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**H-8801
Nancy Pasato**

TO:	CHAIR AND MEMBERS PLANNING AND ENVIRONMENT COMMITTEE
FROM:	GEORGE KOTSIFAS, P. ENG. MANAGING DIRECTOR, DEVELOPMENT & COMPLIANCE SERVICES AND CHIEF BUILDING OFFICIAL
SUBJECT:	APPLICATION BY: DANCOR CONSTRUCTION LIMITED 2150 OXFORD STREET EAST MEETING ON JULY 31, 2017

RECOMMENDATION

That, on the recommendation of the Senior Planner, Development Services, based on the application by Dancor Construction Limited relating to lands located at 2150 Oxford Street East, the attached proposed by-law **BE INTRODUCED** at the Municipal Council meeting on August 22, 2017 to amend Zoning By-law Z.-1 (in conformity with the Official Plan) to change the zoning on a portion of the lands **FROM** a Holding Light Industrial (h-199*h-200*LI1/LI2/LI4/LI5) Zone **TO** a Light Industrial (LI1/LI2/LI4/LI5) Zone to remove the holding (h-199 and h-200) provisions for Phase 3.

PREVIOUS REPORTS PERTINENT TO THIS MATTER
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October 5, 2015 – Report to Planning and Environment Committee on Official Plan and Zoning By-law amendment to update flood plain mapping in accordance with the Pottersburg Creek Subwatershed Study, thereby reducing the area within the flood plain and increasing developable Light Industrial land in the area of the Skyway Industrial Park area. (OZ-8510)

July 17, 2017 – Report to Planning and Environment Committee on removal of holding provisions for Phase 1 of the development. (H-8686)

PURPOSE AND EFFECT OF RECOMMENDED ACTION

The purpose and effect of this action is to remove the holding provisions on a portion of this parcel to permit the development of an industrial building.

RATIONALE

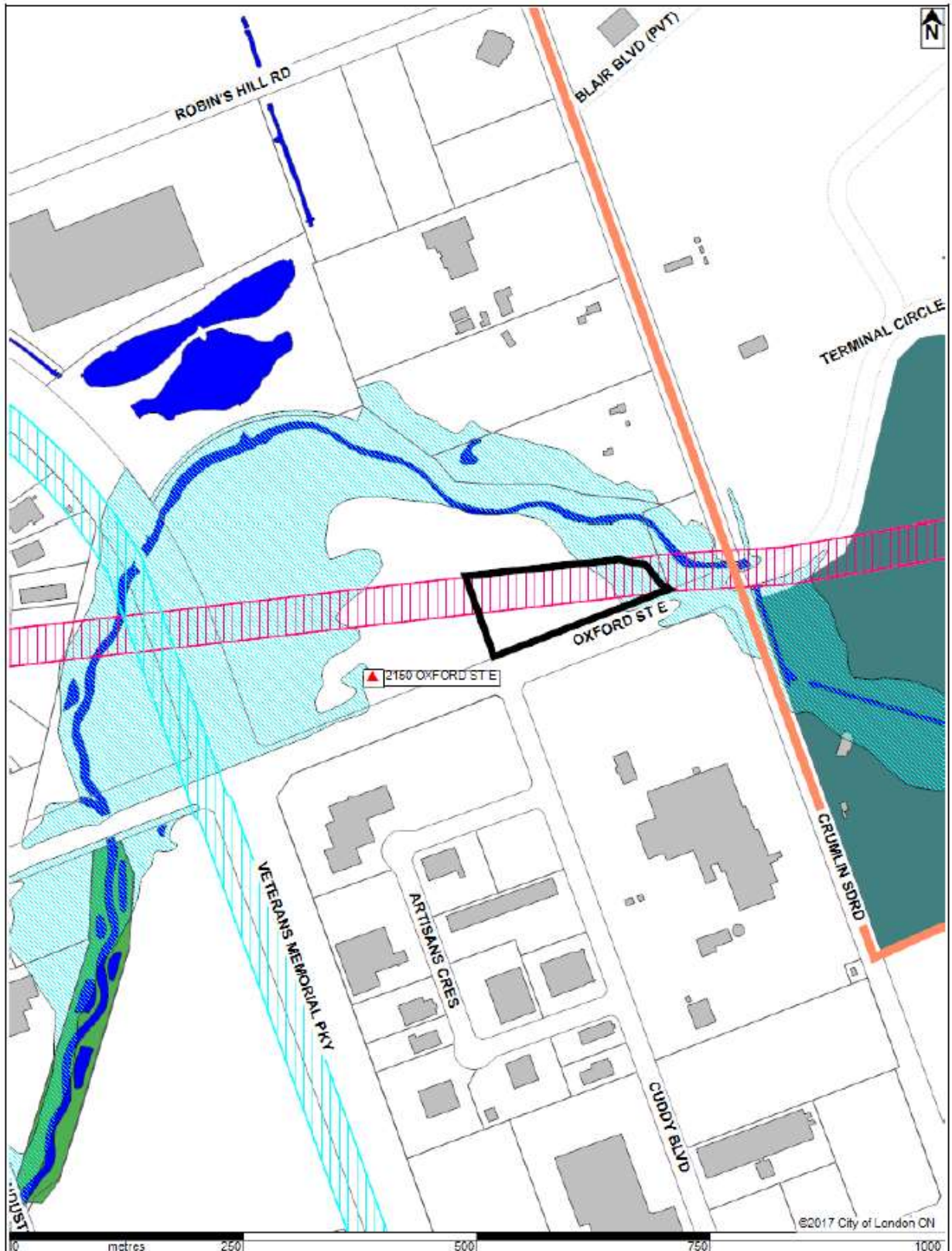
1. The conditions for removing the holding (h-199, h-200) provisions for Phase 3 have been met and the recommended amendment will allow development of an industrial building, in compliance with the Zoning By-law.
2. A development agreement has been entered into between Dancor Construction Limited and the City of London.







BACKGROUND

In October, 2015, Municipal Council approved an amendment to the Official Plan and Zoning By-law to update flood plain mapping in accordance with the Pottersburg Creek Subwatershed Study, thereby reducing the area within the flood plain and increasing the amount of developable Light Industrial land in the area of the Skyway Industrial Park. The subject site was zoned Holding Light Industrial (h-199*h-200*LI1/LI2/LI4/LI5), to permit a range of light industrial uses.

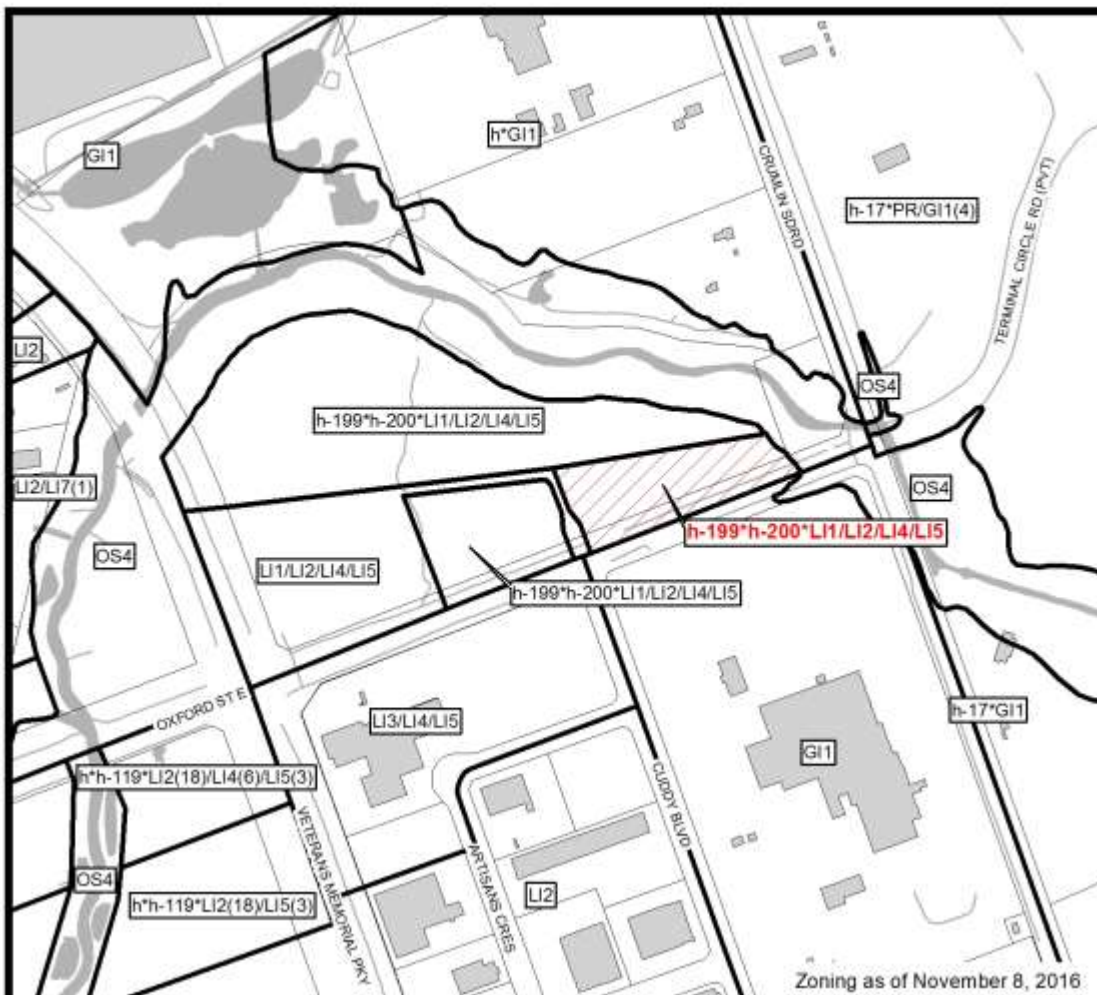
Two empty rectangular boxes for agenda item and page numbers.

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<p>LOCATION MAP</p> <p>Subject Site: 2150 Oxford Street E – Phase 3 Applicant: Dancor Construction Development Limited File Number: H-8801 Planner: Nancy Pasato Created By: Nancy Pasato Date: 2017-07-13 Scale: 1:5000</p>	<p>LEGEND</p> <ul style="list-style-type: none">  Subject Site  Parks  Assessment Parcels  Buildings  Address Numbers
<p>Corporation of the City of London Prepared By: Planning and Development</p> <p style="text-align: right;"></p>	

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COUNCIL APPROVED ZONING FOR THE SUBJECT SITE:

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

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| <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 |
|--|---|

<p>CITY OF LONDON PLANNING, ENVIRONMENTAL AND ENGINEERING SERVICES</p> <p>ZONING BY-LAW NO. Z.-1</p> <p>SCHEDULE A</p> <p style="font-size: small;">THIS MAP IS AN UNOFFICIAL EXTRACT FROM THE ZONING BY-LAW WITH ADDED NOTATIONS</p>		<p>FILE NO: H-8801 NP</p>
	<p>MAP PREPARED: July 20, 2017 RC</p>	
	<p>1:5,000</p> <p>0 25 50 100 150 200 Meters</p>	

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Date Application Accepted: July 12, 2017	Agent: Kassidy Swain, Dancor
REQUESTED ACTION: Possible change to Zoning By-law Z.-1 by deleting the Holding (h-199 and h-200) on a portion of the site. The partial removal of the h-199 holding symbol is contingent on the completion and sign off of the Pottersburg Creek Storm Drainage, Flood Control and Remediation Works project by the Upper Thames River Conservation Authority and the City Engineer. The partial removal of the h-200 holding symbol is contingent on a site plan and building elevations that incorporate high quality urban design features that recognize the prominent gateway location of the site, including enhanced building and landscape design, screened service and loading areas, and building orientation and setbacks.	

PUBLIC LIAISON:	Notice of Intent to Remove Holding Provision was published in the <i>Public Notices and Bidding Opportunities</i> section of <i>The Londoner</i> on July 20, 2017.	No replies received
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ANALYSIS

The purpose of the holding “h-199” provision in the zoning by-law is as follows:

Purpose:

To ensure that the works required to implement the Pottersburg Creek Storm Drainage, Flood Control and Remediation Works project are completed prior to any development on the site, the “h-199” symbol shall not be deleted until the “as-built” drawings for the required works are submitted and accepted to the satisfaction of the Upper Thames River Conservation Authority and City Engineer. (Z.-1-152430)

The grading for Phase 3 was completed and the “as-built” drawings were submitted to the City and the UTRCA on July 19th, 2017. Based on the information provided, both the City’s SWM Unit and the UTRCA confirmed by email dated July 21st, 2017 that this addresses the requirements of the holding provision and they are satisfied that it can be lifted.

The purpose of the holding “h-200” provision in the zoning by-law is as follows:

Purpose:

To ensure that urban design is addressed at site plan, a development agreement shall be entered into that incorporates high quality urban design features that recognize the prominent gateway location of the site, including enhanced building and landscape design, screened service and loading areas, and building orientation and setbacks. The “h-200” symbol shall not be deleted until building elevations and site plan have been submitted that recognizes the prominent gateway location of the site, to the satisfaction of the City Planner. (Z.-1-152430)

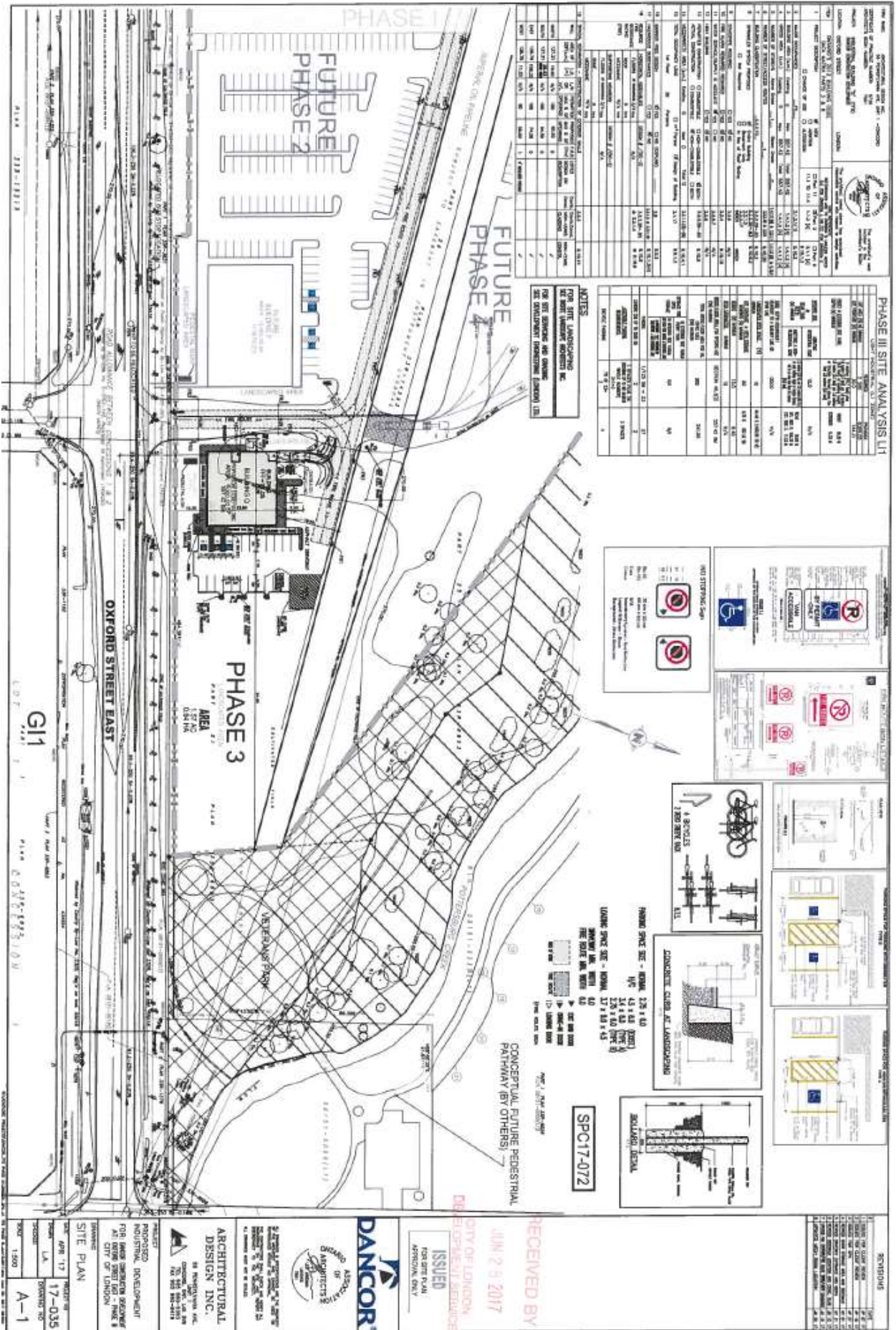
A development agreement has been entered into with the City and the Applicant. By email, dated July 19th, 2017, Urban Design had indicated they were satisfied with the submitted elevations and landscape plan for Phase 3.

Future phases will be subject to additional applications for removal of holding provisions.



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Proposed Site Plan Phase 3 – 2150 Oxford Street E



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CONCLUSION

Staff is of the opinion that the holding provision requirements have been satisfied and it is appropriate to remove the holding h-199 and h-200 symbols from a portion of this parcel to allow for the development of Phase 3.

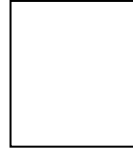
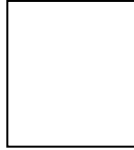
PREPARED AND RECOMMENDED BY:	REVIEWED BY:
NANCY PASATO, MCIP, RPP SENIOR PLANNER, DEVELOPMENT PLANNING	LOU POMPILII, MCIP, RPP MANAGER, DEVELOPMENT PLANNING
REVIEWED BY:	SUBMITTED BY:
PAUL YEOMAN, RPP, PLE DIRECTOR, DEVELOPMENT SERVICES	GEORGE KOTSIFAS, P. ENG. MANAGING DIRECTOR, DEVELOPMENT & COMPLIANCE SERVICES AND CHIEF BUILDING OFFICIAL

July 24, 2017

NP/

"Attach."

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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 the holding provisions from the zoning on a portion of lands located at 2150 Oxford Street East.

WHEREAS Dancor Construction Limited has applied to remove the holding provisions from the zoning for a portion of the lands located at 2150 Oxford Street East, 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 on a portion of the lands located at 2150 Oxford Street East, as shown on the attached map, to remove the holding provisions so that the zoning of the lands as a Light Industrial (LI1/LI2/LI4/LI5) 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 22, 2017.

Matt Brown
Mayor

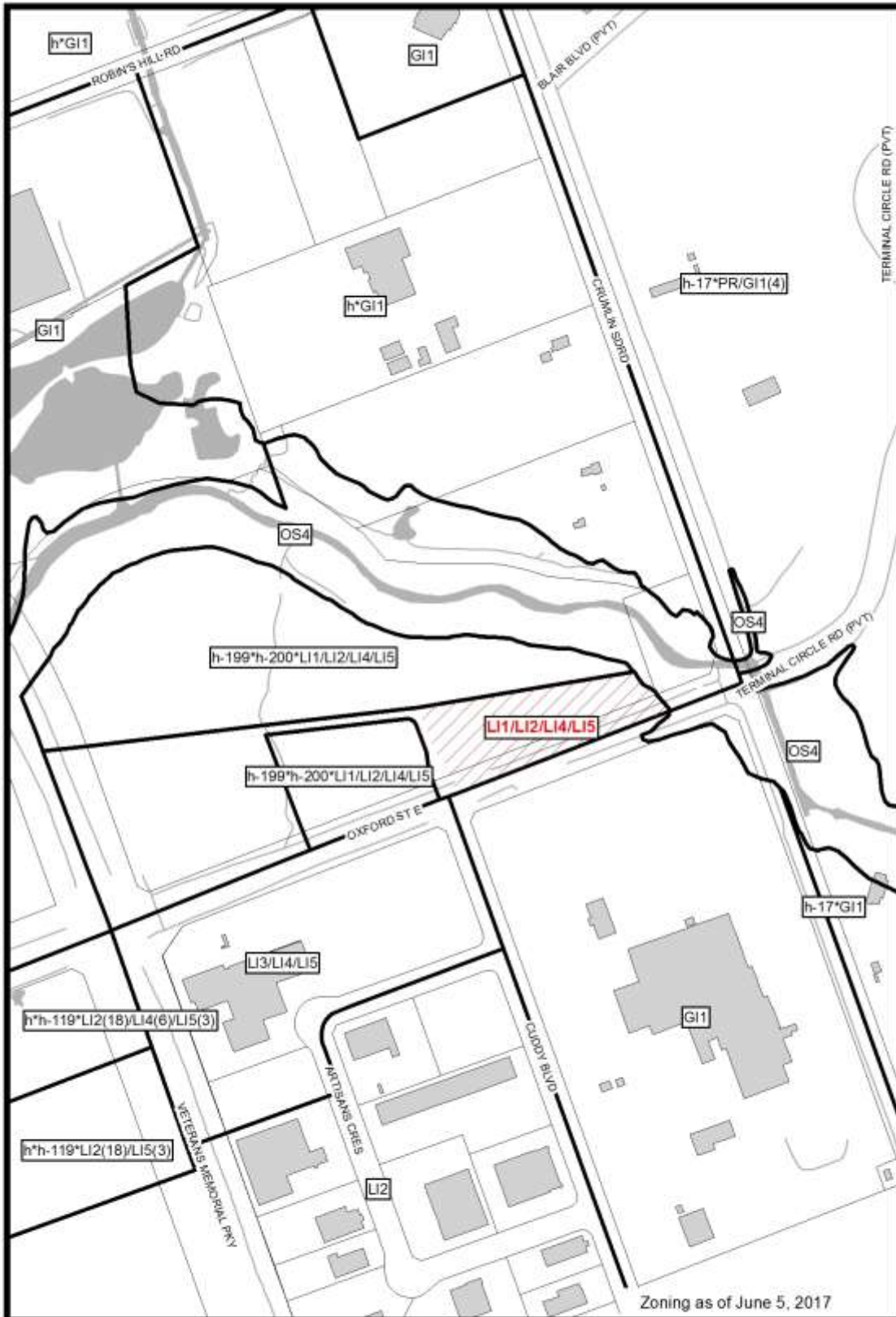
Catharine Saunders
City Clerk

First Reading – August 22, 2017
Second Reading – August 22, 2017
Third Reading – August 22, 2017


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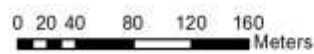
AMENDMENT TO SCHEDULE "A" (BY-LAW NO. Z.-1)



File Number: H-8801
 Planner: NP
 Date Prepared: 2017/07/20
 Technician: RC
 By-Law No: Z.-1-

SUBJECT SITE 

1:4,000



Geotitles