

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: 56 High Street Inc.
56 High Street
Removal of Holding Provision

Meeting on: October 7, 2019

Recommendation

That, on the recommendation of the Director, Development Services, based on the application of 56 High Street Inc. relating to the property located at 56 High Street, the attached proposed by-law **BE INTRODUCED** at the Municipal Council meeting on October 15, 2019 to amend Zoning By-law No. Z.-1 in conformity with the Official Plan to change the zoning of 56 High Street **FROM** a Holding Restricted Office/Arterial Commercial/Convenience Commercial Special Provision (h*RO2/AC5/CC1(7)) Zone **TO** Restricted Office/Arterial Commercial/Convenience Commercial Special Provision (RO2/AC5/CC1(7)) Zone to remove the h holding provision.

Executive Summary

Purpose and the Effect of Recommended Action

The purpose and effect of this zoning change is to remove the h holding symbol to permit the development of a 2 storey office building.

Rationale of Recommended Action

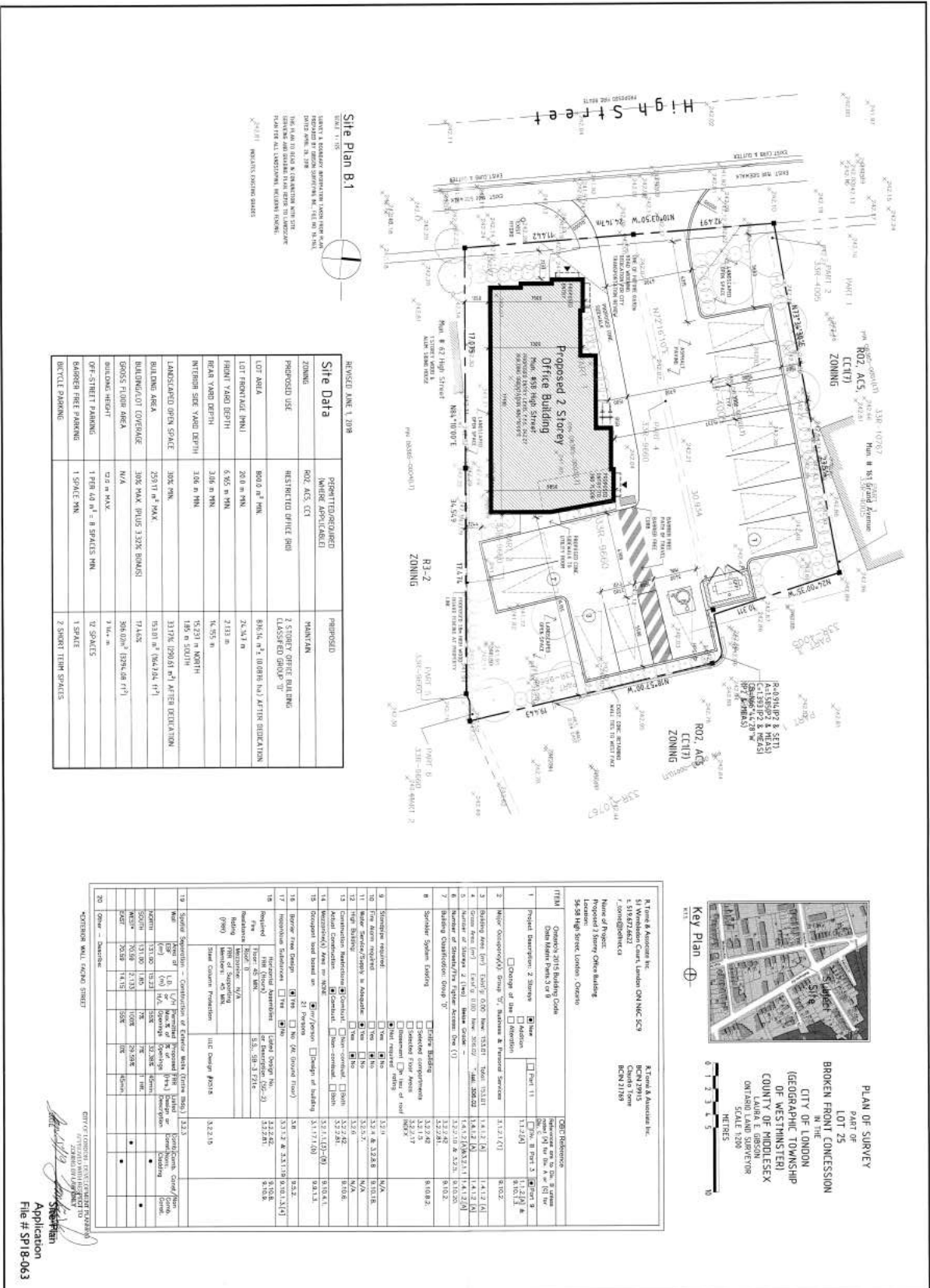
1. The removal of the holding provision will allow for development in conformity with the Zoning By-law.
2. Through the site plan approval process the required security has been submitted to the City of London, the execution of the development agreement is imminent and the full municipal services are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

Analysis

1.1 Location Map



1.2 Site Plan- 56 High Street



Application
File # SP18-063

Project Name
2 Storey Office Building - Shell

Client
Pym & Partners

Architect
R. T. Ford & Associates Inc.

Scale
1:250

Date
June 1, 2018

Site Plan
Site Plan - Proposed

Scale
1:250

Date
June 1, 2018

Project
2 Storey Office Building - Shell

Client
Pym & Partners

Architect
R. T. Ford & Associates Inc.

Scale
1:250

Date
June 1, 2018

2.0 Description of Proposal

To remove the h holding provision from the lands this provision is applied to requires that the security has been provided for the development agreement, and Council is satisfied that the conditions of the approval of the plans, and drawings for the site plan will ensure a development agreement is executed by the applicant and the City prior to development. The removal of the h holding provision at 56 High Street will allow for the construction of a 2 storey office building.

3.0 Relevant Background

3.1 Planning History

Site Plan Application – SPA18-063 – Application accepted June 19, 2018.
Site Plan Approval – SPA18-063 – Approved January 15, 2019

4.0 Key Issues and Considerations

Why is it Appropriate to remove this Holding Provision?

h- Holding Provision

The h holding provision states that:

Purpose: To ensure the orderly development of lands and the adequate provision of municipal services, the “h” symbol shall not be deleted until the required security has been provided for the development agreement or subdivision agreement, and Council is satisfied that the conditions of the approval of the plans and drawings for a site plan, or the conditions of the approval of a draft plan of subdivision, will ensure a development agreement or subdivision agreement is executed by the applicant and the City prior to development.

The h holding provision requires that security has been provided for the development agreement, and Council is satisfied that the conditions of the approval of the plans, and drawings for the site plan will ensure a development agreement is executed by the applicant and the City prior to development. 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 full municipal services are available to service the site. Therefore, the h holding provision is no longer required

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

5.0 Conclusion

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

Prepared by:	Alanna Riley, MCIP, RPP Senior Planner, Development Services
Recommended 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	

CC: Matt Feldberg, Manager, Development Services (Subdivisions)
Lou Pompili, Manager, Development Planning
Ismail Abushehada, Manager, Development Engineering

September 30, 2019
AR/ar

Appendix A

Bill No. (Number to be inserted by Clerk's Office)
2019

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 56 High Street.

WHEREAS 56 High Street Inc. have applied to remove the holding provision from the zoning for the lands located at 56 High Street, 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 the lands located at 56 High Street, as shown on the attached map, to remove the holding provision so that the zoning of the lands as a Restricted Office/Arterial Commercial/Convenience Commercial Special Provision (RO2/AC5/CC1(7)) 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 15, 2019.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading - October 15, 2019.
Second Reading - October 15, 2019.
Third Reading - October 15, 2019.

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



File Number: H-9118
Planner: AR
Date Prepared: 2019/09/17
Technician: RC
By-Law No: Z.-1-

SUBJECT SITE 

1:800

0 4 8 16 24 32
Meters



Appendix B – Public Engagement

Community Engagement

Public liaison: Notice of the application was published in the Londoner on July 4, 2018

0 replies were received

Nature of Liaison: The removal of the holding provision is contingent on: that the required security has been provided for the development agreement or subdivision agreement, and Council is satisfied that the conditions of the approval of the plans and drawings for a site plan, or the conditions of the approval of a draft plan of subdivision, will ensure a development agreement or subdivision agreement is executed by the applicant and the City prior to development.

Appendix C – Relevant Background

Existing Zoning Map

