

**H-8747**  
**Nancy Pasato**

<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 &amp; CHIEF BUILDING OFFICIAL</b>
<b>SUBJECT:</b>	<b>APPLICATION BY: THE TRICAR GROUP 1198-1212 COMMISSIONERS ROAD WEST MEETING ON APRIL 10, 2017</b>

**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**

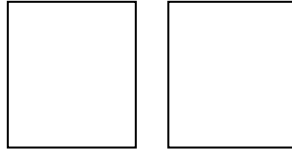
1. The removal of the holding provision will allow for development in conformity with the City of London Zoning By-law.
2. The Owner has provided sufficient security, in accordance with the criteria of the holding provision.

**PREVIOUS REPORTS PERTINENT TO THIS MATTER**

None.






**BACKGROUND**

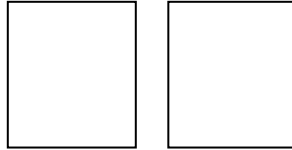
The subject properties are 0.937 ha in size. They are located on the south side of Commissioners Road West, east of Boler Road. The lands were pre-zoned for high density residential uses through the 1993 Zoning by-law which coincided with the 1989 Official Plan, which designated these lands as “Multi-Family,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



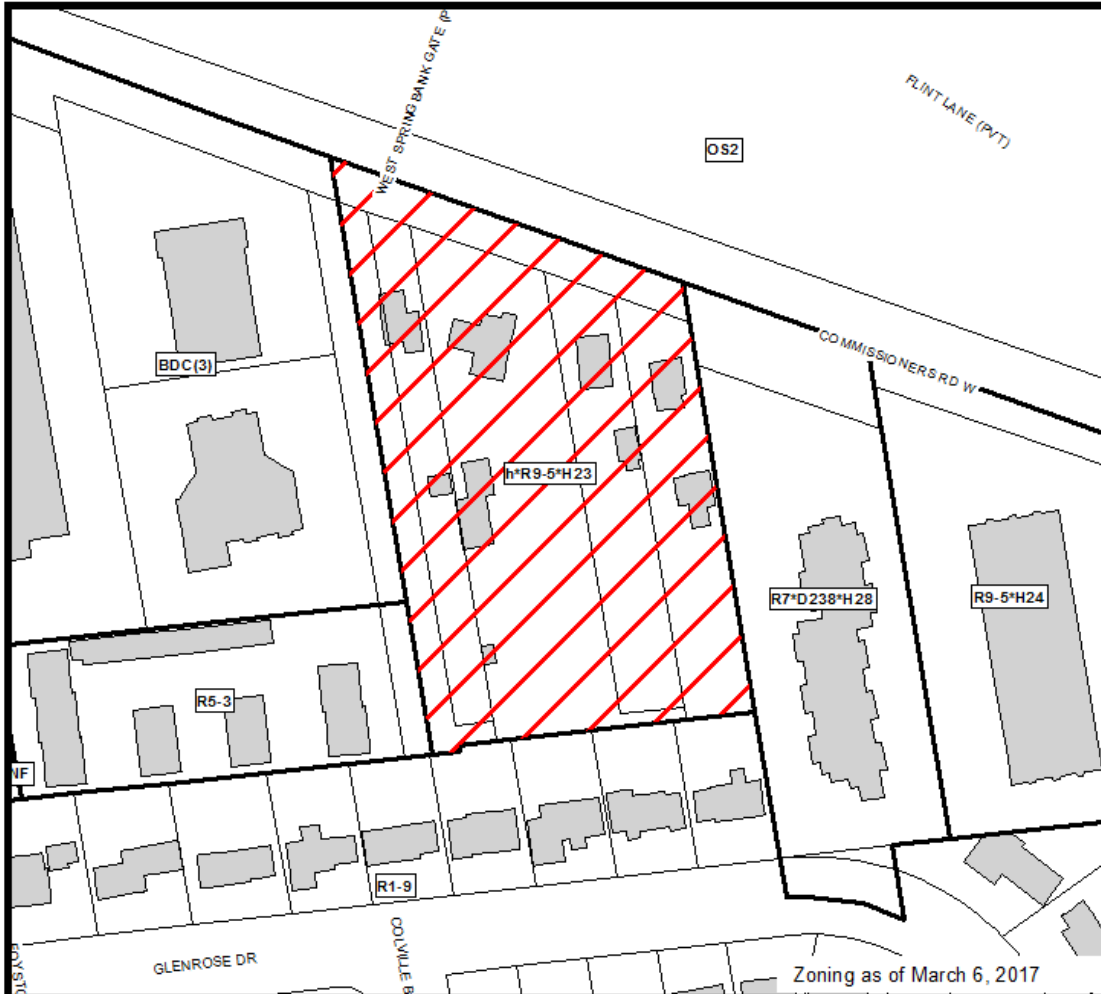
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LOCATION MAP	LEGEND
<p>Subject Site: 1198, 1202, 1206 &amp; 1212 Commissioners Road West            File Number: H-8747            Planner: Nancy Pasato            Created By: Nancy Pasato            Date: 2017-03-16            Scale: 1:5000</p>	<ul style="list-style-type: none"> <li> Subject Site</li> <li> Parks</li> <li> Assessment Parcels</li> <li> Buildings</li> <li> Address Numbers</li> </ul>
<p>Corporation of the City of London            Prepared By: Planning and Development</p>	



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**COUNCIL APPROVED ZONING FOR THE SUBJECT SITE:**

1) **LEGEND FOR ZONING BY-LAW Z-1**

- |   |                                   |
|---|-----------------------------------|
| R1 - SINGLE DETACHED DWELLINGS            | RF - REGIONAL FACILITY            |
| R2 - SINGLE AND TWO UNIT DWELLINGS        | CF - COMMUNITY FACILITY           |
| R3 - SINGLE TO FOUR UNIT DWELLINGS        | NF - NEIGHBOURHOOD FACILITY       |
| R4 - STREET TOWNHOUSE                     | HER - HERITAGE                    |
| R5 - CLUSTER TOWNHOUSE                    | DC - DAY CARE                     |
| R6 - CLUSTER HOUSING ALL FORMS            |                                   |
| R7 - SENIOR'S HOUSING                     | OS - OPEN SPACE                   |
| R8 - MEDIUM DENSITY/LOW RISE APTS.        | CR - COMMERCIAL RECREATION        |
| R9 - MEDIUM TO HIGH DENSITY APTS.         | ER - ENVIRONMENTAL REVIEW         |
| R10 - HIGH DENSITY APARTMENTS             |                                   |
| R11 - LODGING HOUSE                       | OB - OFFICE BUSINESS PARK         |
| DA - DOWNTOWN AREA                        | LI - LIGHT INDUSTRIAL             |
| RSA - REGIONAL SHOPPING AREA              | GI - GENERAL INDUSTRIAL           |
| CSA - COMMUNITY SHOPPING AREA             | HI - HEAVY INDUSTRIAL             |
| NSA - NEIGHBOURHOOD SHOPPING AREA         | EX - RESOURCE EXTRACTIVE          |
| BDC - BUSINESS DISTRICT COMMERCIAL        | UR - URBAN RESERVE                |
| AC - ARTERIAL COMMERCIAL                  |                                   |
| HS - HIGHWAY SERVICE COMMERCIAL           | AG - AGRICULTURAL                 |
| RSC - RESTRICTED SERVICE COMMERCIAL       | AGC - AGRICULTURAL COMMERCIAL     |
| CC - CONVENIENCE COMMERCIAL               | RRC - RURAL SETTLEMENT COMMERCIAL |
| SS - AUTOMOBILE SERVICE STATION           | TGS - TEMPORARY GARDEN SUITE      |
| ASA - ASSOCIATED SHOPPING AREA COMMERCIAL | RT - RAIL TRANSPORTATION          |
| OR - OFFICE/RESIDENTIAL                   | "h" - HOLDING SYMBOL              |
| OC - OFFICE CONVERSION                    | "D" - DENSITY SYMBOL              |
| RO - RESTRICTED OFFICE                    | "H" - HEIGHT SYMBOL               |
| OF - OFFICE                               | "B" - BONUS SYMBOL                |
|   | "T" - TEMPORARY USE SYMBOL        |

**CITY OF LONDON**

PLANNING, ENVIRONMENTAL AND ENGINEERING SERVICES

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



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

FILE NO:

H-8747

NP

MAP PREPARED:

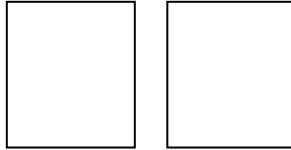
March 22, 2017

JTS

1:1,500

0 5 10 20 30 40

Meters



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<b>Application Accepted:</b> March 15, 2017	<b>Owner:</b> The Tricar Group
<b>REQUESTED ACTION:</b> Remove the “h” holding provision from the lands to permit the development of a seven storey, 130 unit apartment building.	

<b>PUBLIC LIAISON:</b>	Notice of Application was published in the <i>Public Notices and Bidding Opportunities</i> section of <i>The Londoner</i> on March 30, 2017.
<b>Nature of Liaison:</b> 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.	
<b>Responses:</b> None	
<b>ANALYSIS</b>	

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

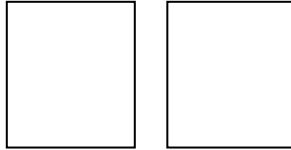
The “h” holding provision states that:

*“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.

<b>CONCLUSION</b>
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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.



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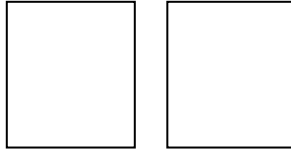
<b>PREPARED AND RECOMMENDED BY:</b>	<b>REVIEWED BY:</b>
<b>NANCY PASATO, MCIP, RPP SENIOR PLANNER DEVELOPMENT PLANNING</b>	<b>ALLISTER MACLEAN MANAGER DEVELOPMENT PLANNING</b>
<b>REVIEWED BY:</b>	<b>SUBMITTED BY:</b>
<b>TERRY GRAWAY, MCIP, RPP MANAGER DEVELOPMENT SERVICES &amp; PLANNING LIAISON</b>	<b>GEORGE KOTSIFAS P.ENG. MANAGING DIRECTOR, DEVELOPMENT &amp; COMPLIANCE SERVICES &amp; CHIEF BUILDING OFFICIAL</b>

March 29, 2017

NP/

\\CLFILE1\users-x\pdda\Shared\DEVELOPMENT SERVICES\4 - Subdivisions\2017\H-8747 - 1198,1202, 1206 & 1212

Commissioners Rd W\Report to PEC.doc



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Bill No.  
2017

By-law No. Z.-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:

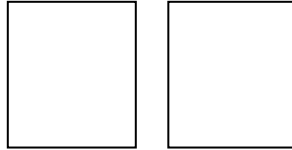
1. Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to lands located at 1198-1212 Commissioners Road West, as shown on the attached map, to remove the holding provision so that the zoning of the lands as a Residential R9 (R9-5\*H23) Zone comes into effect.
2. This By-law shall 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




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



File Number: H-8747  
 Planner: NP  
 Date Prepared: March 22, 2017  
 Technician: JTS  
 By-Law No: Z.-1-

SUBJECT SITE 

1:1,500

0 5 10 20 30 40  
 Meters

