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File No: Z-7979
Planner: N. Musicco

TO:	CHAIR AND MEMBERS PLANNING AND ENVIRONMENT COMMITTEE
FROM:	JOHN M. FLEMING DIRECTOR OF LAND USE PLANNING AND CITY PLANNER
SUBJECT:	APPLICATION BY: CEDARHOLLOW DEVELOPMENTS 1961 CEDARHOLLOW BOULVEARD PUBLIC PARTICIPATION MEETING ON JANUARY 16, 2012

RECOMMENDATION

That, on the recommendation of the Director of Land Use Planning and City Planner, based on the application of Cedarhollow Developments relating to the property located at 1961 Cedarhollow Boulevard, the attached proposed by-law **BE INTRODUCED** at the Municipal Council meeting on January 31, 2012 to amend Zoning By-law No. Z.-1 in conformity with the Official Plan to change the zoning of the subject lands **FROM** a Convenience Commercial (CC6) Zone which permits convenience service uses **TO** a Residential R5/Residential R6/Residential R7 (R5-3/R6-5/R7•H12•D50) Zone to permit singles, semis, duplex dwellings, fourplex, townhouse, cluster townhouse dwellings, stacked townhouse dwellings, Senior citizen apartment buildings; Handicapped persons apartment buildings; Nursing homes; Retirement lodges; Continuum-of-care facilities; Emergency care establishments, with a maximum height of 12 meters and a maximum density of 50 units per hectare.

PREVIOUS REPORTS PERTINENT TO THIS MATTER
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39T-03518

The draft plan of subdivision is a residential plan of subdivision with 22 low density residential blocks, three medium density residential blocks, one open space block adjacent to the Thames River, one park block, one storm water management block, and one convenience commercial block served by two collector roads and six local streets. On August 22, 2007 Final Approval was granted.

OZ-6584

The Kilally North Area Plan, as amended, be adopted pursuant to Section 19.2.1 of the Official Plan, as a guideline document for the review of development applications, for the planning of public facilities and services, and as the basis for amendments to the Official Plan and Zoning By-law within the Kilally North area, it being noted that the Area Plan contains, but is not limited to, the following items: (i) The recommended locations for residential land uses; (ii) The recommended locations for storm water management sites; (iii) The recommended locations for the collector road system; the recommended location for neighbourhood parks; the recommended Open Space designation related to the preservation of environmental features; and planned servicing for the Planning Area.

H-7101

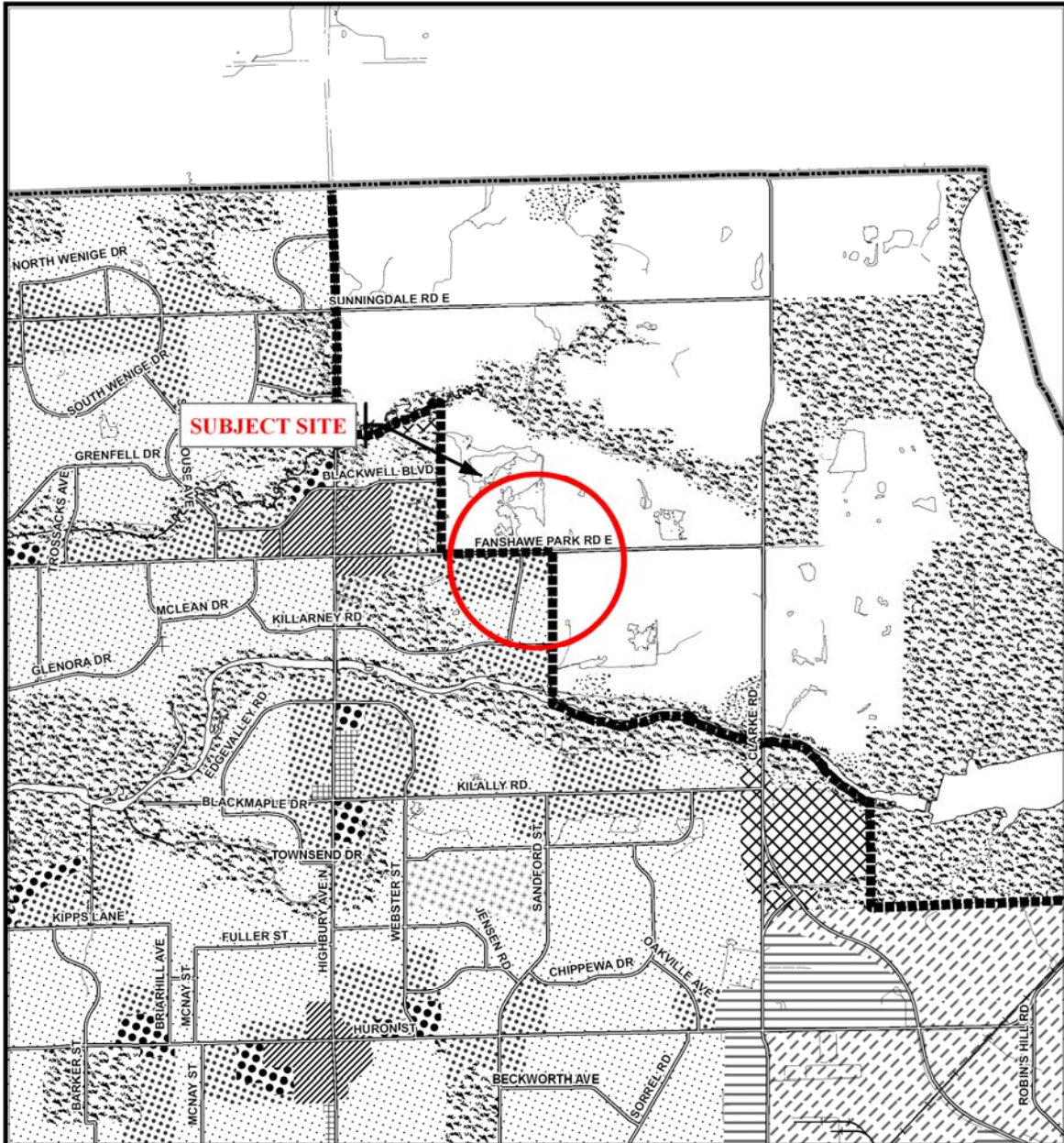
The purpose of this application was to lift the Holding Provision (h) which required the owner to enter into a subdivision agreement with the City and required a noise and dust study to be submitted to address potential impacts from the adjacent aggregate pit operations.

H-7928

The purpose of this application was to remove the holding provision for the site to allow for the development of Phase II of the Cedarhollow subdivision.

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Legend

- | | |
|--|-----------------------------------|
| Downtown Area | Office Business Park |
| Enclosed Regional Commercial Node | General Industrial |
| New Format Regional Commercial Node | Light Industrial |
| Community Commercial Node | Regional Facility |
| Neighbourhood Commercial Node | Community Facility |
| Main Street Commercial Corridor | Open Space |
| Auto-Oriented Commercial Corridor | Urban Reserve - Community Growth |
| Multi-Family, High Density Residential | Urban Reserve - Industrial Growth |
| Multi-Family, Medium Density Residential | Rural Settlement |
| Low Density Residential | Environmental Review |
| Office Area | Agriculture |
| Office/Residential | Urban Growth Boundary |

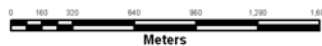
CITY OF LONDON
Department of
Planning and Development

OFFICIAL PLAN SCHEDULE A
- LANDUSE -

PREPARED BY: Graphics and Information Services



Scale 1:30,000



FILE NUMBER: Z-7979

PLANNER: NM

TECHNICIAN: CK

DATE: 2011/12/12

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COUNCIL APPROVED ZONING FOR THE SUBJECT SITE: CC6

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:

Z-7979

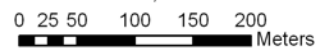
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MAP PREPARED:

2011/12/12

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PURPOSE AND EFFECT OF RECOMMENDED ACTION

The purpose and effect of this zoning change is to rezone 1961 Cedarhollow Boulevard to allow for the establishment of a long-term care facility.

RATIONALE

1. The recommended amendments are consistent with the polices of the Provincial Policy Statement (2005).
2. The existing Official Plan designation is compatible with the existing and proposed uses in the area.
3. This proposal enhances the character and amenity of the residential area. There is safe and convenient access to public transit, public open space, recreation facilities and other urban amenities.
4. The height, scale and setbacks and do not adversely impact the amenities and character of the surrounding area.

BACKGROUND

Date Application Accepted: October 31, 2011	Agent: Zelinka Priamo Limited Contact: Stephen Cornwell
REQUESTED ACTION: Possible amendment to the Z.-1 Zoning By-law FROM a Convenience Commercial (CC6) Zone which permits convenience service uses TO a Holding Residential (h*R5-3/R6-5/R7*H12*D50) singles, semis, duplex dwellings, fourplex, townhouse, cluster townhouse dwellings, stacked townhouse dwellings, Senior citizen apartment buildings; Handicapped persons apartment buildings; Nursing homes; Retirement lodges; Continuum-of-care facilities; Emergency care establishments, with a maximum height of 12 meters and a maximum density of 50 units per hectare.	

SITE CHARACTERISTICS:
<ul style="list-style-type: none"> • Current Land Use - Vacant • Frontage – 53 meters • Depth - 75 meters • Area – 0.4 hectares • Shape - Irregular

SURROUNDING LAND USES:
<ul style="list-style-type: none"> • North – Gravel pit, quarry • South – Single family detached, vacant residential lands • East - Vacant residential lands • West - Vacant residential lands

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<p>OFFICIAL PLAN DESIGNATION: Multi-Family Medium Density Residential (refer to map)</p> <p>The primary permitted uses in the Multi-Family, Medium Density Residential designation shall include multiple-attached dwellings, such as row houses or cluster houses; low-rise apartment buildings; rooming and boarding houses; emergency care facilities; converted dwellings; and small-scale nursing homes, rest homes and homes for the aged. These areas may also be developed for single-detached, semi-detached and duplex dwellings. Zoning on individual sites would not normally allow for the full range of permitted uses.</p>
<p>EXISTING ZONING: Convenience Commercial (CC6) (refer to map)</p> <p>The main CC Zone variation permits a restricted range of low impact uses which are considered to be appropriate for all Convenience Commercial Zone variations. An expanded range of uses is permitted in the other zone variations. Application of zone variations will be dependent on compatibility with the surrounding area and shall not detract from neighbouring residential uses. Permitted uses include: Bakeshops, Commercial schools, Florist shops, Pharmacies, Restaurants, Day care centres, Offices, Studios, Food stores and Financial institutions.</p>

PLANNING HISTORY

Kilally North Area Plan (2004)

This Plan serves as a guideline document, under section 19.2.1. of the City of London Official Plan, and it will guide the review and approval of all development and planning applications (e.g. Official Plan amendments, zoning amendments, applications for subdivision, etc.). This plan should be carefully consulted to ensure that the intentions of the Area Plan are maintained over time.

The Area Plan lays out the plan for land use, road networks, infrastructure and servicing, community facilities, recreational amenities and natural heritage preservation. This plan will be implemented through Official Plan amendments and associated Zoning amendments. The detailed development of the lands will ultimately be implemented through future privately initiated subdivision and site plan applications.

SIGNIFICANT DEPARTMENT/AGENCY COMMENTS

PUBLIC LIAISON:	On November 4, 2011, 11 members of the public were notified. Notice of Application was also published in the "Living in the City" section of the London Free Press on November 5, 2011. A land use change sign was posted on the property.	0 Responses
<p>Nature of Liaison: Possible amendment to the Z.-1 Zoning By-law FROM a Convenience Commercial (CC6) Zone which permits convenience service uses TO a Holding Residential (h*R5-3/R6-5/R7-H12*D50) singles, semis, duplex dwellings, fourplex, townhouse, cluster townhouse dwellings, stacked townhouse dwellings, Senior citizen apartment buildings; Handicapped persons apartment buildings; Nursing homes; Retirement lodges; Continuum-of-care facilities; Emergency care establishments, with a maximum height of 12 meters and a maximum density of 50 units per hectare.</p>		

Urban Forestry (City of London)

Urban Forestry has no objection to this application.

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Urban Design (City of London)

After reviewing the Urban Design Peer Review Panel comments, we commend the applicant on further articulating the north facade in response to the Panel's recommendation.

- Increase the height of the base to adjust the facade proportions to better reflect that of the surrounding residential buildings. Define the base of the building through the use of a contrasting material and/or colour as shown in previous illustrations.
- Consistent with the surrounding buildings and the residential nature of the use, masonry is the preferred building material.
- Extend the north-east and north-west cornice on the elevations over the balconies, as depicted in the latest renderings, to better incorporate the cornice with the east and west facades (refer to illustration below).
- Break up the length of the perimeter fence with recesses to allow for landscaping between the fence and Fanshawe Park Road East. Ensure that the fence is low (1.4 metres or less) and is constructed of high quality material such as wrought iron (chain link fencing is discouraged) to allow for views into and out of the site.
- Please provide a fence detail. Further comments may be provided upon receipt of the fence detail.

Development Approvals Business Unit

The rezoning to permit the retirement/seniors home will require a Special Provision that the zone has a minimum 90 meter frontage given the nature of the consent under consideration and the existing lot fabric in the plan of subdivision. *The lands are in a registered plan of subdivision and services are available. You may want to reconsider of the holding provision (h).*

Environmental and Engineering Services Department (City of London)

No concerns.

Sanitary (City of London)

No comment.

Stormwater and Drainage (City of London)

No comment.

Water Engineering (City of London)

Water is available from the 250mm PVC water main on Cedarhollow Blvd but not the 1200 mm concrete watermain on Fanshawe Park Road East.

Transportation (City of London)

No comment.

London Hydro

London Hydro has no objection to this application.

Urban Design Peer Review Panel

The Panel commends the applicant's agent on the quality of the overall Urban Design brief. The Panel has the following comments regarding the proposed development:

1. Consider providing a greater articulation of the north facade to reduce the perceived length of this elevation.
2. Consider increasing the height of the contrasting Base material as it appears to be too narrow in relation to the scale of the remaining facade material.

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3. Consider developing the north east and North West corners of the building to provide a higher level of detail and architectural significance as these corners are strong visual elements when viewed from Fanshawe Park Road.

4. It is recognized that the proposed fence located along the west, north and east boundary lines is a necessary element due to the security needs of the user group. Due to its length and location along Fanshawe Park Road, it is recommended that a higher level of detail be implemented for this element which could include recessed areas and contrasting elements (i.e. combinations of open style wrought iron style fencing with plant material to screen views into and out of the site). The use of chain link fencing or simple board on board fencing is to be discouraged. The recessed areas would have a further advantage in that they would allow the introduction of plantings on the street side of the fence, further enhancing the public realm.

5. The applicant is encouraged to provide bicycle racks for employees and other users.

ANALYSIS

Proposal

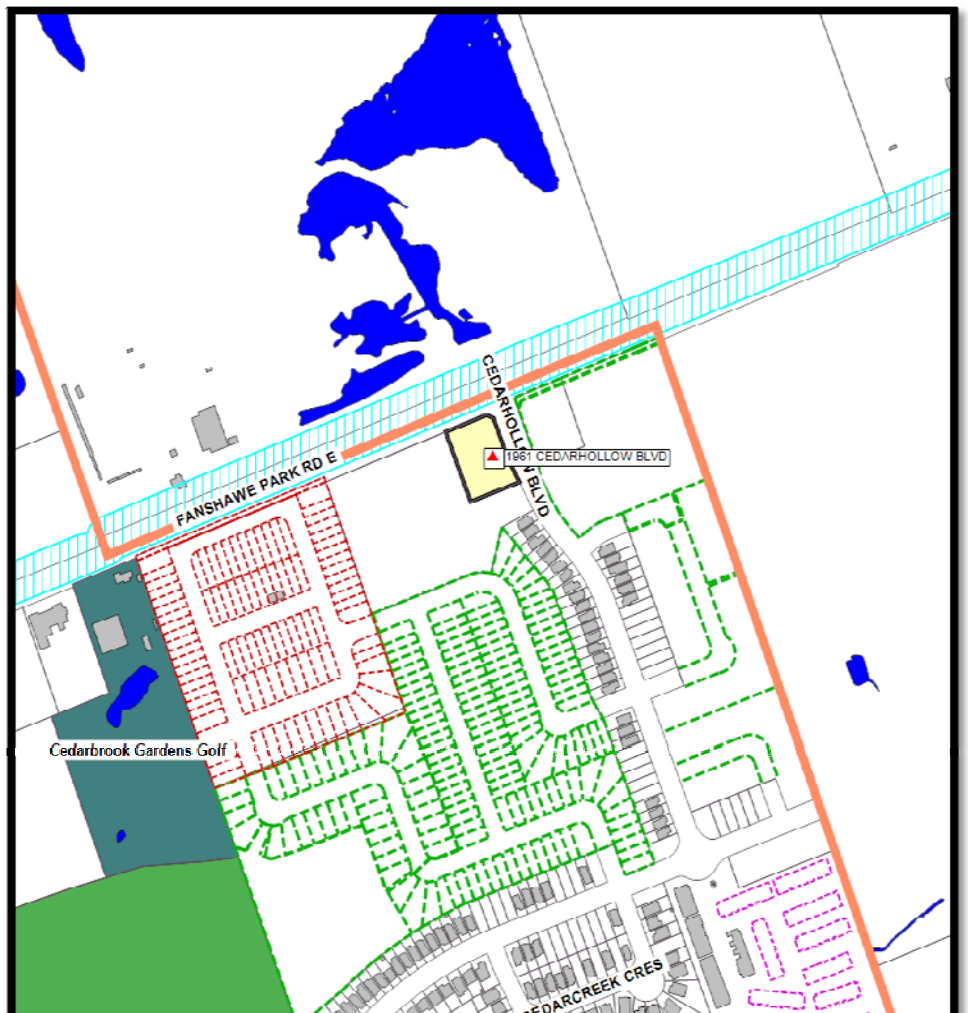
The subject site is located on the southside of Fanshawe Park Road East and east of Highbury Avenue North. The site is located within a developing community. The site is surrounded by single family homes and vacant land, including an aggregate extraction facility to the north of Fanshawe Park Road. A long-term care facility that respects the emerging character of the community, has the potential to act as a prominent architectural feature and an entrance to the community.

The concept plan for the proposed development shows the main building located near Fanshawe Park Road East and Cedarhollow Boulevard. This will allow the building to establish a built form along the Fanshawe Park Road East streetscape and to generally continue the edge established by the single family homes to the south along Cedarhollow.

The proposed building is a three –storey structure that features a central single-storey entry court. An open courtyard area is provided on the east side of the entry court, an enclosed patio area is provided to the west. Balconies are provided at the north-westerly and north-easterly corners of the building.

A detailed landscape plan for the site has been developed to enhance the appearance of the main building, particularly on the north and west side. It is also expected to reduce the visual prominence of the parking area and provide shade within the parking lot and other areas of the site.

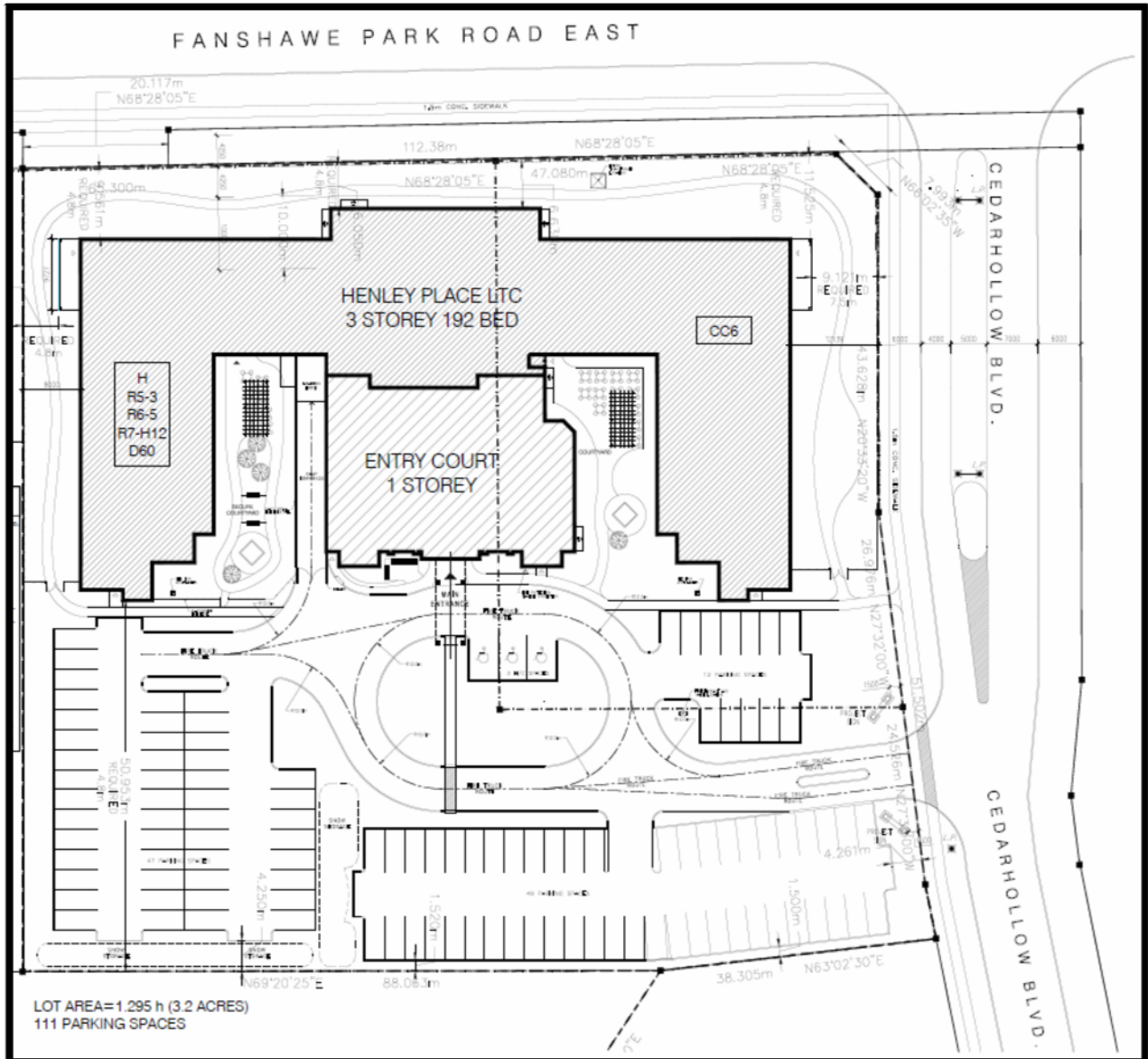
The applicant is proposing a covered vehicle drop off area



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provides protection from the elements for residents leaving or returning to the facility. This drop off/main entrance is oriented to the rear of the building due to the mobility restrictions of many residents. Bicycle parking will be provided and it is expected that transit service will be extended to Cedarhollow Boulevard in the near future. The accessible parking spaces are available close to the main entrance. The proposed development makes use of the public spaces elements such as the landscaped areas, parking and pedestrian corridors to ensure a positive relationship is maintained between the site, site users and the rest of Cedarhollow community.



Provincial Policy Statement

The *Provincial Policy Statement, 2005* (PPS) provides policy direction on matters of provincial interest related to land use planning and development. It is intended to be read in its entirety and the relevant policies are to be applied in each situation. As it relates to this application, the PPS provides some direction to this matter.

Section 1.1.1(2) of the Provincial Policy Statement provides that “accommodating an appropriate range and mix of residential, employment (including industrial, commercial and institutional uses), recreational and open space to meet the long-term needs” helps to sustain healthy, livable and safe communities.

Section 1.1.3.2 indicates that Land use patterns within *settlement areas* shall be based on: densities and a mix of land uses which:

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- (a) 1. efficiently use land and resources;
2. are appropriate for, and efficiently use, the *infrastructure* and *public service facilities* which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion; and
3. minimize negative impacts to air quality and climate change, and promote energy efficiency.
- (b) a range of uses and opportunities for *intensification* and *redevelopment* in accordance with the criteria in policy 1.1.3.3.

Section 1.1.3.3 states that Planning authorities shall identify and promote opportunities for intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs.

The proposal subject of this application is consistent with these policies.

Official Plan

The Official Plan contains Council’s objectives and policies to guide the short-term and long-term physical development of the municipality. The polices promote orderly urban growth and compatibility among land uses. While the objectives and policies in the Official Plan primarily relate to the physical development of the municipality, they also have regard for social, economic and environmental matters.

The Official Plan designation is Multi-family Medium Density Residential. The Multi-Family, Medium Density Residential designation permits multiple-unit residential developments having a low-rise profile, and densities that exceed those found in Low Density Residential areas but do not approach the densities intended for the Multi-Family, High Density Residential designation. Residential uses that typically comprise medium density development include row houses, cluster houses, low-rise apartment buildings, and certain specialized residential facilities such as small-scale nursing homes, homes for the aged and rest homes

The Multi-Family, Medium Density Residential designation may serve as a suitable transition between Low Density Residential areas and more intense forms of land use. It will also provide for greater variety and choice in housing at locations that have desirable attributes but may not be appropriate for higher density, high-rise forms of housing.

3.3.2. Location

In addition to areas predominantly composed of existing or planned medium density residential development, the preferred locations for the Multi-Family, Medium Density Residential designation include lands in close proximity to Shopping Areas, Commercial Districts, designated Open Space areas or Regional Facilities; lands adjacent to a Multi-Family, High Density Residential designation; and, lands abutting an arterial, primary collector or secondary collector street. Consideration will also be given to the following criteria in designating lands for Multi-Family, Medium Density Residential uses:

Compatibility: Development of the site or area for medium density residential uses shall take into account surrounding land uses in terms of height, scale and setbacks and shall not adversely impact the amenities and character of the surrounding area.

Municipal Services: Adequate municipal services can be provided to accommodate the needs of the development.

Traffic: Traffic to and from the location should not have a significant impact on stable, low density residential areas.

Buffering: The site or area is of suitable shape and size to accommodate medium density housing and to provide for adequate buffering measures to protect any adjacent low density residential uses.

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3.3.3 Scale of Development

Development within areas designated Multi-Family, Medium Density Residential shall have a low-rise form and a site coverage and density that could serve as a transition between low density residential areas and more intensive forms of commercial, industrial, or high density residential development.

- i) Development shall be subject to height limitations in the Zoning By-law which are sensitive to the scale of development in the surrounding neighbourhood. Normally height limitations will not exceed four storeys. In some instances, height may be permitted to exceed this limit, if determined through a compatibility report as described in Section 3.7.3. to be appropriate subject to a site specific zoning by-law amendment and/or bonus zoning provisions of Section 19.4.4. of this Plan.
- ii) Medium density development will not exceed an approximate net density of 75 units per hectare (30 units per acre). Exceptions to the density limit may be made without amendment to the Official Plan for developments which:
 - (a) are designed and occupied for senior citizens' housing;
 - (b) qualify for density bonusing under the provisions of Section 19.4.4. of this Plan; or
 - (c) are within the boundaries of Central London, bounded by Oxford Street on the north, the Thames River on the south and west, and Adelaide Street on the east.

The existing Official Plan designation is compatible with the existing and proposed uses in the area.

Zoning By-law

The subject site is currently zoned Convenience Commercial (CC6). This Zone provides for and regulates a limited range of commercial uses which services the day-to-day convenience needs of the immediate neighbourhood. Uses permitted in the CC Zone are differentiated through the use of zone variations on the basis of their function, intensity and potential impacts.

The main CC Zone variation permits a restricted range of low impact uses which are considered to be appropriate for all Convenience Commercial Zone variations. An expanded range of uses is permitted in the other zone variations. Application of zone variations will be dependent on compatibility with the surrounding area and shall not detract from neighbouring residential uses. Permitted uses include: Bakeshops, Commercial schools, Florist shops, Pharmacies, Restaurants, Day care centres, Offices, Studios, Food stores and Financial institutions.

The requested zoning is a Residential (R5-3/R6-5/R7*H12*D50). The permitted uses include: singles, semis, duplex dwellings, fourplex, townhouse, cluster townhouse dwellings, stacked townhouse dwellings, Senior citizen apartment buildings; Handicapped persons apartment buildings; Nursing homes; Retirement lodges; Continuum-of-care facilities; Emergency care establishments, with a maximum height of 12 meters, a maximum density of 20 units per hectare. The amendment will allow the development of a long-term care facility.

The requested zone is identical to the adjacent property, 1935 Cedarhollow Blvd. A portion of lands is proposed to merge with the subject property through a concurrent consent application.

Removal of Holding

(h) Purpose: To ensure the orderly development of lands and the adequate provision of municipal services, the "h" symbol shall not be deleted until a subdivision agreement or development agreement is entered into for the lands in question with the City of London.

On November 11, 2011 Municipal Council passed the amendment submitted by Cedarhollow Developments Limited to remove the (h) holding provision for the lands located at 1671 and 1755 Fanshawe Park Road East and 1961 Cedarhollow Boulevard.

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Planning Impact Analysis

Planning Impact Analysis will be used to evaluate applications for an Official Plan amendment and/or Zoning By-law amendment, to determine the appropriateness of a proposed change in land use, and to identify ways of reducing any adverse impacts on surrounding land uses. Planning Impact Analysis is intended to document the criteria reviewed by municipal staff through the application review process to assess an application for change. Depending upon the situation, other criteria may also be considered.

Proposals for changes in the use of land which require the application of Planning Impact Analysis will be evaluated on the basis of criteria relevant to the proposed change and identify ways of reducing any adverse impacts on surrounding land uses. Other criteria may be considered through the Planning Impact Analysis to assist in the evaluation of the proposed change. The criteria considered include the following:

- i) *the policies contained in the Section relating to the requested designation;*

The proposed long-term care facility is permitted in the Multi-Family Medium Density Residential designation.

- ii) *compatibility of proposed uses with surrounding land uses, and the likely impact of the proposed development on present and future land uses in the area;*

The proposed uses are compatible with the surrounding residential plan of subdivision.

- iii) *the size and shape of the parcel of land on which a proposal is to be located, and the ability of the site to accommodate the intensity of the proposed uses;*

The subject lands are of a size and shape to accommodate the proposal. The application is required to go through the Site Plan Approval process.

- iv) *the potential traffic generated by the proposed change, considering the most intense land uses that could be permitted by such a change, and the likely impact of this additional traffic on City streets, pedestrian and vehicular safety, and on surrounding properties;*

The City of London Environmental Engineering Review Division does not have any concerns with the proposed amendment.

- v) *the height, location and spacing of any buildings in the proposed development, and any potential impacts on surrounding land uses;*

The applicant presented their proposal to the Urban Design Peer Review Panel on September 16, 2011. The application will be required to go through the site plan process.

- vi) *the location of vehicular access points and their compliance with the City's road access policies and Site Plan Control By-law, and the likely impact of traffic generated by the proposal on City streets, on pedestrian and vehicular safety, and on surrounding properties;*

The City of London Transportation Department has no concerns with the proposed amendment.

- ix) *the exterior design in terms of bulk, scale, and layout of buildings, and the integration of these uses with present and future land uses in the area and its conformity with the City's commercial urban design guidelines;* On September 16, 2011 the proposal was presented to the Urban Design Peer Review Panel. The applicant will work with staff during the Site Plan Approval Process to ensure that urban design standards are met.

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CONCLUSION

The development takes into account surrounding land uses in terms of height, scale and setbacks and the proposal does not adversely impact the amenities and character of the surrounding area. This recommended amendment fits the intent of the area and is a reasonable extension of Continuum-of-care facilities use that is permitted in the designation.

PREPARED BY:	SUBMITTED BY:
NICOLE MUSICCO – PLANNER II COMMUNITY PLANNING AND URBAN DESIGN	JIM YANCHULA, MCIP, RPP MANAGER OF COMMUNITY PLANNING AND URBAN DESIGN
RECOMMENDED BY:	
JOHN M. FLEMING, MCIP, RPP DIRECTOR OF LAND USE PLANNING & CITY PLANNER	

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January 9, 2012
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**File No: Z-7979
Planner: N. Musicco**

Bill No. (number to be inserted by Clerk's Office)
2012

By-law No. Z.-1-_____

A by-law to amend By-law No. Z.-1 to rezone an area of land located 1961 Cedarhollow Boulevard.

WHEREAS Cedarhollow Developments has applied to rezone an area of land located at Cedarhollow Boulevard, as shown on the map attached to this by-law, as set out below;

AND WHEREAS this rezoning conforms to the Official Plan

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 1961 Cedarhollow Boulevard, as shown on the attached map comprising part of Key Map No. 23, **FROM** a Convenience Commercial (CC6) Zone **TO** a Residential R5/Residential R6/Residential R7 (R5-3/R6-5/R7•H12•D50) Zone.

The inclusion in this By-law of imperial measure along with metric measure is for the purpose of convenience only and the metric measure governs in case of any discrepancy between the two measures.

This By-law shall come into force and be deemed to come into force in accordance with subsection 34(21) of the *Planning Act, R.S.O. 1990, c. P.13*, either upon the date of the passage of this by-law or as otherwise provided by the said subsection.

PASSED in Open Council on January 31, 2012

Joe Fontana
Mayor

Catharine Saunders
City Clerk

First Reading - January 31, 2012
Second Reading - January 31, 2012
Third Reading - January 31, 2012

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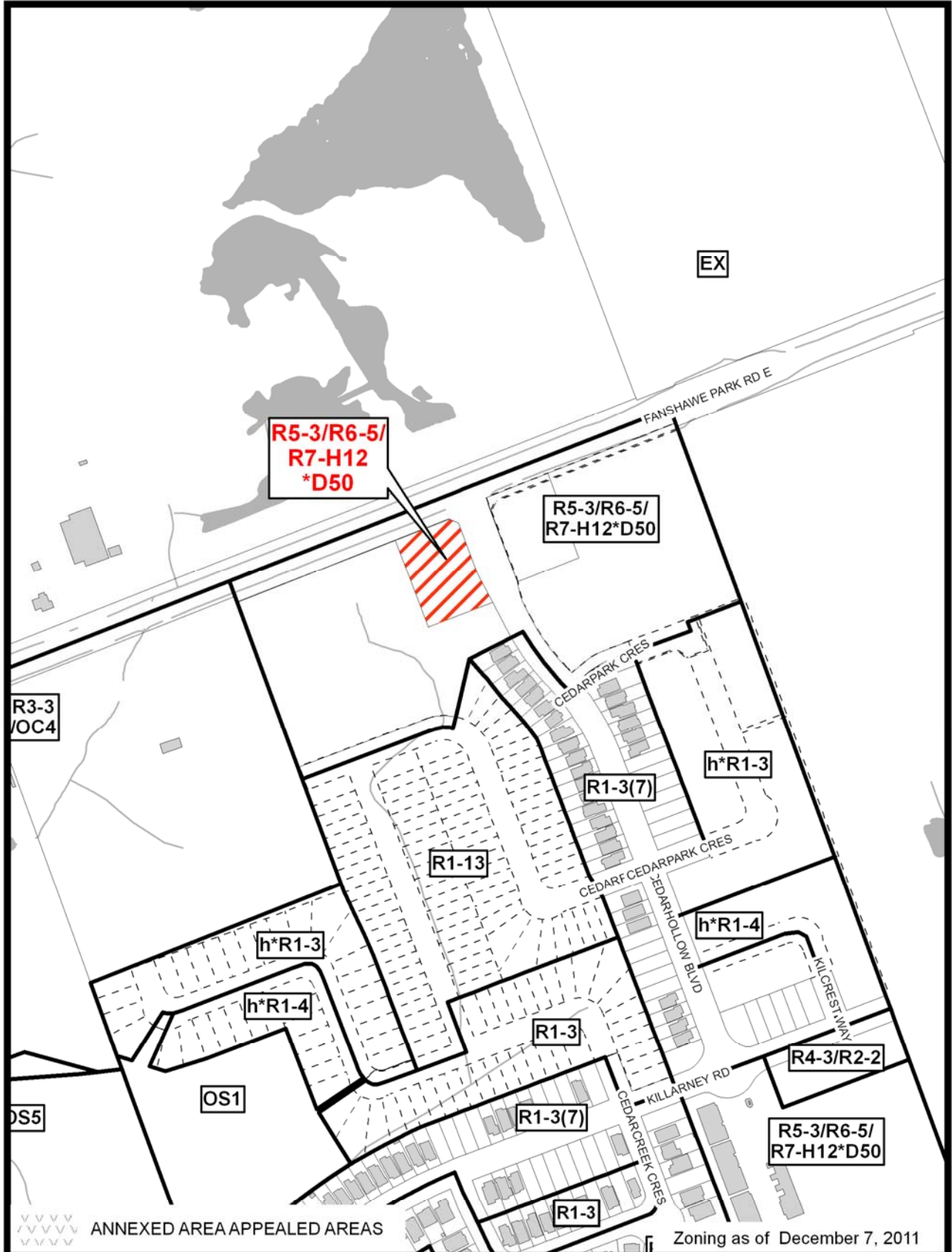
Agenda Item #

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



File Number: Z-7979

Planner: NM

Date Prepared: 2011/12/21

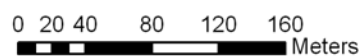
Technician: CK

By-Law No: Z.-1-

SUBJECT SITE



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Bibliography of Information and Materials (Z-7979)

Request for Approval:

City of London Zoning By-law Amendment Application Form, completed by S. Cornwell, October 14, 2011

Reference Documents:

City of London. *Official Plan*, June 19, 1989, as amended.

City of London. *Zoning By-law No. Z.-1*, May 21, 1991, as amended.

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