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H-8081/A. MacLean

TO:	CHAIR AND MEMBERS PLANNING AND ENVIRONMENT COMMITTEE MEETING ON OCTOBER 15, 2012
FROM:	G. KOTSIFAS, P.ENG. MANAGING DIRECTOR, DEVELOPMENT & COMPLIANCE SERVICES & CHIEF BUILDING OFFICIAL
SUBJECT:	APPLICATION BY: THE IRONSIDE BUILDING COMPANY INC. 1030 OAKCROSSING GATE

RECOMMENDATION

That, on the recommendation of the Senior Planner, Development and Compliance Division, based on the application of The Ironside Building Company Inc. relating to the property located at 1030 Oakcrossing Gate, the attached proposed by-law **BE INTRODUCED** at the Municipal Council meeting on October 30, 2012 to amend Zoning By-law No. Z.-1 (in conformity with the Official Plan) to change the zoning of 1030 Oakcrossing Gate **FROM** a Holding Residential R4/R5/R6 (h.-65 R4-6(3)/R5-6(3)/R6-5(20)) Zone **TO** a Residential R4/R5/R6 (R4-6(3)/R5-6(3)/R6-5(20)) Zone to remove the h-65 holding provision.

PREVIOUS REPORTS PERTINENT TO THIS MATTER

March, 2006 - Report to the Planning Committee on draft plan of subdivision, Official Plan and Zoning By-law Amendment applications (39T-06501/Z-7078/OZ-6710).

PURPOSE AND EFFECT OF RECOMMENDED ACTION

To remove the h-65 holding provision to allow for the consideration of building permits.

BACKGROUND

Date Application Accepted: August 2, 2012	Owner: The Ironside Building Company Inc.
REQUESTED ACTION: Removal of the h-65 from the multi-family residential zone.	






PUBLIC LIAISON:	Notice of the application was published in Living in the City on Saturday August 11 th , 2012.
Nature of Liaison: City Council intends to consider removing the holding "h-65" holding provision from the Residential R4-6(3); Residential R5-6(3); Residential R6-5(20) Zone. The "h-65" holding provision was put in place to ensure there are no land use conflicts between the adjacent arterial roads and/or rail line and the proposed residential uses.	

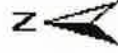


LOCATION MAP

Subject Site: 1030 Oakcrossing Gate
 Applicant: The Ironside Building Company Inc.
 File Number: H-8081
 Planner: Allister MacLean
 Created By: Allister MacLean
 Date: 2012-09-05
 Scale: 1:2500

LEGEND

-  Subject Site
-  Parks
-  Assessment Parcels
-  Buildings
-  Address Numbers



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Responses: None

ANALYSIS

h-65 Holding Provision


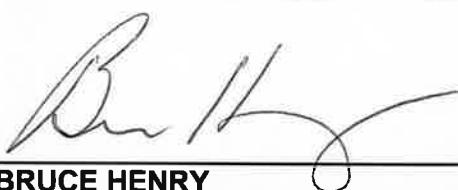


The h-65 holding provision states that:

"To ensure there are no land use conflicts between the adjacent arterial roads and/or rail line and the proposed residential uses, the "h-65" shall not be deleted until the owner agrees to implement all noise and vibration attenuation measures, recommended in noise and vibration assessment reports acceptable to the City of London."

The applicant has provided the City with a Noise and Vibration Assessment (prepared by Development Engineering (London) Ltd.) for this development. The report has been reviewed by staff and the conclusions and recommendations are deemed acceptable. The recommended mitigation measures have been addressed through the site plan and executed development agreement.

CONCLUSION

The site plan and development agreement will ensure that the proper mitigation measures as outlined in the Noise and Vibration Assessment are properly implemented for this development. Therefore, it is appropriate to consider removal of the h-65 holding provision.

PREPARED and RECOMMENDED BY:	REVIEWED BY:
	
ALLISTER MACLEAN SENIOR PLANNER	BRUCE HENRY MANAGER – DEVELOPMENT PLANNING
REVIEWED BY:	SUBMITTED BY:
	
TERRY GRAWEY MANAGER-DEVELOPMENT SERVICES	G. KOTSIFAS, P.ENG MANAGING DIRECTOR, DEVELOPMENT & COMPLIANCE SERVICES & CHIEF BUILDING OFFICIAL

September 25, 2012
AM/am

"Attach."

Agenda Item # Page #

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H-8081/A. MacLean

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

By-law No. Z.-1-_____

A by-law to amend By-law No. Z.-1 to remove the holding provision from the zoning for a portion of land located at 1030 Oakcrossing Gate.

WHEREAS The Ironside Building Company Inc. has applied to remove the holding provision from the zoning for the lands located at 1030 Oakcrossing Gate, 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 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 a portion of the lands located at 1030 Oakcrossing Gate, as shown on the attached map to remove the holding provision so that the zoning of the lands as a Residential R4/R5/R6 (R4-6(3)/R5-6(3)/R6-5(20)) 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 30, 2012.

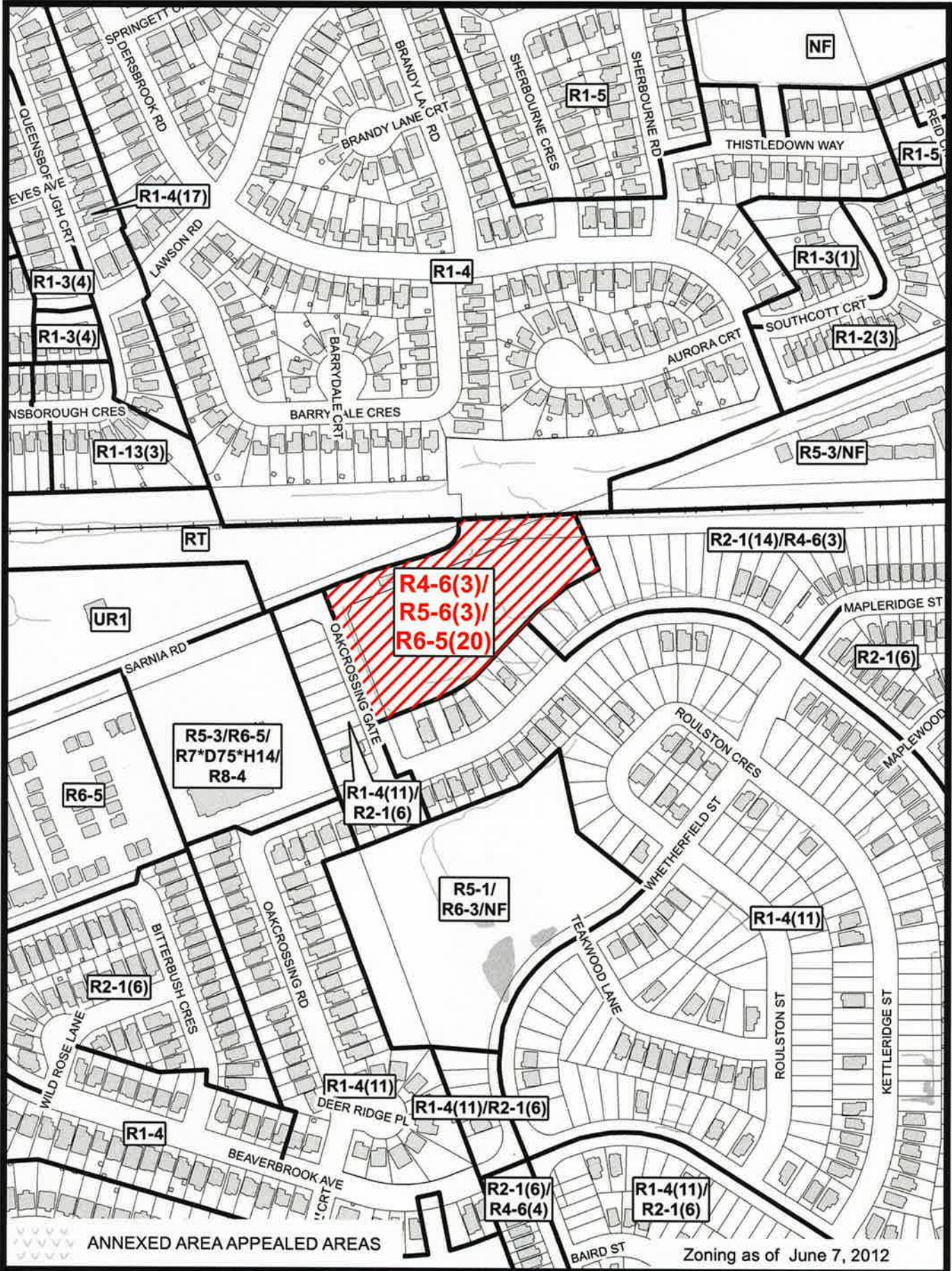
Joseph Fontana
Mayor

Catharine Saunders
City Clerk

First Reading - October 30, 2012
Second Reading - October 30, 2012
Third Reading - October 30, 2012



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



File Number: H-8081
 Planner: SW
 Date Prepared: 2012/08/09
 Technician: RN
 By-Law No: Z.-1-

SUBJECT SITE 

1:4,000

