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H-8722/Alanna Riley

FROM:	G. KOTSIFAS, P.ENG. MANAGING DIRECTOR, DEVELOPMENT & COMPLIANCE SERVICES & CHIEF BUILDING OFFICIAL
SUBJECT:	APPLICATION BY: LONDON GYMNASTICS HOLDINGS INC. 2946 BATEMAN TRAIL MEETING ON APRIL 10, 2017

RECOMMENDATION

That, on the recommendation of the Senior Planner, Development Services, based on the application of London Gymnastics Holdings Inc. relating to the property located at 2946 Bateman Trail, 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 **FROM** a Holding Restricted Service Commercial Special Provision (h-208.RSC1(26)/RSC4(9)/RSC5(8)) **TO** a Restricted Service Commercial Special Provision (RSC1(26)/RSC4(9)/RSC5(8)) Zone, to remove the “h-208” holding provision.

PREVIOUS REPORTS PERTINENT TO THIS MATTER
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- 0-6424 — Adoption of North Longwoods Area Plan — July 7, 2003
- 39T-03517/Z-6603 — Zoning and Subdivision for 33M-542 — July 26, 2004
- 0-7609 — Adoption of Southwest Area Secondary Plan — April 29, 2014
- Z-8537 – Zoning By-law Amendment – February 22, 2016

PURPOSE AND EFFECT OF RECOMMENDED ACTION

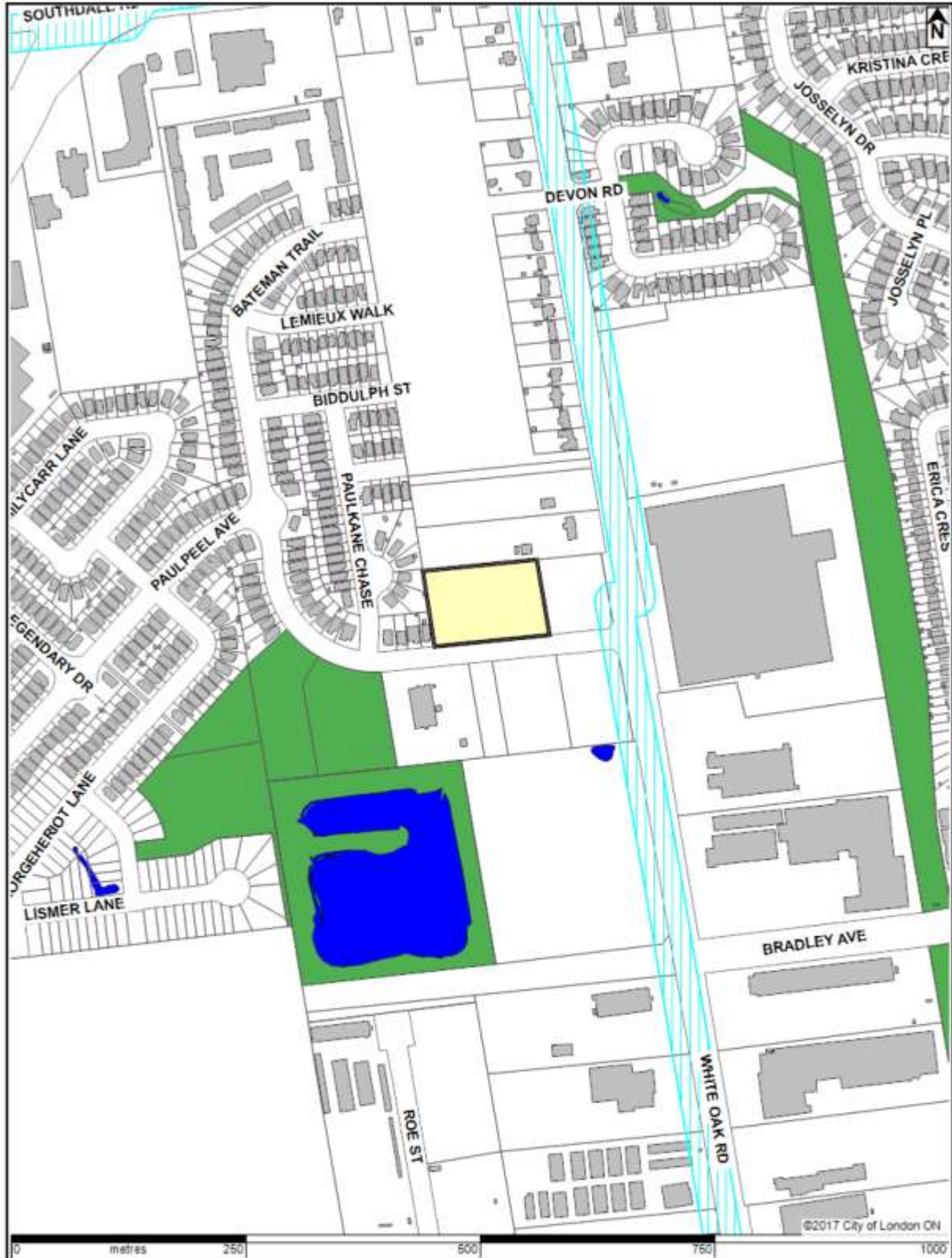
To remove the h-208 holding provision from 2946 Bateman Trail for the consideration of building permits to construct a recreational facility.






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 all issues have been resolved and this holding provision is no longer required.

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<p>LOCATION MAP</p> <p>Subject Site: 2946 Bateman Trail Applicant: London Gymnastics Holding Inc. File Number: H-8722 Planner: Alanna Riley Created By: Alanna Riley Date: 2017-03-29 Scale: 1:5000</p> <p>Corporation of the City of London Prepared By: Planning and Development</p>	<p>LEGEND</p> <ul style="list-style-type: none"> Subject Site Parks Assessment Parcels Buildings Address Numbers
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Date Application Accepted: January 24, 2017		Owner: London Gymnastics Holdings Inc.
REQUESTED ACTION: The purpose and effect of this zoning change is to remove the holding symbols to permit the development of a recreational building.		
PUBLIC LIAISON:	Notice of Application was published in the <i>Public Notices and Bidding Opportunities</i> section of <i>The Londoner</i> on March 23, 2017.	
Nature of Liaison: City Council intends to consider removing the 'h-208" holding provision from the lands which requires that all services are provided, encourage street-oriented development and discourage noise attenuation walls along arterial roads, urban design concepts are implemented and an agreement shall be entered into to the satisfaction of the City. Council will consider removing the holding provision as it applies to these lands no earlier than April 10, 2017		
Responses: None		
ANALYSIS		

On March 1, 2016, this property was rezoned to permit a commercial recreational establishment, specifically an indoor gym for gymnastics and cheerleading.

The site is located near a Class III industry located at 3280 & 3300 White Oaks Road which represents a potential land use conflict between a sensitive use (commercial recreation establishment) and an industrial use that produces odours and emissions. Through the rezoning process it was determined that an appropriate ventilation system would need to be installed such as a carbon filter with ozone to ensure the interior air would be odourless.

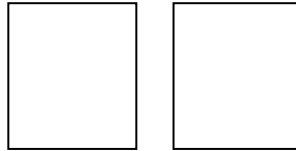
The site is within the boundary of the Southwest Area Secondary Plan which designates the property industrial. The SWAP policies relevant to the site are related to the built form. Specifically, the Urban Design policies of SWAP are relevant to buildings and site design, and require industrial development to contribute to the public realm by integrating the development into the streetscape by utilizing quality and varied built forms, and by minimizing parking facilities and other hardstand areas along the street frontage.

Taking both of the issues above into consideration, a holding provision was applied through the rezoning process to implement 1) an appropriate ventilation system, and 2) urban design measures. The holding provision is as follows:

h-208 Purpose: to ensure that there are no land use conflicts of the operation of the class III industry (as per the D-6 guidelines) located at 3280 & 3300 White Oaks Road on the subject site, and to implement appropriate urban design policies. The holding provision shall not be removed until a development agreement associated with a site plan is entered into with the City of London which:

- i) Provides for an appropriate ventilation system, certified by the owner's qualified professional engineer, that airborne contaminants and odours are removed, neutralized or diluted to acceptable levels consistent with Health Canada's Residential Indoor Air Quality Guidelines, to the satisfaction of the City of London; and*
- ii) Implements the urban design policies in the Southwest Area Secondary Plan, to the satisfaction of the City of London.*

The City of London has received information from the Ministry of the Environment on the proposed ventilation system and based on their comments staff are of the opinion that a carbon filter ventilation system is sufficient to address air emissions from this facility. As a result, item i) above has been addressed and the portion of this portion of the holding provision has been satisfied.



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The proposed plans and elevations show a building that is located and oriented to Bateman Trail which limits the exposure of parking area and provides for an entrance that is highly visible from the street. Fencing and landscaping is show that provides visual buffers and mitigates impacts between the office and future residential uses. The proposed parking area increases the amount of green space throughout the parking area. The building entrances are well defined with a differentiation of materials. Internal pedestrian walkways are provided along with bicycle parking located at the front entrances. Appropriate landscaping has been incorporated all through the site.

Urban Design Staff have stamped the proposed plans and elevations on February 1, 2017. The development agreement will implement the urban design concepts to the satisfaction of the City. Based on the above, both issues identified in the "h-208" holding provision have been satisfied and it is appropriate to remove the holding provision at this time.

Proposed Elevations



RENDERING - VIEWING SOUTH-WEST



RENDERING - VIEWING NORTH-WEST



RENDERING - VIEWING NORTH-EAST

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CONCLUSION

It is appropriate to remove the h-208 holding provision from the Restricted Service Commercial Special Provision (RSC1(26)/RSC4(9)/RSC5(8)) Zone at this time. Removal of the holding provision will allow for the consideration to permit the construction of a recreational building.

PREPARED AND RECOMMENDED BY:	REVIEWED BY:
ALANNA RILEY, MCIP, RPP SENIOR PLANNER, DEVELOPMENT PLANNING	ALLISTER MACLEAN 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

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Agenda Item # Page #

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Bill No. (Number to be inserted by Clerk's Office)
2017

By-law No. Z.-1- _____

A by-law to amend By-law No. Z.-1 to remove holding provisions from the zoning of the land located at 2946 Bateman Trail

WHEREAS London Gymnastic Holdings Inc. has applied to remove the holding provisions from the zoning for the land located at 2946 Bateman Trail, 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 the lands located at 2946 Bateman Trail, as shown on the attached map to remove the "h-208" holding provision so that the zoning of the lands as a Restricted Service Commercial Special Provision (RSC1(26)/RSC4(9)/RSC5(8)) 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

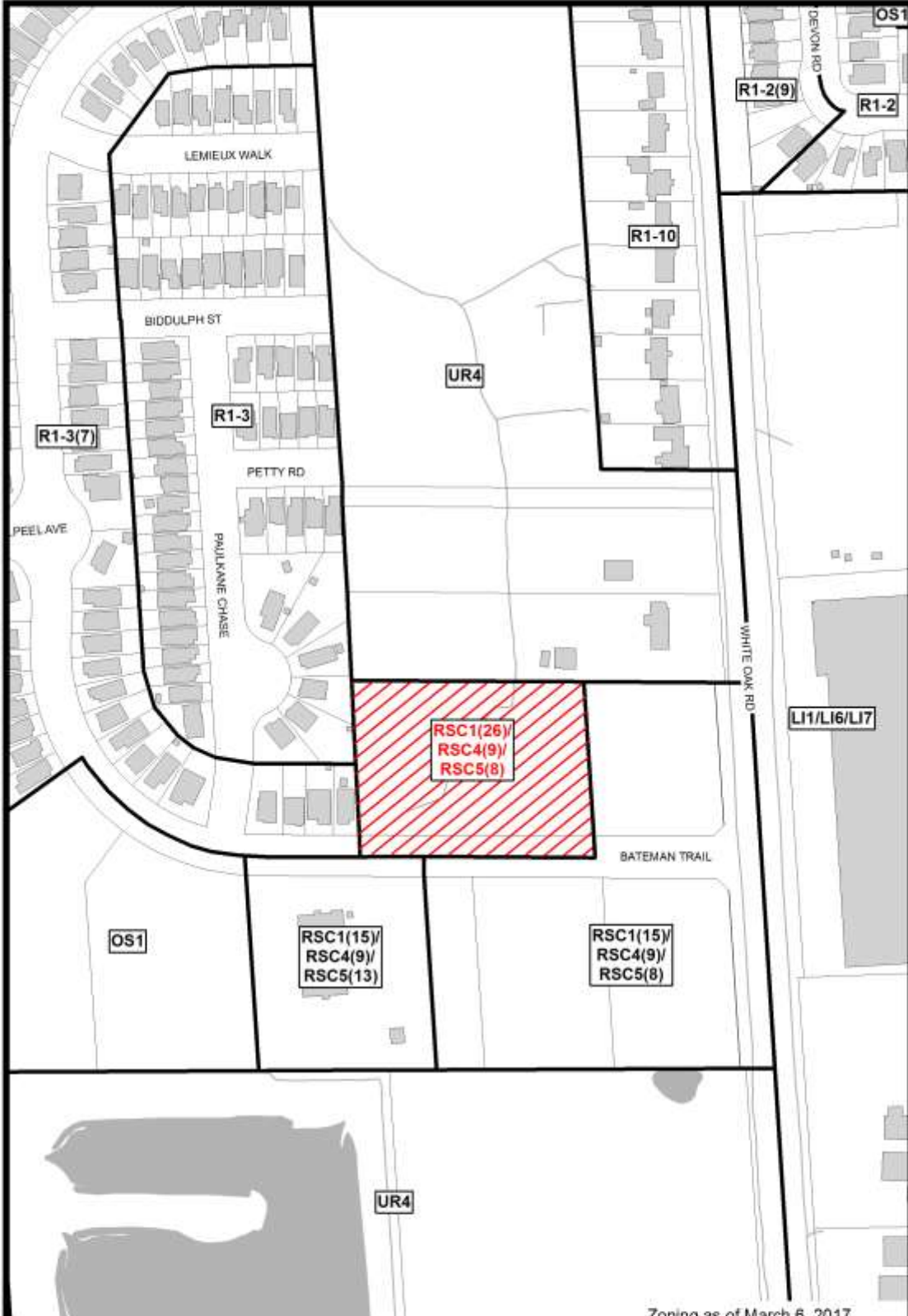
Catharine Saunders
City Clerk

First Reading – April 18, 2017
Second Reading – April 18, 2017
Third Reading – April 18, 2017


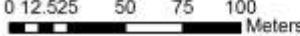

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AMENDMENT TO SCHEDULE "A" (BY-LAW NO. Z.-1)



Zoning as of March 6, 2017

<p>File Number: H-8722 Planner: AR Date Prepared: April 3, 2017 Technician: DT By-Law No: Z.-1-</p>	<p>SUBJECT SITE </p> <p>1:2,500</p> <p>0 12.525 50 75 100 Meters </p> <p></p>
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Geostatbase