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H-8398/C. Smith

<b>FROM:</b>	<b>G. KOTSIFAS, P.ENG. MANAGING DIRECTOR, DEVELOPMENT &amp; COMPLIANCE SERVICES &amp; CHIEF BUILDING OFFICIAL</b>
<b>SUBJECT:</b>	<b>APPLICATION BY: DAN SCHINKELSHOEK 1070 GAINSBOROUGH ROAD  MEETING ON SEPTEMBER 9, 2014</b>

<b>RECOMMENDATION</b>
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That, on the recommendation of the Senior Planner, Development Services and Planning Liaison, based on the application of Dan Schinkelshoek relating to the property located at 1070 Gainsborough Road, the attached proposed by-law **BE INTRODUCED** at the Municipal Council meeting on September 16, 2014 to amend Zoning By-law No. Z.-1 in conformity with the Official Plan to change the zoning of 1070 Gainsborough Road **FROM** a Holding Business District Commercial (h-17\*BDC) Zone **TO** an Business District Commercial (BDC) Zone to remove the holding "h-17" provision.

<b>PURPOSE AND EFFECT OF RECOMMENDED ACTION</b>
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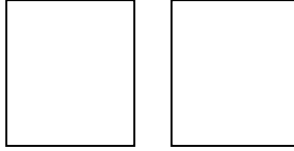
To remove the holding "h-17" provision from 1070 Gainsborough Road to allow for the site to be developed with a medical/dental office.

<b>BACKGROUND</b>
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On June 27, 2014 the applicant applied for site plan approval (SP14-032094) to allow for the existing single detached dwelling to be converted into a medical/dental office.

<b>RATIONALE</b>
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1. The removal of the holding provision will allow for development in conformity with the City of London Official Plan and Zoning By-law Z.-1.
2. Through the site plan approval process this issue has been resolved and this holding provision is no longer required.



<p><b>LOCATION MAP</b></p> <p>Subject Site: 1070 Gainsborough Rd Applicant: Merton Harold Allan File Number: H-8398 Planner: Craig Smith Created By: James Scott Date: 2014-08-25 Scale: 1:2500</p>	<p><b>LEGEND</b></p> <ul style="list-style-type: none"><li> Subject Site</li><li> Parks</li><li> Assessment Parcels</li><li> Buildings</li><li> Address Numbers</li></ul>
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Corporation of the City of London  
Prepared By: Planning and Development

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<b>Date Application Accepted:</b> August 5, 2014	<b>Owner:</b> Dan Schinkelshoek
<b>REQUESTED ACTION:</b> Removal of the holding "h-17" from the Holding Business District Commercial (h-17*BDC) Zone.	

<b>PUBLIC LIAISON:</b>	Notice of Application was published in the <i>Public Notices and Bidding Opportunities</i> section of <i>The Londoner</i> on August 14, 2014.
<b>Nature of Liaison:</b> City Council intends to consider removing the "h-17" holding provision from the lands that ensure that the adequate provision of municipal services, the "h-17" symbol shall not be deleted until full municipal sanitary sewer and water services are available to service the site. Council will consider removing the holding provision as it applies to these lands no earlier than September 9, 2014.	
<b>Responses:</b> None	

<b>ANALYSIS</b>
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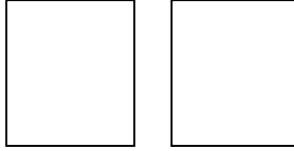
**h-17 Holding Provision**

*To ensure the orderly development of lands and the adequate provision of municipal services, the "h-17" symbol shall not be deleted until full municipal sanitary sewer and water services are available to service the site.*

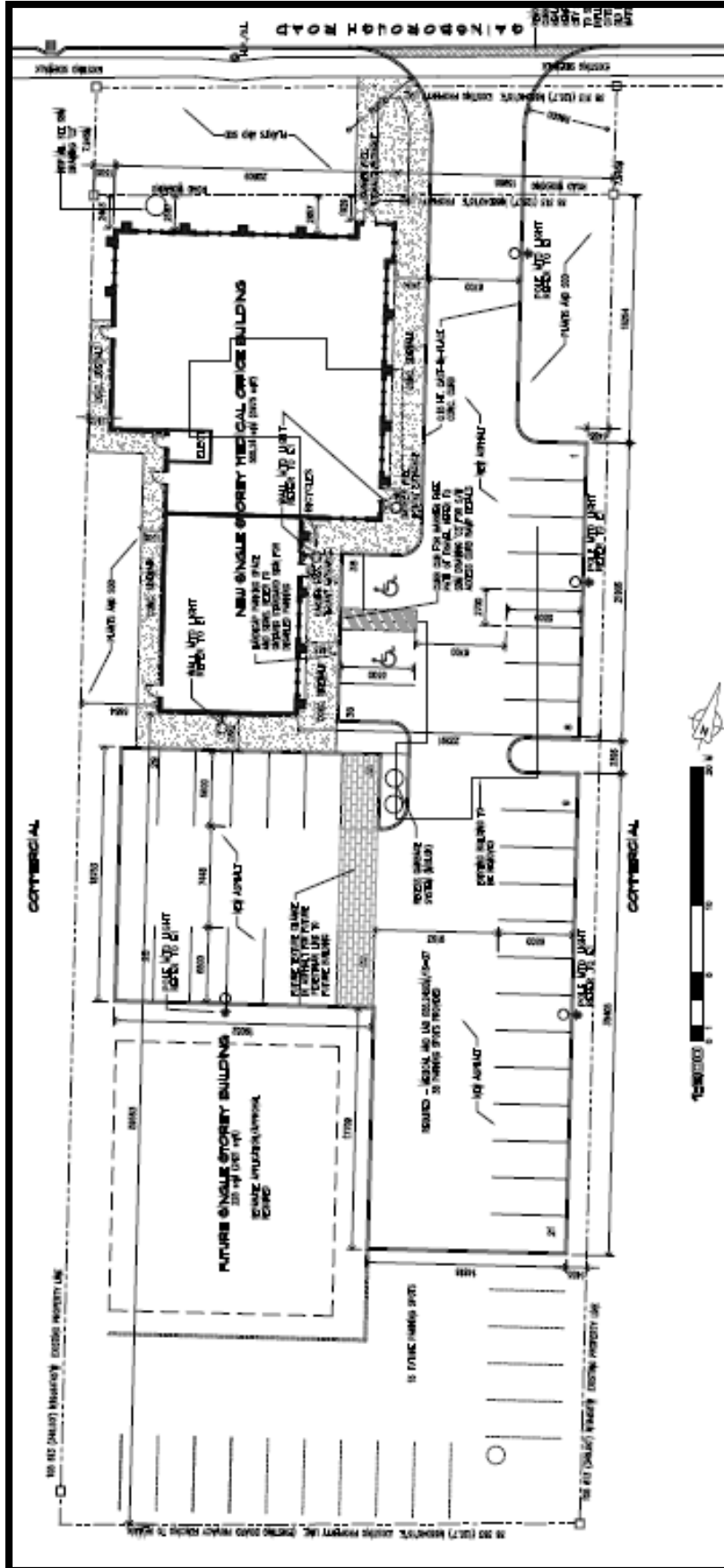
On June 27, 2014 the applicant applied for site plan approval (SP14-032094) to allow for the existing single detached dwelling to be converted into a medical/dental office. In the City of London Development Services, Development Engineering Division, Site Plan Pre-Consultation Memo dated March 26, 2014 it states:

- *Municipal water is available via the 250mm PVC watermain on Gainsborough Road where it fronts the property. To ensure adequate water quality, domestic flow and fire flows, all internal water servicing must be in accordance with Section 7 of the "Design Specifications & Requirements Manual" of the City of London.*
- *The municipal sanitary sewer available is the 450mm sanitary sewer on Gainsborough Rd. A Sanitary inspection manhole will be required. Gainsborough Road was reconstructed in 2003. City Plan #20906R1 shows a sanitary private drain connection for 1070 Gainsborough Road. This location must be field verified by the Applicant's Engineer. The applicants engineer must verify size and condition of the PDC and that it will accommodate flows generated by the proposed medical building.*
- *The municipal storm outlet for the subject lands is 2100 mm on Gainsborough Road to outlet into the Stanton Drain*

Full municipal services are available to service the site. Through the site plan approval process the property owner will enter into a development agreement requiring connection to the existing City services.



Proposed Site Plan



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<b>CONCLUSION</b>
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All Municipal Services are available to service the site. It is appropriate at this time to remove the holding provision "h-17" from these lands.

<b>PREPARED BY:</b>	<b>REVIEWED BY:</b>
<b>C. SMITH SENIOR PLANNER, DEVELOPMENT SERVICES</b>	<b>ALLISTER MACLEAN MANAGER, DEVELOPMENT PLANNING</b>
<b>RECOMMENDED BY:</b>	<b>SUBMITTED BY:</b>
<b>TERRY GRAWAY MANAGER, DEVELOPMENT SERVICES &amp; PLANNING LIAISON</b>	<b>G. KOTSIFAS, P.ENG MANAGING DIRECTOR, DEVELOPMENT &amp; COMPLIANCE SERVICES &amp; CHIEF BUILDING OFFICIAL</b>

JCS/

"Attach."

Agenda Item # Page #

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

By-law No. Z.-1-\_\_\_\_\_

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A by-law to amend  
By-law No. Z.-1 to remove holding  
provisions from the zoning of the lands  
located at 1070 Gainsborough Road.

WHEREAS Dan Schinkelshoek has applied to remove the holding provision from the zoning for the lands located at 1070 Gainsborough 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 1070 Gainsborough Road, as shown on the attached map to remove the holding provision so that the zoning of the lands as a Business District Commercial (BDC) Zone comes into effect.
2. This By-law shall come into force and effect on the date of passage.

PASSED in Open Council on September 16, 2014.

Joni Baechler  
Mayor

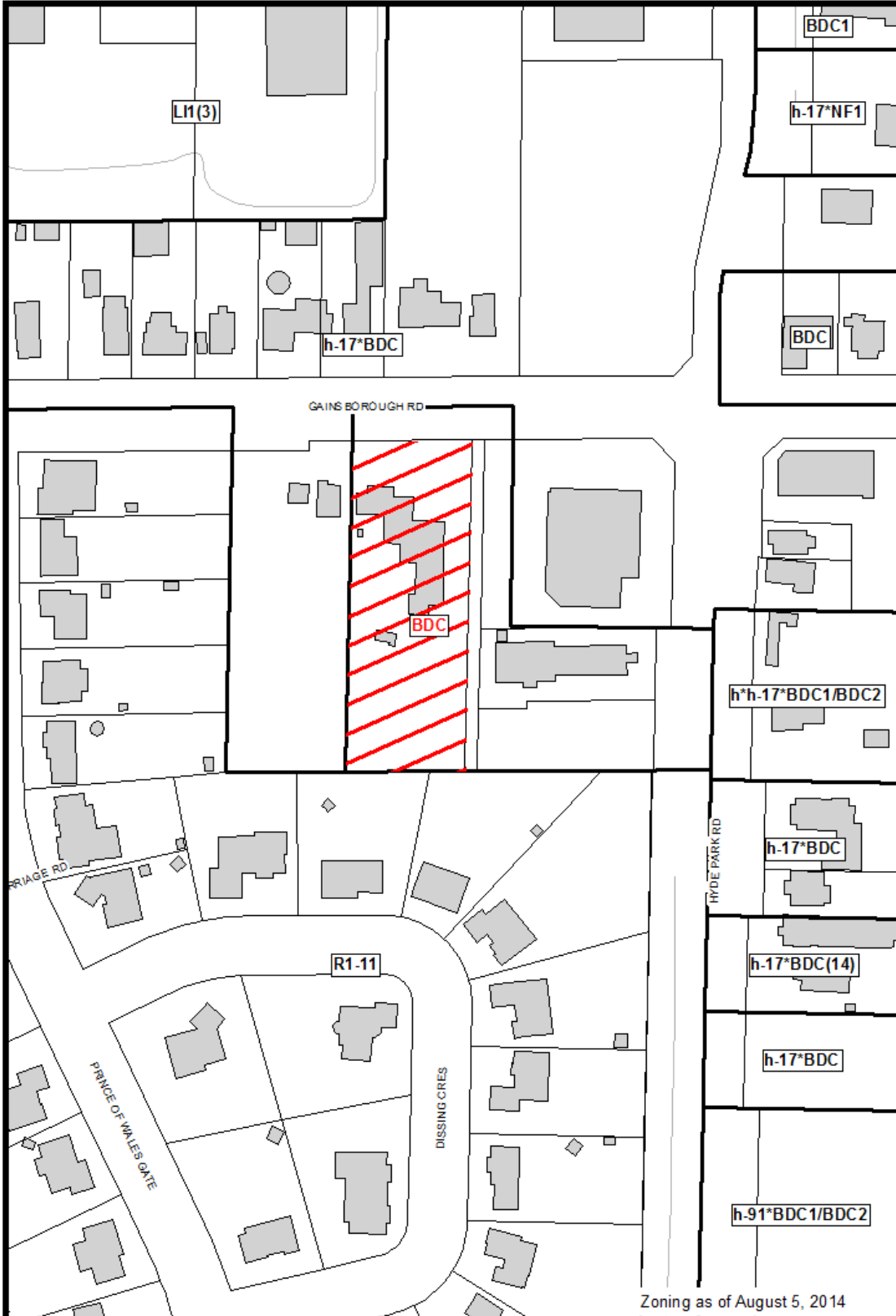
Catharine Saunders  
City Clerk


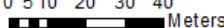

First Reading – September 16, 201  
Second Reading – September 16, 2014  
Third Reading – September 16, 2014

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



<p>File Number: H-8398  Planner: CS  Date Prepared: August 25, 2014  Technician: JTS  By-Law No: Z.-1-</p>	<p>SUBJECT SITE </p> <p>1:1,500</p> <p>0 5 10 20 30 40 Meters </p> 
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Geobase