

H-8588
Alanna Riley

FROM:	GEORGE KOTSIFAS, P.ENG. MANAGING DIRECTOR, DEVELOPMENT & COMPLIANCE SERVICES & CHIEF BUILDING OFFICIAL
SUBJECT:	APPLICATION BY: HYDE PARK INVESTMENTS INC. 1600, 1622, 1634, 1648 AND 1656 HYDE PARK ROAD AND 1069 GAINSBOROUGH ROAD MEETING ON MARCH 7, 2016

RECOMMENDATION

That, on the recommendation of the Senior Planner, Development Planning based on the application of Hyde Park Investments Inc. relating to portions of land located at 1600, 1622, 1634 1648 and 1656 Hyde Park and 1069 Gainsborough Road, the attached proposed by-law **BE INTRODUCED** at the Municipal Council meeting on March 22, 2016, to amend Zoning By-law No. Z.-1 (in conformity with the Official Plan) to change the zoning of the subject lands **FROM** a Holding Business District Commercial (h-17.BDC) Zone **TO** a Business District Commercial (BDC) Zone to remove the "h-17" holding provision.

PURPOSE AND EFFECT OF RECOMMENDED ACTION

The purpose and effect of this zoning change is to remove the holding provision so that development of commercial can proceed in accordance with the approved zoning.

RATIONALE

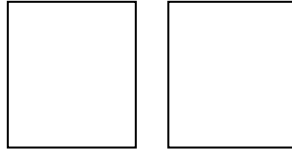
1. The removal of the holding provision will allow for development in conformity with the BDC Zone
2. Full municipal sanitary sewer and water services are available to service this site.

PREVIOUS REPORTS PERTINENT TO THIS MATTER

None

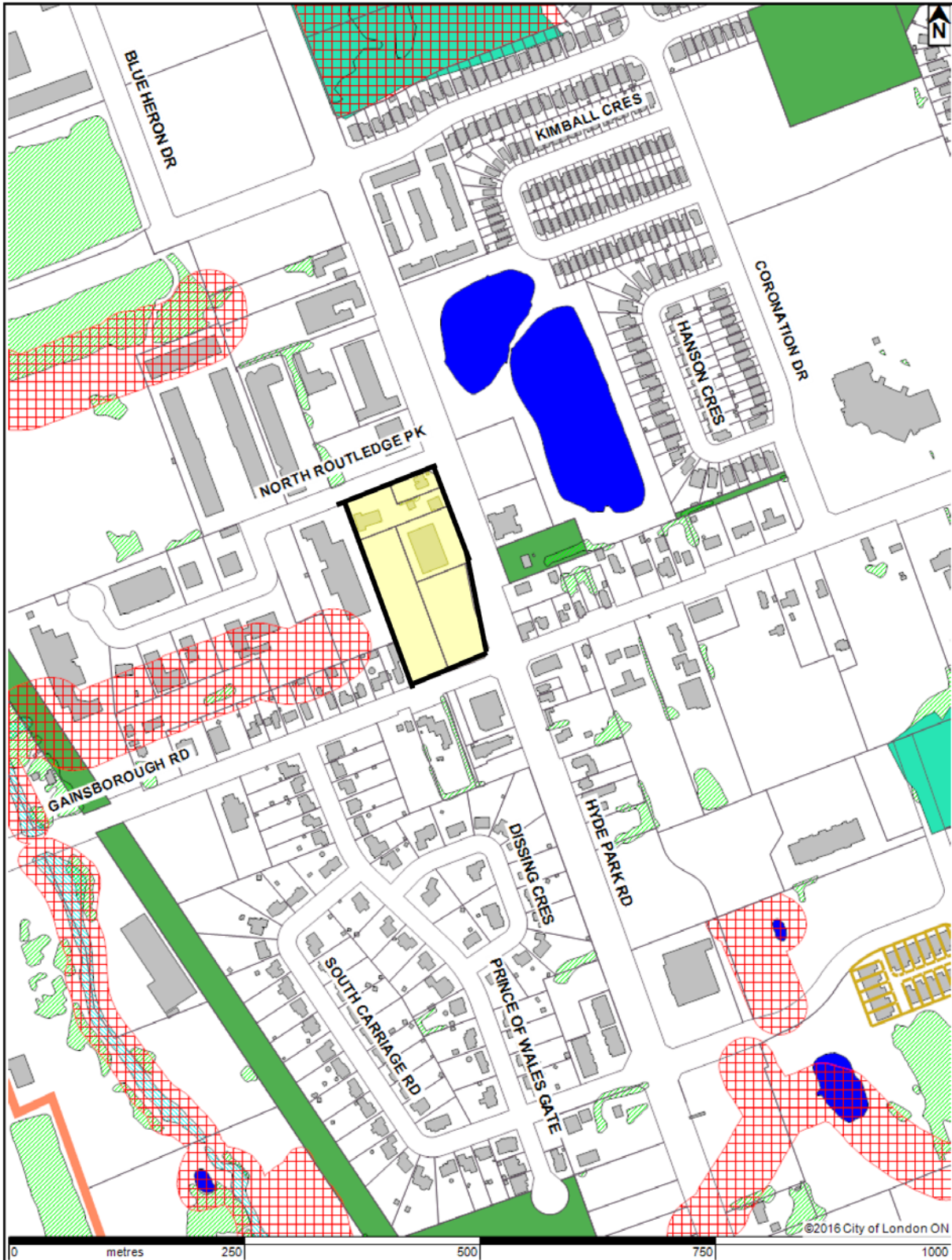
BACKGROUND

Date Application Accepted: February 1, 2016	Owner: Hyde Park Investments Inc.
REQUESTED ACTION: City Council intends to consider removing the "h-17" holding provision from the Business District Commercial (BDC) Zone. This holding provision was put in place to ensure the orderly development of lands and full municipal sanitary sewer and water services are available to service the site.	

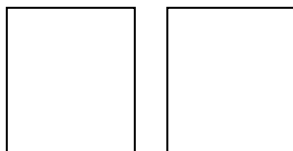


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Location Map



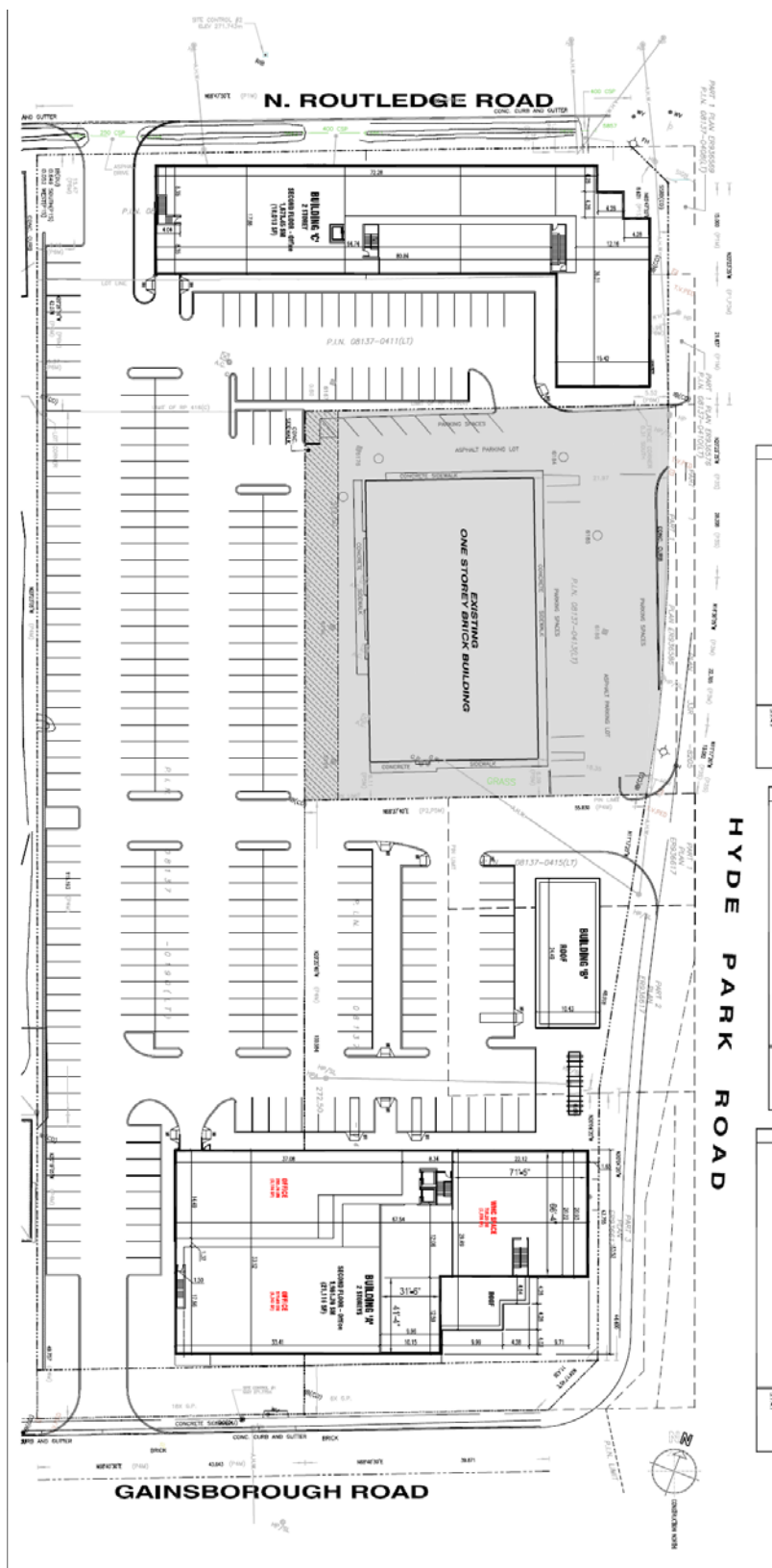
<p align="center">LOCATION MAP</p> <p>Subject Site: 1600 Hyde Park Rd Applicant: Hyde Park Investments Inc File Number: H-8588 Planner: Alanna Riley Created By: Alanna Riley Date: 2016-02-23 Scale: 1:5000</p> <p align="center">N</p> <p>Corporation of the City of London Prepared By: Development and Compliance Services</p>	<p align="center">LEGEND</p> <ul style="list-style-type: none"> Subject Site Parks Assessment Parcels Buildings Address Numbers
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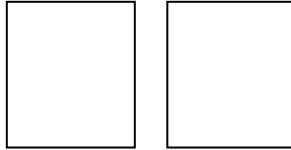


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<p>PUBLIC LIAISON:</p>	<p>Notice of Application was published in the <i>Public Notices and Bidding Opportunities</i> section of <i>The Londoner</i> on February 18, 2016.</p>
<p>Nature of Liaison:</p> <p>The purpose and effect of this zoning change is to remove the holding symbol to permit a commercial development.</p>	
<p>Responses: None</p>	

The applicant applied for site plan approval in November 2015 to permit a commercial development consisting of two, two storey buildings and one, single-storey building. Together, the buildings create a commercial retail complex along Hyde Park Road (save and except for 1634 Hyde Park Road) from Gainsborough Road to North Routledge Park. The commercial buildings will contain a range of retail, restaurant, personal service and office uses.





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The proposed commercial development cannot proceed until site plan approval is granted and the h-17 holding provision has been removed.

h-17 Holding Provision

The h-17 holding provision states that:

“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”.

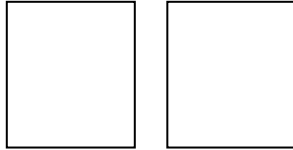
Full municipal sanitary sewer and water services are available to service this site. Staff are satisfied the holding provision can be removed.

CONCLUSION

It is appropriate to remove the h17 holding provision at this time. Removal of the holding provision will allow the property owner to apply for building permits once site plan approval is granted to construct the proposed commercial development.

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

February 29, 2016
AR/ar



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Bill No.
2016

By-law No. Z.-1-_____

A by-law to amend By-law No. Z.-1 to remove the holding provision from the zoning on lands located at 1600, 1622, 1634, 1648 and 1656 Hyde Park, and 1069 Gainsborough Road.

WHEREAS Hyde Park Investments Inc. has applied to remove a holding provision from the zoning on the lands located at 1600, 1622, 1634 1648 and 1656 Hyde Park and 1069 Gainsborough 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 lands;

THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows:

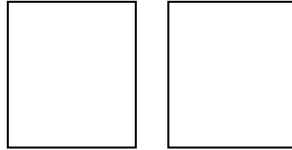
1. Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to lands located at 1600, 1622, 1634, 1648 and 1656 Hyde Park, and 1069 Gainsborough Road, as shown on the attached map, to remove the h-17 holding provision so that the zoning of the lands as a Business District Commercial (BDC) Zone comes into effect.
2. This By-law shall come into force and effect on the date of passage.

PASSED in Open Council on March 22, 2016

Matt Brown
Mayor

Catharine Saunders
City Clerk

First Reading - March 22, 2016
Second Reading – March 22, 2016
Third Reading - March 22, 2016



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

