

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: 1803299 Ontario Inc. c/o Len Leith
100 Kellogg Lane and 1127 Dundas Street

Meeting on: November 12, 2018

Recommendation

That, on the recommendation of the Manager, Development Planning, the following actions be taken with respect to the application of 1803299 Ontario Inc. relating to the property located at 100 Kellogg Lane and 1127 Dundas Street, the proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting on November 20, 2018 to amend Zoning By-law Z.-1 in conformity with the Official Plan to change the zoning of the lands **FROM** a Holding Special Provision Business District Commercial (h-212•BDC1•BDC2(12)) Zone and a Holding Special Provision Business District Commercial (h-212•BDC1•BDC2(13)) Zone **TO** a Special Provision Business District Commercial (BDC1•BDC2(12)) and a Special Provision Business District Commercial (BDC1•BDC2(13)) Zone to remove the "h-212" holding provision from these lands.

Executive Summary

Summary of Request

The applicant has requested removal of the "h-212" holding provision from the Zone applied to 100 Kellogg Lane and 1127 Dundas Street, which requires an analysis of compatibility between industrial facilities (D6 Guidelines) being carried out by a qualified professional and submitted to the City and any recommendation contained therein for mitigation measures be undertaken to the satisfaction of the City of London Site Plan Approval Authority.

Purpose and the Effect of Recommended Action

The purpose and effect is to remove the holding ("h-212") symbol from the zoning applied to this site to permit the development of a hotel in proximity to commercial and industrial uses including an existing brewery and proposed distillery on site.

Rationale of Recommended Action

The conditions for removing the holding provision have been met, as a D-6 Guideline Compatibility Study has been submitted to the satisfaction of the City of London Site Plan Approval Authority which concludes that the potential impacts from nearby uses are expected to be minimal. The D-6 Study recommendation will be implemented through the Site Plan Approval process, in that the report should be updated if the current development plan and site layout change significantly. All issues have been resolved and the holding provision is no longer required.

Analysis

1.0 Site at a Glance

1.1 Property Description

The site is located on the east side of Kellogg Lane, south of Dundas Street and west of Eleanor Street. The property addressed at 100 Kellogg lane has a total frontage of 172.4 metres on Dundas Street and 347 metres on Kellogg Lane, with a site area of approximately 6.6 hectares. The property addressed at 1127 Dundas Street has a frontage of approximately 110 metres on Dundas Street and a lot area of approximately