

Report to Planning and Environment Committee

To: Chair and Members
Planning & Environment Committee

From: George Kotsifas, P.ENG
Managing Director, Development & Compliance Services and
Chief Building Official

Subject: Application By: Highland Homes.
982 Gainsborough Road
Removal of Holding Provisions (h-11 and h-17)

Meeting on: September 24, 2018

Recommendation

That, on the recommendation of the Senior Planner, Development Planning, based on the application of Highland Homes relating to the property located at 982 Gainsborough Road the attached proposed by-law **BE INTRODUCED** at the Municipal Council meeting on October 2, 2018 to amend Zoning By-law No. Z.-1 in conformity with the Official Plan to change the zoning of 982 Gainsborough Road **FROM** a Holding Business District (h-11*h-17*BDC1/BDC2) Zone **TO** a Business District (BDC1/BDC2) Zone to remove the h-11 and h-17 holding provisions.

Executive Summary

Purpose and the Effect of Recommended Action

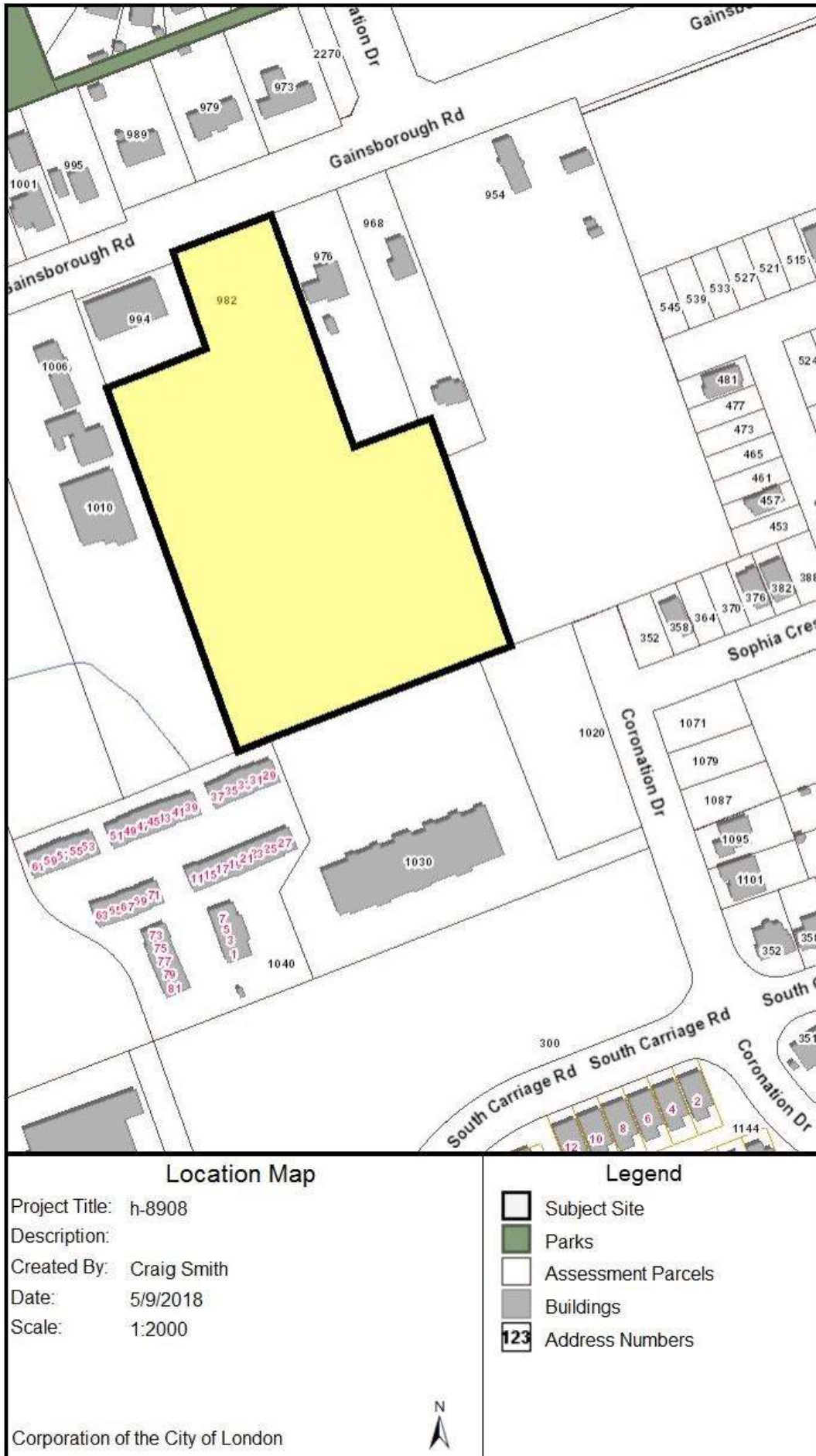
The purpose and effect of this zoning change is to remove the h-11 and h-17 holding symbols to permit the development of a two storey 2,670m² medical/dental office building and a two storey 772m² office building.

Rationale of Recommended Action

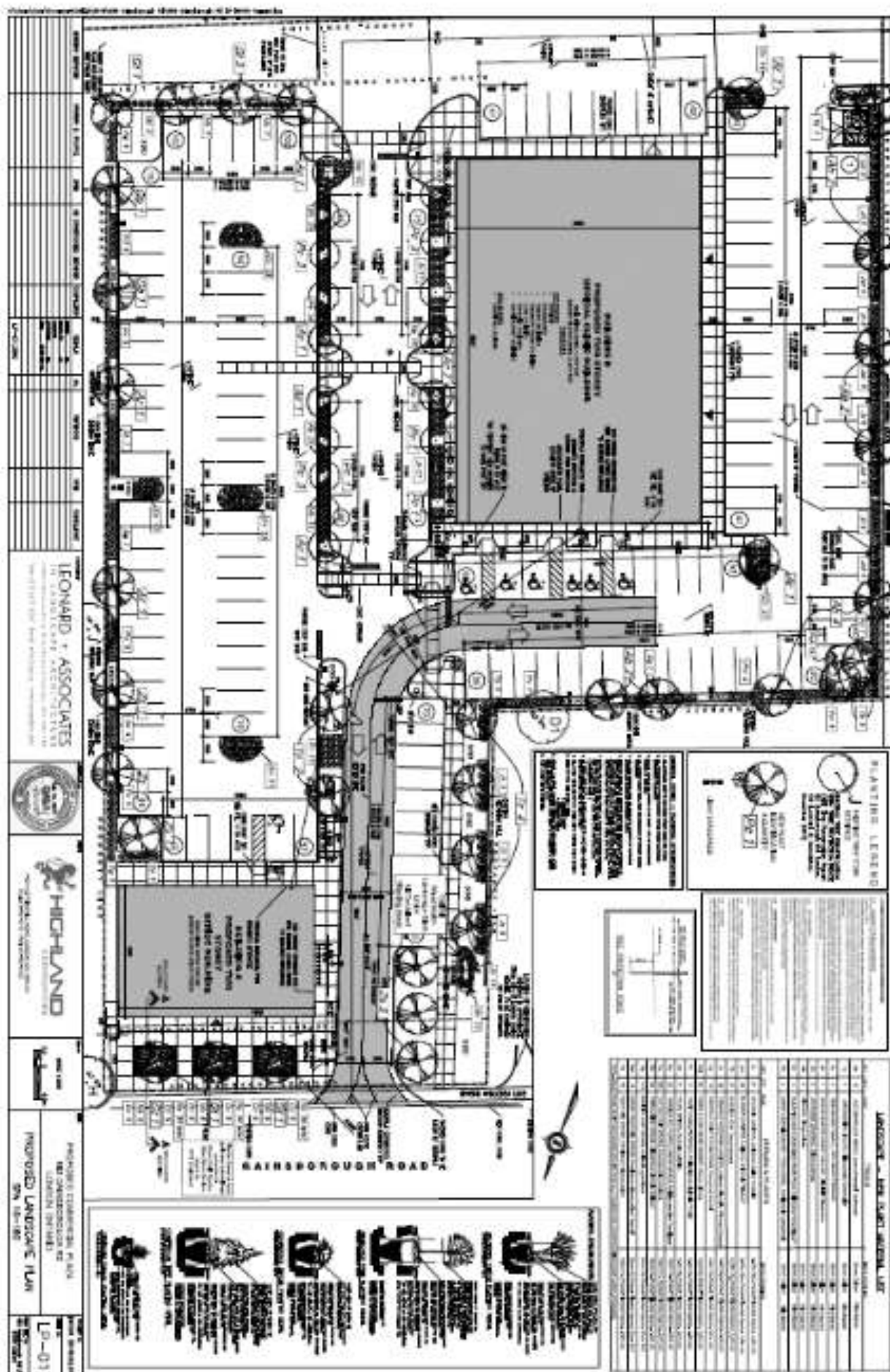
1. The removal of the holding provisions will allow for development in conformity with the Zoning By-law.
2. Through the site plan approval process the required security has been submitted to the City of London, the execution of the development agreement is imminent and the h-11 holding provision is no longer required.
3. The full municipal services are available are available to service the site and the h-17 holding provision is no longer required.

Analysis

1.1 Location Map



1.2 Site Plan- 982 Gainsborough Road



2.0 Description of Proposal

To remove the h-11 and h-17 holding provisions from the lands these provisions are applied requires that all services and access arrangements are provided, and an agreement be entered into to the satisfaction of the City. The removal of the h-11 and h-17 holding provision at 982 Gainsborough Road will allow for the construction of a two storey 2,670m² medical/dental office building and a two storey 772m² office building.

3.0 Revelant Background

3.1 Planning History

Hyde Park Community Plan, December 15, 1999

Z-7399 – Planning Committee Report, December 10, 2007 and January 14, 2008

Z-817- Planning Committee Report, August 20, 2013.

4.0 Key Issues and Considerations

Why is it Appropriate to remove these Holding Provision?

The h.-11 holding provision states that:

h-11 Purpose: To ensure the orderly development of lands and the adequate provision of municipal services, the "h-11" symbol shall not be deleted until a development agreement associated with a site plan which provides for appropriate access arrangements to the satisfaction of Council is entered into with the City of London.

The Owner has provided the necessary security and the execution of the Development Agreement is imminent. Access to the site is from Gainsborough Road and provisions in the development agreement will permit access to the proposed commercial laneway when constructed. This satisfies the requirement for removal of the “h-11” holding provision.

h-17 Holding Provision

The (h-17 holding provision states that:

“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.

The h-17 holding provision requires that full municipal sanitary sewer and water service systems are available for these lands. A 600mm municipal sanitary sewer and a 450mm watermain are located in the Gainsborough Road right-of-way. Through the Development Agreement this development will be required to connect to the existing water and sanitary systems. This satisfies the requirement for removal of the “h-17” holding provision.

More information and detail about public feedback and zoning is available in Appendix B.

5.0 Conclusion

It is appropriate to remove the h-11 and h-17 holding provisions from the subject lands at this time as full municipal sanitary and water services are available and the required security has been submitted to the City of London and registration of the Development Agreement is imminent.

Prepared and Recommended by:	C. Smith MCIP, RPP Senior Planner, Development Planning
Reviewed by:	Lou Pompili, MCIP, RPP Manager, Development Planning
Concurred in by:	Paul Yeoman, RPP, PLE Director, Development Services
Submitted by:	George Kotsifas, P. Eng. Managing Director, Development and Compliance Services and Chief Building Official
Note: The opinions contained herein are offered by a person or persons qualified to provide expert opinion. Further detail with respect to qualifications can be obtained from Development Services.	

September 17, 2018
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Appendix A

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

By-law No. Z.-1- _____

A by-law to amend By-law No. Z.-1 to remove holding provisions from the zoning for lands located at 982 Gainsborough Road.

WHEREAS Highland Homes have applied to remove the holding provisions from the zoning for the lands located at 982 Gainsborough 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 982 Gainsborough Road, as shown on the attached map, to remove the h-11 and h-17 holding provisions so that the zoning of the lands as a Business District Commercial (BDC1/BDC2) 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

Appendix B – Public Engagement

Community Engagement

Public liaison: Notice of the application was published in the Londoner on May 31, 2018

0 replies were received

Nature of Liaison: City Council intends to consider removing the h-11 and h-17 holding provisions from the lands which requires that all services and access arrangements are provided, 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 June 18, 2018.

Appendix C – Relevant Background

Existing Zoning Map

