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H-8237/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: JLC HOMES LIMITED 1166 HAMILTON ROAD MAY 19, 2015

RECOMMENDATION

That, on the recommendation of the Planner II, Development Planning, based on the application of Sifton Properties Limited relating to the property located at 1166 Hamilton Road the attached proposed by-law **BE INTRODUCED** at the Municipal Council meeting on May 26, 2015 to amend Zoning By-law No. Z.-1 in conformity with the Official Plan to change the zoning of 1166 Hamilton Road **FROM** a Holding Residential R7/Residential R9 (h-5*R7*D100*H20/R9-1*H20) Zone **TO** a Residential R7/Residential R9 (R7*D100*H20/R9-1*H20) Zone to remove the h-5 holding provision.

PREVIOUS REPORTS PERTINENT TO THIS MATTER
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August 20, 2013 – Public Site Plan meeting before the Planning and Environment Committee.

PURPOSE AND EFFECT OF RECOMMENDED ACTION

To remove the h-5 holding provision to permit the development of a 23 unit apartment building.

BACKGROUND	
Date Application Accepted: September 11, 2013	Applicant: JLC Homes Limited
REQUESTED ACTION: Removal of the h-5 holding provision to permit the proposed residential development.	
PUBLIC LIAISON:	Notice of Application was published in the <i>Public Notices and Bidding Opportunities</i> section of <i>The Londoner</i> on October 3, 2013.
Nature of Liaison: City Council intends to consider removing the “h-5” holding provision from the Residential R7/Residential R9 (R7*D100*H20/R9-1*H20) Zone. This holding provision was put in place to ensure that a development agreement be entered into following public site plan review (h-5). Council will consider removing the holding provision as it applies to the lands described above, no earlier than December 3, 2013.	
Responses: None	

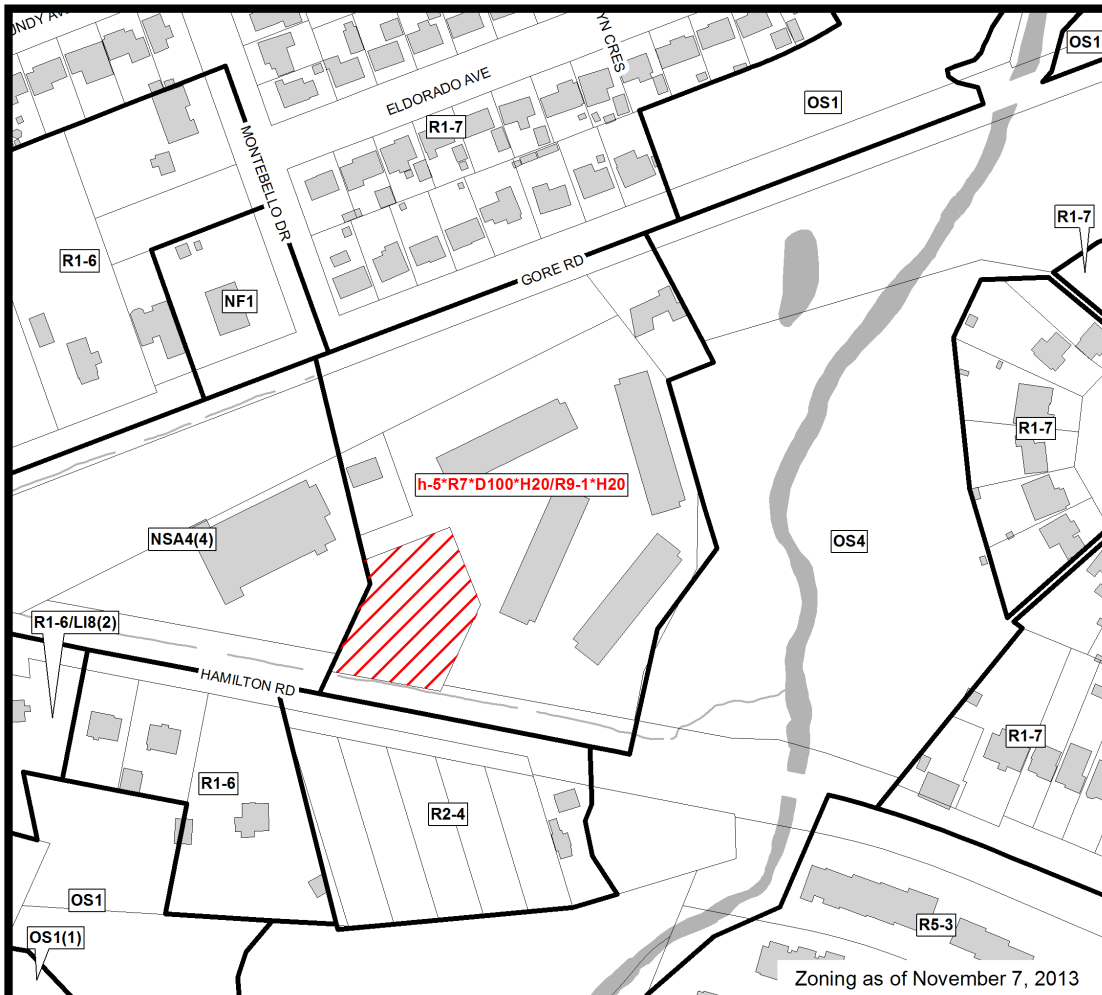
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<p style="text-align: center;">LOCATION MAP</p> <p>Subject Site: 1166 Hamilton Road Applicant: JLC Homes Ltd. File Number: H-8237 Planner: Sean Meksula Created By: Sean Meksula Date: 2013-09-18 Scale: 1:2500</p>	<p style="text-align: center;">LEGEND</p> <table style="width: 100%; border-collapse: collapse;"> <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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<p>Corporation of the City of London Prepared By: Planning and Development</p>											

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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

2) ANNEXED AREA APEALED AREAS

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

CITY OF LONDON
 PLANNING, ENVIRONMENTAL AND ENGINEERING SERVICES

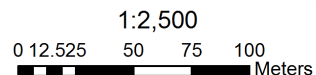
**ZONING
 BY-LAW NO. Z.-1
 SCHEDULE A**



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

FILE NO:
 H-8237 SM

MAP PREPARED:
 November 8, 2013 JTS



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ANALYSIS

h-5 Holding Provision

The (h-5) holding provision states that:

“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.”

A public meeting was held before the Planning and Environment Committee on August 20, 2013. No issues were raised from the public regarding this development. The applicant has entered into a development agreement with the City, which was registered on title April 16, 2015 as ER978856. This will ensure that the project develops in an orderly fashion.

Based on the above, it is appropriate to consider removal of the “h-5” holding provision to facilitate the development of a multi-family residential complex.

CONCLUSION

It is appropriate to remove the h-5 holding provision from the subject lands at this time based on the executed development agreement and the public site plan review process.

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

May 1, 2015
SM/sm

Y:\Shared\DEVELOPMENT SERVICES\4 - Subdivisions\2013\H-8237 - 1166 Hamilton Road (SM)\Report to PEC H-8237.doc

CC. JLC Homes Ltd. (P.O. Box 37 Lambeth Street North, London. ON M6P 1P9)
Zelinka Priamo Ltd. c/o Michelle Doornbosch (318 Wellington Road, London ON N6P 4P4)

Agenda Item # Page #

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Bill No. (Number to be inserted by Clerk's Office)
2015

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 1166 Hamilton Road.

WHEREAS JLC Homes Limited has applied to remove the holding provision from the zoning for the lands located at 1166 Hamilton 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 a portion of the lands located at 1166 Hamilton Road, as shown on the attached map to remove the holding provisions so that the zoning of the lands as a Residential R7/Residential R9 (R7*D100*H20/R9-1*H20) Zone comes into effect.
2. This By-law shall come into force and effect on the date of passage.

PASSED in Open Council on May 26, 2015.

Matt Brown
Mayor

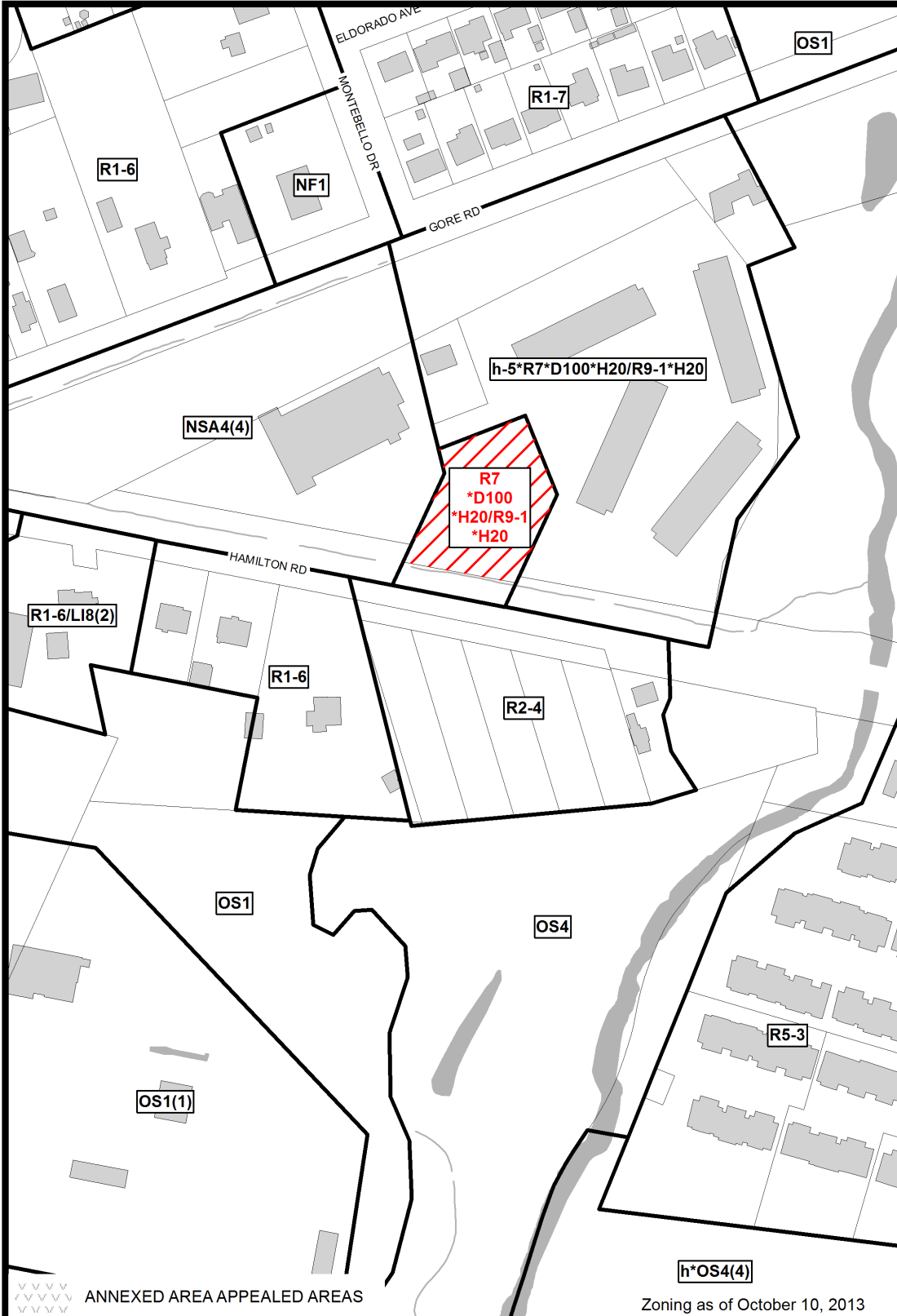
Catharine Saunders
City Clerk

First Reading - May 26, 2015.
Second Reading - May 26, 2015.
Third Reading - May 26, 2015.

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H-8237/S. Meksula

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



ANNEXED AREA APPEALED AREAS

Zoning as of October 10, 2013

File Number: H-8237
 Planner: SM
 Date Prepared: November 8, 2013
 Technician: JTS
 By-Law No: Z.-1-

SUBJECT SITE

1:2,000

0 10 20 40 60 80 Meters

Geodatabase