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**H-8657
S. Meksula**

FROM:	G. KOTSIFAS, P.ENG. MANAGING DIRECTOR, DEVELOPMENT & COMPLIANCE SERVICES & CHIEF BUILDING OFFICIAL
SUBJECT:	APPLICATION BY: ZELINKA PRIAMO LTD. 1061 RICHMOND STREET MEETING ON: AUGUST 22, 2016

RECOMMENDATION

That, on the recommendation of the Senior Planner, based on the application of Zelinka Priamo Ltd. relating to the property located at 1061 Richmond Street the following actions be taken;

- a) the attached proposed by-law **BE INTRODUCED** at the Municipal Council meeting on August 30, 2016 to amend Zoning By-law No. Z.-1 (in conformity with the Official Plan) to change the zoning of 1061 Richmond Street **FROM** a Holding Neighbourhood Facility Special Provision Bonus (h-5*Nf1(14)*B-24) Zone **TO** a Neighbourhood Facility Special Provision Bonus (NF1(14)*B-24) Zone to remove the h-5 holding provision.

PREVIOUS REPORTS PERTINENT TO THIS MATTER
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June 20, 2016 – Public Site Plan meeting before the Planning and Environment Committee.

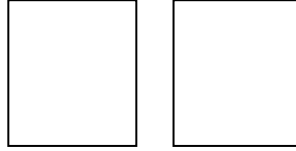
OZ – 8106 – Report to the Planning and Environment Committee on October 3, 2013 to permit the adaptive reuse of the existing Church building at 1061 Richmond Street.

PURPOSE AND EFFECT OF RECOMMENDED ACTION

To remove the h-5 holding provision from 1061 Richmond Street, to permit the development of nine (9) residential units in a former church 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 issues regarding site design have been resolved.

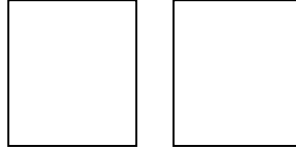



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Location Map



<p>LOCATION MAP</p> <p>Subject Site: 1061 Richmond Street Applicant: Romlex International Ltd File Number: H-8657 Planner: Sean Meksula Created By: Sean Meksula Date: 2016-07-19 Scale: 1:2500</p> <p>Corporation of the City of London Prepared By: Development and Compliance Services</p>	<p>LEGEND</p> <ul style="list-style-type: none">  Subject Site  Parks  Assessment Parcels  Buildings  Address Numbers
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 **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 - LOADING 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
- 'E' - BONUS SYMBOL
- 'T' - TEMPORARY USE SYMBOL

CITY OF LONDON
PLANNING, ENVIRONMENTAL AND ENGINEERING SERVICES

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



FILE NO:
H-8657 CS

MAP PREPARED:
July 22, 2016 JTS



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

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BACKGROUND	
Date Application Accepted: July 13, 2016	Applicant: Zelinka Priamo Ltd.
REQUESTED ACTION: The purpose and effect of this zoning change is to remove the holding symbol to permit the development for 9 new residential units in an existing church building.	
PUBLIC LIAISON:	Notice of the application was published in the Londoner on July 28, 2016.
Nature of Liaison: City Council intends to consider removing the Holding (h-5) Provision from the subject land located at 1061 Richmond Street. The purpose of this holding provision is 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 Section 41 of the Planning Act, R.S.O. 1990, c. P.13, prior to the removal of the "h-5" symbol. Council will consider removing the holding provision as it applies to these lands no earlier than August 30 th , 2016.	
Responses: None	

ANALYSIS

The proposed development at 1061 Richmond street involves the demolition of an existing dwelling and conversion of a former church into nine (9) residential units. The zoning was endorsed by Council and approved by a decision of the Ontario Municipal Board on November 26, 2013. The property is being developed in accordance with the current Holding Residential Special Provision h-5.NF1(14)/B-24 Bonus Zoning.

The proposed development complies with the regulations of the h-5.NF1(14)/B-24 Zone, as varied to permit a revised parking setback of 3.8 metres from the east lot line in order to accommodate a Type 'A' barrier free parking space.

A public Site Plan meeting was held on June 20, 2016 to consider input from area residents on the proposed site plan. The concerns that were identified at the meeting included comments on hours of demolition, construction access, privacy fencing and access restrictions to the laneway. Requirements are being implemented through the demolition process and executed Development Agreement which will address these concerns.

Why is it Appropriate to remove the Holding Provision?

The (h-5) holding provision 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."

The plans have been updated to reflect design changes that will address site issues such as privacy fencing, landscaped open space and access restrictions from the laneway. The Development Agreement has been signed by the owner and is expected to be registered shortly. This satisfies the requirement for removal of the "h-5" holding provision.

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CONCLUSION

A public participation meeting was held to address site plan matters and a development agreement has been executed, confirming conformity to the approved Zoning and Site Plan Control By-law. This satisfies the condition for removal of the “h-5” holding provision and will allow development to proceed in accordance with the approved zoning.

PREPARED and RECOMMENDED BY:	REVIEWED BY:
SEAN MEKSULA SENIOR PLANNER	LOU POMPILII MCIP, RPP MANAGER – DEVELOPMENT PLANNING
REVIEWED BY:	SUBMITTED BY:
TERRY GRAWAY MCIP, RPP MANAGER, DEVELOPMENT SERVICES & PLANNING LIAISON	G. KOTSIFAS, P.ENG MANAGING DIRECTOR, DEVELOPMENT & COMPLIANCE SERVICES & CHIEF BUILDING OFFICIAL

August 15, 2016
SM/sm

Agenda Item # Page #

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H-8657
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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 provision from the zoning for the lands located at 1061 Richmond Street.

WHEREAS Zelinka Priamo Ltd. has applied to remove the holding provision from the zoning for the lands located at 1061 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 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 1061 Richmond Street, as shown on the attached map to remove the holding provisions so that the zoning of the lands as a Neighbourhood Facility Special Provision Bonus (NF1(14)*B-24) Zone comes into effect.
2. This By-law shall come into force and effect on the date of passage.

PASSED in Open Council on August 30, 2016.

Matt Brown
Mayor

Catharine Saunders
City Clerk

First Reading - August 30, 2016
Second Reading – August 30, 2016
Third Reading - August 30, 2016

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AMENDMENT TO SCHEDULE "A"

