

## Report to Planning and Environment Committee

**To:** Chair and Members  
Planning & Environment Committee

**From:** G. Kotsifas, P. Eng  
Managing Director, Development & Compliance Services and  
Chief Building Official

**Subject:** Application By: Italian Seniors Project  
1090, 1092 & 1096 Hamilton Road

**Meeting on:** September 24, 2018

## Recommendation

That, on the recommendation of the Senior Planner, Development Services, the following actions be taken with respect to the application of Italian Seniors Project relating to the properties located at 1090, 1092 & 1096 Hamilton Road, the proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting on October 2, 2018 to amend Zoning By-law Z.-1 (in conformity with the Official Plan) to change the zoning of the lands **FROM** a Holding Residential R8 Special Provision (h-213•R8-4(41)) Zone **TO** a Residential R8 Special Provision (R8-4(41)) Zone to remove the h-213 holding provision.

## Executive Summary

### Summary of Request

The request is to remove the holding provision from the zoning on 1090, 1092 & 1096 Hamilton Road.

### Purpose and the Effect of Recommended Action

The purpose and effect is to remove the holding ("h-213") symbol from the zoning to permit the construction of a 3 storey senior's apartment building/residence, with a total of 62 units.

### Rationale of Recommended Action

The condition for removing the holding provision have been met, as the Applicant has worked with the City's Wastewater and Drainage Engineering (WADE) Division and further discussions have resulted in a servicing solution that is acceptable to WADE and the City Engineer.

## 1.0 Site at a Glance

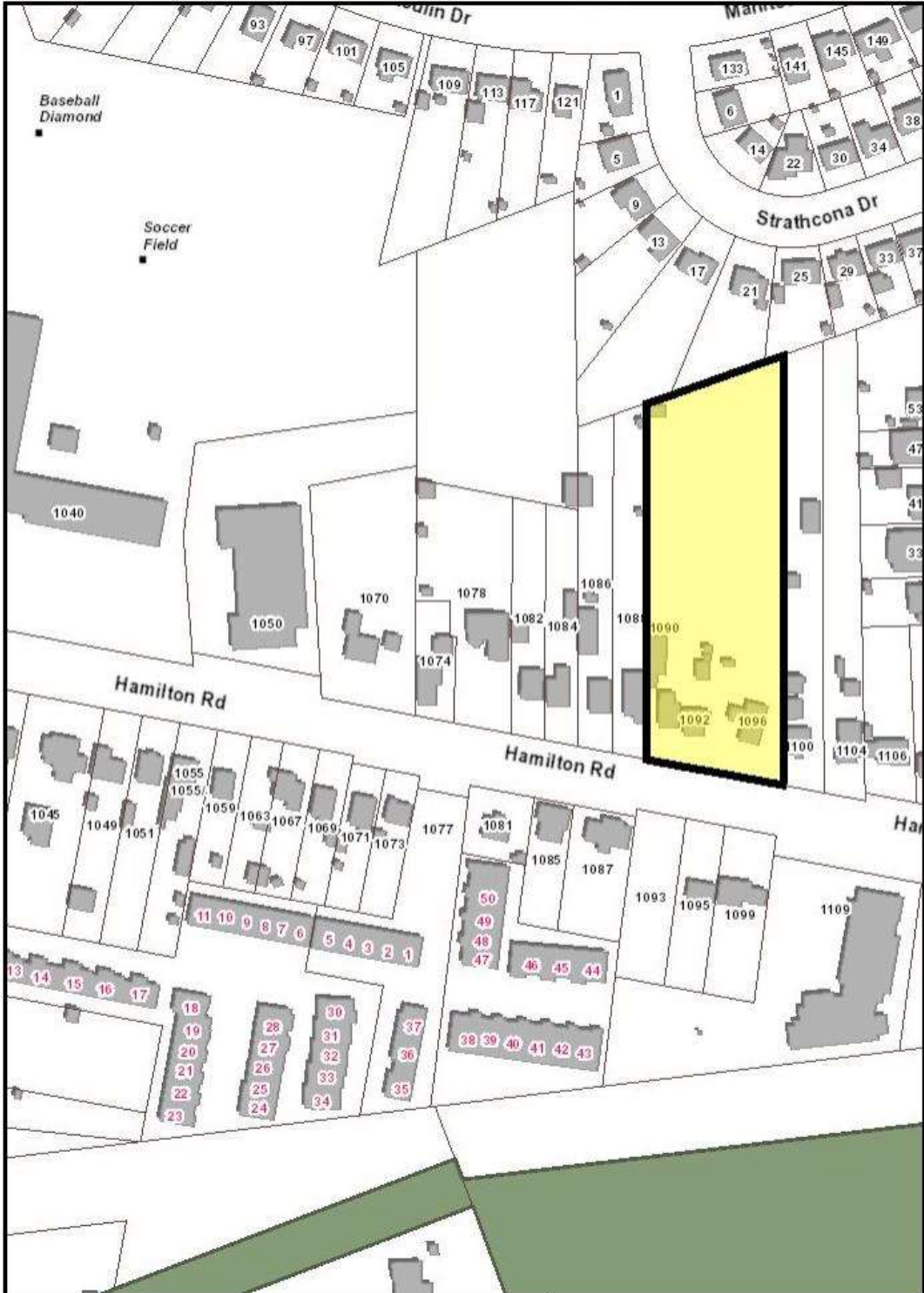
### 1.1 Property Description







The subject lands are located on the north side of Hamilton Road between Watmar Avenue to the east and Fairmont Avenue to the west. The subject lands are comprised of three (3) parcels, municipally known as 1090, 1092, and 1096 Hamilton Road, that have a combined total area of 0.85 hectares (2.1 acres). 1090 Hamilton Road is currently occupied by a 1-storey single detached dwelling with a large detached garage. 1092 Hamilton Road is currently vacant, but was formally occupied by a single detached dwelling. 1096 Hamilton Road is currently occupied by a 1-storey commercial building; and the property was formerly used as a gas station.

### 1.2 Current Planning Information (see more detail in Appendix D)

- Official Plan Designation – Low Density Residential
- The London Plan Place Type – Neighbourhoods, with frontage on a Civic Boulevard (Hamilton Road)
- Existing Zoning – Holding Residential R8 Special Provision (h-213•R8-4(41)) Zone

# Location Map



Location Map		Legend	
Subject Property:	1090, 1092 and 1096 Hamilton Road		Subject Property
Applicant:	ITALIAN SENIORS PROJECT		Parks
File Number:	H-8938		Assessment Parcels
Created By:	Nancy Pasato		Buildings
Date:	9/6/2018		Address Numbers
Scale:	1:2000		
Corporation of the City of London			

### 1.3 Site Characteristics

- Current Land Use – Single Detached Dwelling, Vacant (Formerly Single Detached Dwelling), & Commercial Building (Formerly Gas Station)
- Frontage – 54.8 metres (180 feet)
- Depth – 170.0 metres (558 feet)
- Area – 0.846 hectares (2.1 acres)

### 1.4 Surrounding Land Uses

- North – Low Density Residential (Single Detached Dwellings)
- East – Low Density Residential (Single Detached Dwellings), & Commercial
- South – Low Density Residential (Single Detached Dwellings), Medium Density Residential (Cluster Townhouses & Low-Rise Apartment Building), & Open Space
- West – Low Density Residential (Single Detached Dwellings), & Community & Neighbourhood Facilities (Bob Hayward YMCA & Fairmont Public School)

## 2.0 Description of Proposal

### 2.1 Development Proposal

The requested amendment will permit a three storey, 62 unit apartment building geared towards seniors.

The Applicant has not submitted a site plan application at this time.

## 3.0 Relevant Background

### 3.1 Planning History

In 1990, the Hamilton Road Area Study was undertaken to determine the development potential of larger, underutilized single detached residential lots in this area. The study concluded that the properties located at 1073, 1077, 1081 and 1121 Hamilton Road could be rezoned, upon receipt of an application, to permit townhouse uses to a maximum density of 30 units per hectare. This density was considered appropriate at the time to ensure compatibility with existing residential uses in the area.

Provincial policy direction has changed since the Hamilton Road Area Study. The 2014 Provincial Policy Statement more readily provides for, and encourages compact form, redevelopment, and intensification.

In 2007, an application for a Zoning By-law Amendment was approved for 1109 Hamilton Road (formerly part of 1121 Hamilton Road) on the south side of Hamilton Road, opposite the subject lands. The Zoning By-law Amendment applied a Residential R7 Zone to permit the development of a 4-storey, 52 unit seniors lodging home that has since been constructed and is commonly known as Residenza Italia. The 3-storey apartment building proposed for the subject lands is intended as a “sister” building to Residenza Italia, and is proposed by the same applicant.

A Zoning By-law Amendment to permit the three storey senior’s apartment residence on the subject sites was approved by Municipal Council on January 30, 2018 (file Z-8827). Through this amendment, the h-213 holding provision was added. Planning Staff recommended this holding provision for sanitary servicing as the proposed servicing strategy submitted by the Applicant was not supported by the City’s Wastewater and Drainage Division (“WADE”).

## 4.0 Key Issues and Considerations

### 4.1 Issue and Consideration # 1- “h-213” holding provision

The “h-213” holding provision states that:

*“Purpose: To ensure the orderly development of the lands the “h-213” symbol shall not be deleted until a sanitary servicing capacity report has been prepared and confirmation*

*that a municipal sanitary sewer outlet is available to service the site to the satisfaction of the City Engineer.”*

Comments from the City’s Wastewater and Drainage Engineering Division (WADE) indicated that although there is no fronting municipal sanitary sewer on Hamilton Road for the subject property, further discussions with the applicants engineer have resulted in a proposed temporary sanitary servicing strategy of bisecting Hamilton Road through 1093 and 1109 Hamilton Road with a 200mm sanitary PDC and connecting to the 400mm sanitary sewer which outlets to the Pottersburg Pollution Control Plant (PCP). It should be noted that both 1093 and 1109 Hamilton Road are also owned by the applicant and joint use and maintenance agreements/easements may be required for the applicants lands in which this sanitary sewer connection traverses. The Applicant will be required to connect to the ultimate sanitary sewer on Hamilton Road when it becomes available, at no cost to the City. WADE has no objections to removing the holding provision and allowing the temporary servicing strategy.

This satisfies the requirement for removal of the “h-213” holding provision.

More information and detail is available in Appendix B and C of this report.

## **5.0 Conclusion**

The condition for removing the holding provision have been met, as further discussions has resulted in a temporary servicing strategy, to the satisfaction of the City. Therefore, it is appropriate to remove the holding provisions from the site.

<b>Recommended by:</b>	<b>Nancy Pasato, MCIP, RPP Senior Planner, Development Services</b>
<b>Reviewed by:</b>	<b>Lou Pompili, MCIP RPP Manager, Development Planning (Subdivision)</b>
<b>Concurred in by:</b>	<b>Paul Yeoman, RPP, PLE Director, Development Services</b>
<b>Submitted by:</b>	<b>George Kotsifas, P.ENG Managing Director, Development and Compliance Services and Chief Building Official</b>
Note: This report was prepared by or under the supervision of a Registered Professional Planner within the meaning of the Ontario Professional Planners Institute Act, 1994 qualified to provide opinions on planning matters to Municipal Council.	

August 31, 2018  
NP/np

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## Appendix A

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 rezone an area of land located at 1090, 1092 & 1096 Hamilton Road.

WHEREAS Italian Seniors Project have applied to remove the holding provision from the zoning for the lands located at 1090, 1092 & 1096 Hamilton Road, 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 1090, 1092 & 1096 Hamilton Road, as shown on the attached map, to remove the h-213 holding provisions so that the zoning of the lands as a Residential R8 Special Provision (R8-4(41)) Zone comes into effect.
2. This By-law shall come into force and effect on the date of passage.

PASSED in Open Council on October 2, 2018.

Matt Brown  
Mayor

Catharine Saunders  
City Clerk

First Reading – October 2, 2018  
Second Reading – October 2, 2018  
Third Reading – October 2, 2018

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



## Appendix B – Public Engagement

### Community Engagement

**Public liaison:** Notice of Application was published in the *Public Notices and Bidding Opportunities* section of *The Londoner* on August 16, 2018.

No replies were received.

**Nature of Liaison:** City Council intends to consider removing the holding (h-213) provision which was put in place to ensure adequate sanitary sewer capacity. The h-213 shall not be deleted until a sanitary servicing capacity report has been prepared and confirmation that a municipal sanitary sewer outlet is available to service the site to the satisfaction of the City Engineer. Council will consider removing the holding provision as it applies to these lands no earlier than September 18, 2018.

**Responses:** No comments received.

### Responses to Public Liaison Letter and Publication in “The Londoner”

Telephone	Written

### Agency/Departmental Comments

#### Wastewater and Drainage Engineering Division (WADE)

“There is no fronting municipal sanitary sewer on Hamilton Road for the subject property. However, WADE has been in discussions with the applicants engineer and accepts the proposed temporary sanitary servicing strategy of bisecting Hamilton Road through 1093 and 1109 Hamilton Road with their 200mm sanitary PDC and connecting to the 400mm Sanitary Sewer which outlets to the Pottersburg PCP. It should be noted that both 1093 and 1109 Hamilton Road are also owned by the applicant and joint use maintenances and easements may be required for the applicants lands in which this sanitary sewer connection traverses.

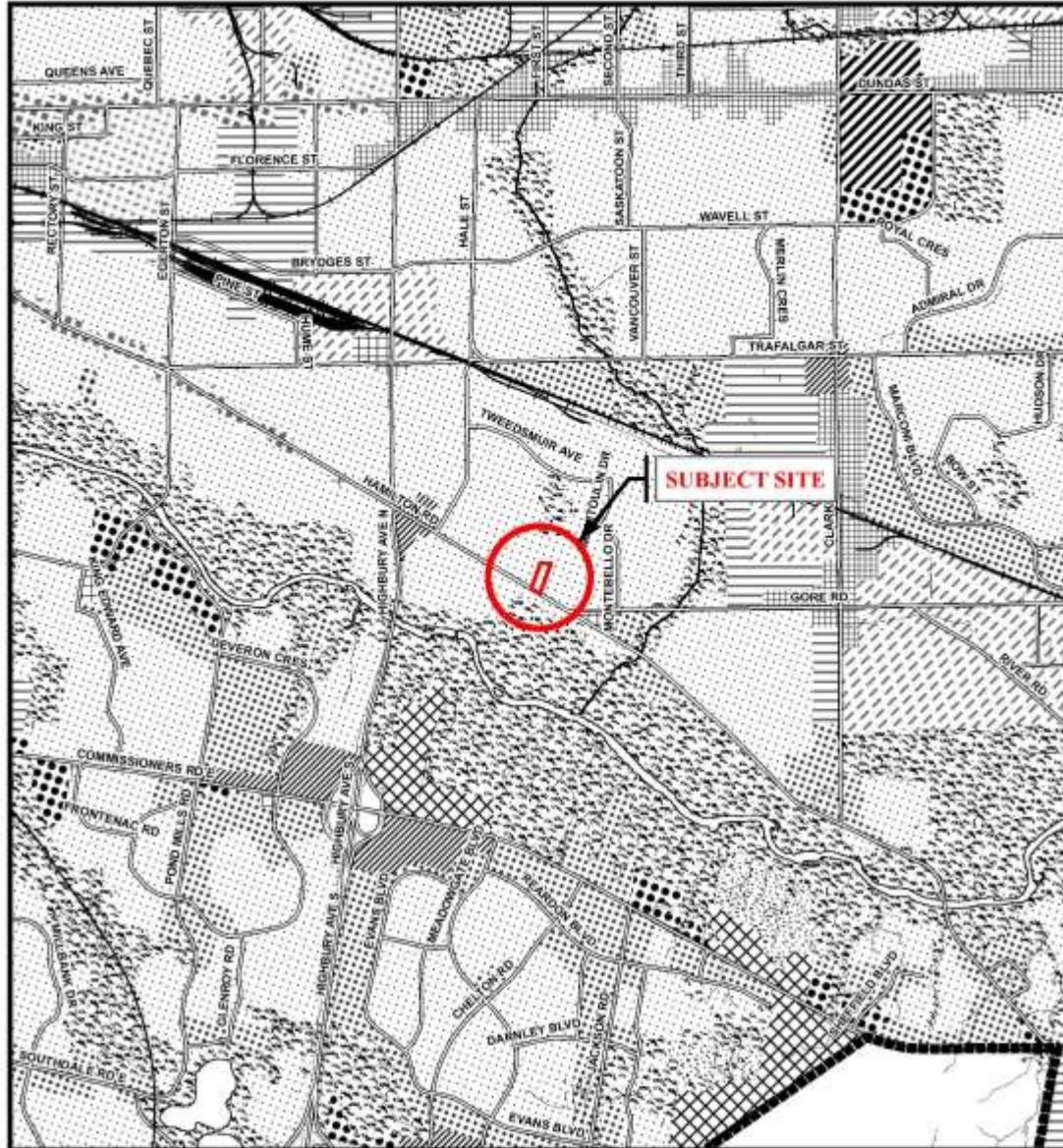
The owner will be required to connect to the ultimate sanitary sewer on Hamilton Road when it becomes available, at no cost to the City.

WADE has no objections to removing the holding provision and allowing the temporary servicing strategy.”

# Appendix C – Relevant Background

## Additional Maps

### Official Plan Schedule “A” Excerpt



Legend		
Downtown	Multi-Family, Medium Density Residential	Office Business Park
Wonderland Road Community Enterprise Corridor	Low Density Residential	General Industrial
Enclosed Regional Commercial Node	Office Area	Light Industrial
New Format Regional Commercial Node	Office/Residential	Commercial Industrial
Community Commercial Node	Regional Facility	Transitional Industrial
Neighbourhood Commercial Node	Community Facility	Rural Settlement
Main Street Commercial Corridor	Open Space	Environmental Review
Auto-Oriented Commercial Corridor	Urban Reserve - Community Growth	Agriculture
Multi-Family, High Density Residential	Urban Reserve - Industrial Growth	Urban Growth Boundary

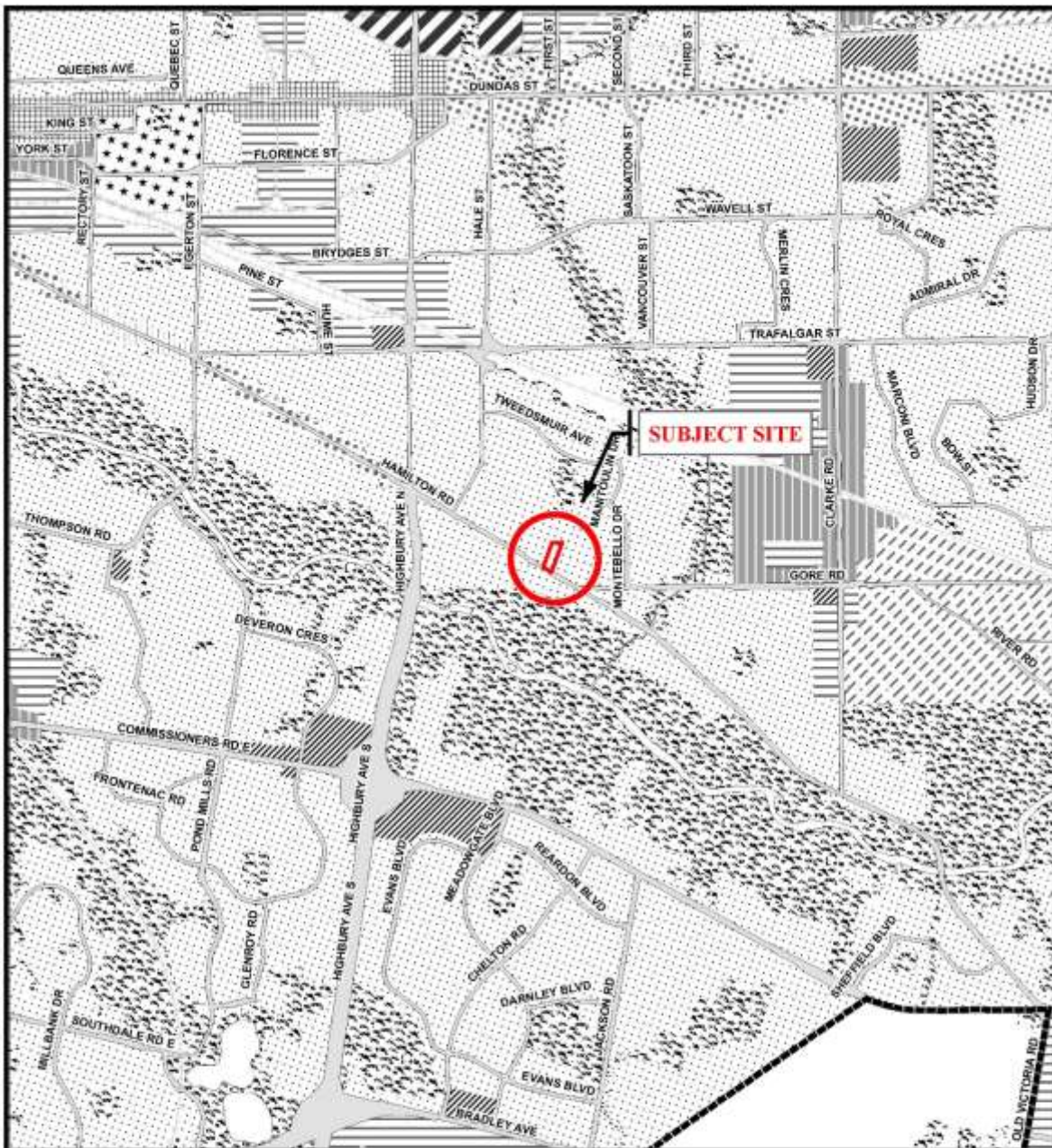
  

<p><b>CITY OF LONDON</b>                  Planning Services /                  Development Services                  OFFICIAL PLAN SCHEDULE A                  - LANDUSE -</p> <p><small>PREPARED BY: Graphics and Information Services</small></p>	<p>Scale 1:30,000</p> <p>Meters</p>	<p>FILE NUMBER: H-8938</p> <p>PLANNER: NP</p> <p>TECHNICIAN: RC</p> <p>DATE: 2018/08/30</p>
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PROJECT LOCATION: e:\planning\projects\ip\_officialplan\work\conso\00\excerpts\mxd\_template\scheduleA\_b5w\_8x14\_with\_SWAP.mxd



# London Plan Place Types Excerpt



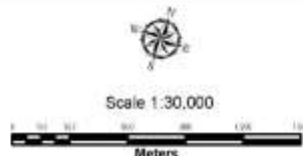
## Legend

- |                        |                          |   |
|------------------------|--------------------------|---|
| Downtown               | Future Community Growth  | Environmental Review                    |
| Transit Village        | Heavy Industrial         | Farmland                                |
| Shopping Area          | Light Industrial         | Rural Neighbourhood                     |
| Rapid Transit Corridor | Future Industrial Growth | Waste Management Resource Recovery Area |
| Urban Corridor         | Commercial Industrial    | Urban Growth Boundary                   |
| Main Street            | Institutional            |   |
| Neighbourhood          | Green Space              |   |

This is an excerpt from the Planning Division's working consultation of Map 1 - Place Types of the London Plan, with added notations.

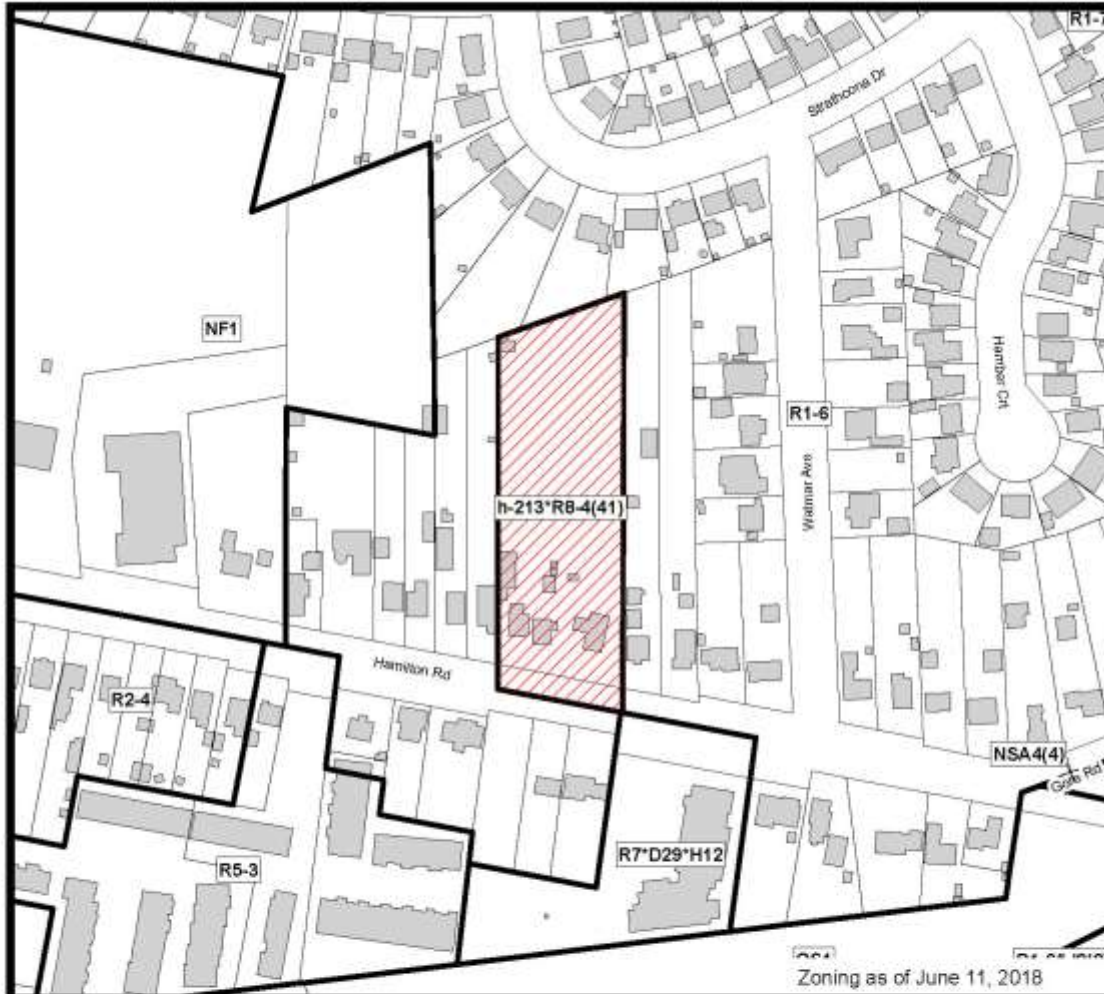
At the time of the printing of this map, the Rapid Transit EA is in progress. This map shows the Rapid Transit Corridors and Urban Corridors to recognize potential alignments. These Place Types will be modified to align with the results of the EA process for the final version of The London Plan.

**CITY OF LONDON**  
 Planning Services /  
 Development Services  
**LONDON PLAN MAP 1**  
**- PLACE TYPES -**  
 PREPARED BY: Planning Services



**File Number:** H-8938  
**Planner:** NP  
**Technician:** RC  
**Date:** August 30, 2018

# Zoning By-law Map Excerpt



**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            | OS - OPEN SPACE                   |
| R7 - SENIOR'S HOUSING                     | CR - COMMERCIAL RECREATION        |
| R8 - MEDIUM DENSITY/LOW RISE APTS.        | ER - ENVIRONMENTAL REVIEW         |
| R9 - MEDIUM TO HIGH DENSITY APTS.         | OB - OFFICE BUSINESS PARK         |
| R10 - HIGH DENSITY APARTMENTS             | LI - LIGHT INDUSTRIAL             |
| R11 - LODGING HOUSE                       | GI - GENERAL INDUSTRIAL           |
| DA - DOWNTOWN AREA                        | HI - HEAVY INDUSTRIAL             |
| RSA - REGIONAL SHOPPING AREA              | EX - RESOURCE EXTRACTIVE          |
| CSA - COMMUNITY SHOPPING AREA             | UR - URBAN RESERVE                |
| NSA - NEIGHBOURHOOD SHOPPING AREA         | AG - AGRICULTURAL                 |
| BDC - BUSINESS DISTRICT COMMERCIAL        | AGC - AGRICULTURAL COMMERCIAL     |
| AC - ARTERIAL COMMERCIAL                  | RRC - RURAL SETTLEMENT COMMERCIAL |
| HS - HIGHWAY SERVICE COMMERCIAL           | TGS - TEMPORARY GARDEN SUITE      |
| RSC - RESTRICTED SERVICE COMMERCIAL       | RT - RAIL TRANSPORTATION          |
| CC - CONVENIENCE COMMERCIAL               |                                   |
| SS - AUTOMOBILE SERVICE STATION           | "N" - HOLDING SYMBOL              |
| ASA - ASSOCIATED SHOPPING AREA COMMERCIAL | "D" - DENSITY SYMBOL              |
| OR - OFFICE/RESIDENTIAL                   | "H" - HEIGHT SYMBOL               |
| OC - OFFICE CONVERSION                    | "B" - BONUS SYMBOL                |
| RO - RESTRICTED OFFICE                    | "T" - TEMPORARY USE SYMBOL        |
| OF - OFFICE                               |                                   |

**CITY OF LONDON**

PLANNING SERVICES / DEVELOPMENT SERVICES

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



FILE NO:

H-8938

NP

MAP PREPARED:

2018/08/30

RC

1:2,500

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Meters

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

## **Previous Reports/Applications**

### **Z-88827**

A zoning by-law amendment to permit the development of a three storey senior's apartment building with 62 units was approved by Municipal Council on January 30, 2018.