

--	--

**H-8625
Alanna Riley**

TO:	CHAIR AND MEMBERS PLANNING AND ENVIRONMENT COMMITTEE
FROM:	GEORGE KOTSIFAS P. ENG. MANAGING DIRECTOR OF BUILDING CONTROLS AND CHIEF BUILDING OFFICIAL
SUBJECT:	APPLICATION BY: SOUTHSIDE GROUP 193 CLARKE ROAD MEETING ON JULY 18, 2016

RECOMMENDATION

That, on the recommendation of the Senior Planner of Development Services, based on the application by Southside Group relating to the property located at 193 Clarke Road, the attached proposed by-law **BE INTRODUCED** at the Municipal Council meeting on July 26, 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 Residential R7 Special Provision (h-5.R7(19).H9.D45) Zone **TO** a Residential R7 Special Provision (R7(19).H9.D45) Zone to remove the “h-5” holding provision.

PREVIOUS REPORTS PERTINENT TO THIS MATTER
--

SPA16-001– Report to Planning & Environment Committee on Site Plan and Public Meeting – June 20, 2016.

File OZ-8143; Report to the Planning and Environment Committee to amend the Zoning By-law on January 21, 2014.

File OZ-8143; Report to the Planning and Environment Committee on November 4, 2014, for information to report on the decision of the Ontario Municipal Board based on the appeal of By-law No. Z.-1-142259.

PURPOSE AND EFFECT OF RECOMMENDED ACTION

The purpose and effect of this zoning change is to remove the holding provision from this site to permit the development of an apartment building.

RATIONALE

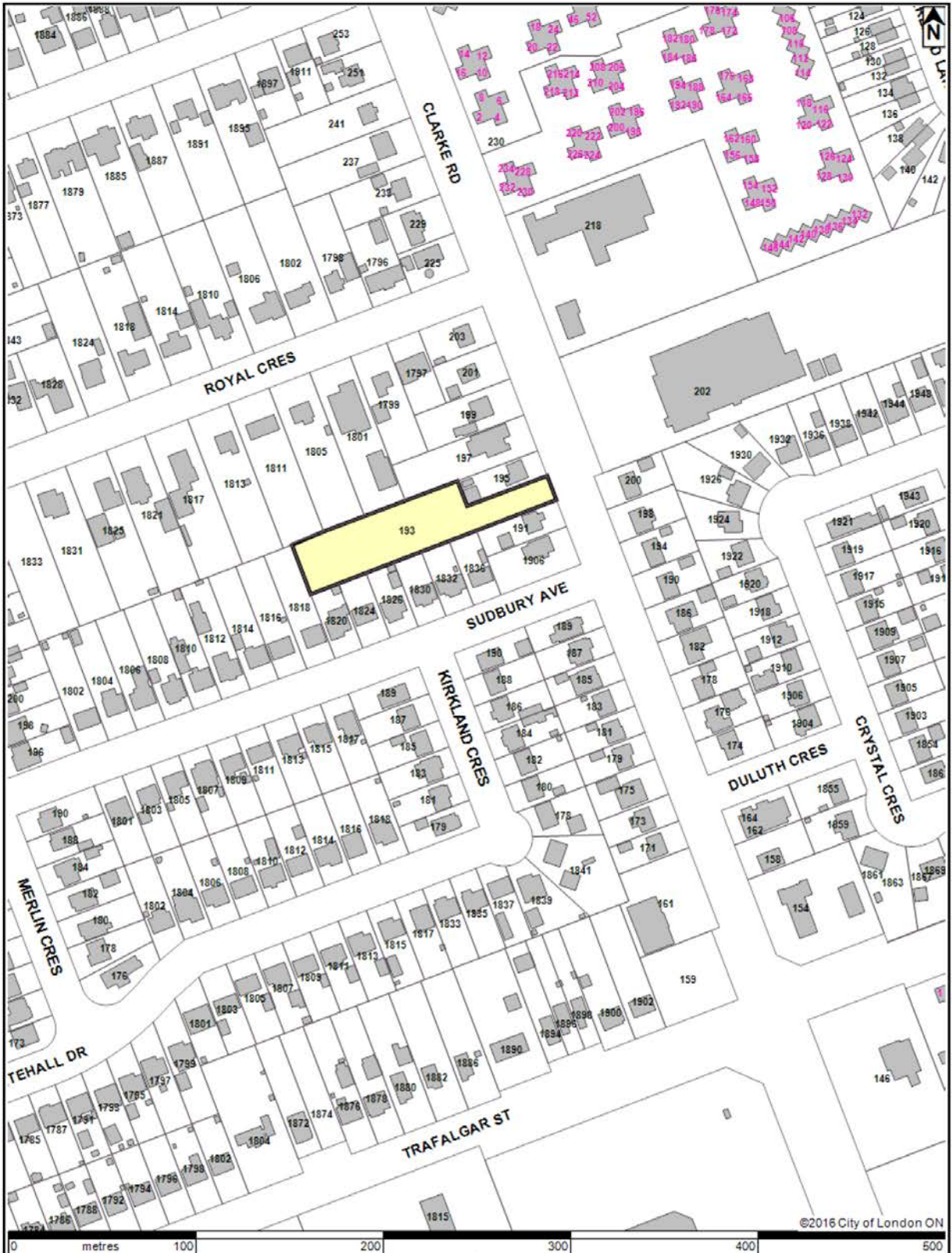
1. The removal of the holding provision will allow for development in conformity with the Z-1. Zoning By-law.
2. Through the Site Plan Approval process a public participation meeting was held and the public concerns have been resolved.

BACKGROUND

Date Application Accepted: May 26, 2016	Agent: Gregory Playford
REQUESTED ACTION: Request to remove the holding provision from the zoning of lands located at 193 Clarke Road to allow an apartment building.	

--	--

H-8625
Alanna Riley



LOCATION MAP
 Subject Site: **193 Clarke Rd**
 Applicant: **Southside Construction**
 File Number: **H-8625**
 Planner: **Alanna Riley**
 Created By: **Alanna Riley**
 Date: **2016-06-22**
 Scale: **1:2500**

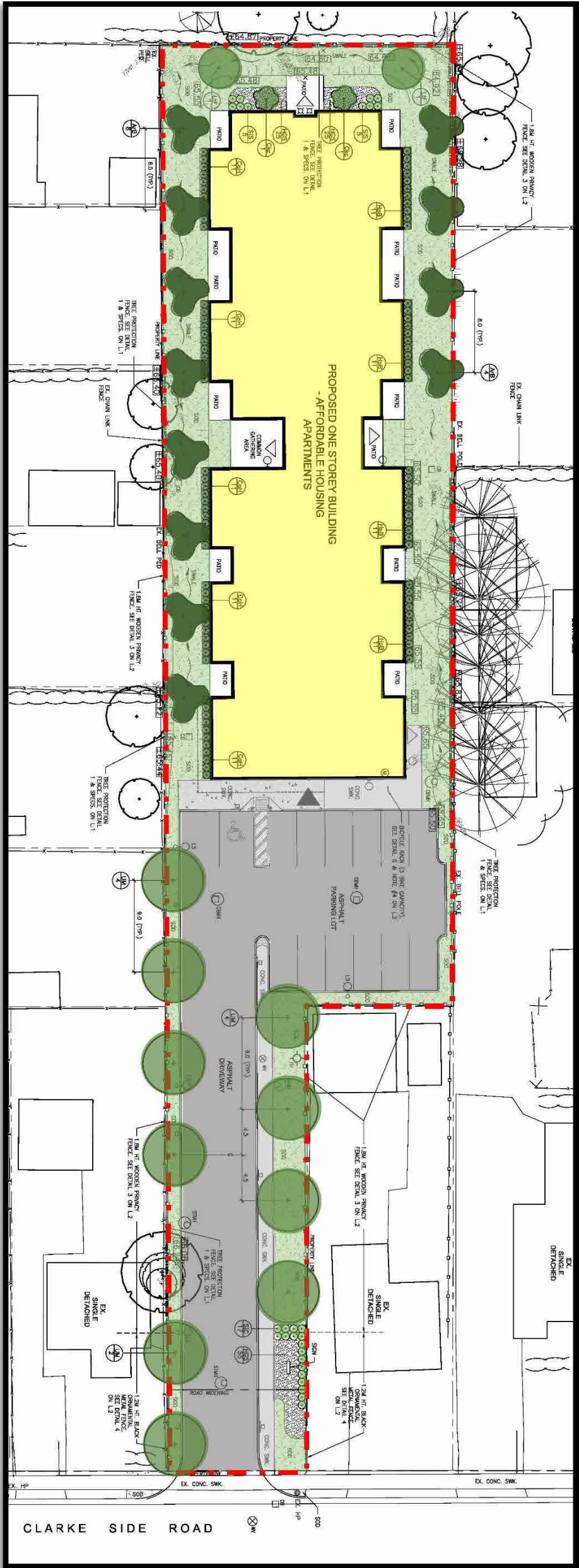
Corporation of the City of London
 Prepared By: Development and Compliance Services

LEGEND

	Subject Site
	Parks
	Assessment Parcels
	Buildings
	Address Numbers



H-8625
Alanna Riley



--	--

H-8625
Alanna Riley

SIGNIFICANT DEPARTMENT/AGENCY COMMENTS		
PUBLIC LIAISON:	Notice was published in the Living in the City section of the London Free Press on June 30, 2016	No replies
Nature of Liaison: City Council intends to consider removing the holding (h-5) from the Residential R7 Special Provision (R7(19).H9.D45) Zone. The h-5 was put in place to ensure that development takes a form compatible with adjacent land uses through agreements being entered into following a public site plan review specifying the issues allowed for under Section 41 of the <i>Planning Act, R.S.O. 1990, c. P.13</i> . Council will consider removing the holding provision as it applies to these lands.		
Responses: None		
ANALYSIS		

The subject site is located at 193 Clarke Road. The subject site was previously occupied by a single detached dwelling located along Clarke Road which has since been demolished on July 24, 2003. The site has remained vacant since then.

The "h-5" holding provision that applies to the subject lands 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 on June 20, 2016 to address site plan matters and receive input from the public. At the public meeting on June 20, 2016, the only issue which was raised related to site drainage. To address this matter a site servicing and grading plan will be required to ensure that there are no negative drainage impacts on adjacent properties. The accepted grading plans will form part of the Development Agreement.

CONCLUSION

A public meeting was held as per the requirement of the h-5 holding provision. Overall, the development is in keeping with the approved zoning for the site. Therefore, the removal of the holding provision represents sound land use planning and is appropriate.

PREPARED AND RECOMMENDED BY:	REVIEWED BY:
ALANNA RILEY, MCIP, RPP SENIOR PLANNER DEVELOPMENT SERVICES	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

Agenda Item #	Page #

H-8625
Alanna Riley

Appendix "A"

Bill No. (Number to be inserted by Clerk's Office)
2016

By-law No. Z.-1-_____

A by-law to amend By-law No. Z.-1 to remove the holding provisions from the zoning for an area of land located at 193 Clarke Road.

WHEREAS Southside Group has applied to remove the holding provision from the zoning for an area of land located at 193 Clarke 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 lands located at located 193 Clarke Road, as shown on the attached map, to remove the holding provisions so that the zoning of the lands as a Residential R7 Special Provision (R7(19).H9.D45) Zone comes into effect.

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

PASSED in Open Council on July 26, 2016.

Matt Brown
Mayor

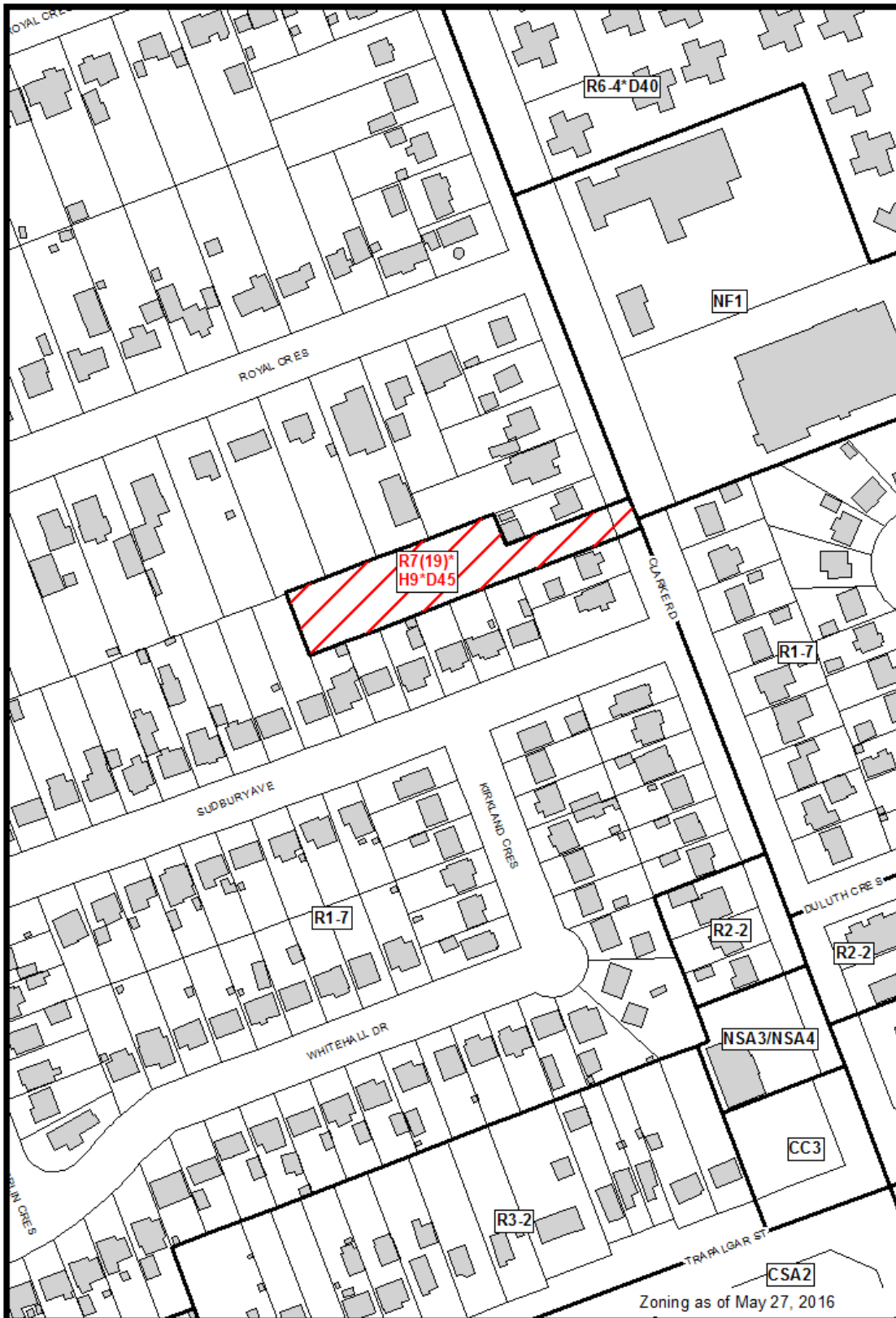
Catharine Saunders
City Clerk

First Reading - July 26, 2016
Second Reading – July 26, 2016
Third Reading - July 26, 2016

--	--

H-8625
Alanna Riley

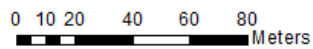
AMENDMENT TO SCHEDULE "A" (BY-LAW NO. Z.-1)



File Number: H-8625
 Planner: AR
 Date Prepared: 2016/07/05
 Technician: JS
 By-Law No: Z.-1-

SUBJECT SITE

1:2,000



Geobase