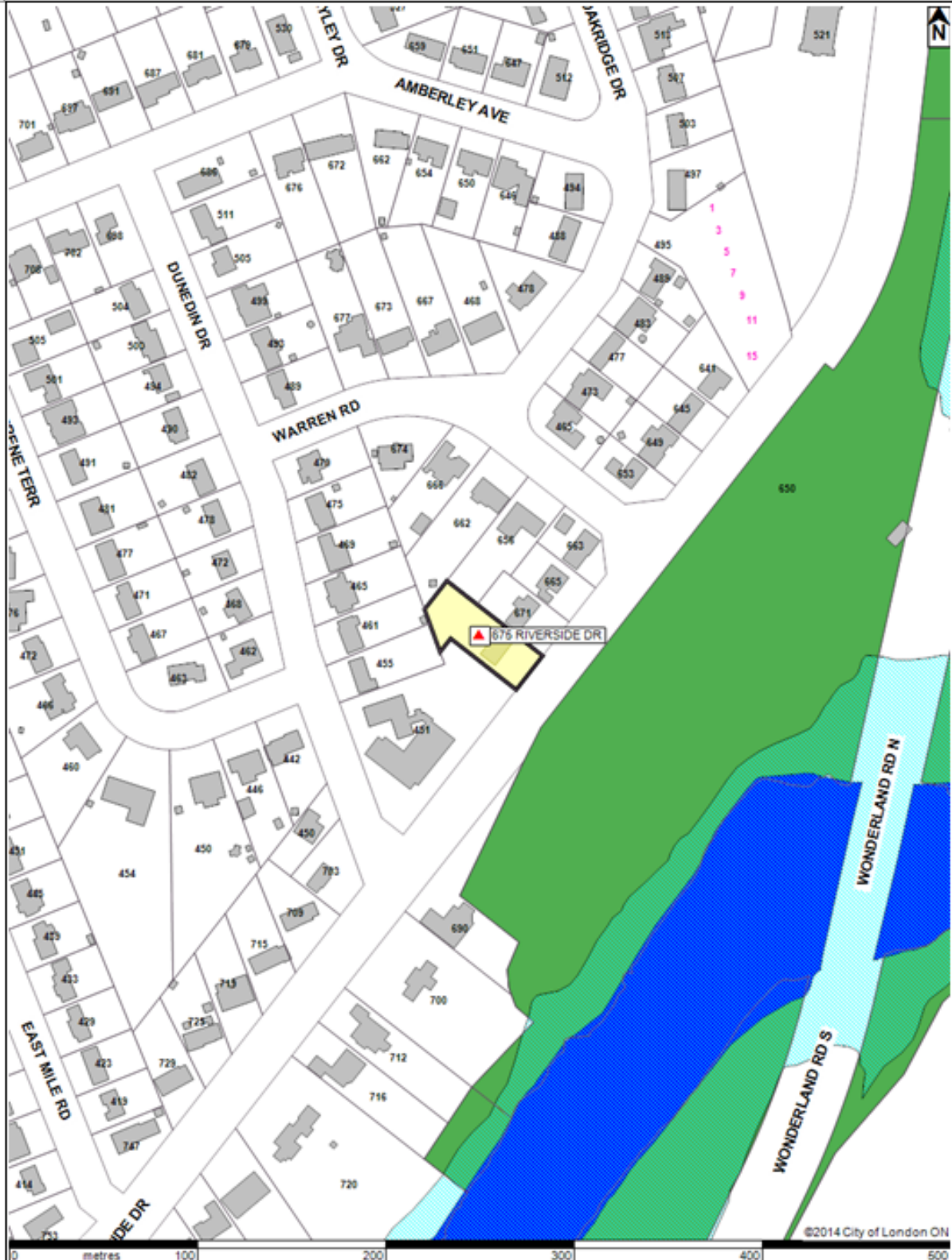
The subject site is located on the north side of Riverside Drive and east of Dunedin Drive. The property is irregular in shape and there is currently a single detached dwelling located on the site. Riverside United Church is located at the intersection of Riverside Drive and Dunedin Drive immediately adjacent to and abutting 675 Riverside Drive.

A Zoning By-law amendment was required to rezone the land to a Neighbourhood Facility (NF) Zone to permit the expansion of the Riverside United Church’s parking lot. This will require the demolition of the existing dwelling unit and the construction of a paved parking lot with landscaping integrated with the existing parking lot of the church.

The h-139 holding provision was applied to the lands to ensure that provisions were made for landscaping, privacy screening and other appropriate measures necessary to protect the well-being of neighbouring residential properties.

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<p style="text-align: center;">LOCATION MAP</p> <p>Subject Site: 675 Riverside Drive Applicant: Darren Gunn File Number: H-8341 Planner: Sean Meksula Created By: Sean Meksula Date: 2014-04-11 Scale: 1:2500</p> <p style="text-align: center;">N</p> <p>Corporation of the City of London Prepared By: Planning and Development</p>	<p style="text-align: center;">LEGEND</p> <table border="0"> <tr> <td style="width: 20px; text-align: center;">■</td> <td>Subject Site</td> </tr> <tr> <td style="width: 20px; text-align: center;">■</td> <td>Parks</td> </tr> <tr> <td style="width: 20px; text-align: center;">⊗</td> <td>Assessment Parcels</td> </tr> <tr> <td style="width: 20px; text-align: center;">■</td> <td>Buildings</td> </tr> <tr> <td style="width: 20px; text-align: center;">123</td> <td>Address Numbers</td> </tr> </table>	■	Subject Site	■	Parks	⊗	Assessment Parcels	■	Buildings	123	Address Numbers
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■	Parks										
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■	Buildings										
123	Address Numbers										

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 **COUNCIL APPROVED ZONING FOR THE SUBJECT SITE:**

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

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| <p>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</p> <p>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</p> <p>OR - OFFICE/RESIDENTIAL
 OC - OFFICE CONVERSION
 RO - RESTRICTED OFFICE
 OF - OFFICE</p> | <p>RF - REGIONAL FACILITY
 CF - COMMUNITY FACILITY
 NF - NEIGHBOURHOOD FACILITY
 HER - HERITAGE
 DC - DAY CARE</p> <p>OS - OPEN SPACE
 CR - COMMERCIAL RECREATION
 ER - ENVIRONMENTAL REVIEW</p> <p>OB - OFFICE BUSINESS PARK
 LI - LIGHT INDUSTRIAL
 GI - GENERAL INDUSTRIAL
 HI - HEAVY INDUSTRIAL
 EX - RESOURCE EXTRACTIVE
 UR - URBAN RESERVE</p> <p>AG - AGRICULTURAL
 AGC - AGRICULTURAL COMMERCIAL
 RRC - RURAL SETTLEMENT COMMERCIAL
 TGS - TEMPORARY GARDEN SUITE
 RT - RAIL TRANSPORTATION</p> <p>T* - HOLDING SYMBOL
 D* - DENSITY SYMBOL
 H* - HEIGHT SYMBOL
 B* - BONUS SYMBOL
 T* - TEMPORARY USE SYMBOL</p> |
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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-8341 SM

MAP PREPARED:
 May 21, 2014 JTS

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ANALYSIS

The purpose of this holding provision is to ensure that certain requirements have been addressed to the satisfaction of Council, prior to development. The following explains the intent of the holding provision and how it has been satisfied:

h-139 - *The (h-139) holding provision is to ensure that development takes a form compatible with the adjacent lands uses so that the issues identified as a condition of approval can be implemented. The "h-139" symbol shall not be deleted until an agreement is entered into for the subject lands with the City of London, and a lot grading plan, storm water servicing plan, landscape plan, a site plan and security sufficient to cover the works identified in these plans is provided to the satisfaction of The City of London*

An application for site plan approval has been submitted for the subject lands (File No. SP. 14-0080660). The application was accompanied by a storm water servicing plan, lot grading plan and land scape plan prepared by the developers consulting engineer KAM Engineering LTD and architect Skinner and Skinner Architects Inc. These plans have been reviewed by City staff and have been deemed acceptable.

The applicant has entered into a development agreement and has provided the necessary security to ensure that these works will be completed which fulfils the requirements of the "h-139" holding provision. Based on the above, it is appropriate to consider removal of the holding provision to facilitate the expansion of the existing parking lot for the Riverside United Church.

CONCLUSION

The approved site plan, landscape and grading plan in combination with the executed development agreement will ensure that this development will proceed in an orderly fashion. Removal of the "h-139" holding provision at this time represents sound land use planning.

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

July 8, 2014

Y:\Shared\DEVELOPMENT SERVICES4 - Subdivisions\2014\H-8341 - 675 Riverside Drive (SM)\Report to PEC H-8341.doc
CC. Darren Gunn 99 Fitzwilliam Blvd London, ON N6H 5H4)

Agenda Item # Page #

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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 the holding provision from the zoning for the lands located at 675 Riverside Drive.

WHEREAS Darren Gunn has applied to remove the holding provision from the zoning for the lands located at 675 Riverside Drive, 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 a portion of the lands located at 675 Riverside Drive, as shown on the attached map to remove the holding provisions so that the zoning of the lands as a Neighbourhood Facility (NF) Zone comes into effect.
2. This By-law shall come into force and effect on the date of passage.

PASSED in Open Council on July 29, 2014.

J. Baechler
Mayor

Catharine Saunders
City Clerk

First Reading - July 29, 2014.
Second Reading – July 29, 2014.
Third Reading - July 29, 2014.

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



File Number: H-8341
Planner: SM
Date Prepared: May 21, 2014
Technician: JTS
By-Law No: Z.-1-

