

--	--

H-8732/C. Smith

FROM:	G. KOTSIFAS, P.ENG. MANAGING DIRECTOR, DEVELOPMENT & COMPLIANCE SERVICES & CHIEF BUILDING OFFICIAL
SUBJECT:	APPLICATION BY: HORIZON MEDICAL DEVELOPMENTS. 2605-2651 TOKALA TRAIL AND 1055 & 1075 FANSHAWE PARK ROAD WEST MEETING ON APRIL 10, 2017

RECOMMENDATION

That, on the recommendation of the Senior Planner, Development Services, based on the application of Horizon Medical Developments relating to the property located at 2605-2651 Tokala Trail and 1055 & 1075 Fanshawe Park 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 **FROM** a Holding Office Special Provision (h.*h-17*h-54*h-71*h-95*OF5 (5)) Zone **TO** an Office Special Provision (OF5 (5)) Zone, to remove the “h.*h-17*h-54*h-71” and “h-95” holding provisions.

PREVIOUS REPORTS PERTINENT TO THIS MATTER
--

OZ-8511- October 21, 2015- Council approved Official Plan and Zoning By-law Amendments including Holding Provisions to permit the development of a medical/dental office building.

November 2010- Subdivision Plan 33M-623 registered.

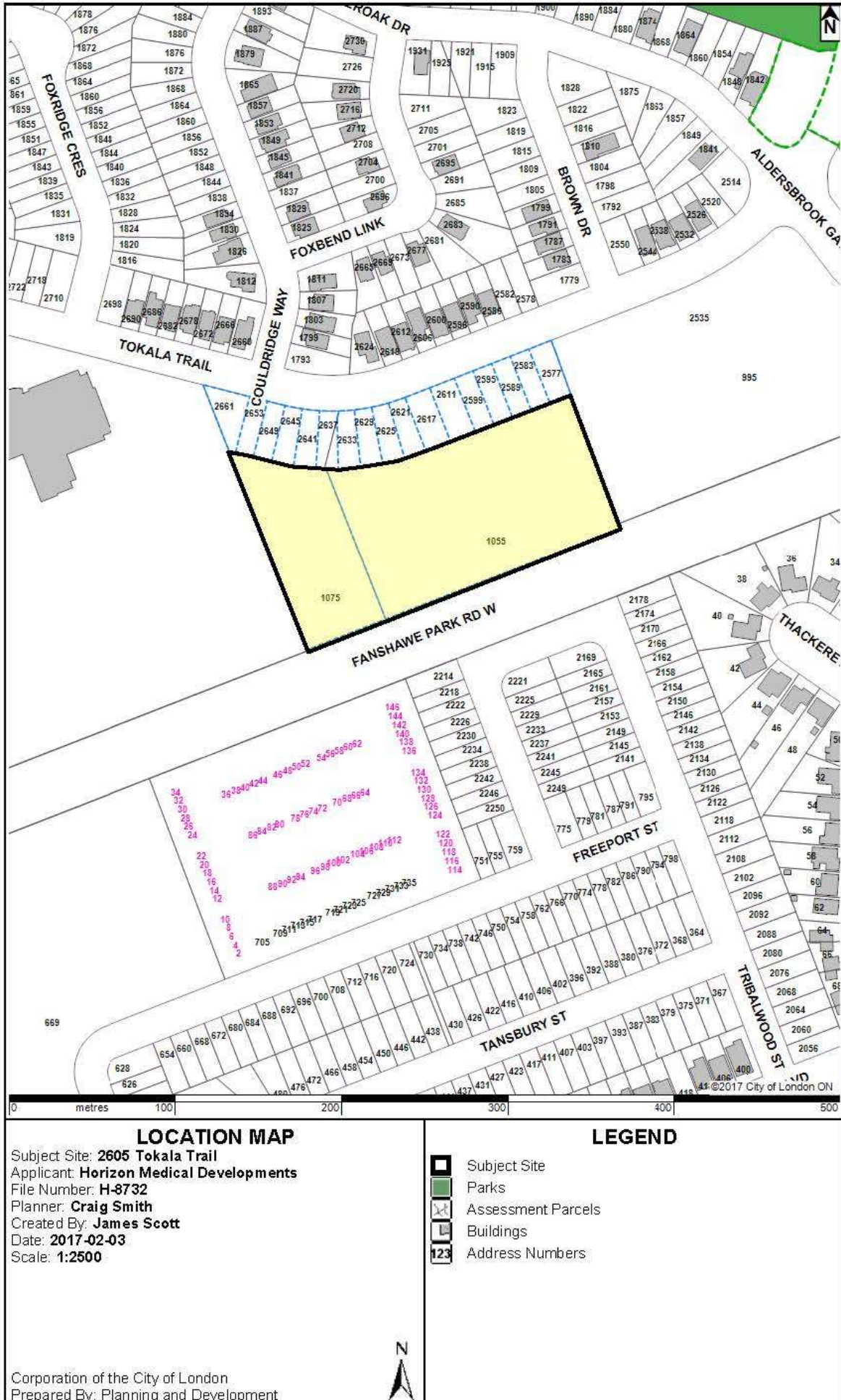
PURPOSE AND EFFECT OF RECOMMENDED ACTION

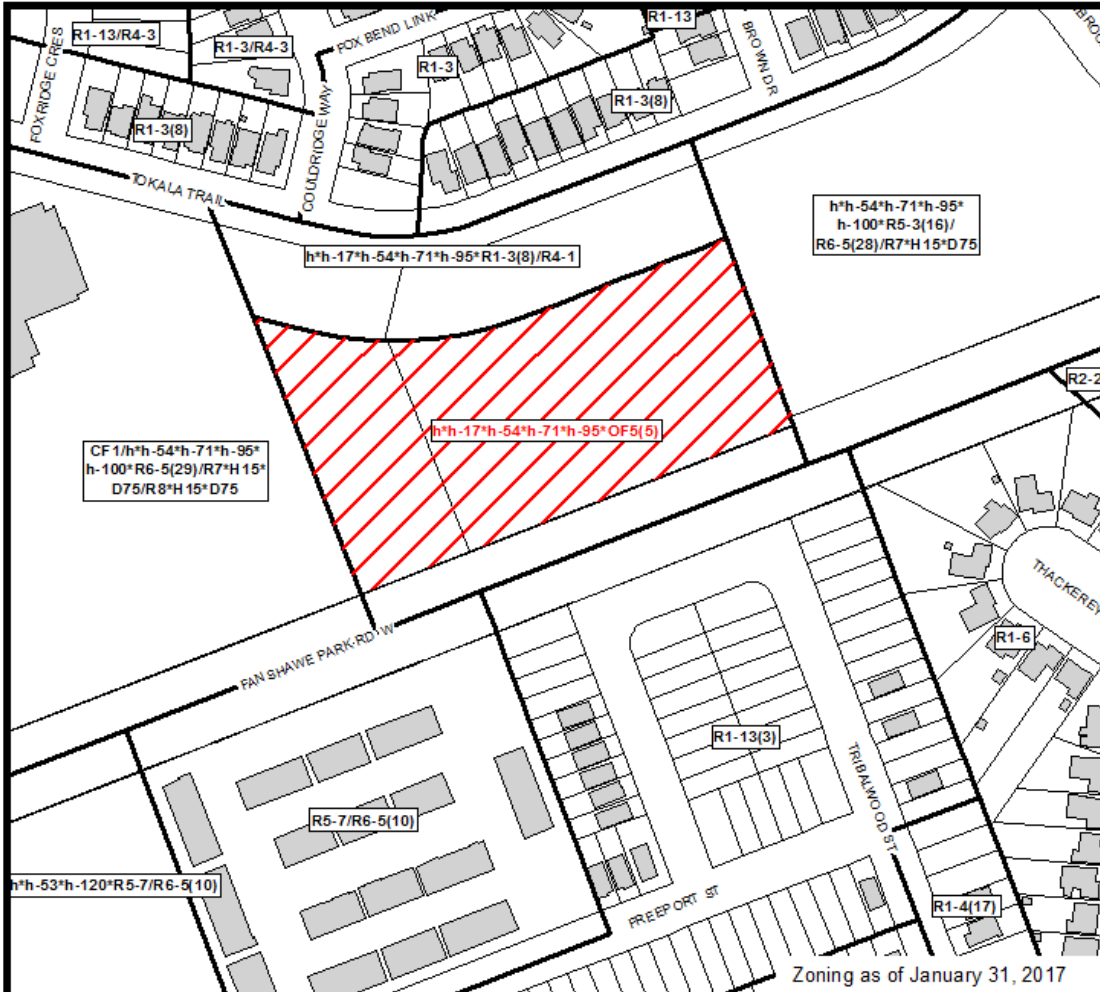
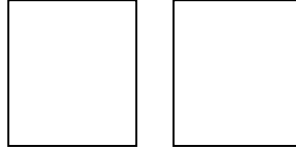
To remove the h, h-17, h-54, h-71 and h-95 holding provisions from 2605-2651 Tokala Trail and 1055 & 1075 Fanshawe Park Road West for the consideration of building permits to construct a three (3) storey medical/dental office building.

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 (SPA17-005) all issues have been resolved and these holding provisions are no longer required.

H-8732/C. Smith





COUNCIL APPROVED ZONING FOR THE SUBJECT SITE:

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

- | | |
|--|---|
| <ul style="list-style-type: none"> 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 - LODGING 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 | <ul style="list-style-type: none"> 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 "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-8732 CS

MAP PREPARED:
 February 3, 2017 JTS

1:2,500

0 12.525 50 75 100 Meters

--	--

H-8732/C. Smith

Date Application Accepted: January 24, 2017	Owner: Horizon Medical Developments.
REQUESTED ACTION: The purpose and effect of this zoning change is to remove the holding symbols to permit the development of a three storey (3) medical/dental office building.	

PUBLIC LIAISON:	Notice of Application was published in the <i>Public Notices and Bidding Opportunities</i> section of <i>The Londoner</i> on February 9, 2017.
Nature of Liaison: City Council intends to consider removing the ‘h., h-17, h-54, h-71 and h-95” holding provisions 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 March 6, 2017	
Responses: None	

ANALYSIS

Why is it Appropriate to remove these Holding Provisions

Site Plan Approval (SPA17-005) and the execution of a development agreement to construct a three (3) storey medical/dental office building is imminent. The applicant has provided the required security with the City.

h. Holding Provision

h - Purpose: 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 imminent execution of the development agreement combined with the submission of the required security, adequately satisfies the requirements of this holding provision. It is appropriate to remove this holding provision at this time.

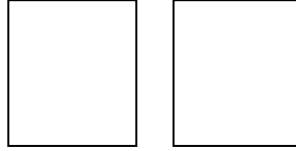
h-17 Holding Provision

h-17 Purpose: To ensure the orderly development of lands and the adequate provision of municipal services, the "h-17" symbol shall not be deleted until full municipal sanitary sewer and water services are available to service the site.

Full municipal services are available to service the site. Through the site plan approval process the property owner will enter into a development agreement requiring connection to the existing City services.

h-54 Holding Provision

h-54 Purpose: To ensure there are no land use conflicts between arterial roads and the proposed residential uses, the h-54 shall not be deleted until the owner agrees to implement all noise attenuation measures, recommended in noise assessment reports acceptable to the City of London..



H-8732/C. Smith

The proposed medical/dental office is not a residential use and a noise assessment report to mitigate conflicts between the arterial road and residential uses is not required. It is appropriate to remove this holding provision at this time.

h-71 Holding Provision

h-71 Purpose: To encourage street orientation development, the Owner shall prepare a building orientation plan which demonstrates how the front façade of the dwelling units can be oriented to all abutting streets (except where a noise barrier has been approved), acceptable to the General Manager of Planning and Development. The recommended building orientation will be incorporated into the approved site plan and executed development agreement prior to the removal of the “h-71” symbol.

No noise walls are required. The development agreement will be executed implementing the accepted plan. It is appropriate to remove this holding provision at this time.

h-95 Holding Provision

h-95 Purpose: To ensure that the urban design concepts established through the Official Plan and/or Zoning amendment review process are implemented, a development agreement will be entered into which, to the satisfaction of the General Manager of Planning and Development, incorporates these concepts and addresses identified Urban design issues.

The below urban design concepts were identified by Council and have been implemented through the Site Plan Approval application:

- i.) That the office use provide fencing and landscaped buffering to mitigate impacts and provide a visual buffer between the office uses and future residential uses;*

The proposed plans provide for fencing and landscaping that visual buffers and mitigates impacts between the office and future residential uses.

- ii.) Locate and orient the building in a position and form which spans as much of Fanshawe Park Road West corridor as feasible to reduce the exposure of the parking area to the street and locate the building entrance on the south façade or corner location that is highly visible from the street to activate the street edge;*

The proposed plans and elevation shows a building that is located and oriented to Fanshawe Park Road West corridor which limits the exposure of parking area and provides for an entrance on the south façade that is highly visible from the street.

- iii.) Reduce and reconfigure the surface parking area in order to increase the amount of green space throughout the parking area;*

The proposed plans provide for a parking area that increases the amount of green space throughout the parking area.

- iv.) Screen the remaining parking area that is exposed to the street through the use of landscaping and a low masonry wall to provide a strong street-wall and attractive view from the public realm;*

The proposed plans provides for a low masonry wall along Fanshawe Park Road West that will result in an attractive view from the public realm.

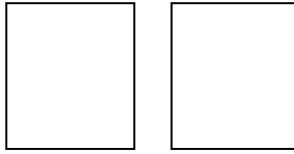
The City Planner confirmed by email dated, March 2, 2017 that the proposed plans and elevations are consistent with the urban design concepts established through the Official Plan and Zoning By-law amendment (OZ-8511). The development agreement will be executed implementing the urban design concepts to the satisfaction of the City. It is appropriate to remove this holding provision at this time.

Agenda Item # Page #

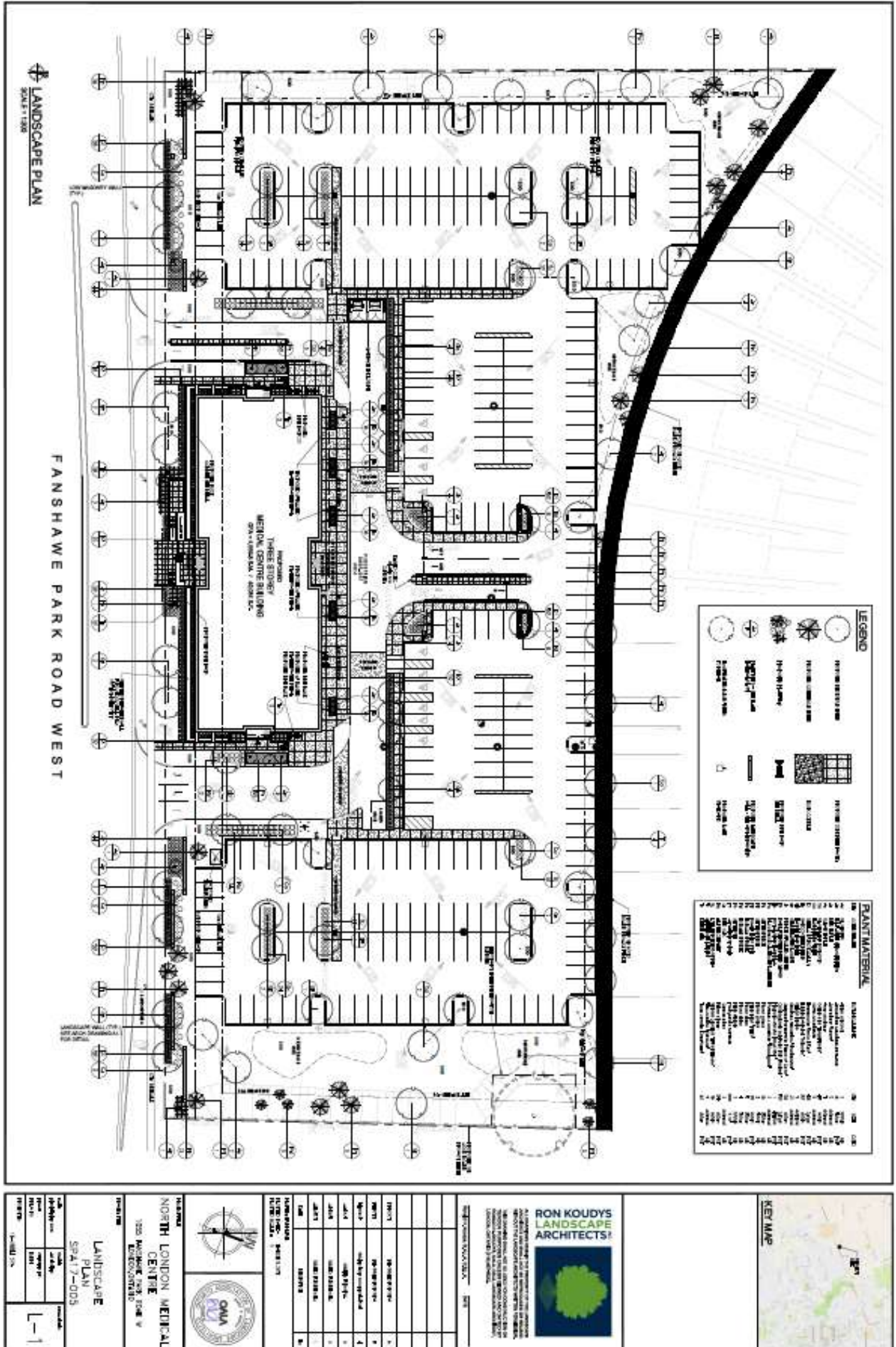
H-8732/C. Smith

Proposed Fanshawe Park Road West Elevation





Proposed Landscape Site Plan



--	--

H-8732/C. Smith

CONCLUSION

It is appropriate to remove the h. h-17, h-54, h-71 and h-95 holding provisions from the Office Special Provision (OF5 (5)) Zone at this time. Removal of the holding provision will allow for the consideration of building permits to permit the construction of a 3 storey medical/dental office building.

PREPARED and RECOMMENDED BY:	REVIEWED BY:
C. SMITH SENIOR PLANNER, DEVELOPMENT SERVICES	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

CS/

Agenda Item # Page #

--	--

H-8732/C. Smith

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 2605-2651 Tokala Trail and 1055 & 1075 Fanshawe Park Road West.

WHEREAS Horizon Medical Developments has applied to remove the holding provisions from the zoning for the land located at 2605-2651 Tokala Trail and 1055 & 1075 Fanshawe Park 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 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 2605-2651 Tokala Trail and 1055 & 1075 Fanshawe Park Road West, as shown on the attached map to remove the holding provisions so that the zoning of the lands as an Office Special Provision (OF5 (5) 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

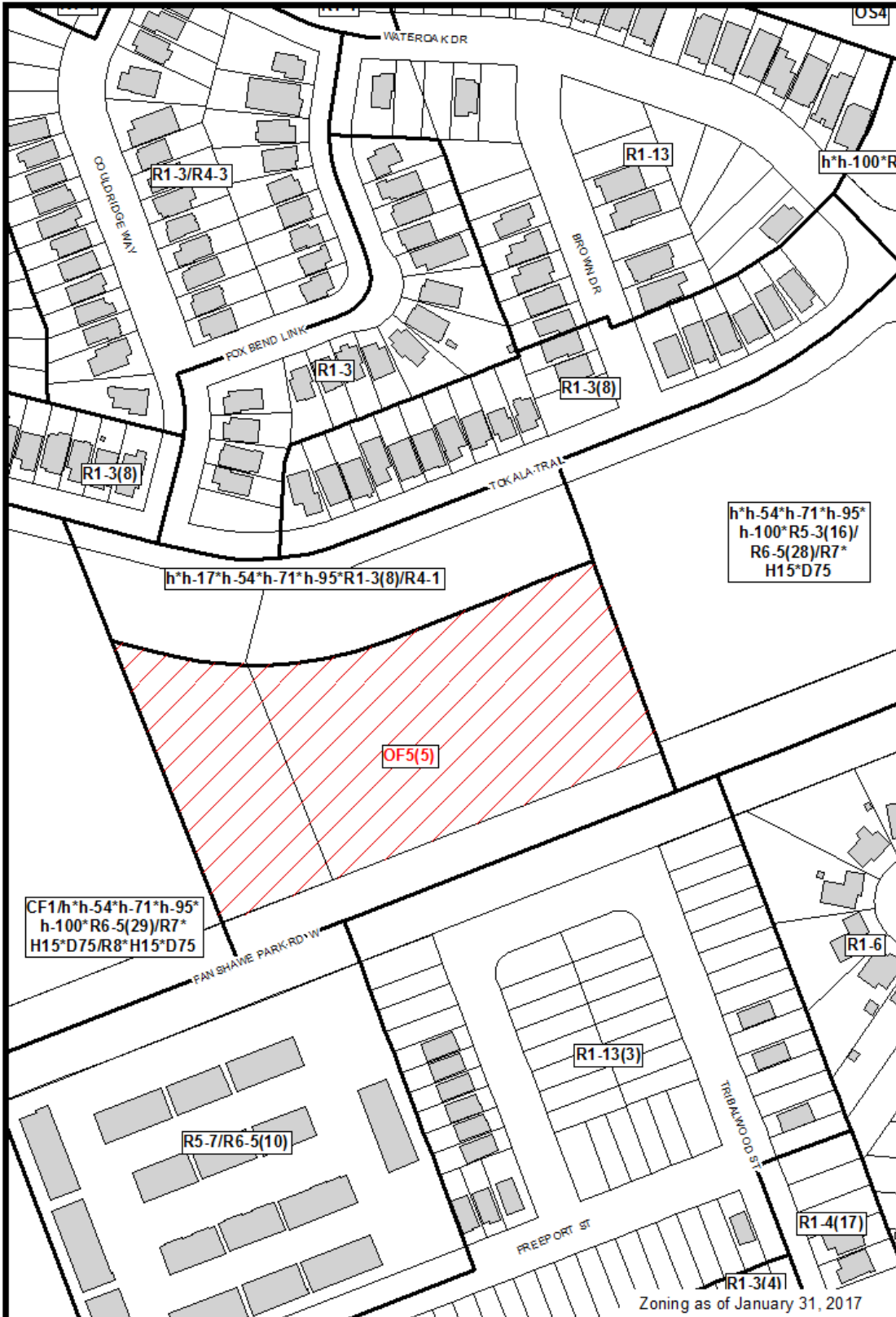
Catharine Saunders
City Clerk

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

--	--

H-8732/C. Smith

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



<p>File Number: H-8732 Planner: CS Date Prepared: February 3, 2017 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>
---	---