

--	--

H-8646/C. Smith

<b>TO:</b>	<b>CHAIR AND MEMBERS PLANNING AND ENVIRONMENT COMMITTEE</b>
<b>FROM:</b>	<b>GEORGE KOTSIFAS, P.ENG. MANAGING DIRECTOR, DEVELOPMENT &amp; COMPLIANCE SERVICES AND CHIEF BUILDING OFFICIAL</b>
<b>SUBJECT:</b>	<b>APPLICATION BY: WESTDELL CORPORATION 1175 AND 1205 HYDE PARK ROAD  MEETING ON AUGUST 22, 2016</b>

<b>RECOMMENDATION</b>
-----------------------

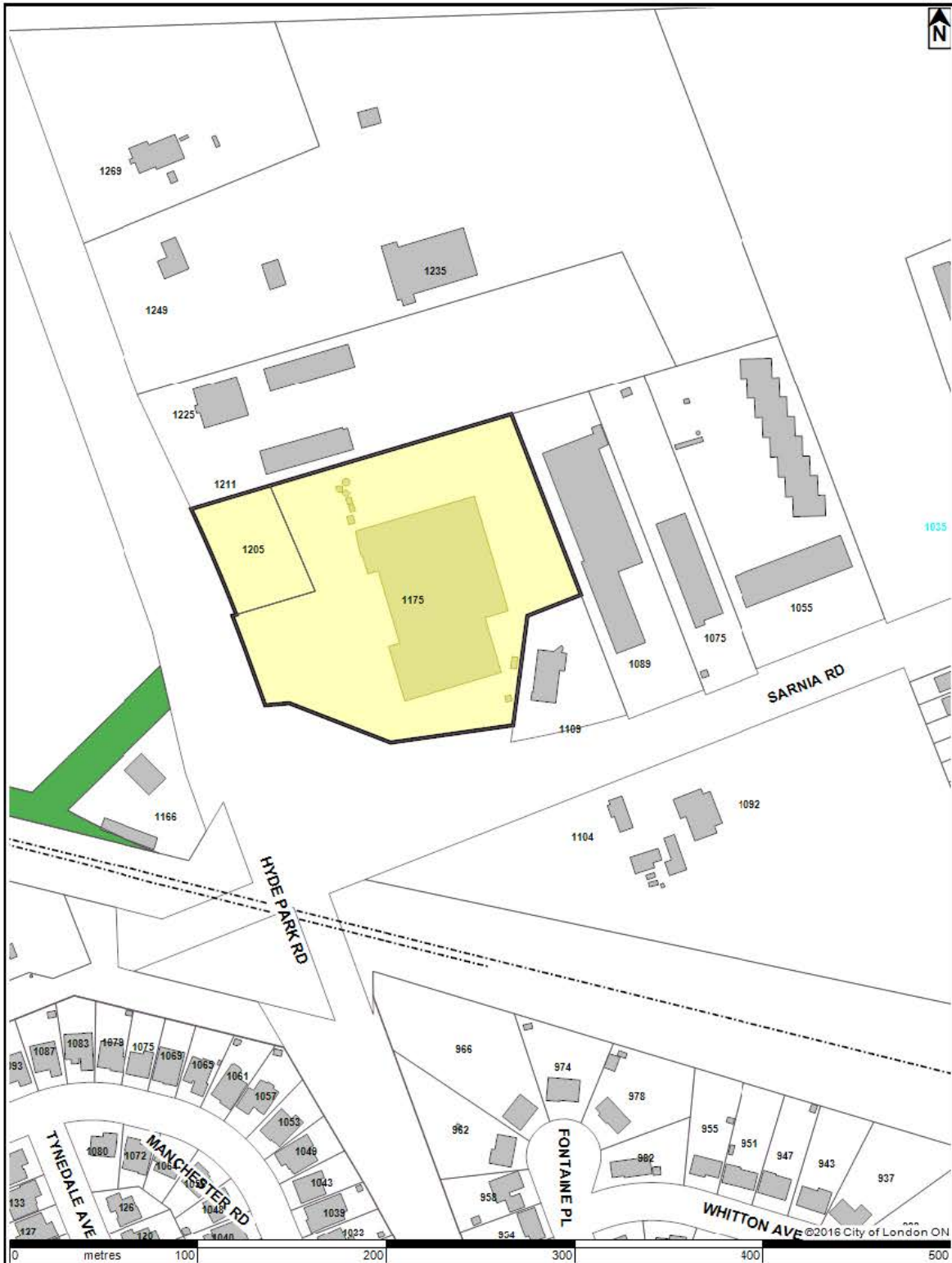
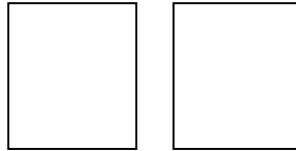
That, on the recommendation of the Senior Planner, Development Services, based on the application of Westdell Corporation relating to the property located at 1175 and 1205 Hyde Park Road, the attached proposed by-law **BE INTRODUCED** at the Municipal Council meeting on August 30, 2016 to amend Zoning By-law Z.-1 (in conformity with the Official Plan) to change the zoning **FROM** a Holding Restricted Service Commercial Special Provision (h-112\*RSC1 (16)/RSC3/RSC4/RSC5) Zone **TO** a Restricted Service Commercial Special Provision (RSC1 (16)/RSC3/RSC4/RSC5) Zone to remove the "h-112" holding provision.

<b>PURPOSE AND EFFECT OF RECOMMENDED ACTION</b>
---

The purpose and effect of this zoning change is to remove the h-112 holding symbol to permit the development of two commercial buildings.

<b>RATIONALE</b>
------------------





1. The removal of the holding provision will allow for development in conformity with the Zoning By-law Z.-1.
2. Through the site plan approval process a development agreement has been executed to the satisfaction of the City.



**LOCATION MAP**

Subject Site: 1175 1205 Hyde Park Rd  
File Number: H-8646  
Planner: Craig Smith  
Created By: James Scott  
Date: 2016-07-19  
Scale: 1:2500

**LEGEND**

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



--	--

H-8646/C. Smith

<b>BACKGROUND</b>
-------------------

<b>Date Application Accepted:</b> June 24, 2016	<b>Owner:</b> Westdell Corporation.
<b>REQUESTED ACTION:</b> Removal of the h.112 holding provision from the Restricted Service Commercial Zone.	

<b>PUBLIC LIAISON:</b>	Notice of the application was published in the Londoner on July 7, 2016
<b>Nature of Liaison:</b> City Council intends to consider removing the h.-112 holding provision from the lands that ensure a development agreement associated with a site plan is entered into which addresses transportation, and stormwater management concerns, and the accepted recommendations of the Municipal Class EA on surrounding arterial roads have been incorporated into the site plan, all to the satisfaction of Municipal Council. Council will consider removing the holding provision as it applies to these lands no earlier than August 22, 2016.	
<b>Responses:</b> None	

<b>ANALYSIS</b>
-----------------

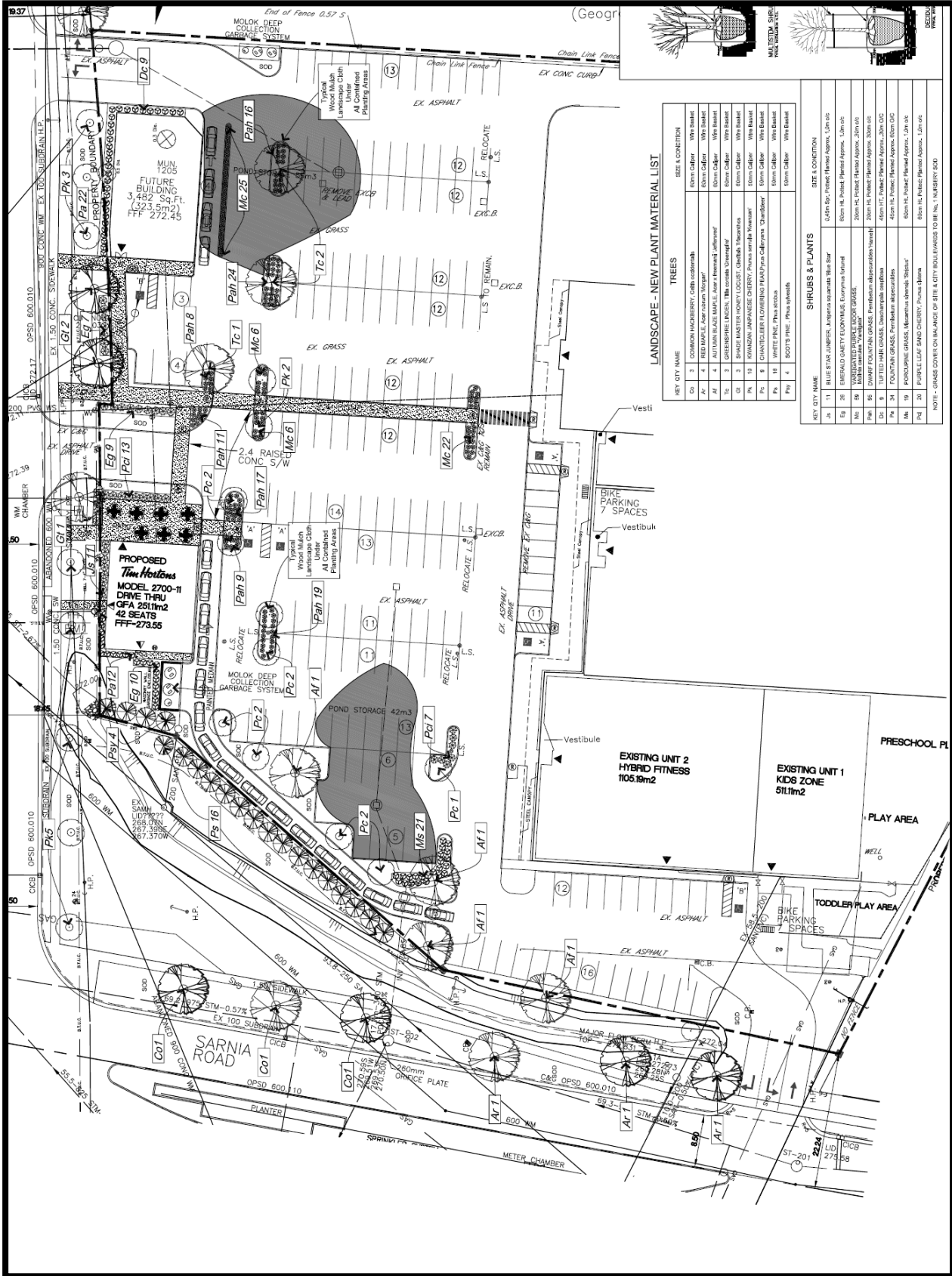
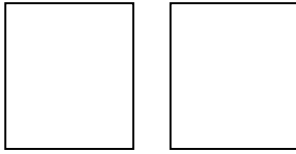
**Why is it Appropriate to remove this Holding Provision?**

The h.112 holding provision states that:

*To ensure orderly development of these lands, the h-112 shall not be removed until a development agreement associated with a site plan is entered into which addresses transportation, and stormwater management concerns, and the accepted recommendations of the Municipal Class EA on surrounding arterial roads have been incorporated into the site plan, all to the satisfaction of Municipal Council.*

*Permitted Interim Uses: Existing permitted uses and a daycare, all within the existing building*

The applicant has submitted an application for site plan approval (SPA16-007). Through the site plan approval process the applicant has entered into a development agreement that addresses transportation, stormwater management and the accepted recommendation of the Municipal Class EA. This satisfies the requirement for removal of the "h-112" holding provision.



--	--

H-8646/C. Smith

<b>CONCLUSION</b>
-------------------

It is appropriate to remove the h.112 holding provision from the subject lands at this time as the required security has been submitted to the City of London and the Development Agreement has been entered into to the satisfaction of the City.

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

August 15, 2016  
CS/

Agenda Item # Page #

--	--

H-8646/C. Smith

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 holding provisions from the zoning for lands located at 1175 and 1205 Hyde Park Road.

WHEREAS Westdell Corporation has applied to remove the holding provisions from the zoning for the lands located at 1175 and 1205 Hyde Park 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 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 1175 and 1205 Hyde Park Road, as shown on the attached map, to remove the h.112 holding provision so that the zoning of the lands as a Restricted Service Commercial Special Provision (RSC1 (16)/RSC3/RSC4/RSC5) 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

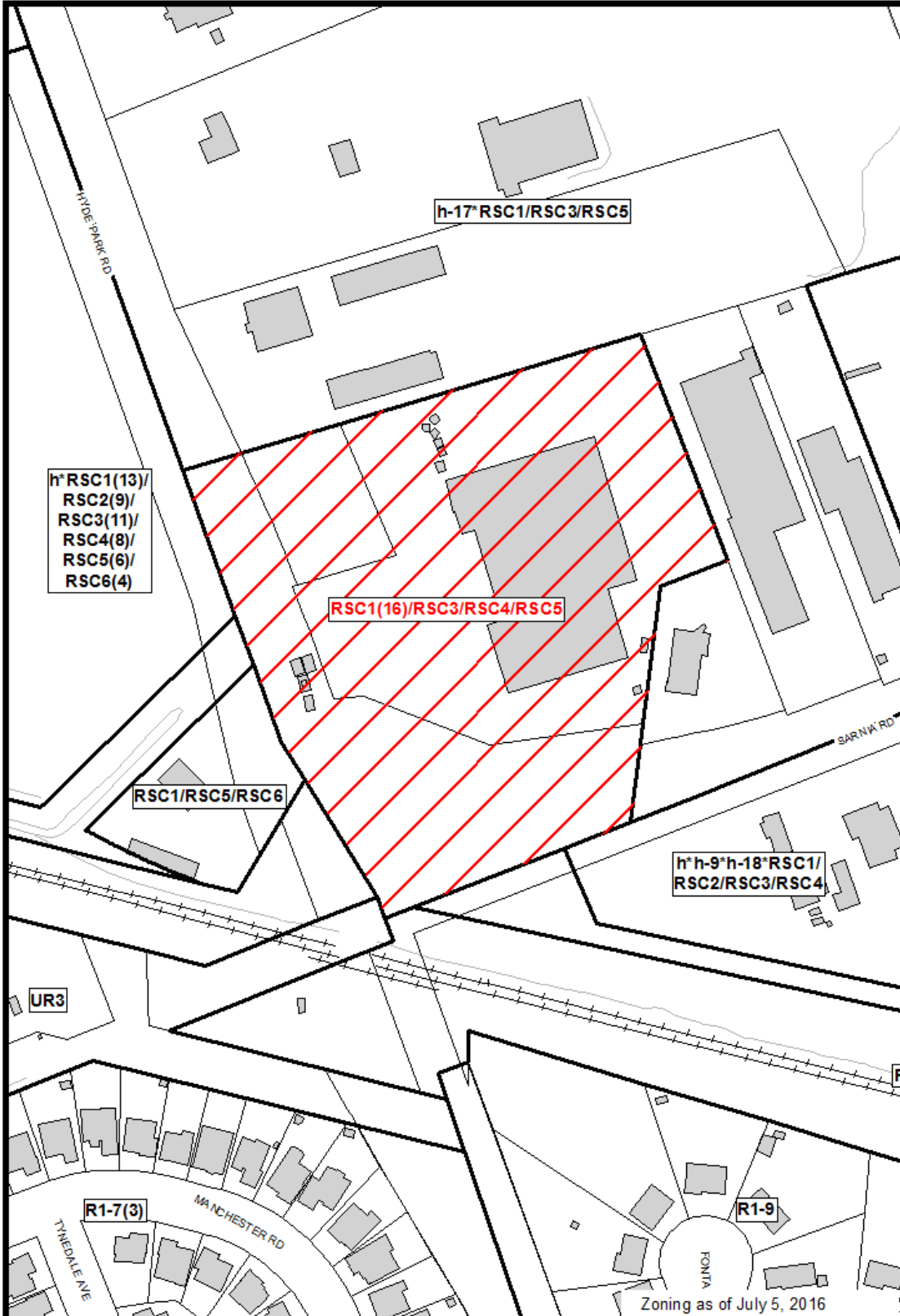
Catharine Saunders  
City Clerk



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

--	--

H-8646/C. Smith

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



<p>File Number: H-8646 Planner: CS Date Prepared: July 19, 2016 Technician: JTS By-Law No: Z.-1-</p>	<p>SUBJECT SITE </p> <p>1:2,000</p> <p>0 10 20 40 60 80 Meters</p> 
--	---