TO:  CHAIR AND MEMBERS  
PLANNING AND ENVIRONMENT COMMITTEE

FROM:  GEORGE KOTSIFAS, P.ENG.  
MANAGING DIRECTOR, DEVELOPMENT & COMPLIANCE SERVICES  
& CHIEF BUILDING OFFICIAL

SUBJECT:  APPLICATION BY:  
THE TRICAR GROUP  
1198-1212 COMMISSIONERS ROAD WEST  
MEETING ON APRIL 10, 2017

RECOMMENDATION

That, on the recommendation of the Senior Planner, Development Planning based on the application of The Tricar Group relating to lands located at 1198-1212 Commissioners Road West, the attached proposed by-law BE INTRODUCED at the Municipal Council meeting on April 18, 2017 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 R9 (h*R9-5*H23) Zone TO a Residential R9 (R9-5*H23) Zone to remove the “h” holding provision.

PURPOSE AND EFFECT OF RECOMMENDED ACTION

The purpose and effect of this zoning change is to remove the holding provision to permit the development of a seven (7) storey, 130 unit residential apartment building, in accordance with the approved zoning.

RATIONALE

1. The removal of the holding provision will allow for development in conformity with the City of London Zoning By-law.

2. The Owner has provided sufficient security, in accordance with the criteria of the holding provision.

PREVIOUS REPORTS PERTINENT TO THIS MATTER

None.

BACKGROUND

The subject properties are 0.937 ha in size. They are located on the south side of Commissioners Road West, east of Boler Road. The lands were pre-zoned for high density residential uses through the 1993 Zoning by-law which coincided with the 1989 Official Plan, which designated these lands as “Multi-Family, High Density Residential”.

Application Accepted: March 15, 2017  Owner: The Trica Group

REQUESTED ACTION: Remove the “h” holing provision from the lands to permit the development of a seven storey, 130 unit apartment building.

PUBLIC LIASON: Notice of Application was published in the Public Notices and Bidding Opportunities section of The Londoner on March 30, 2017.

Nature of Liaison:
City Council intends to consider removing the “h” holding provision from the subject lands. The purpose of the “h” provision is to ensure the orderly development of lands and the adequate provision of municipal services. The “h” symbol shall not be deleted until the required security has been provided and/or a subdivision agreement has been entered into for the subject lands. Council will consider removing the holding provision as it applies to these lands no earlier than April 17, 2016.

Responses: None

ANALYSIS

Why is it Appropriate to remove this Holding Provision?

The “h” holding provision states that:

“To ensure the orderly development of lands and the adequate provision of municipal services, the “h” symbol shall not be deleted until the required security has been provided for the development agreement or subdivision agreement, and Council is satisfied that the conditions of the approval of the plans and drawings for a site plan, or the conditions of the approval of a draft plan of subdivision, will ensure a development agreement or subdivision agreement is executed by the applicant and the City prior to development.”

The applicant has provided the required security and has signed the development agreement. This is sufficient to satisfy the requirements of this holding provision and to allow for these lands to be developed in accordance with the by-law.

CONCLUSION

It is appropriate to remove the “h” holding provision from the site at 1198-1212 Commissioners Road West. The required security has been submitted to the City of London and execution of the development agreement is imminent.
PREPARED AND RECOMMENDED BY:  
NANCY PASATO, MCIP, RPP
SENIOR PLANNER
DEVELOPMENT PLANNING

REVIEWED BY:  
ALLISTER MACLEAN
MANAGER
DEVELOPMENT PLANNING

REVIEWED BY:  

SUBMITTED BY:  
TERRY GRAWEY, MCIP, RPP
MANAGER
DEVELOPMENT SERVICES &
PLANNING LIAISON

GEORGE KOTSIFAS P.ENG.
MANAGING DIRECTOR, DEVELOPMENT &
COMPLIANCE SERVICES &
CHIEF BUILDING OFFICIAL

March 29, 2017

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Bill No.
2017

By-law No. Z.-1-1
A by-law to amend By-law No. Z.-1 to remove the holding provision from the zoning of the lands located at 1198-1212 Commissioners Road West.

WHEREAS The Tricar Group has applied to remove holding provision from the zoning on lands located at 1198-1212 Commissioners Road West, 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 1198-1212 Commissioners Road West, as shown on the attached map, to remove the holding provision so that the zoning of the lands as a Residential R9 (R9-5*H23) Zone comes into effect.

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

PASSED in Open Council on April 18, 2017.

Matt Brown
Mayor

Catharine Saunders
City Clerk

First Reading - April 18, 2017
Second Reading – April 18, 2017
Third Reading - April 18, 2017
AMENDMENT TO SCHEDULE "A" (BY-LAW NO. Z.-1)