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H-8082/A. MacLean

TO:	CHAIR AND MEMBERS PLANNING AND ENVIRONMENT COMMITTEE MEETING ON NOVEMBER 26, 2012
FROM:	G. KOTSIFAS, P.ENG. MANAGING DIRECTOR, DEVELOPMENT & COMPLIANCE SERVICES & CHIEF BUILDING OFFICIAL
SUBJECT:	APPLICATION BY: ZELINKA PRIAMO LTD 311-319 WHARNCLIFFE ROAD NORTH

RECOMMENDATION

That, on the recommendation of the Senior Planner, Development Services, based on the application of Zelinka Priamo Ltd. relating to the properties located at 311-319 Wharncliffe Rd N, the attached proposed by-law **BE INTRODUCED** at the Municipal Council meeting on December 11, 2012 to amend Zoning By-law No. Z.-1 (in conformity with the Official Plan) to change the zoning of 311-319 Wharncliffe Road N **FROM** a Holding Residential R8 Special Provision (h · h-5 · R8-4(18)) Zone **TO** a Residential R8 Special Provision (R8-4(18)) Zone to remove the “h” and “h-5” holding provisions.

PREVIOUS REPORTS PERTINENT TO THIS MATTER
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February 6, 2012 – Public Participation Meeting for Zoning Amendment Z-7976

August 20, 2012 – Public Participation Meeting for Site Plan Application SP12-001926

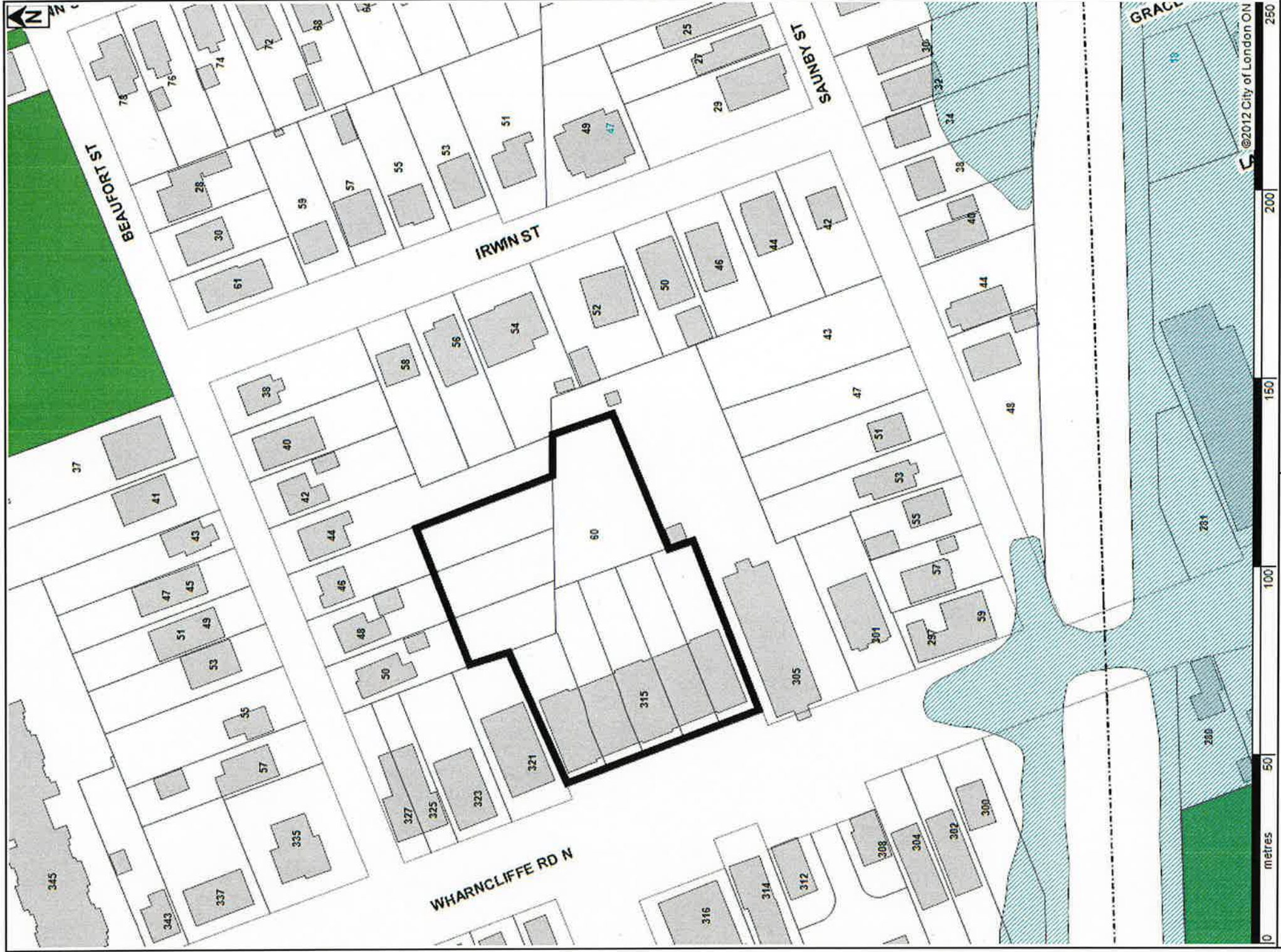
PURPOSE AND EFFECT OF RECOMMENDED ACTION

To remove the holding “h” and “h-5” provisions to allow for the consideration of building permits for a 16 unit, three storey (11 metre) tall apartment building.

BACKGROUND

Date Application Accepted: July 18, 2012	Agent: Zelinka Priamo Ltd
REQUESTED ACTION: Removal of the “h” and “h-5” holding provisions 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.
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LEGEND

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

LOCATION MAP

Subject Site: 311-319 Wharncliffe Road North
 Applicant: London Property Corp
 File Number: H-8082
 Planner: Allister MacLean
 Created By: Allister MacLean
 Date: 2012-11-12
 Scale: 1:1200



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Nature of Liaison:

City Council intends to consider removing the holding "h" and "h-5" provisions from the Residential R8-4(18) Zone. The "h" holding provision was put in place to ensure the orderly development of lands and the adequate provision of municipal services, the "h-5" holding provision was put in place to ensure development takes a form compatible with adjacent land uses.

Responses: None

ANALYSIS

The property owner is currently developing a three storey 21 unit apartment building on the western portion of this site and a three storey 16 unit apartment building on the eastern portion of the site. Access to the site is provided through a private driveway from Beaufort Street.

h Holding Provision

The purpose of the h holding provision is:

"To ensure the orderly development of lands and the adequate provision of municipal services, the "h" symbol shall not be deleted until a subdivision agreement or development agreement is entered into for the lands in question with the City of London".

The applicant has received site plan approval and has entered into a development agreement with the City.

h-5 Holding Provision

The purpose of the h-5 holding provision is:

"To ensure that development takes a form compatible with adjacent land uses, agreements shall be entered into following public site plan review specifying the issues allowed for under Section 41 of the Planning Act, R.S.O. 1990, c. P.13, prior to the removal of the "h-5" symbol".

A public meeting was heard before the Planning and Environment Committee on August 20, 2012. No issues were raised at that meeting regarding the site plan.


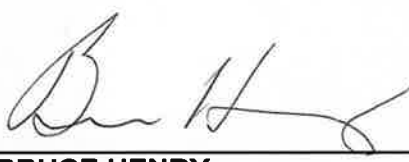


Based on the above, it is appropriate to consider removal of the "h" and "h-5" holding provisions to facilitate the development of multi-family residential apartments.

CONCLUSION

The approved site plan and development agreement will ensure that adequate services are available for this development. Removal of the holding "h" and "h-5" provisions at this time represents sound land use planning.

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

November 12, 2012
AM/sw

"Attach."

Y:\Shared\Sub&Spec\SUBDIV2012\H-8082 - 311 - 319 Wharndcliffe Road North (AM)\Report to PEC.doc

Agenda Item # Page #

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H-8082/A. MacLean

Bill No. (Number to be inserted by Clerk's Office)
2012

By-law No. Z.-1-_____

A by-law to amend By-law No. Z.-1 to remove holding provisions from the zoning for a portion of land located at 311-319 Wharncliffe Road North.

WHEREAS Zelinka Priamo Inc has applied to remove the holding provisions from the zoning for the lands located at 311-319 Wharncliffe Road North, 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 a portion of the lands located at 311-319 Wharncliffe Road North, as shown on the attached map to remove the holding provisions so that the zoning of the lands as a Residential R8 Special Provision (R8-4(18) 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 11, 2012

Joseph Fontana
Mayor

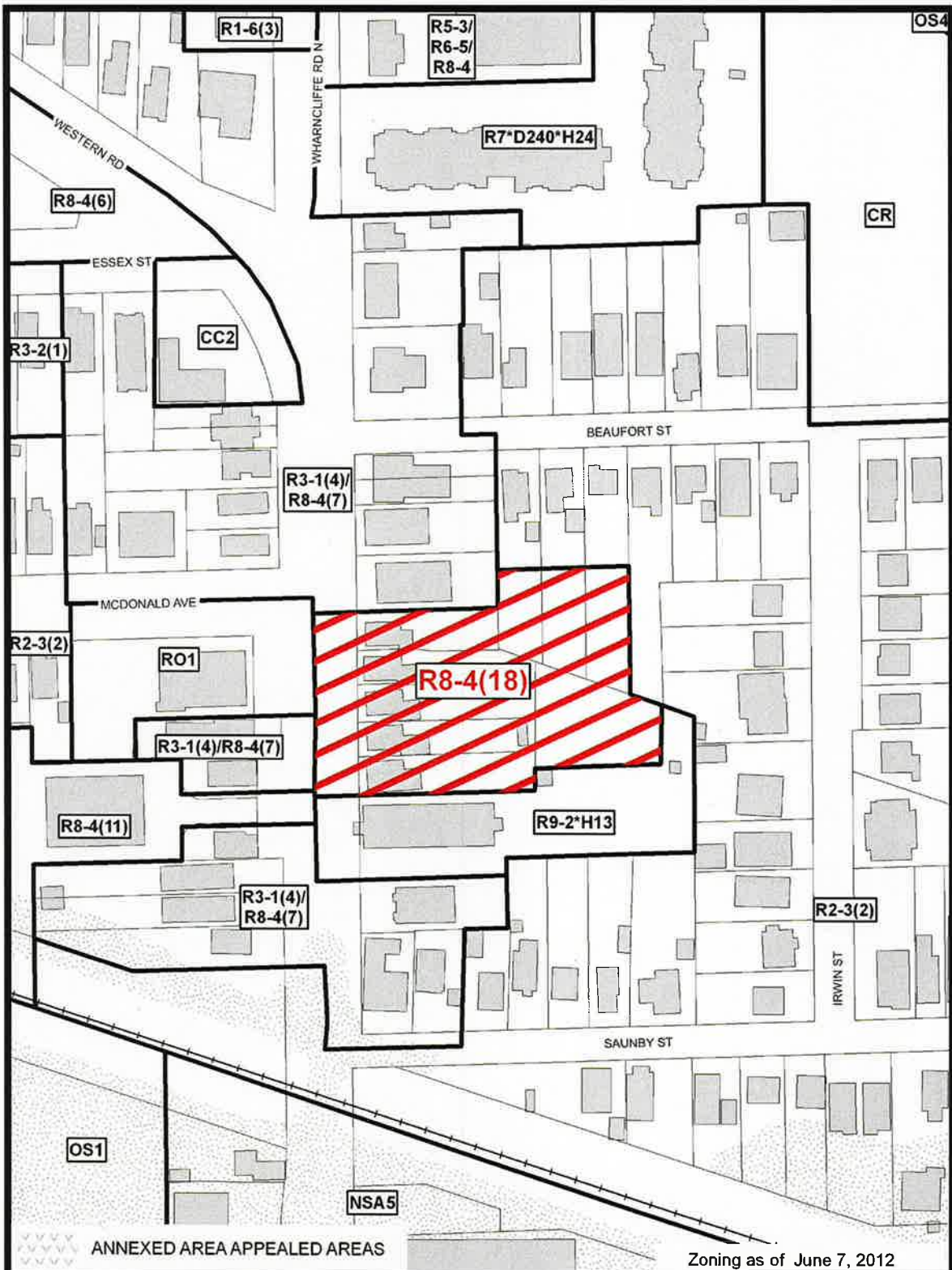
Catharine Saunders
City Clerk

First Reading - December 11, 2012
Second Reading - December 11, 2012
Third Reading - December 11, 2012

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H-8082/A. MacLean

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



File Number: H-8082

Planner: SW

Date Prepared: 2012/08/09

Technician: RN

By-Law No: Z.-1-

SUBJECT SITE



1:1,500

0 5 10 20 30 40 Meters

