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**H-8449  
S. Meksula**

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| <b>TO:</b>      | <b>CHAIR AND MEMBERS<br/>PLANNING AND ENVIRONMENT COMMITTEE</b>   |
| <b>FROM:</b>    | <b>G. KOTSIFAS, P.ENG.<br/>MANAGING DIRECTOR, DEVELOPMENT &amp; COMPLIANCE SERVICES<br/>&amp; CHIEF BUILDING OFFICIAL</b> |
| <b>SUBJECT:</b> | <b>APPLICATION BY: CITY OF LONDON<br/>HYDE PARK ROAD INDUSTRIAL SUBDIVISION<br/>SEPTEMBER 8, 2015</b>                     |

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| <b>RECOMMENDATION</b> |
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That, on the recommendation of the Planner II, Development Planning, based on the application of the City of London relating to the Hyde Park Road Industrial Subdivision the attached proposed by-law **BE INTRODUCED** at the Municipal Council meeting on September 15, 2015 to amend Zoning By-law No. Z.-1 in conformity with the Official Plan to change the zoning of the Hyde Park Road Industrial Subdivision **FROM** a Holding Restricted Service Commercial (h-17\*RSC1\*RSC5) Zone, Holding Restricted Service Commercial (h-17\*RSC2\*RSC5) Zone, Holding Restricted Service Commercial Special Provision (h-17\*h-32\*RSC1\*RSC3(15)\*RSC5) Zone, Holding Light Industrial Special Provision (h-17\*LI1(3)) Zone, Holding Light Industrial Special Provision (h-17\*LI1(4)) Zone, Holding Light Industrial Special Provision (h-17\*LI1(9)) Zone, Holding Light Industrial Special Provision (h-17\*LI1(3)\*LI7) Zone, and a Holding Light Industrial Special Provision (h-17\*LI1(3)\*LI7(5)) Zone **TO** a Restricted Service Commercial (RSC1\*RSC5) Zone, Restricted Service Commercial (RSC2\*RSC5) Zone, Holding Restricted Service Commercial Special Provision (h-32\*RSC1\*RSC3(15)\*RSC5) Zone, Light Industrial Special Provision (LI1(3)) Zone, Light Industrial Special Provision (LI1(4)) Zone, Light Industrial Special Provision (LI1(9)) Zone, Light Industrial Special Provision (LI1(3)\*LI7) Zone, and a Light Industrial Special Provision (LI1(3)\*LI7(5)) Zone to remove the "h-17" holding provision.

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| <b>PREVIOUS REPORTS PERTINENT TO THIS MATTER</b> |
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None

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| <b>PURPOSE AND EFFECT OF RECOMMENDED ACTION</b> |
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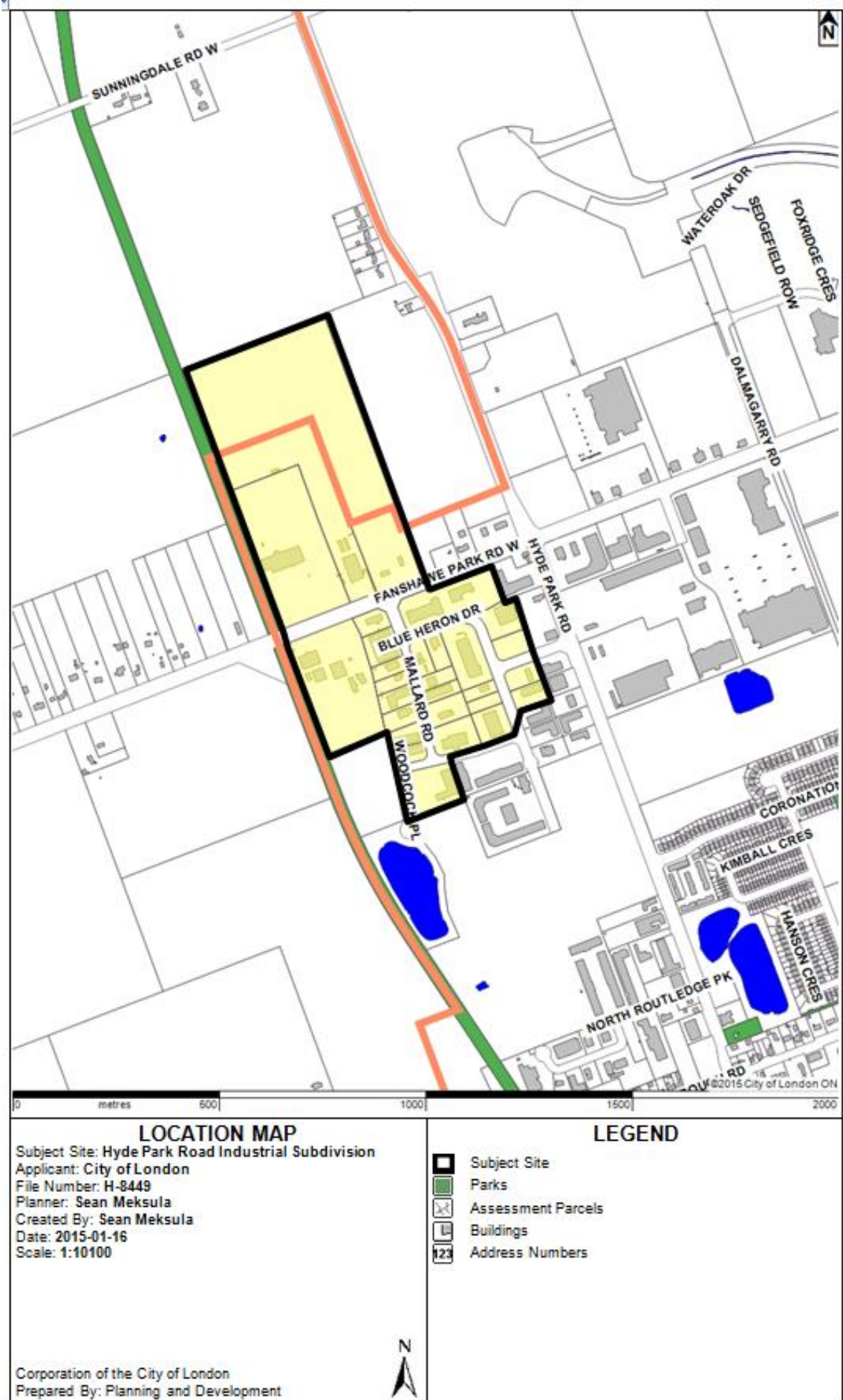
To remove the holding "h-17" symbol which requires full municipal sanitary sewer and water services for new development.

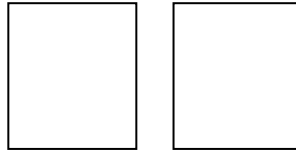
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| <b>PURPOSE AND EFFECT OF RECOMMENDED ACTION</b> |
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Servicing has been constructed in the Hyde Park Road Industrial Subdivision in 2014. Sanitary and water servicing now exists allowing the holding provision to be removed from the zoning on the subject lands.

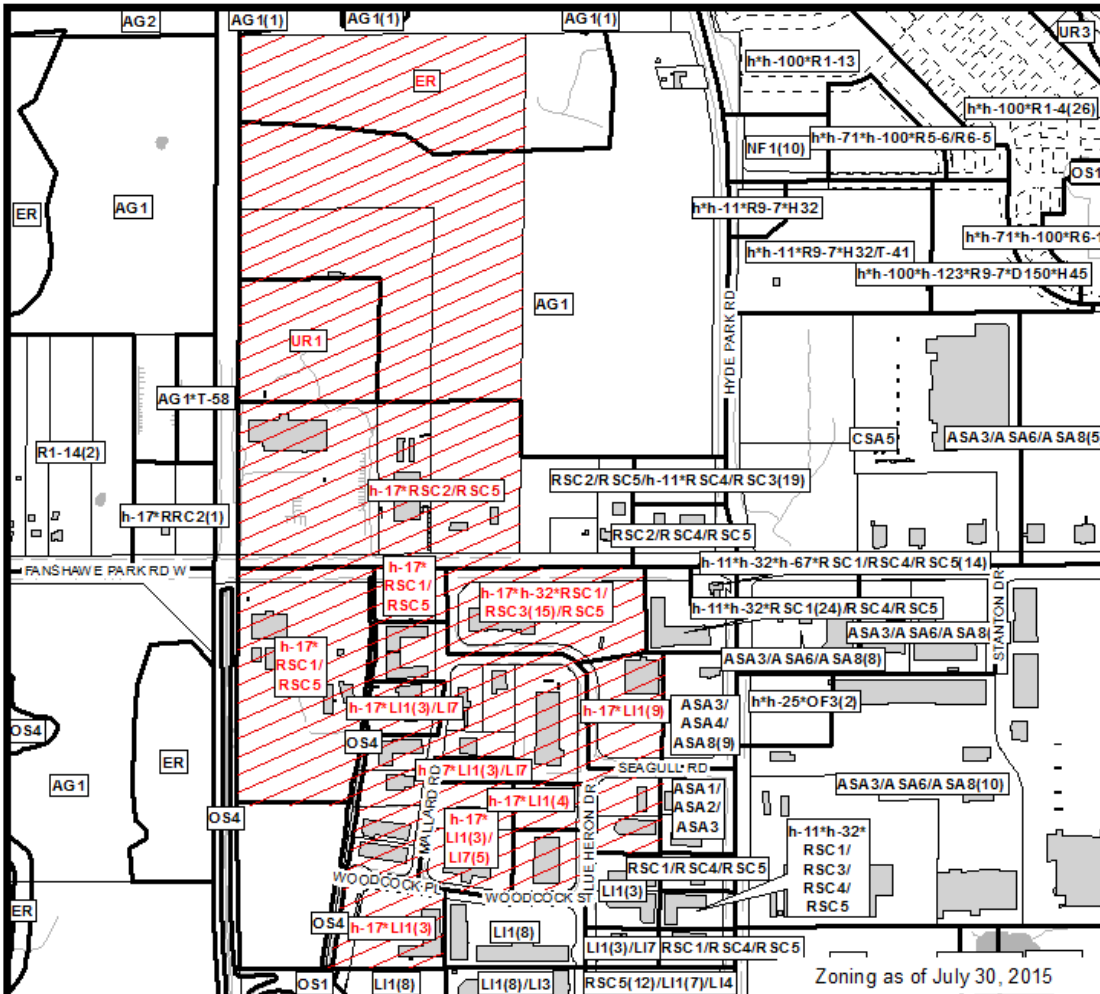
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
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 **COUNCIL APPROVED ZONING FOR THE SUBJECT SITE:**

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

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| <ul style="list-style-type: none"> <li>R1 - SINGLE DETACHED DWELLINGS</li> <li>R2 - SINGLE AND TWO UNIT DWELLINGS</li> <li>R3 - SINGLE TO FOUR UNIT DWELLINGS</li> <li>R4 - STREET TOWNHOUSE</li> <li>R5 - CLUSTER TOWNHOUSE</li> <li>R6 - CLUSTER HOUSING ALL FORMS</li> <li>R7 - SENIOR'S HOUSING</li> <li>R8 - MEDIUM DENSITY/LOW RISE APTS.</li> <li>R9 - MEDIUM TO HIGH DENSITY APTS.</li> <li>R10 - HIGH DENSITY APARTMENTS</li> <li>R11 - LODGING HOUSE</li> <br/> <li>DA - DOWNTOWN AREA</li> <li>RSA - REGIONAL SHOPPING AREA</li> <li>CSA - COMMUNITY SHOPPING AREA</li> <li>NSA - NEIGHBOURHOOD SHOPPING AREA</li> <li>BDC - BUSINESS DISTRICT COMMERCIAL</li> <li>AC - ARTERIAL COMMERCIAL</li> <li>HS - HIGHWAY SERVICE COMMERCIAL</li> <li>RSC - RESTRICTED SERVICE COMMERCIAL</li> <li>CC - CONVENIENCE COMMERCIAL</li> <li>SS - AUTOMOBILE SERVICE STATION</li> <li>ASA - ASSOCIATED SHOPPING AREA COMMERCIAL</li> <br/> <li>OR - OFFICE/RESIDENTIAL</li> <li>OC - OFFICE CONVERSION</li> <li>RO - RESTRICTED OFFICE</li> <li>OF - OFFICE</li> </ul> | <ul style="list-style-type: none"> <li>RF - REGIONAL FACILITY</li> <li>CF - COMMUNITY FACILITY</li> <li>NF - NEIGHBOURHOOD FACILITY</li> <li>HER - HERITAGE</li> <li>DC - DAY CARE</li> <br/> <li>OS - OPEN SPACE</li> <li>CR - COMMERCIAL RECREATION</li> <li>ER - ENVIRONMENTAL REVIEW</li> <br/> <li>OB - OFFICE BUSINESS PARK</li> <li>LI - LIGHT INDUSTRIAL</li> <li>GI - GENERAL INDUSTRIAL</li> <li>HI - HEAVY INDUSTRIAL</li> <li>EX - RESOURCE EXTRACTIVE</li> <li>UR - URBAN RESERVE</li> <br/> <li>AG - AGRICULTURAL</li> <li>AGC - AGRICULTURAL COMMERCIAL</li> <li>RRC - RURAL SETTLEMENT COMMERCIAL</li> <li>TGS - TEMPORARY GARDEN SUITE</li> <li>RT - RAIL TRANSPORTATION</li> <br/> <li>"h" - HOLDING SYMBOL</li> <li>"D" - DENSITY SYMBOL</li> <li>"H" - HEIGHT SYMBOL</li> <li>"B" - BONUS SYMBOL</li> <li>"T" - TEMPORARY USE SYMBOL</li> </ul> |
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**CITY OF LONDON**  
PLANNING, ENVIRONMENTAL AND ENGINEERING SERVICES

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



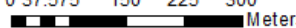
THIS MAP IS AN UNOFFICIAL EXTRACT FROM THE ZONING BY-LAW WITH ADDED NOTATIONS

FILE NO:  
H-8449 SM

MAP PREPARED:  
August 21, 2015 JTS

1:7,500

0 37.575 150 225 300 Meters



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| <b>SIGNIFICANT DEPARTMENT/AGENCY COMMENTS</b> |
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Environmental and Engineering Services Department

The City of London's Environmental and Engineering Services Department has not identified any concerns with respect to the aforementioned Zoning By-Law amendment application.

| <b>BACKGROUND</b>   |  |
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| <b>Date Application Accepted:</b> January 16, 2015  | <b>Applicant:</b> City of London   |
| <b>REQUESTED ACTION:</b> An amendment to the zoning by-law to remove the holding provision that requires full municipal sanitary sewer and water services be available to service the site. |  |
| <b>PUBLIC LIAISON:</b>  | Notice of intent to remove the holding provision was published in the <i>Public Notices and Bidding Opportunities</i> section of <i>The Londoner</i> on January 29 <sup>th</sup> , 2015. |
| <b>Nature of Liaison:</b> Same as requested action.   |  |
| <b>Responses:</b> None  |  |

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| <b>ANALYSIS</b> |
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The purpose of applying holding provisions is to ensure that certain requirements have been addressed to the satisfaction of Council, prior to development. The following lists the holding provision, and how it has been satisfied:

**h-17-** The (h-17) holding provision is 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.

Permitted Interim Uses: Dry uses on individual sanitary facilities permitted by the applied zone.

The subject lands are located in the Hyde Park Road Industrial Subdivision. A holding provision was attached to the properties in this area during the 2005 annex area Zoning By-law Amendment Z.-1 051390 to ensure that properties in the area would connect to municipal servicing once it became available.

In 2014, servicing was constructed in the Hyde Park Road Industrial Subdivision by the City of London. Sanitary and water servicing now exists allowing the holding provision to be removed from the zoning on the subject lands. The Environmental and Engineering Services Department initiated the application to remove the "h-17" provision on the area that has been serviced by the City. This will avoid the need for separate applications from individual property owners in the area.

Based on the above, it is recommended that the holding provision (h-17) be removed from these lands.

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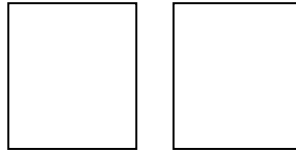
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| <b>CONCLUSION</b> |
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At this time the holding (h-17) provision can be removed from the zoning on the subject lands.

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| <b>PREPARED and RECOMMENDED BY:</b>   | <b>REVIEWED BY:</b>  |
|   |  |
| <b>SEAN MEKSULA<br/>PLANNER II<br/>DEVELOPMENT PLANNING</b>                                 | <b>LOU POMPILII, MCIP, RPP<br/>MANAGER<br/>DEVELOPMENT PLANNING</b>  |
| <b>CONCURRED BY:</b>  | <b>SUBMITTED BY:</b>   |
|   |  |
| <b>TERRY GRAWAY, MCIP, RPP<br/>MANAGER, DEVELOPMENT SERVICES &amp;<br/>PLANNING LIAISON</b> | <b>GEORGE KOTSIFAS, P.ENG<br/>MANAGING DIRECTOR, DEVELOPMENT &amp;<br/>COMPLIANCE SERVICES<br/>AND CHIEF BUILDING OFFICIAL</b> |

August 28, 2015  
SM/sm

Y:\Shared\DEVELOPMENT SERVICES\4 - Subdivisions\2015\H-8449 -Hyde Park Road Industrial Subdivision\_City of London (SM)\Report to PEC H-8449.doc



**H-8449  
S. Meksula**

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 1510, 1540, 1557, 1579, 1635 and 1640 Fanshawe Park Road West, 1917, 1921, 1922, 1930, 1941, 1956, 1959, 1970, 1971, 1984, 1994, 2018 and 2034 Mallard Drive, 1900, 1910, 1917, 1920, 1930, 1955, 1960, 1985, 2026 and 2040 Blue Heron Drive, 1525 and 1568 Woodcock Street and 1478 Seagull Road.

WHEREAS City of London has applied to remove the holding provision from the zoning for the lands located at 1510, 1540, 1557, 1579, 1635 and 1640 Fanshawe Park Road West, 1917, 1921, 1922, 1930, 1941, 1956, 1959, 1970, 1971, 1984, 1994, 2018 and 2034 Mallard Drive, 1900, 1910, 1917, 1920, 1930, 1955, 1960, 1985, 2026 and 2040 Blue Heron Drive, 1525 and 1568 Woodcock Street and 1478 Seagull 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 1510, 1540, 1557, 1579, 1635 and 1640 Fanshawe Park Road West, 1917, 1921, 1922, 1930, 1941, 1956, 1959, 1970, 1971, 1984, 1994, 2018 and 2034 Mallard Drive, 1900, 1910, 1917, 1920, 1930, 1955, 1960, 1985, 2026 and 2040 Blue Heron Drive, 1525 and 1568 Woodcock Street and 1478 Seagull Road, as shown on the attached map to remove the holding provision so that the zoning of the lands as a Restricted Service Commercial (RSC1\*RSC5) Zone, Restricted Service Commercial (RSC2\*RSC5) Zone, Holding Restricted Service Commercial Special Provision (h-32\*RSC1\*RSC3(15)\*RSC5) Zone, Light Industrial Special Provision (LI1(3)) Zone, Light Industrial Special Provision (LI1(4)) Zone, Light Industrial Special Provision (LI1(9)) Zone, Light Industrial Special Provision (LI1(3)\*LI7) Zone, and a Light Industrial Special Provision (LI1(3)\*LI7(5)) Zone comes into effect.

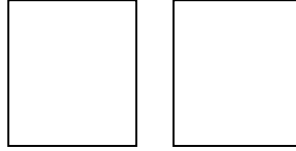
2. This By-law shall come into force and effect on the date of passage.

PASSED in Open Council on September 15, 2015.

Matt Brown  
Mayor

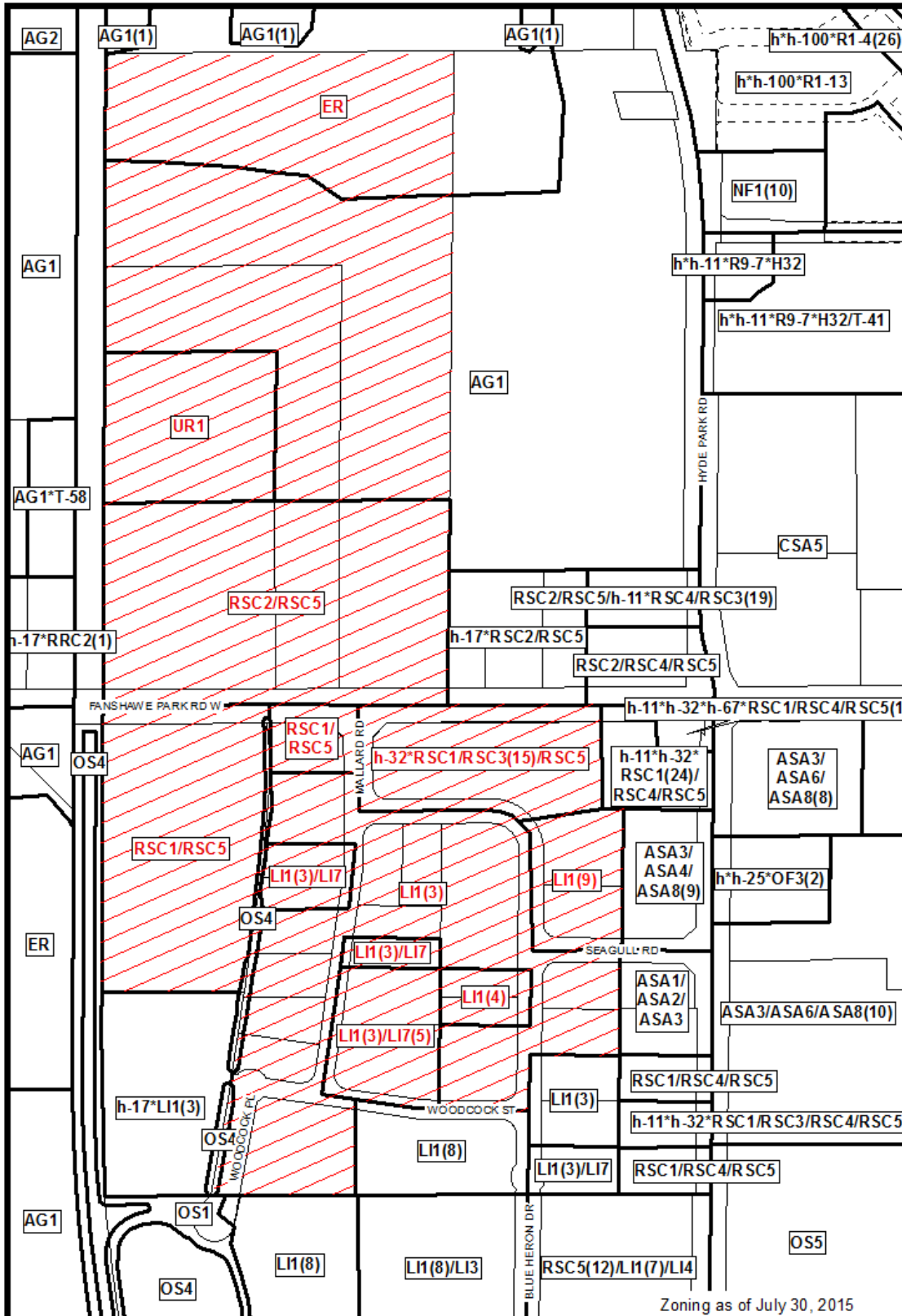
Catharine Saunders  
City Clerk

First Reading - September 15, 2015.  
Second Reading - September 15, 2015.  
Third Reading - September 15, 2015.


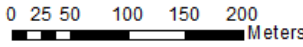



H-8449  
S. Meksula

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



Zoning as of July 30, 2015

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| <p>File Number: H-8449<br/>                 Planner: SM<br/>                 Date Prepared: August 21, 2015<br/>                 Technician: JTS<br/>                 By-Law No: Z.-1-</p> | <p>SUBJECT SITE </p> <p>1:5,000</p> <p> Meters</p> <p></p> |
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Geoconbase