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H-8156
S. Meksula

TO:	CHAIR AND MEMBERS – PLANNING & ENVIRONMENT COMMITTEE
FROM:	JOHN M. FLEMING MANAGING DIRECTOR, LAND USE PLANNING AND CITY PLANNER
SUBJECT:	APPLICATION BY: CITY OF LONDON 905 POND MILLS ROAD MEETING ON MAY 7, 2013

RECOMMENDATION

That, on the recommendation of the Managing Director, Planning and City Planner, based on the application of the City of London relating to the property located at 905 Pond Mills Road, the attached proposed by-law **BE INTRODUCED** at the Municipal Council meeting on May 14, 2013 to amend Zoning By-law No. Z.-1 in conformity with the Official Plan to change the zoning of the subject lands **FROM** a Holding Light Industrial (h-122*h-123*LI3) Zone **TO** a Holding Light Industrial (h-123*LI3) Zone to remove the holding provision that requires a parking study be completed and a development agreement be entered into for the lands in question with the City of London.

IT BEING NOTED that urban design will be addressed through the site plan approval process for these lands.

PREVIOUS REPORTS PERTINENT TO THIS MATTER
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Z-7845, BNEC Report on March 7, 2011 - Report to Built and Natural Environment Committee

PURPOSE AND EFFECT OF RECOMMENDED ACTION

To remove the holding "h-122" symbol which prevents development of the land until such time as a parking study is completed and a development agreement is entered into for the lands in question with the City of London.

RATIONALE

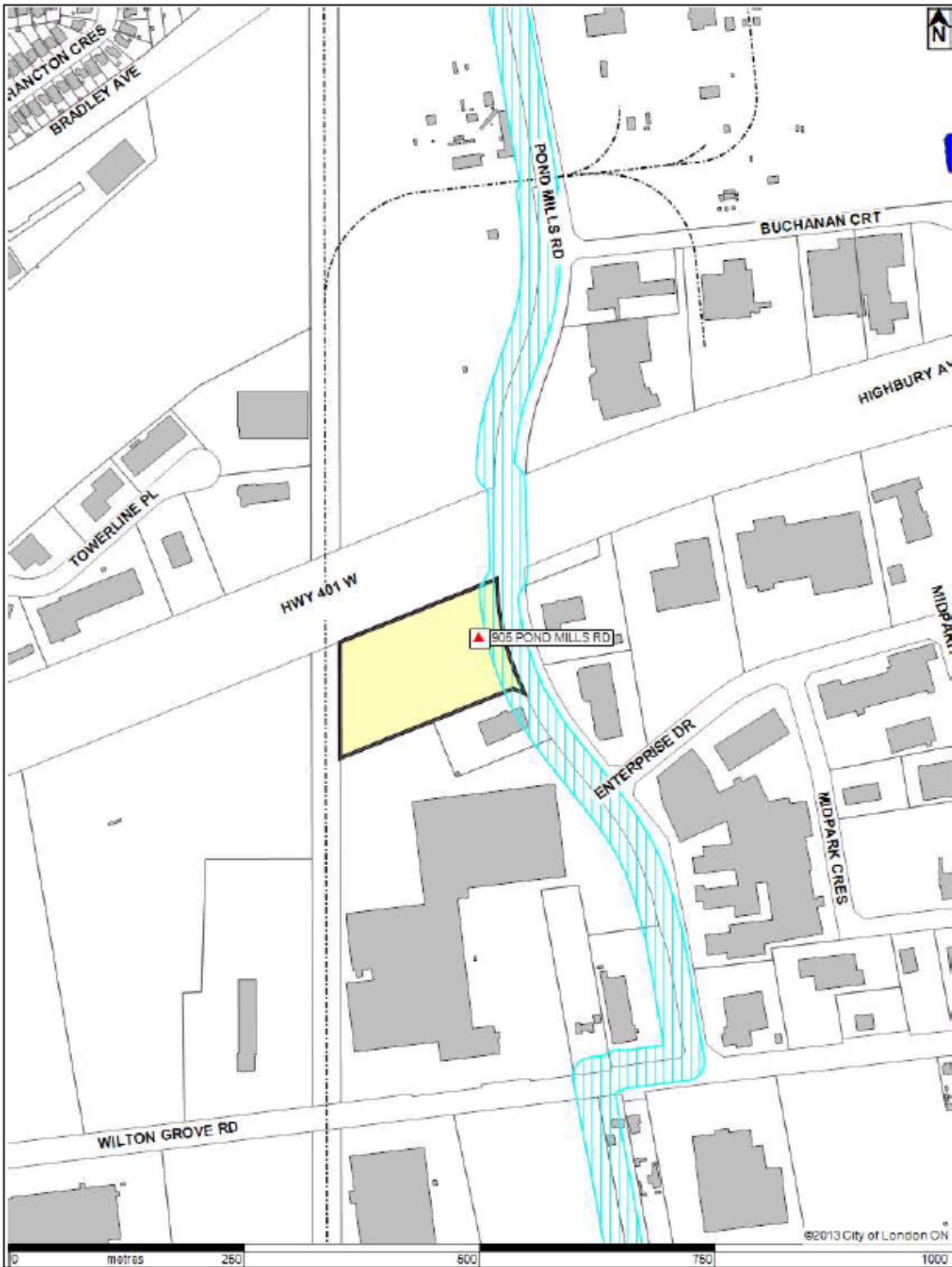
The h-122 holding provision was applied to ensure that the expanded parking for the Islamic Centre would be able to accommodate the required parking on the subject site without the need for additional on-street parking. On further review, staff have determined that the parking study is not required, allowing the holding provision to be removed from the zoning on the subject site. Parking issues will be addressed through the application of existing zoning regulations and site plan control.

BACKGROUND

Date Application Accepted: March 6, 2013	Agent: Not Applicable
REQUESTED ACTION: An amendment to the zoning by-law to remove the holding provision that requires a parking study be completed and a development agreement be entered into for the site.	

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
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LOCATION MAP

Subject Site: 905 Pond Mills Road
File Number: H-8156
Created By: Sean Meksula
Date: 2013-03-11
Scale: 1:5000

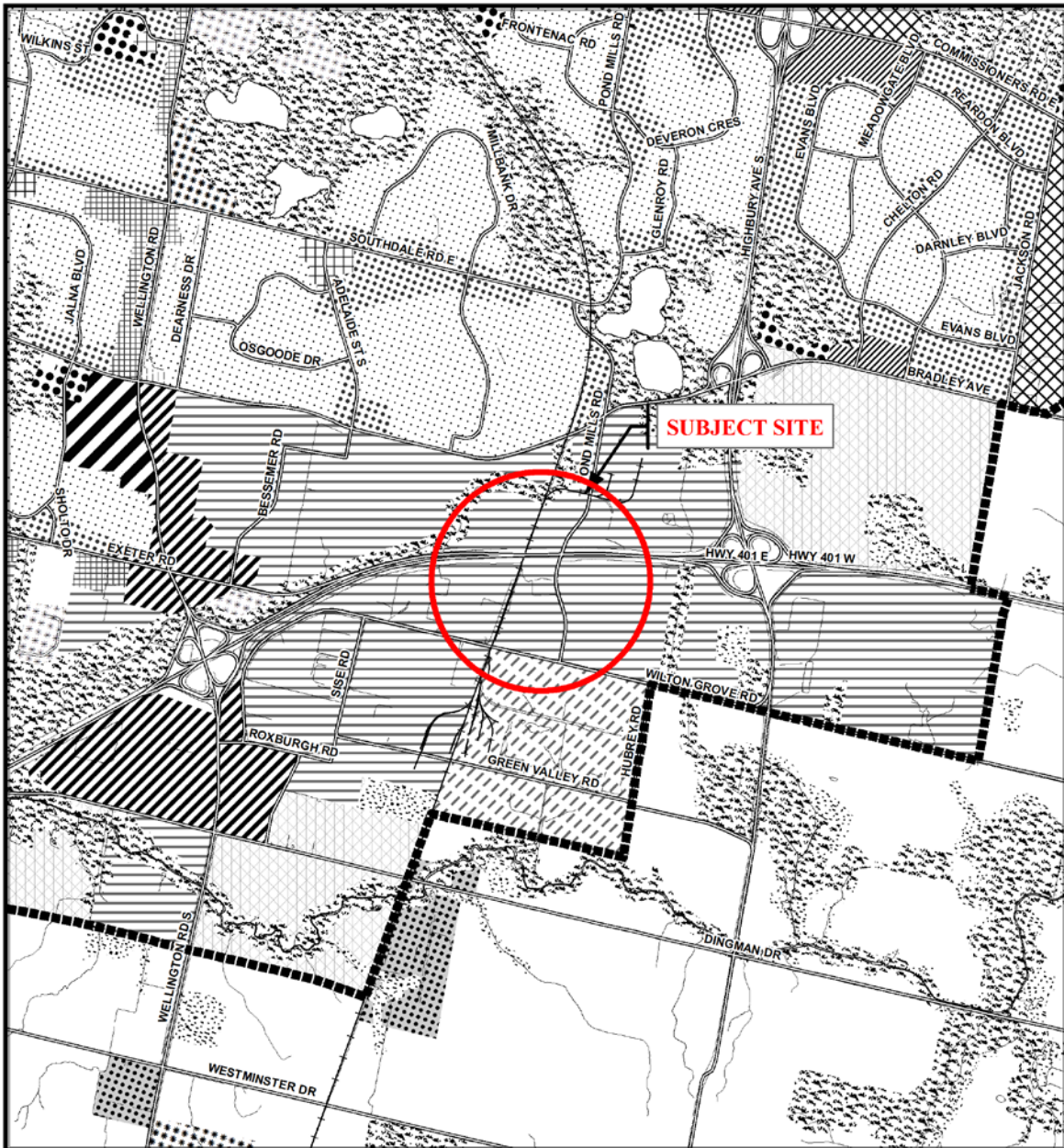
LEGEND

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

Corporation of the City of London
Prepared By: Planning and Development

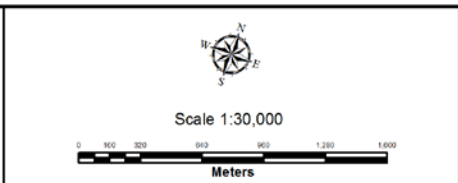


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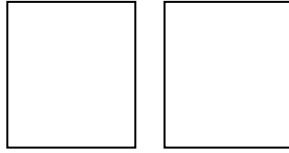


Legend	
	Downtown
	Enclosed Regional Commercial Node
	New Format Regional Commercial Node
	Community Commercial Node
	Neighbourhood Commercial Node
	Main Street Commercial Corridor
	Auto-Oriented Commercial Corridor
	Multi-Family, High Density Residential
	Multi-Family, Medium Density Residential
	Low Density Residential
	Office Area
	Office/Residential
	Office Business Park
	General Industrial
	Light Industrial
	Regional Facility
	Community Facility
	Open Space
	Urban Reserve - Community Growth
	Urban Reserve - Industrial Growth
	Rural Settlement
	Environmental Review
	Agriculture
	Urban Growth Boundary

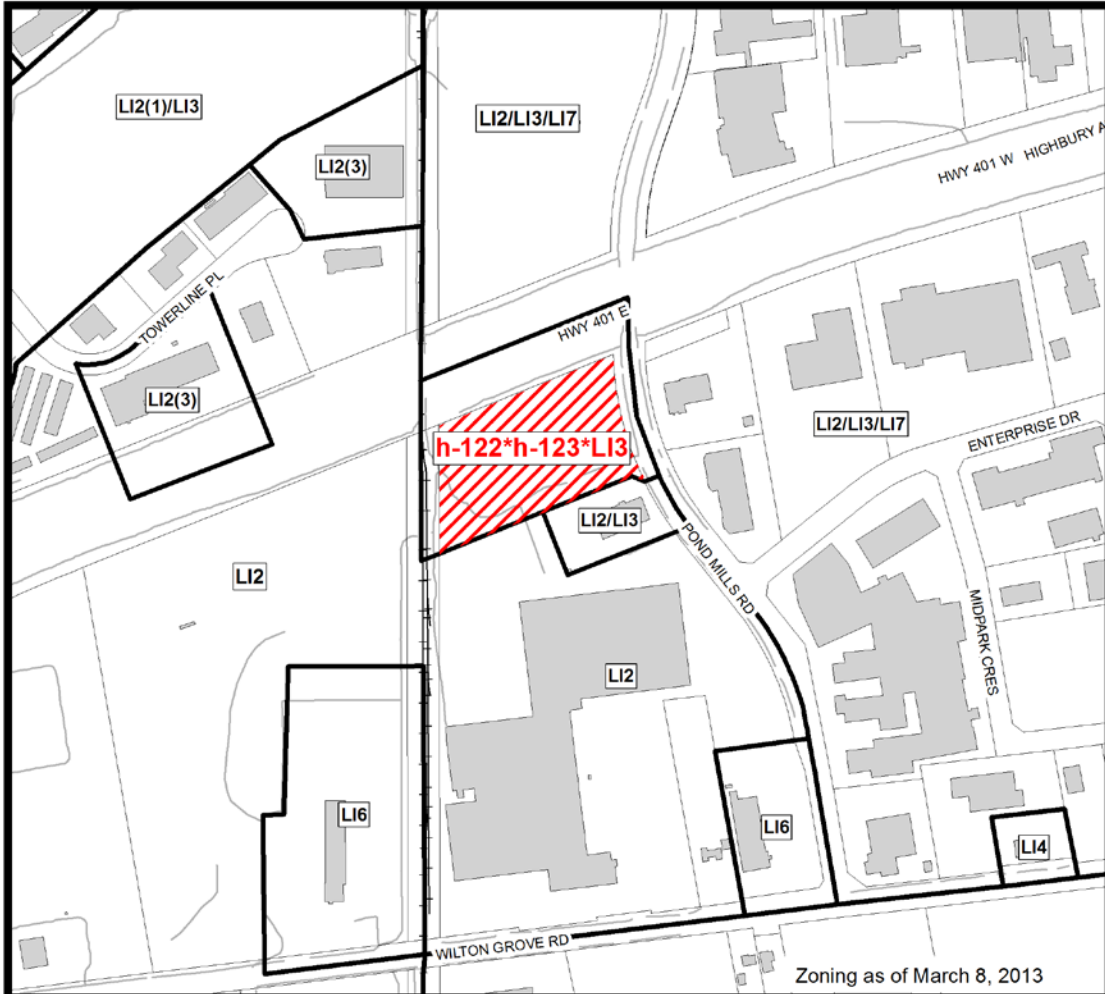
CITY OF LONDON
 Department of
 Planning and Development
 OFFICIAL PLAN SCHEDULE A
 - LANDUSE -
 PREPARED BY: Graphics and Information Services



FILE NUMBER: H-8156
 PLANNER: SM
 TECHNICIAN: CK
 DATE: 2013/04/03



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COUNCIL APPROVED ZONING FOR THE SUBJECT SITE: h-122*h-123*LI3

1) **LEGEND FOR ZONING BY-LAW Z-1**

- R1 - SINGLE DETACHED DWELLINGS
- R2 - SINGLE AND TWO UNIT DWELLINGS
- R3 - SINGLE TO FOUR UNIT DWELLINGS
- R4 - STREET TOWNHOUSE
- R5 - CLUSTER TOWNHOUSE
- R6 - CLUSTER HOUSING ALL FORMS
- R7 - SENIOR'S HOUSING
- R8 - MEDIUM DENSITY/LOW RISE APTS.
- R9 - MEDIUM TO HIGH DENSITY APTS.
- R10 - HIGH DENSITY APARTMENTS
- R11 - LODGING HOUSE

- DA - DOWNTOWN AREA
- RSA - REGIONAL SHOPPING AREA
- CSA - COMMUNITY SHOPPING AREA
- NSA - NEIGHBOURHOOD SHOPPING AREA
- BDC - BUSINESS DISTRICT COMMERCIAL
- AC - ARTERIAL COMMERCIAL
- HS - HIGHWAY SERVICE COMMERCIAL
- RSC - RESTRICTED SERVICE COMMERCIAL
- CC - CONVENIENCE COMMERCIAL
- SS - AUTOMOBILE SERVICE STATION
- ASA - ASSOCIATED SHOPPING AREA COMMERCIAL

- OR - OFFICE/RESIDENTIAL
- OC - OFFICE CONVERSION
- RO - RESTRICTED OFFICE
- OF - OFFICE

- RF - REGIONAL FACILITY
- CF - COMMUNITY FACILITY
- NF - NEIGHBOURHOOD FACILITY
- HER - HERITAGE
- DC - DAY CARE

- OS - OPEN SPACE
- CR - COMMERCIAL RECREATION
- ER - ENVIRONMENTAL REVIEW

- OB - OFFICE BUSINESS PARK
- LI - LIGHT INDUSTRIAL
- GI - GENERAL INDUSTRIAL
- HI - HEAVY INDUSTRIAL
- EX - RESOURCE EXTRACTIVE
- UR - URBAN RESERVE

- AG - AGRICULTURAL
- AGC - AGRICULTURAL COMMERCIAL
- RRC - RURAL SETTLEMENT COMMERCIAL
- TGS - TEMPORARY GARDEN SUITE
- RT - RAIL TRANSPORTATION

- "h" - HOLDING SYMBOL
- "D" - DENSITY SYMBOL
- "H" - HEIGHT SYMBOL
- "B" - BONUS SYMBOL
- "T" - TEMPORARY USE SYMBOL

2) ANNEXED AREA APPEALED AREAS

CITY OF LONDON
PLANNING, ENVIRONMENTAL AND ENGINEERING SERVICES

ZONING BY-LAW NO. Z-1
SCHEDULE A

THIS MAP IS AN UNOFFICIAL EXTRACT FROM THE ZONING BY-LAW WITH ADDED NOTATIONS

FILE NO:	
H-8156	SM
MAP PREPARED:	
2013/04/03	CK
1:5,500	
0 25 50 100 150 200 Meters	

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SITE CHARACTERISTICS:
<ul style="list-style-type: none"> • Current Land Use - Vacant • Frontage – approximately 133 metres (along Pond Mills Road) • Depth – approximately 180 metres • Area – 2.082 Hectares • Shape - irregular

SURROUNDING LAND USES:
<ul style="list-style-type: none"> • North - bound to the north by Highway 401 • South - light industrial, warehousing • East - light industrial • West - vacant land and light industrial

OFFICIAL PLAN DESIGNATION: (refer to Official Plan map)
<ul style="list-style-type: none"> • Light Industrial
EXISTING ZONING: (refer to Zoning map)
<ul style="list-style-type: none"> • Holding Light Industrial (h-122*h-123*LI3)

PLANNING HISTORY

The subject property was formerly known as 951 Pond Mills Road. In September 1994, an application was made to amend the zoning from Light Industrial (LI2) to a Light Industrial (LI2/LI3) Zone. The application was approved by Council on September 19, 1994 with the intention of allowing for an Assembly Hall which permitted a place of worship. In October of 2008, the subject lands were severed from the parcel of land that the Islamic Centre of Southern Ontario currently occupies. The subject site is now municipally known as 905 Pond Mills Road.

In 2009, the City of London requested that a one foot reserve (0.3 metres) be placed along the eastern edge of the subject property. The purpose of this reserve was to restrict access to the sites from Pond Mills Road.

In 2011 these lands were rezoned to bring the zoning of the subject lands (905 Pond Mills Road) into conformity with the zoning of the adjacent Islamic Centre (951 Pond Mills Road) which has existed on the lands directly to the south of 905 Pond Mills for many years. The purpose of this rezoning was to provide a surface parking lot to accommodate the overflow parking for the Islamic Centre. A holding provision was applied to the property with the zoning amendment to ensure that there would be sufficient parking available on the vacant parcel for the Islamic Centre with no overflow parking on to the road.

The removal of this holding provision will permit the construction of the surface parking lot which will accommodate the overflow parking, subject to site plan approval and the entering into and registration of a development agreement. It is not anticipated that parking will encroach onto adjacent neighbourhood streets, or to surrounding industrial lands.

SIGNIFICANT DEPARTMENT/AGENCY COMMENTS

None

PUBLIC LIAISON:	Notice of Application was published in the <i>Public Notices and Bidding Opportunities</i> section of <i>The Londoner</i> on March 21, 2013.	No replies were received
Nature of Liaison: An amendment to the zoning by-law to remove the holding provision that requires a parking study and a development agreement is entered into for the site.		
Responses: None		

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ANALYSIS

The holding "h-122" provision reads as follows:

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

When the lands were rezoned in 2011, staff recommended a "Holding Provision" with respect to parking as an appropriate approach to ensure that the future development would have sufficient parking and that any parking impacts could be addressed through the required updated parking study for the site. Staff have now determined that parking and traffic issues associated with Islamic Centre can be addressed through various mechanisms, including conventional Zoning By-law parking provisions, and site plan control both when the parking is expanded and when the future Islamic Centre is constructed on these lands.

The removal of this holding provision will permit the construction of the surface parking lot on the subject lands (905 Pond Mills Road) to accommodate the overflow of parking from the adjacent Islamic Centre (951 Pond Mills Road) site to the south. At such time that the Islamic Centre (951 Pond Mills Road) is ready to provide a surface parking lot to accommodate overflow parking the applicant will be required to apply for site plan approval. Similarly, at such time that the Islamic Centre is ready to expand the existing structure onto the subject lands (905 Pond Mills Road) the applicant will be required to apply for site plan approval.

The holding provision (h-123) will continue to apply to the site, requiring that an urban design brief be prepared, the proposal be reviewed at the Urban Design Peer Review Panel and, a development agreement entered into with the City. The owners will be required to meet the requirements of, and apply for the removal of this holding provision prior to the issuance of building permits for any future expansion of the Islamic Centre buildings onto the subject property.

CONCLUSION

At this time the holding (h-122) provision can be removed from the zoning for the subject lands. Consideration of removal of this holding provision is appropriate at this time as it will assist in streamlining the approvals process for the parking lot expansion.

PREPARED BY:	SUBMITTED BY:
SEAN MEKSULA PLANNER II COMMUNITY PLANNING AND DESIGN	JIM YANCHULA, MCIP, RPP MANAGER, COMMUNITY PLANNING AND DESIGN
RECOMMENDED BY:	
JOHN M. FLEMING, MCIP, RPP MANAGING DIRECTOR, PLANNING AND CITY PLANNER	

SM/SM

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**H-8156
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Bill No. (Number to be inserted by Clerk's Office)
2013

By-law No. Z.-1-13_____

A by-law to amend By-law No. Z.-1 to remove the h-122 holding provision from the zoning for an area of land located at 905 Pond Mills Road.

WHEREAS the City of London has applied to remove the h-122 holding provision from the zoning for an area of land located at 905 Pond Mills Road, as shown on the map attached to this by-law, as set out below;

AND WHEREAS it is deemed appropriate to remove the h-122 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 lands located at 905 Pond Mills Road, as shown on the attached map comprising part of Key Map No. 160 to remove the h-122 holding provision so that the zoning of the lands as a Holding Light Industrial (h-123*LI3) Zone comes into effect.
2. This By-law shall come into force and effect on the date of passage.

PASSED in Open Council on May 14, 2013.

Joe Fontana
Mayor

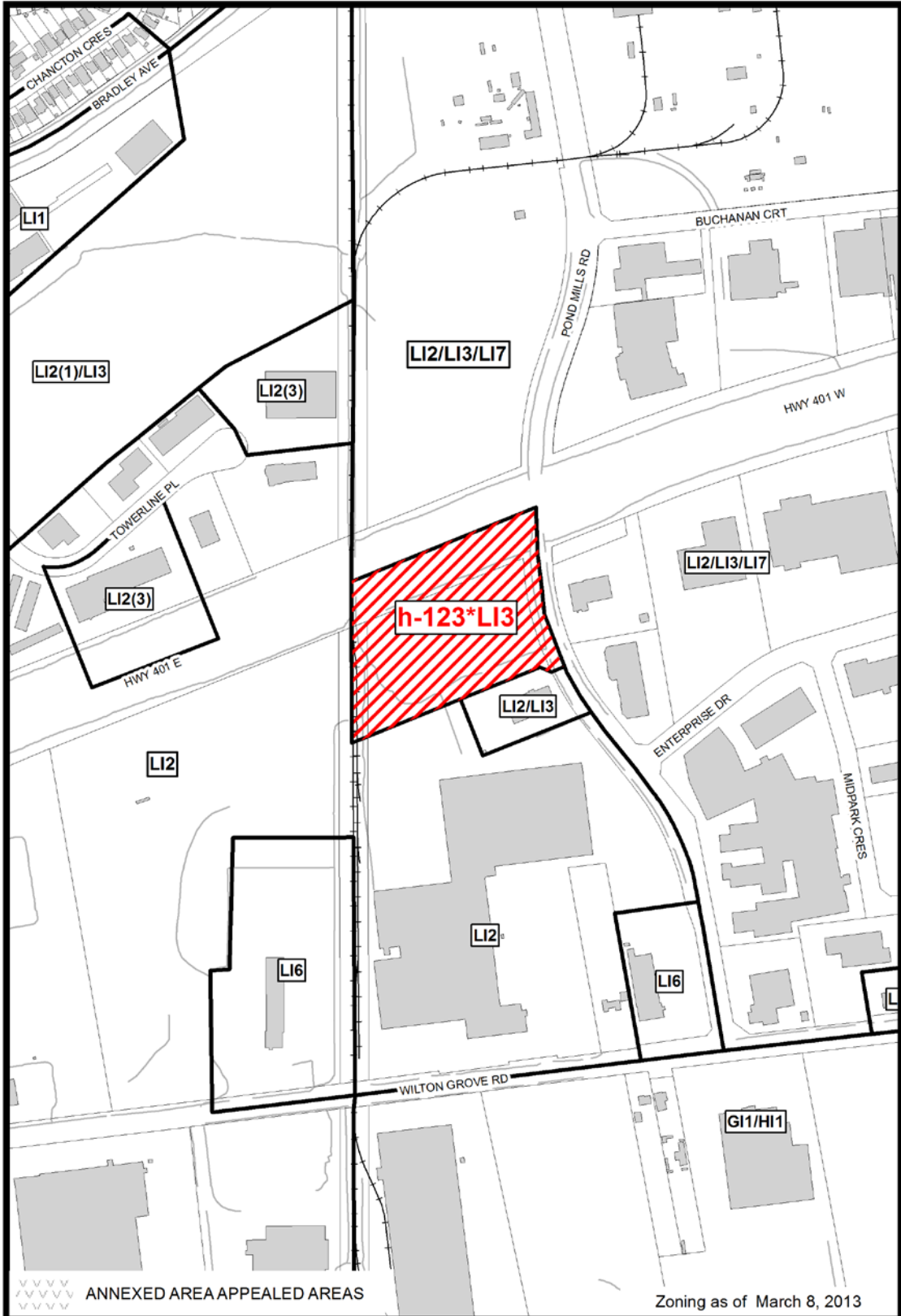
Catharine Saunders
City Clerk


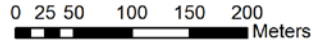

First Reading - May 14, 2013
Second Reading - May 14, 2013
Third Reading - May 14, 2013

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



<p>File Number: H-8156 Planner: SM Date Prepared: 2013/04/03 Technician: CK By-Law No: Z-1-</p>	<p>SUBJECT SITE </p> <p>1:5,000</p> <p>0 25 50 100 150 200 Meters </p> <p></p>
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Geodatabase