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H-8487/C. Smith

FROM:	G. KOTSIFAS, P.ENG. MANAGING DIRECTOR, DEVELOPMENT & COMPLIANCE SERVICES & CHIEF BUILDING OFFICIAL
SUBJECT:	APPLICATION BY: RICHMOND MEDICAL CENTRE INC. 1653 RICHMOND STREET MEETING ON SEPTEMBER 8, 2015

RECOMMENDATION

That, on the recommendation of the Senior Planner, Development Services, based on the application of Richmond Medical Centre Inc. relating to the property located at 1653 Richmond Street, 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 **FROM** a Holding Residential R9 Special Provision (h-5*h-190*R9-7 (23)) Zone **TO** a Residential R9 Special Provision (R9-7 (23)) Zone, to remove the “h-5”, “h-190” holding provisions.

PREVIOUS REPORTS PERTINENT TO THIS MATTER

January, 2014 (OZ-7965) Report to the Planning and Environment Committee - Official Plan and Zoning By-law amendment.

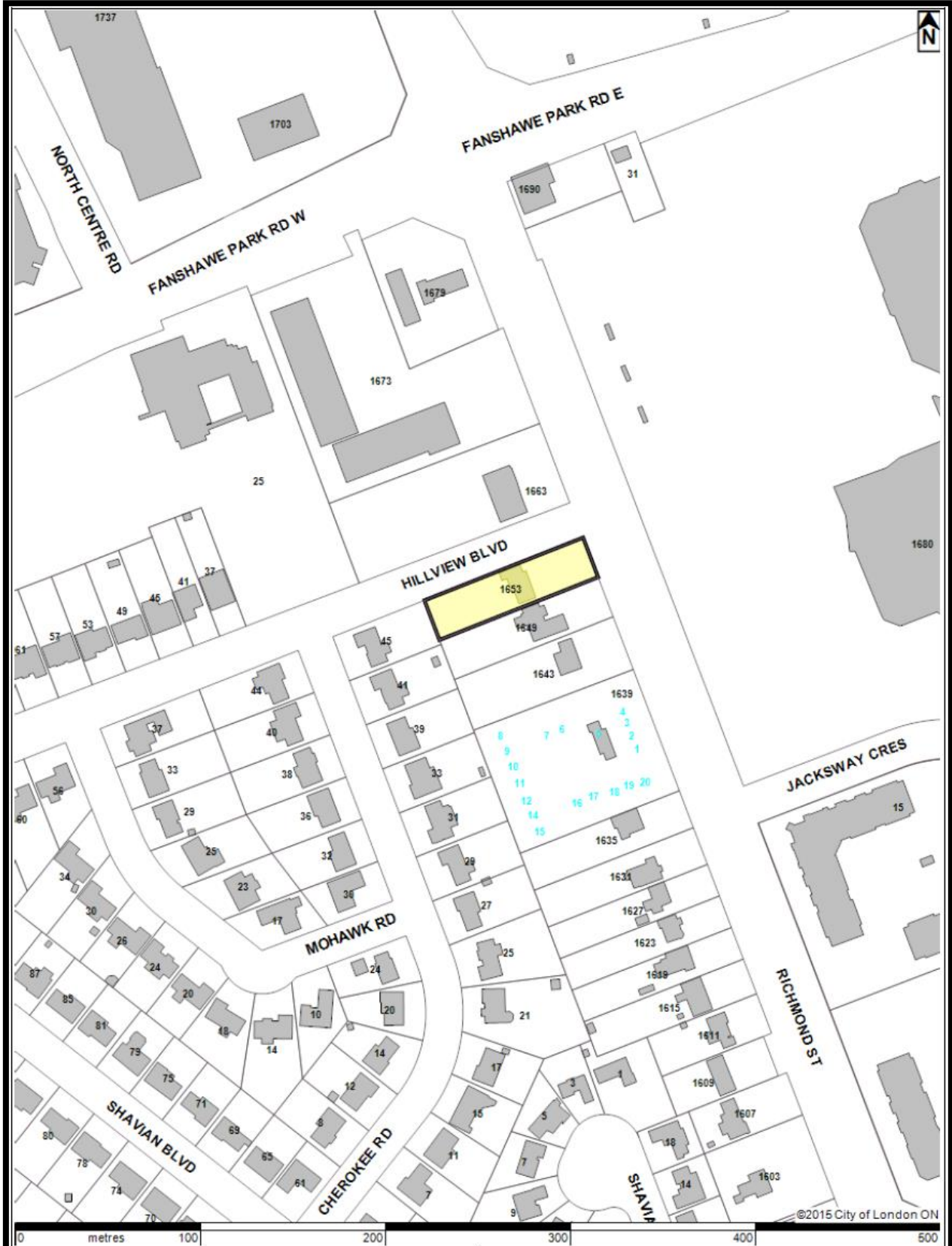
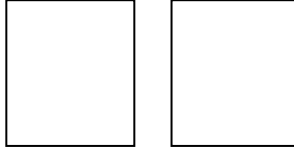
May 19, 2015 (SP15-011783) Report to the Planning and Environment Committee- Site Plan Public Participation Meeting.

PURPOSE AND EFFECT OF RECOMMENDED ACTION

To remove the h-5 and h-190 holding provisions from 1653 Richmond Street for the consideration of building permits to construct a four (4) story mixed use building. The ground floor will contain 430 sq m of medical offices and each upper floor will contain three apartment units for a total of nine residential units.

RATIONALE

1. The removal of the holding provision will allow for development in conformity with the Z-1 Zoning By-law.
2. Through the site plan approval process a public participation meeting was held and the issues regarding design have been resolved.

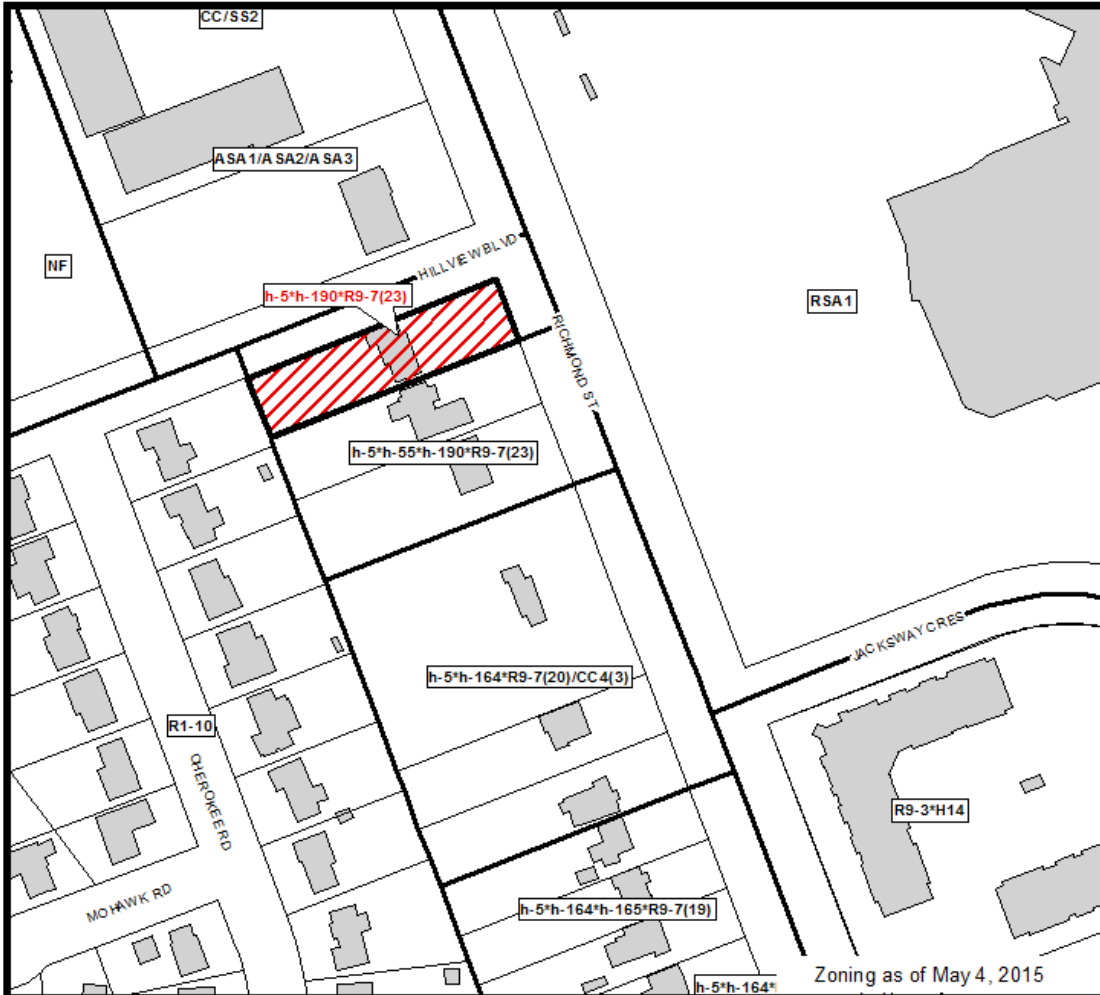


LOCATION MAP
Subject Site: 1653 Richmond St
Applicant: Richmond Medical Centre Inc.
File Number: H-8487
Planner: Craig Smith
Created By: Craig Smith
Date: 2015-08-13
Scale: 1:2500

- LEGEND**
-  Subject Site
 -  Parks
 -  Assessment Parcels
 -  Buildings
 -  Address Numbers



H-8487/C. Smith



Zoning as of May 4, 2015



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

- "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-8487 CS

MAP PREPARED:
2015/08/05 MS



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H-8487/C. Smith

Date Application Accepted: May 11, 2015	Owner: Richmond Medical Centre Inc
REQUESTED ACTION: The purpose and effect of this zoning change is to remove the holding h-5 and h-190 symbols to permit the development of a four (4) storey mixed use medical/dental office and residential building.	

PUBLIC LIAISON:	Notice of Application was published in the <i>Public Notices and Bidding Opportunities</i> section of <i>The Londoner</i> on May 21, 2015.
Nature of Liaison: City Council intends to consider removing the h-5 and h-190 holding provision from the lands to ensure that development takes a form compatible with adjacent land uses, agreements shall be entered into following public site plan and that the Conceptual Block Development Plan, established through the Official Plan and Zoning amendment review process and attached as Schedule "1" to the amending by-law, is implemented. A development agreement shall be entered into which ensures that future development of these lands incorporates the concepts and design principles identified in the Conceptual Block Development Plan to the satisfaction of the Managing Director, Land Use Planning and City Planner. Council will consider removing the holding provision as it applies to these lands no earlier than September 1, 2015.	
Responses: None	

ANALYSIS

Why is it Appropriate to remove these Holding Provision?

The applicant has received site plan approval (SP15-011783) to construct a four (4) story mixed use building. The ground floor will contain 430 sq m of medical offices and each upper floor will contain three apartment units for a total of nine residential units. The applicant has executed a development agreement with the City.

h-5 Holding Provision

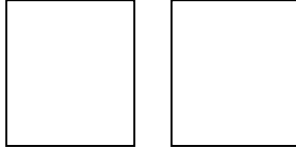
Purpose: To ensure that development takes a form compatible with adjacent land uses, agreements shall be entered into following public site plan review specifying the issues allowed for under Section 41 of the Planning Act, R.S.O. 1990, c. P.13, prior to the removal of the "h-5" symbol.

A public participation meeting was held on May 19, 2015 before the City of London Planning and Environment Committee. No issues were identified that required inclusion as a condition of the development agreement.

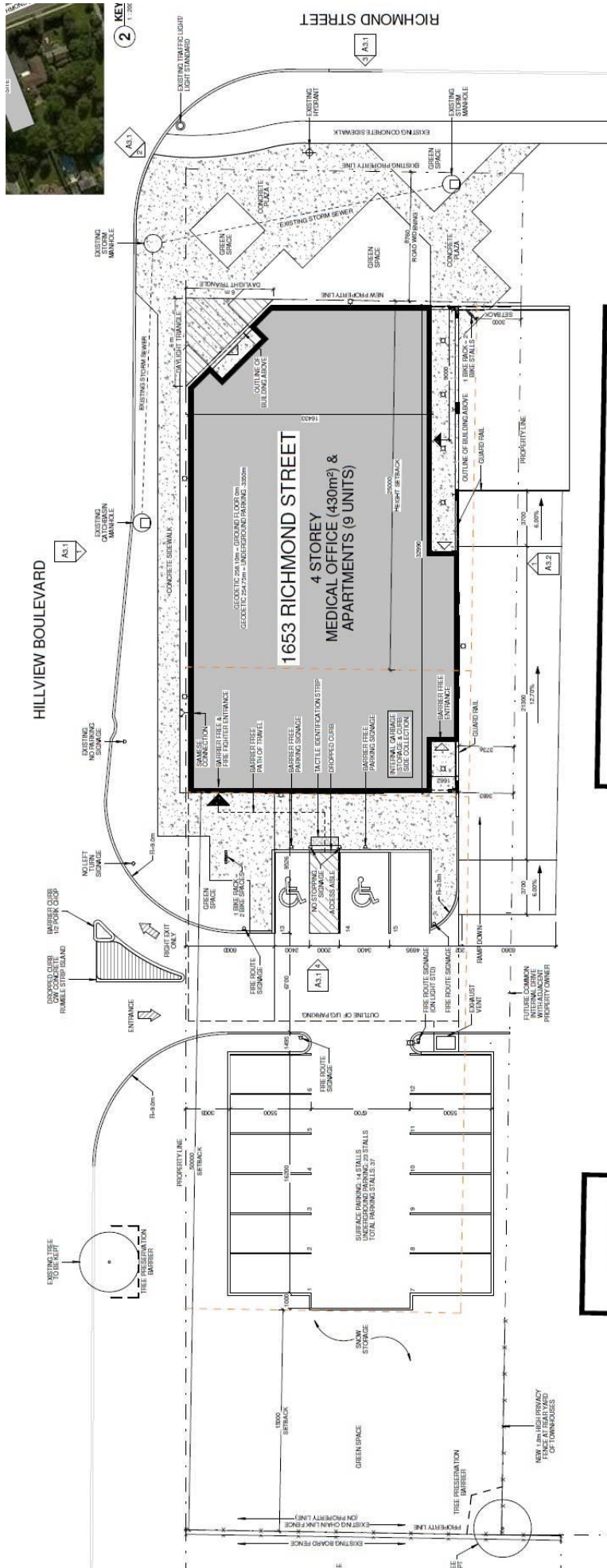
h-190 Holding Provision

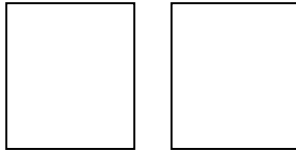
Purpose; To ensure that the Conceptual Block Development Plan, established through the Official Plan and Zoning amendment review process and attached as Schedule "1" to the amending by-law, is implemented, a development agreement shall be entered into which ensures that future development of these lands incorporates the concepts and design principles identified in the Conceptual Block Development Plan to the satisfaction of the Managing Director, Land Use Planning and City Planner prior to the removal of the h-190 symbol.

The plans and elevations conform with the Conceptual Block Development Plan. A development agreement has been executed implementing the concepts and design principles of the Conceptual Block Development Plan to the satisfaction of the Managing Director, Land Use Planning and City Planner.



Proposed Site Plan





Proposed Elevation



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CONCLUSION

A public participation meeting was held and a development agreement has been executed confirming conformity to the Conceptual Block Development Plan. As a result it is appropriate at this time to remove the holding provisions "h-5" "h-190 from these lands.

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

CS/

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Agenda Item # Page #

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H-8487/C. Smith

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 of the land located at 1653 Richmond Street.

WHEREAS Richmond Medical Centre Inc has applied to remove the holding provisions from the zoning for the land located at 1653 Richmond Street, 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 the lands located at 1653 Richmond Street, as shown on the attached map to remove the holding provisions so that the zoning of the lands as a Residential R9 Special Provision (R9-7 (23)) 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

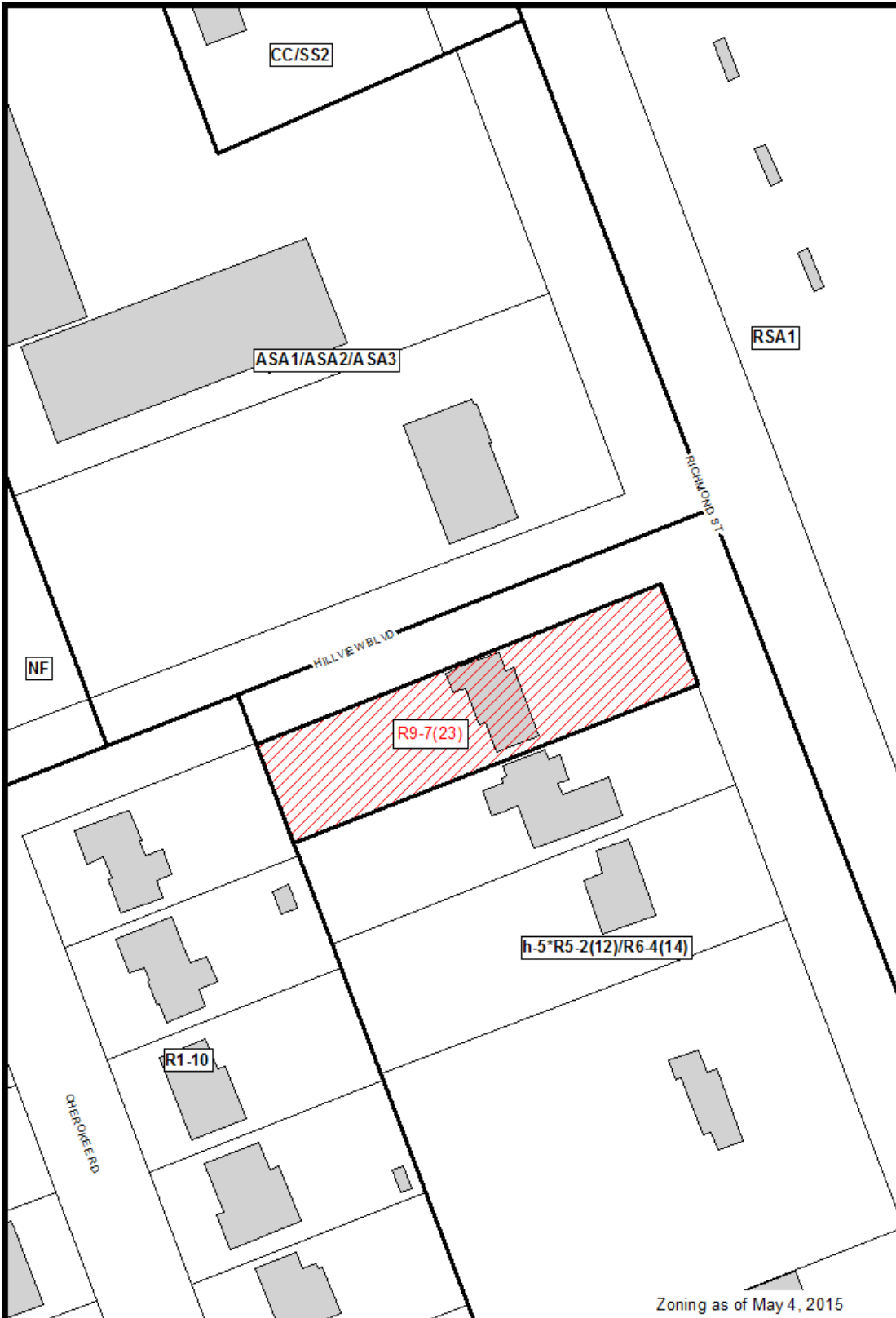
Catharine Saunders
City Clerk

First Reading – September 15, 2015
Second Reading – September 15, 2015
Third Reading – September 15, 2015

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H-8487/C. Smith

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



<p>File Number: H-8487 Planner: CS Date Prepared: 2015/08/05 Technician: MS By-Law No: Z.-1-</p>	<p>SUBJECT SITE </p> <p>1:1,000</p> <p>0 5 10 20 30 40 Meters </p>
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