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H-8824
Sonia Wise

TO:	CHAIR AND MEMBERS PLANNING & ENVIRONMENT COMMITTEE
FROM:	JOHN M. FLEMING MANAGING DIRECTOR, PLANNING AND CITY PLANNER
SUBJECT:	APPLICATION BY: ADELAIDE AND PHILLBROOK CENTRE INC. 1880 PHILLBROOK DRIVE MEETING ON DECEMBER 4, 2017

RECOMMENDATION

That, on the recommendation of the Managing Director, Planning and City Planner, based on the application of Adelaide and Phillbrook Centre Inc. relating to the property located at 1880 Phillbrook Drive, the attached proposed by-law **BE INTRODUCED** at the Municipal Council meeting on December 12, 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 Office Special Provision (h-103*OF4(4)) Zone **TO** an Office Special Provision (OF4(4)) Zone to remove the “h-103” holding provision.

PREVIOUS REPORTS PERTINENT TO THIS MATTER
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May 9, 2016 – Report to Planning and Environment Committee and Public Participation Meeting for Official Plan and Zoning By-law amendment OZ-8584 to permit a three storey mixed use commercial office development.

Nov 6, 2017 – Report to Planning and Environment Committee and Public Participation Meeting for the Site Plan Approval Application SP17-069.

PURPOSE AND EFFECT OF RECOMMENDED ACTION

The purpose and effect of this action is to remove the holding provision at 1880 Phillbrook Drive to facilitate the development of a three storey mixed use, commercial and office development.

RATIONALE

1. The condition requiring the “h-103” holding provision has been satisfied and the recommended amendment will allow the development of a mixed-use commercial and office development, in compliance with the Official Plan and Zoning By-law.
2. A development agreement has been entered into between Adelaide and Phillbrook Centre Inc. and the City of London.

BACKGROUND

In May, 2016, Municipal Council approved an amendment to the Official Plan and Z.-1 Zoning By-law to change from a Multi-Family, Medium Density Residential Designation, to an Office Area Designation, and from a Neighbourhood Facility/Residential R1 (NF/R1-1) Zone to a holding Office Special Provision (h-103*OF4(4)) Zone. The “h-103” holding provision was applied to ensure that the positive urban design features identified at the time of Official Plan and Zoning By-law Amendment were implemented through the Site Plan Approval Process.

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LOCATION MAP

Subject Site: 1880 Phillbrook Dr
 Applicant: Adelaide and Phillbrook Centre Inc.
 File Number : H-8824

Planner : SW
 Created By : MB
 Date : 2017/10/26
 Scale : 1:2000

Legend

Subject Site

Prepared by : Graphics & Information Services , Planning Division
 Corporation of the City of London
 E:\planning\projects\ip_opa-locationmaps



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Date Application Accepted: September 19, 2017	Agent: York Development
REQUESTED ACTION: Request to remove the h-103 holding provision at 1880 Phillbrook Drive.	

PUBLIC LIAISON:	Notice of the Intent to Remove Holding Provision was published in the <i>Public Notices and Bidding Opportunities</i> section of <i>The Londoner</i> on October 5, 2017.	2 replies were received requesting more information.
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ANALYSIS

The “h-103” holding provision forms part of the zone on the subject site to ensure urban design is implemented through the development agreement. The “h-103” holding provision is as follows:

Purpose: To ensure that urban design is addressed at site plan, a site plan will be approved and a development agreement will be entered into which, to the satisfaction of the General Manger of Planning and Development, incorporates the design objectives as identified in the Council resolution. A requirement of the site plan submission will include an urban design brief and building elevations which detail how the objectives have been achieved.

An Urban Design Brief has been submitted which is consistent with the initial design considered through the Official Plan and Zoning By-law Amendment Application. A development agreement has been prepared and entered into following the public site plan meeting which was held on November 6, 2017.

The City’s Urban Design staff have reviewed the submitted site plan materials and advised on October 13, 2017 that the proposal has satisfied the stated purpose for the h-103 holding provision.

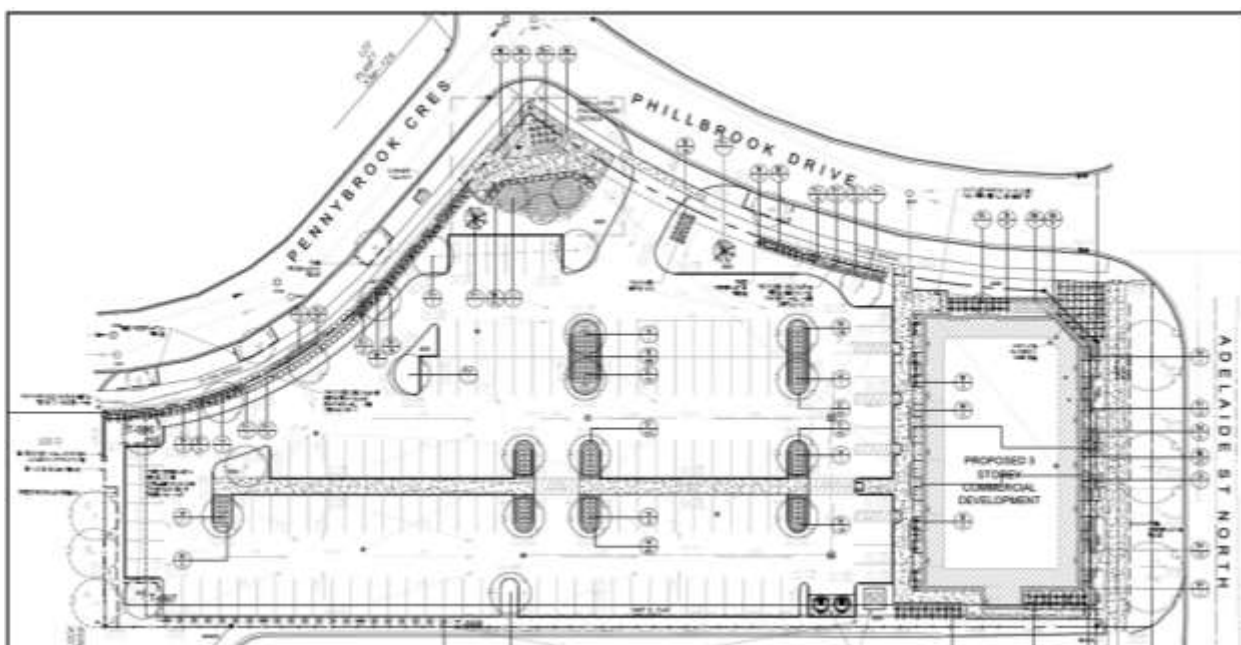


Figure 1: Proposed Landscape Plan

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CONCLUSION

The "h-103" holding provision requirement has been satisfied and it is appropriate to remove the holding symbol to allow for the development of the mixed-use, office and commercial building.

PREPARED BY:	SUBMITTED BY:
SONIA WISE PLANNER II, CURRENT PLANNING	MICHAEL TOMAZINCIC, MCIP, RPP MANAGER, CURRENT PLANNING
RECOMMENDED BY:	
JOHN M. FLEMING, MCIP, RPP MANAGING DIRECTOR, PLANNING AND CITY PLANNER	

November 27, 2017

/SW

"Attach."

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Bill No. (Number to be inserted by Clerk's Office)
2018

By-law No. Z.-1-18_____

A by-law to amend By-law No. Z.-1 to remove the holding provision from the zoning on lands located at 1880 Phillbrook Drive.

WHEREAS Adelaide and Phillbrook Centre Inc. has applied to remove the holding provision from the zoning for the lands located at 1880 Phillbrook Drive, as shown on the map attached to this by-law, as set out below;

AND WHEREAS it is deemed appropriate to remove the "h-103" 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 the lands located at 1880 Phillbrook Drive, as shown on the attached map, to remove the "h-103" holding provision so that the zoning of the lands as an Office Special Provision (OF4(4)) Zone comes into effect.
2. This By-law shall come into force and effect on the date of passage.

PASSED in Open Council on December 12, 2017.

Matt Brown
Mayor

Catharine Saunders
City Clerk

First Reading – December 12, 2017
Second Reading – December 12, 2017
Third Reading – December 12, 2017

Agenda Item # Page #

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Appendix A

