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H-8493/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: LONDON DISTRICT CATHOLIC SCHOOL BOARD 1212 CORONATION DRIVE  MEETING ON AUGUST 24, 2015</b>

<b>RECOMMENDATION</b>
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That, on the recommendation of the Senior Planner, Development Services, based on the application of London District Catholic School Board relating to the property located at 1212 Coronation Drive the attached proposed by-law **BE INTRODUCED** at the Municipal Council meeting on September 1, 2015 to amend Zoning By-law No. Z.-1 in conformity with the Official Plan, to change the zoning of 1212 Coronation Drive **FROM** a Holding Neighbourhood Facility (h\*h-100\*NF1) Zone and a Holding Residential R1 Special Provision (h\*h-100\*R1-3 (4)) Zone **TO** a Neighbourhood Facility (NF1) Zone and a Residential R1 Special Provision (R1-3 (4)) Zone, to remove the h and h-100 holding provisions.

<b>PREVIOUS REPORTS PERTINENT TO THIS MATTER</b>
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March 26, 2012 - Report to the Built and Natural Environment Committee on draft plan of subdivision and Zoning By-law Amendment applications (39T-08502/Z-7489)

March 2014- Consent to sever B.19/14.

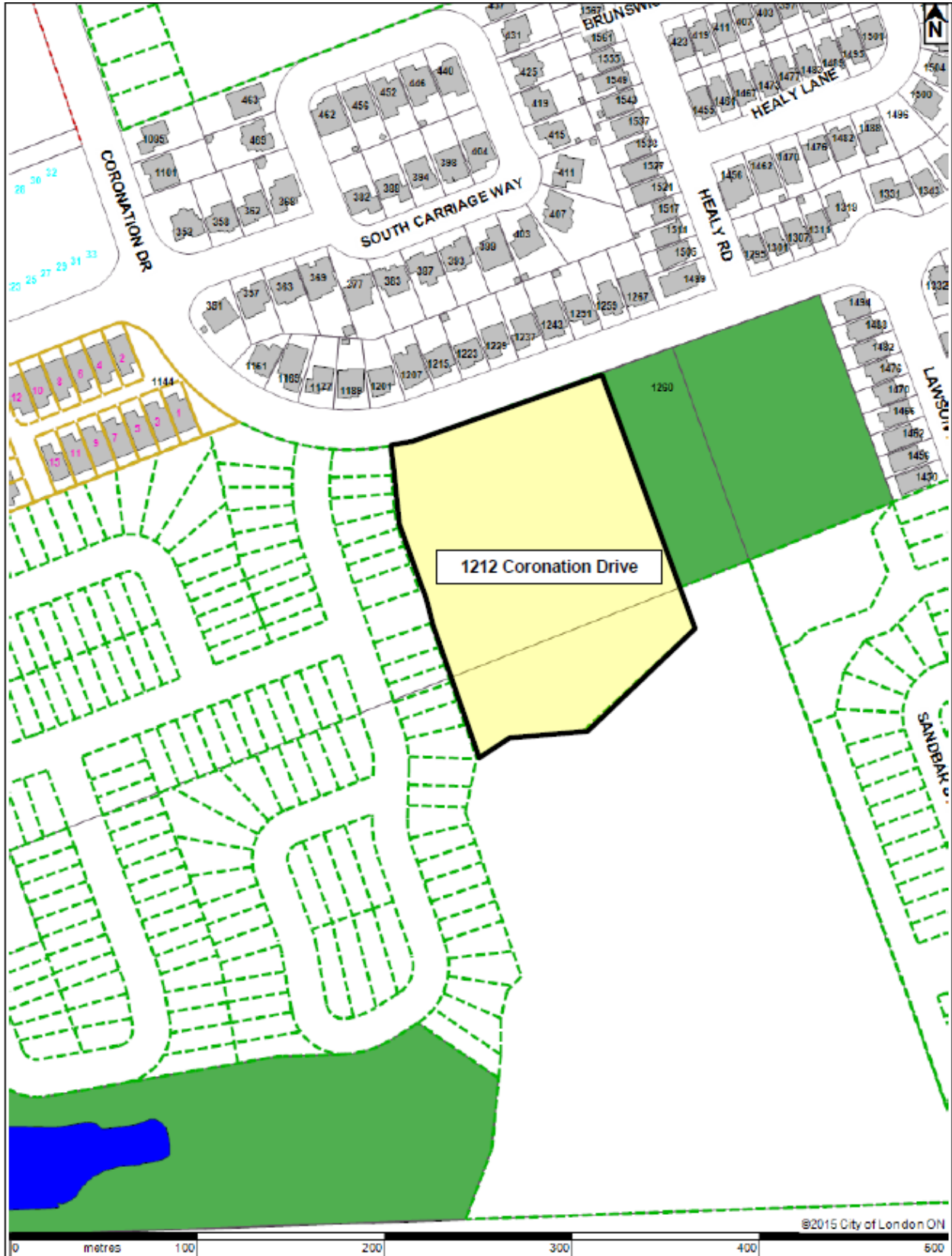
<b>PURPOSE AND EFFECT OF RECOMMENDED ACTION</b>
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The purpose and effect of this zoning change is to remove the holding symbols to permit the development of a Catholic French Immersion Elementary School and Child Care Centre.

<b>RATIONALE</b>
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1. The removal of the holding provisions will allow for development in conformity with the Z-1 Zoning By-law.
2. Through the site plan approval process (SP15-014086) all issues have been resolved and these holding provisions are no longer required.

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<p><b>LOCATION MAP</b></p> <p>File Number: N/A Created By: James Scott Date: 2015-08-10 Scale: 1:2500</p> <p>Corporation of the City of London Prepared By: Planning and Development</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> <p style="text-align: center;">N</p>
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<b>BACKGROUND</b>
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<b>Date Application Accepted:</b> May 21, 2015	<b>Owner:</b> London District Catholic School Board
<b>REQUESTED ACTION:</b> The purpose and effect of this zoning change is to remove the holding h and h-100 symbols to permit the development of a Catholic French Immersion Elementary School and Child Care Centre.	

<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 June 4, 2015.
<b>Nature of Liaison:</b> City Council intends to consider removing the h and h-100 holding provisions from the lands that ensure that adequate water service and appropriate access is available and that a development agreement be entered into to the satisfaction of the City. Council will consider removing the holding provision as it applies to these lands no earlier than no earlier than July 28, 2015.	
<b>Responses:</b> None	

<b>ANALYSIS</b>
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**Why is it Appropriate to remove these Holding Provision?**

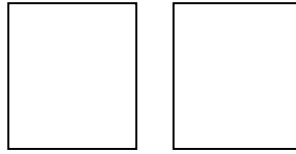
Site plan approval (SP15-014086) and the execution of a development agreement to construct a Catholic French Immersion Elementary School and Child Care Centre is imminent. The applicant has provided the required security with the City.

**h. Holding Provision**

The h. holding provision states that:

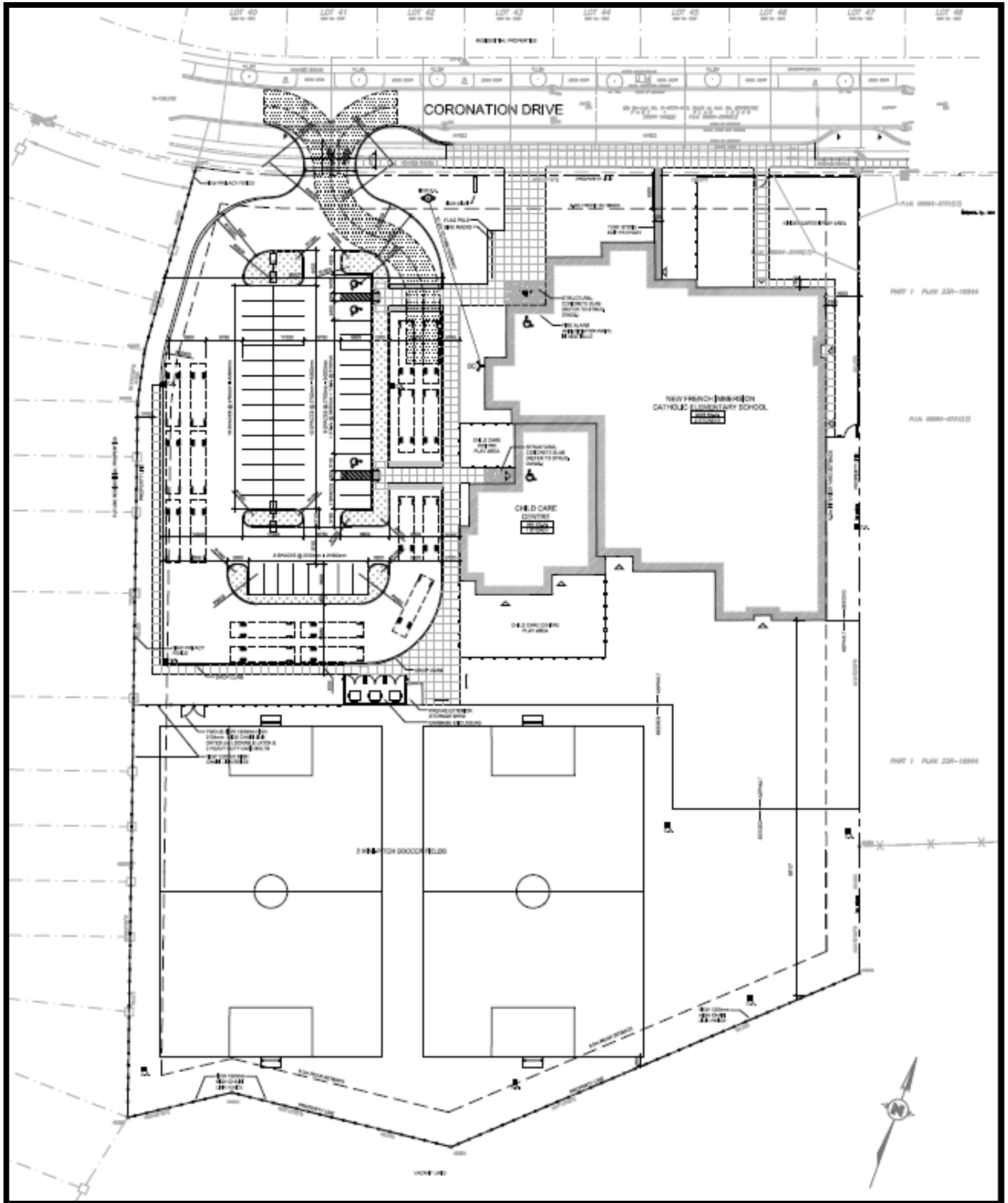
*“To ensure the orderly development of lands and the adequate provision of municipal services, the “h” symbol shall not be deleted until the required security has been provided for the development agreement or subdivision agreement, and Council is satisfied that the conditions of the approval of the plans and drawings for a site plan, or the conditions of the approval of a draft plan of subdivision, will ensure a development agreement or subdivision agreement is executed by the applicant and the City prior to development.”*

This combined with the submission of the required security, adequately satisfies the requirements of this holding provision.



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**Proposed Site Plan**



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**h-100 Holding Provision**

The (h-100) holding provision states that:

*“To ensure there is adequate water services and appropriate access, no more than 80 units may be developed until a looped watermain system is constructed and there is a second public access available to the satisfaction of the City Engineer, prior to the removal of the h-100 symbol.”*

The h-100 holding provision requires that a looped watermain system be constructed and a second public access is available for these lands. This holding provision was applied to this parcel at the time the subdivision (39T-08502) was draft approved. This development will have access to a looped watermain on Coronation Drive and also has a second access given its frontage on Coronation Drive. It is appropriate to remove this holding provision at this time.

<b>CONCLUSION</b>
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It is appropriate to remove the h. and h-100 holding provisions from the NF/R1-3(4) zone at this time. Removal of the holding provision will allow for the consideration of building permits to permit the construction of a Catholic French Immersion Elementary School and Child Care Centre.

<b>PREPARED AND RECOMMENDED BY:</b>	<b>REVIEWED BY:</b>
<b>C. SMITH SENIOR PLANNER, DEVELOPMENT SERVICES</b>	<b>ALLISTER MACLEAN MANAGER, DEVELOPMENT PLANNING</b>
<b>REVIEWED 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)  
2015

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

A by-law to amend By-law No. Z.-1 to remove holding provisions from the zoning for a portion of land located at 1212 Coronation Drive.

WHEREAS the London District Catholic School Board have applied to remove the holding provisions from the zoning for a portion of the lands located at 1212 Coronation 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 provisions 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 1212 Coronation Drive, as shown on the attached map to remove the holding provisions so that the zoning of the lands as a Neighbourhood Facility (NF1) Zone and a Residential R1 Special Provision (R1-3 (4)) 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 1, 2015.

Matt Brown  
Mayor

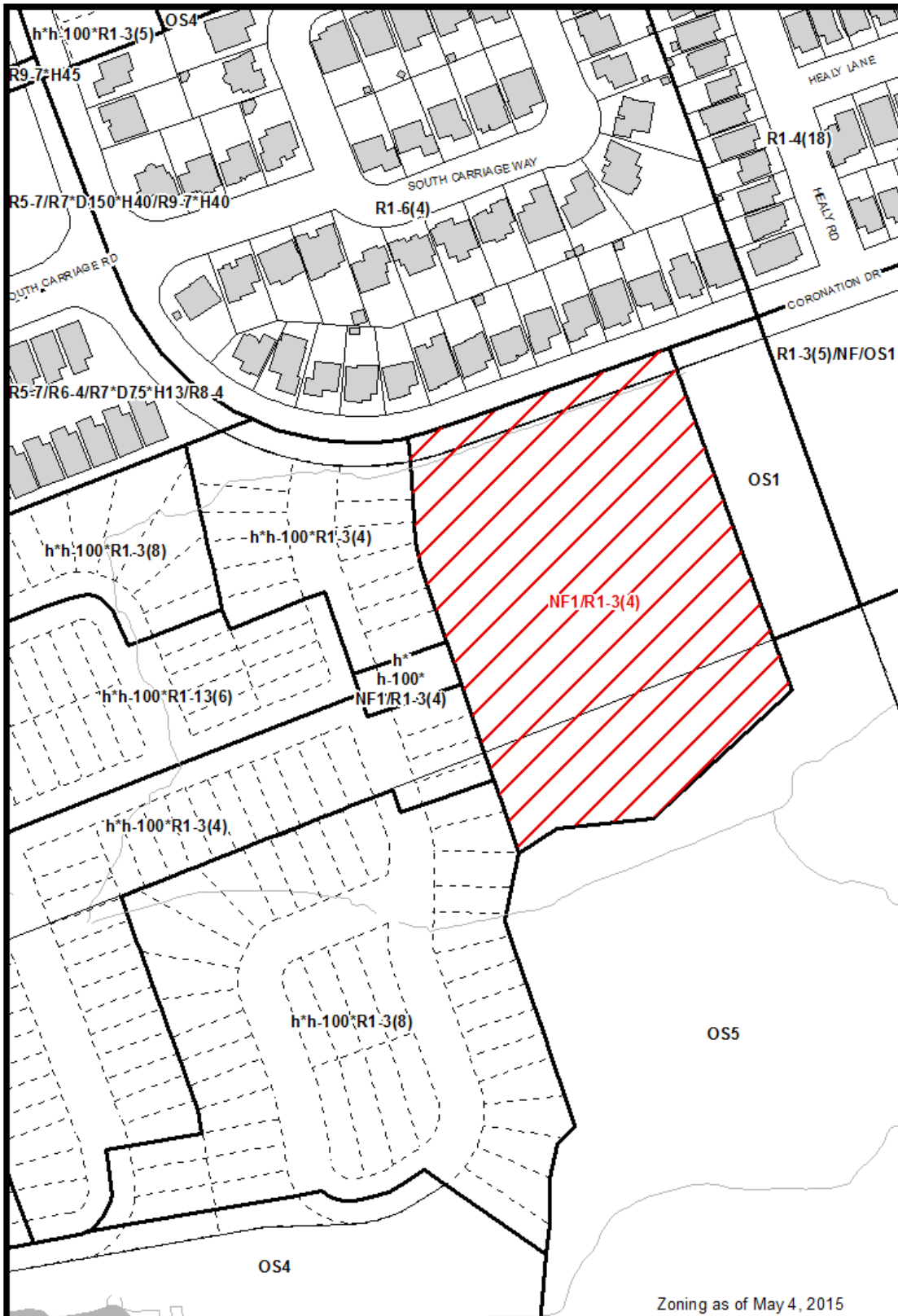
Catharine Saunders  
City Clerk

First Reading - September 1, 2015  
Second Reading – September 1, 2015  
Third Reading - September 1, 2015


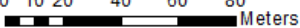

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**AMENDMENT TO SCHEDULE "A" (BY-LAW NO. Z.-1)**



Zoning as of May 4, 2015

<p>File Number: H-8493 Planner: CS Date Prepared: August 10, 2015 Technician: JTS By-Law No: Z.-1-</p>	<p>SUBJECT SITE </p> <p>1:2,000</p> <p>0 10 20 40 60 80 Meters </p> <p></p>
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Geoconbase