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File: Z-8155
Planner: Amanda-Brea Watson

TO:	CHAIR AND MEMBERS PLANNING & ENVIRONMENT COMMITTEE
FROM:	JOHN M. FLEMING MANAGING DIRECTOR, PLANNING AND CITY PLANNER
SUBJECT:	APPLICATION BY: BRIAR DE LANGE 1930 AND 1950 HYDE PARK ROAD PUBLIC PARTICIPATION MEETING ON MAY 28, 2013

RECOMMENDATION

That, on the recommendation of the Managing Director, Planning and City Planner, with respect to the application of Briar de Lange relating to the properties located at 1930 and 1950 Hyde Park Road, the proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting on June 11, 2013 to amend Zoning By-law No. Z.-1, in conformity with the Official Plan, to change the zoning of the subject property **FROM** a Restricted Service Commercial (RSC1/RSC4/RSC5) Zone which permits animal clinics, kennels, automotive sales and service establishments, auto supply stores, catalogue stores, duplicating shops, home improvement and furnishing stores, repair and rental establishments, service and repair establishments, studios, taxi establishments, bake shops, day care centres, financial institutions, florist shops, personal service establishments, restaurants, video rental establishments, brewing on premises establishments, auction establishments, building or contracting establishments, building supply outlets, bulk sales establishments, dry cleaning and laundry plants, manufacturing and assembly industries with related sales, garden stores, printing establishments, service trades, support offices, warehouse and wholesale establishments, commercial schools, truck sales and industrial malls, **TO** an Associated Shopping Area (ASA1/ASA2/ASA3) Zone to permit animal hospitals, convenience service establishments, convenience stores, dry cleaning and laundry plants, duplicating shops, financial institutions, grocery stores, restaurants, retail stores, personal service establishments, pharmacies, printing establishments, video rental establishments, brewing on premises, repair and rental establishments, service and repair establishments, studios, supermarkets, clinics, day care centres, laboratories, and medical/dental, professional and service offices.

PREVIOUS REPORTS PERTINENT TO THIS MATTER
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None

PURPOSE AND EFFECT OF RECOMMENDED ACTION

The purpose and effect of the requested Zoning By-law amendment is to permit a wider range of retail, service and office uses that will make units within the existing commercial buildings more marketable.

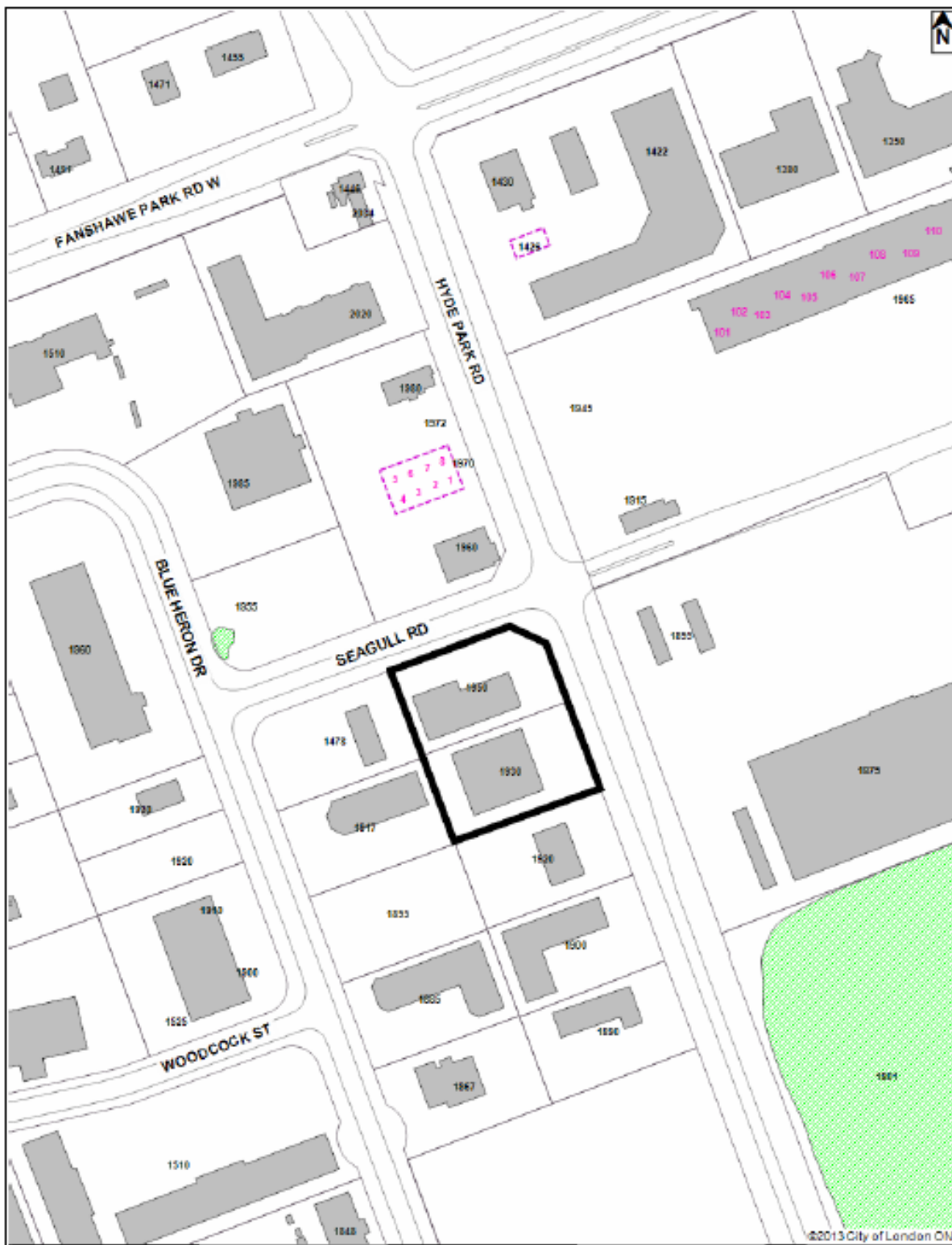
RATIONALE

The recommended Zoning By-law amendment to permit a wider range of retail, service and office uses is appropriate and suitable for the following reasons:

- i) The proposal is consistent with the policies of the *Provincial Policy Statement, 2005*, which promotes healthy, liveable and safe communities by accommodating an appropriate range and mix of employment uses;

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<p style="text-align: center;">LOCATION MAP</p> <p>Subject Site: 1930 and 1950 Hyde Park Road Applicant: Briar de Lange File Number: Z-8155 Planner: Amanda-Brea Watson Created By: Amanda-Brea Watson Date: 2013-03-11 Scale: 1:2500</p>	<p style="text-align: center;">LEGEND</p> <ul style="list-style-type: none"> Subject Site Parks Assessment Parcels Buildings Address Numbers
<p>Corporation of the City of London Prepared By: Planning and Development</p>	

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- ii) The proposal is consistent with the policies and objectives of the City of London Official Plan relating to the New Format Regional Commercial Node;
- iii) The proposed zone provides uses which are complementary to the existing commercial establishments on the subject properties and compatible with the neighbouring Associated Shopping Area Zoned properties; and,
- iv) The proposed Associated Shopping Area (ASA1/ASA2/ASA3) Zone will have no negative effects on the surrounding area.

BACKGROUND

Date Application Accepted: March 6, 2013	Agent: Briar de Lange
REQUESTED ACTION:	
<p>Change Zoning By-law Z.-1 from a Restricted Service Commercial (RSC1/RSC4/RSC5) Zone which permits animal clinics, kennels, automotive sales and service establishments, auto supply stores, catalogue stores, duplicating shops, home improvement and furnishing stores, repair and rental establishments, service and repair establishments, studios, taxi establishments, bake shops, day care centres, financial institutions, florist shops, personal service establishments, restaurants, video rental establishments, brewing on premises establishments, auction establishments, building or contracting establishments, building supply outlets, bulk sales establishments, dry cleaning and laundry plants, manufacturing and assembly industries with related sales, garden stores, printing establishments, service trades, support offices, warehouse and wholesale establishments, commercial schools, truck sales and industrial malls, to an Associated Shopping Area (ASA1/ASA2/ASA3) Zone which permits animal hospitals, convenience service establishments, convenience stores, dry cleaning and laundry plants, duplicating shops, financial institutions, grocery stores, restaurants, retail stores, personal service establishments, pharmacies, printing establishments, video rental establishments, brewing on premises, repair and rental establishments, service and repair establishments, studios, supermarkets, clinics, day care centres, laboratories, and medical/dental, professional and service offices.</p>	

SITE CHARACTERISTICS:
<ul style="list-style-type: none"> • Current Land Use – 2 separate multi-unit commercial retail buildings • Frontage – 1930: 49.18 metres (161 feet), 1950: 43.78 metres (144 feet) • Depth – 1930: 82.2 metres (270 feet), 1950: approximately 82.2 metres (270 feet) • Area – 1930: 0.41 hectares (1.01 acres), 1950: 0.38 hectares (0.94 acres) • Shape – 1930: rectangular, 1950: rectangular (less northeast sight triangle)

SURROUNDING LAND USES:
<ul style="list-style-type: none"> • North - financial institution • South - automotive service establishment • East - commercial shopping centre including; gas station, restaurants, retail store, • West - service and trade establishments

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OFFICIAL PLAN DESIGNATION: (refer to Official Plan Map)
<p>New Format Regional Commercial Node</p> <p>New Format Regional Commercial Nodes are intended to provide for a wide range of commercial uses which meet specialized service and comparison shopping needs. They are also regarded as major activity centres by reason of their size and range of uses, and may have trade areas that also extend beyond the municipal boundary.</p> <p>Permitted uses include all types of large and small-scale retail outlets; including; convenience commercial uses; personal services; and professional and medical/dental offices. Zoning on individual sites may be for less than the full range of permitted uses.</p>
EXISTING ZONING: (refer to Zoning Map)
<p>Restricted Service Commercial RSC1/RSC4/RSC5</p> <p>The RSC Zone provides for and regulates a wide range of regional-scale, specialized, comparison shopping retail and personal service uses, as well as some office, commercial recreation and community facilities uses, which are suited to a location within an enclosed shopping centre building. Other shopping centre and stand-alone buildings are allowed on a limited basis. The permitted uses are the same for all RSC Zone variations; however, variations of the zone occur based on maximum permitted gross leasable floor area.</p>

PLANNING HISTORY

Each of the subject properties contains an existing multi-unit commercial building. The building located at 1950 Hyde Park Road was constructed in 1986; the building located at 1930 Hyde Park Road was constructed in 1988. Both buildings have since been subject to Site Plan Approval to permit expansions.

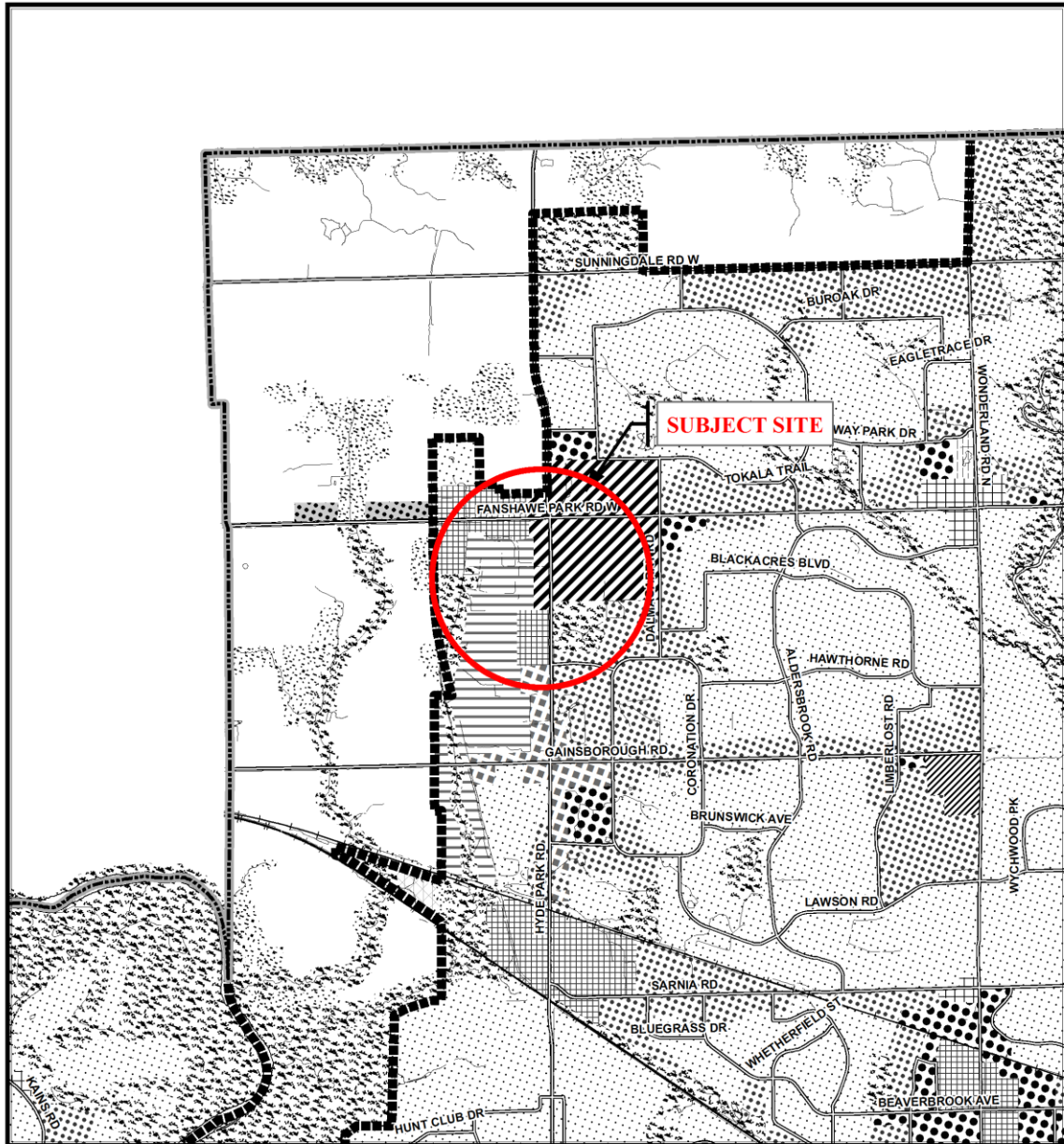
The subject properties were included in the planning area of the *Hyde Park Community Plan, November 2001*. The Community Plan recognised the existing commercial uses on the lands and identified an opportunity for Restricted Service Commercial designation that would provide for infill commercial development that is similar in nature.

In 2006 a site plan application (SP0602449) was received for the expansion of the Party and Tent Rental store located at 1930 Hyde Park Road. The approval granted in 2007 allowed for a one storey expansion to be completed. Concurrent with the Site Plan Review process a Minor Variance (A.124/06) was granted September 11, 2006 to allow for a lot maximum coverage of 34% whereas 30% is permitted and to allow 36 parking spaces whereas 69 spaces are required.

On January 19, 2009, Municipal Council passed By-laws for a City initiated Official Plan Amendment (OPA 459) which allowed for the expansion of the New Format Regional Commercial Node along the west side of Hyde Park Road, south of the intersection of Fanshawe Park Road West. The amendment was intended to strengthen the retail node by encouraging commercial uses. Through this amendment the subject lands became part of the New Format Regional Commercial Node, within the Fanshawe Park Road West/Hyde Park Boundaries, in the City of London Official Plan, as shown on the attached "Schedule A – Land Use".

In 2011 a site plan application (SP11038177) was received for a one storey addition for the warehouse of A&B Party and Tent Rentals at 1950 Hyde Park Road. A development agreement has been registered and the addition is complete, there are however outstanding deficiencies including the posting of fire route signs, proper storage of refuse containers, and the removal of outdoor storage. The City is hoping to see the site works completed in accordance with the approved plans, and return the performance security this summer.

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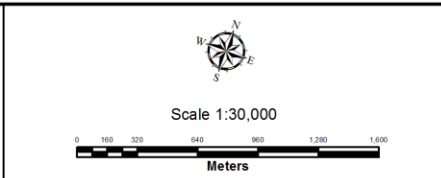


Legend	
	Downtown
	Enclosed Regional Commercial Node
	New Format Regional Commercial Node
	Community Commercial Node
	Neighbourhood Commercial Node
	Main Street Commercial Corridor
	Auto-Oriented Commercial Corridor
	Multi-Family, High Density Residential
	Multi-Family, Medium Density Residential
	Low 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 -

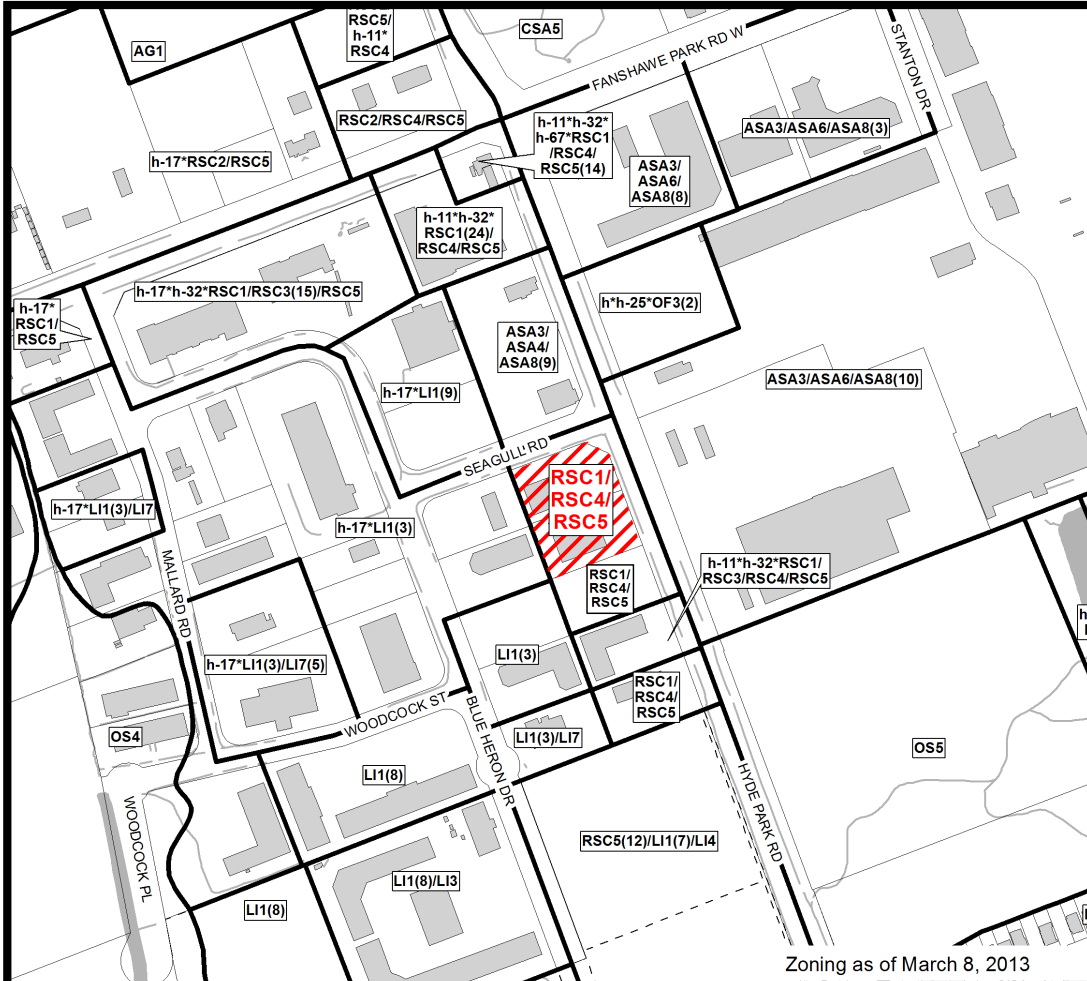
PREPARED BY: Graphics and Information Services



FILE NUMBER: Z-8155
PLANNER: AW
TECHNICIAN: CK
DATE: 2013/03/22

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Zoning as of March 8, 2013



COUNCIL APPROVED ZONING FOR THE SUBJECT SITE: RSC1/RSC4/RSC5

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:

Z-8155

AW

MAP PREPARED:

2013/03/22

CK

1:4,778

0 20 40 80 120 160

Meters

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SIGNIFICANT DEPARTMENT/AGENCY COMMENTS

No significant comments were provided by City Staff respecting the rezoning.

Upper Thames River Conservation Authority

No objections.

The subject property is not affected by any regulations (Ontario Regulation 157/06) made pursuant to Section 28 of the *Conservation Authorities Act*.

The UTRCA has no objections to this application. Our comments are provided for the information of the municipality.

PUBLIC LIAISON:	On March 13, 2013, Notice of Application was sent to 20 property owners in the surrounding area. Notice of Application was also published in the <i>Public Notices and Bidding Opportunities</i> section of <i>The Londoner</i> on March 21, 2013. A "Possible Land Use Change" sign was also posted on the site.	1 reply was received
<p>Nature of Liaison:</p> <p>Change Zoning By-law Z.-1 from a Restricted Service Commercial (RSC1/RSC4/RSC5) Zone which permits animal clinics, kennels, automotive sales and service establishments, auto supply stores, catalogue stores, duplicating shops, home improvement and furnishing stores, repair and rental establishments, service and repair establishments, studios, taxi establishments, bake shops, day care centres, financial institutions, florist shops, personal service establishments, restaurants, video rental establishments, brewing on premises establishments, auction establishments, building or contracting establishments, building supply outlets, bulk sales establishments, dry cleaning and laundry plants, manufacturing and assembly industries with related sales, garden stores, printing establishments, service trades, support offices, warehouse and wholesale establishments, commercial schools, truck sales and industrial malls, to an Associated Shopping Area (ASA1/ASA2/ASA3) Zone which permits animal hospitals, convenience service establishments, convenience stores, dry cleaning and laundry plants, duplicating shops, financial institutions, grocery stores, restaurants, retail stores, personal service establishments, pharmacies, printing establishments, video rental establishments, brewing on premises, repair and rental establishments, service and repair establishments, studios, supermarkets, clinics, day care centres, laboratories, and medical/dental, professional and service offices.</p>		
<p>Responses:</p> <p>One response was received which did not provide a position but sought information on the application and future Site Plan Applications.</p>		

ANALYSIS

Subject Lands

The subject lands are located on the west side of Hyde Park Road, between Fanshawe Park Road West and Gainsborough Road with 1950 Hyde Park Road being bound by Seagull Road to the north. The lands are part of a New Format Regional Commercial Node which surrounds the intersection of Hyde Park & Fanshawe Park Road West and runs south along either side of Hyde Park Road. The property located at 1930 Hyde Park Road is rectangular in shape with an area of approximately 0.41 hectares and a frontage of 49 metres. The existing building was constructed in 1988, with a total area of approximately 1,372 square metres and is presently occupied by three commercial tenants. The property located at 1950 Hyde Park Road is also

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rectangular in shape, less the south east corner, which is incorporated as part of the road right of way and has an area of approximately 0.38 hectares and frontages of 33 metres on Hyde Park Road and 67 metres on Seagull Road. The existing building, constructed in 1986, has a total area of approximately 1,101 square metres and is presently occupied by two commercial tenants and has 223 square metres of vacant space. Both properties have direct access onto Hyde Park Road and 1950 Hyde Park has direct access to Seagull Road.



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Nature of the Application

The applicant is seeking to increase the range of retail, service and office uses that may be permitted within the existing units of the commercial buildings located at 1930 and 1950 Hyde Park Road. The effect of the requested Zoning By-law amendment is to replace the existing Restricted Service Commercial (RSC1/RSC4/RSC5) Zone with the Associated Shopping Area (ASA1/ASA2/ASA3) Zone on both properties. The requested zoning would allow established businesses to remain in the commercial units as well as new opportunities for office and personal service uses.

Provincial Policy Statement (PPS)

The *Provincial Policy Statement, 2005* (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The PPS promotes healthy, liveable and safe communities by: encouraging efficient development and land use patterns which sustain the financial well-being of the municipality; accommodating an appropriate range and mix of residential, employment (including industrial, commercial and institutional uses) and other land uses; and, promoting cost effective development standards to minimize land consumption and servicing costs.

The recommended rezoning will allow for a wider range of uses, and in particular, the addition of office and medical uses, within existing commercial buildings that are located on serviced lots and are compatible with surrounding land uses. The change of zoning will facilitate the utilization of existing buildings located within the built-up area of the City, which helps to sustain the financial well-being of the municipality. Filling the underutilized space will also help to create commercial employment opportunities in the area.

The proposal satisfies section 1.1.1 of the PPS which promotes efficient development and land use patterns by avoiding development and land use patterns that would prevent the efficient expansion of settlement areas as well as accommodating a mix of employment (commercial) uses.

The proposed rezoning is consistent with the PPS in that it promotes a healthy community and economic diversity. Allowing a wider range of retail, service and office uses within existing buildings will generate new jobs and service opportunities. Re-use of existing buildings reduces costs and prevents the expansion of the settlement area and land consumption.

Official Plan Policies

The Official Plan contains Council's objectives and policies to guide the short-term and long-term physical development of the municipality. The policies promote orderly urban growth and compatibility among land uses. While the objectives and policies in the Official Plan primarily relate to the physical development of the municipality, they also have regard for relevant social, economic and environmental matters.

The subject properties are designated New Format Regional Commercial Node in the Official Plan. The New Format Regional Commercial Node designation is intended to provide a wide range of commercial uses which meet specialized service and comparison shopping needs. Consistent with the intended function of the node, a broad range of retail, service, community facility and office uses will be permitted within the designation.

4.3.6.3. Permitted Uses

Permitted uses including all types retail outlets; including retail warehouses, convenience commercial uses; personal services; financial institutions and services; a limited range of automotive services; service-oriented office uses; and professional and medical/dental offices. Within New Format Regional Commercial Nodes, office uses and places of entertainment will be permitted in limited amounts. Zoning on individual sites may be for less than the full range of permitted uses.

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The Official Plan further establishes special policies for areas that are designated New Format Regional Commercial Node. The subject lands are located within the Fanshawe Park Road West/Hyde Park Boundaries which provides certain criteria that should be met, including:

4.3.6.6. Special Policies 2) Fanshawe Park Road West/Hyde Park Boundaries

Permitted Uses - A broad range of retail, service, community facility and office uses will be permitted within the designation. Zoning on individual sites may not allow for the full range of permitted uses and may limit the size based on the total permitted gross.

Scale and Form - Total gross floor area permitted in the node on the west side of Hyde Park Road will be subject to the regulations of the Zoning By-law.

Phasing - To date some services and roadworks are not available to accommodate the scale of development envisioned by this policy. Additional improvements are required adjacent to the site but also off-site.

Design Guidelines - In addition to the guidance provided by the Urban Design Principles of the Official Plan, Council approved Commercial Urban Design Guidelines, and the Hyde Park Urban Design Guidelines. Council is particularly concerned about the design quality of the street frontages along Hyde Park Road.

Required Studies - Prior to the approval of a Zoning By-law amendment to expand the range of uses on lands on the west side of Hyde Park Road, a Transportation Impact Study shall be required to the satisfaction of the City Engineer.

The proposed Zoning By-law amendment is in keeping with these planning criteria for the following reasons:

- The rezoning will permit additional uses that are compatible with existing surrounding land uses and will create opportunities for specialized service needs.
- The scale and form of the existing buildings were approved by the City through the Site Plan Review processes conducted in 2006 and 2011 respectively.
- The subject lands are currently serviced by municipal services and have vehicular access to both Hyde Park Road and Seagull Road.
- The site layout including parking, vehicular access points and landscaping were approved by the City through the Site Plan Review process.
- Due to the minor nature of the Zoning By-law amendment the City did not perceive issues relating to traffic or parking. Given the recent Site Plan process undertaken on the subject lands no Transportation Impact Study was required as part of a complete application.
- The Zoning By-law amendment will not adversely affect surrounding land uses, nor the ability to develop area lands in the future.

The requested Zoning By-law amendment conforms with relevant policies of the Official Plan for the City of London.

Hyde Park Community Plan

The subject lands were included in the planning area of the *Hyde Park Community Plan*, November 2001. The Community Plan designated these lands as Restricted Service Commercial which recognised the existing commercial uses and provides for infill commercial development that is similar in nature. Situated next to an industrial area and along two arterial roads the area supports long term viability and is consistent with policies of the Official Plan. There is a mix of uses which serves both local and regional needs and the designation is intended to accommodate this mix over the long term.

The requested Zoning By-law amendment conforms to the Hyde Park Community Plan which recognises opportunities for commercial development that are similar in nature to commercial uses that were established in the area in 2001.

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Zoning By-law

The Zoning By-law is a comprehensive document used to implement the policies of the Official Plan by regulating the use of land, the intensity of the permitted use, and the built form. This is achieved by applying various zones to all lands within the City of London which identify a list of permitted uses and regulations that frame the context within which development can occur. Collectively, the permitted uses and regulations assess the ability of a site to accommodate a development proposal. It is important that all three criteria of use, intensity and form must be considered and deemed to be appropriate to the approval of any development proposal.

The subject properties are currently in the Restricted Service Commercial (RSC1/RSC4/RSC5) Zone which provides for and regulates a range of moderate intensity commercial uses and trade service uses, which may require significant amounts of land for outdoor storage or interior building space and a location on major streets. The applicant has requested an Associated Shopping Area Commercial (ASA1/ASA2/ASA3) Zone which would permit a wider range of retail uses as well as personal service and office uses. The requested change would provide for several of the currently permitted uses, and allow the existed permitted uses to remain and the established commercial businesses to continue operating from the subject properties. The applicant is seeking land uses that are more service than industry based. The proposed rezoning will allow uses that are complementary to those permitted on neighbouring lands.

The existing buildings and site layouts were approved by the City through Site Plan Review processes and are in compliance with the Zoning By-law. During the process staff also considered the vehicular access points, parking and landscaping, all of which are proposed to remain unaffected by the zoning amendment. During the Site Plan process in 2006 the number of parking spaces was reduced for 1930 Hyde Park Road. On September 11, 2006, a Minor Variance (A.124/06) was approved to allow for a lot coverage of 34% where 30% is permitted and to permit 36 parking spaces whereas 69 spaces are required under Zoning By-law Z.-1.

The Zoning By-law amendment is not expected to cause an increase in vehicular traffic to the subject lands. The number of parking spaces currently provided is sufficient and there are no safety issues respecting traffic or parking on the subject lands.

CONCLUSION

The recommended Zoning By-law amendment is consistent with the policies of the *Provincial Policy Statement, 2005* which promotes healthy, livable and safe communities by encouraging efficient development and lands use patterns with sustain the financial well-being of the municipality.

The amendment conforms to relevant policies of the Official Plan by allowing additional uses on lands designated New Format Regional Commercial Node that are retail and service oriented.

The amendment complies with the intent and direction for the Zoning By-law by allowing a wider range of uses that are complementary to the community and compatible with those in area.

The amendment represents sound planning as it allows for the more appropriate range of uses that are in keeping with the New Format Regional Commercial Node. The subject lands having previously been subject to site plan approval are not expected to change or experience an increase in vehicular activity or parking.

Agenda Item # Page #

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PREPARED BY:	SUBMITTED BY:
AMANDA-BREA WATSON, MCIP, RPP 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	

April 29, 2013

AW

"Attach."

Y:\Shared\implemen\DEVELOPMENT APPS\2013 Applications 8135 to\8155Z - 1930 and 1950 Hyde Park Rd (AW)

Agenda Item # Page #

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File: Z-8155
Planner: Amanda-Brea Watson

Responses to Public Liaison Letter and Publication in “Living in the City”

<u>Telephone</u>	<u>Written</u>
None	Nick Wood/ 4181 Sladeview Crescent Mississauga ON L5L 5R2

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File: Z-8155
Planner: Amanda-Brea Watson

Watson, Amanda-Brea

From: Nicholas Wood [REDACTED]
Sent: Thursday, April 04, 2013 10:34 AM
To: Watson, Amanda-Brea
Subject: Application Inquiry - Z-8155

Follow Up Flag: Follow up
Flag Status: Flagged

Hello Amanda,

I have recently come across one of the applications you are working on. I was wondering if you could answer the following questions regarding that application.

1. Z-8155 – Brian De Lange – 1930 and 1950 Hyde Park Road
 - a. Have any public meetings been scheduled?
 - b. With the possible increase in uses, does the applicant intend to develop the property further? If approved, will the applicant submit a SPA?

Regards,

Nick Wood, BA
Associate

R.G. Richards & Associates
t: [REDACTED]
f: [REDACTED]
e: nick@rgrichards.com
4181 Sladeview Crescent, Unit 23
Mississauga, ON, L5L 5R2

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File: Z-8155
Planner: Amanda-Brea Watson

**Bibliography of Information and Materials
Z-8155**

Request for Approval:

City of London Zoning By-law Amendment Application Form, completed by Briar de Lange, February 14, 2013

Reference Documents:

Ontario. Ministry of Municipal Affairs and Housing. *Planning Act, R.S.O. 1990, CHAPTER P.13*, as amended.

Ontario. Ministry of Municipal Affairs and Housing. *Provincial Policy Statement*, March 1, 2005.

City of London. *Official Plan*, June 19, 1989, as amended.

City of London. *Zoning By-law No. Z-1*, May 21, 1991, as amended.

Briar de Lange, *Planning Justification Report*, February 2013

Correspondence:

City of London -

Postma R., City of London Forestry. E-mail to Watson A-B. March 18, 2013.

Clavet Y., City of London Environmental & Engineering Services Department – Stormwater Management Unit. E-mail to Watson A-B. April 9, 2013.

Masschelein B., City of London Environmental & Engineering Services Department – Environmental & Engineering Services Department. Email to Watson A-B. April 3, 2013.

Departments and Agencies -

Creighton C., UTRCA. Letter to Watson A-B. April 5, 2013.

Other:

Site visit April 18, 2013 and photographs of the same date.

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File: Z-8155
Planner: Amanda-Brea Watson

Appendix "A"

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 rezone an area of land located at 1930 & 1950 Hyde Park Road.

WHEREAS Briar de Lange has applied to rezone an area of land located at 1930 Hyde Park Road and 1950 Hyde Park Road, as shown on the map attached to this by-law, as set out below;

AND WHEREAS this rezoning conforms to the Official Plan;

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 1930 Hyde Park Road and 1950 Hyde Park Road, as shown on the attached map comprising part of Key Map No. A101, from a Restricted Service Commercial (RSC1/RSC4/RSC5) Zone to an Associated Shopping Area Commercial (ASA1/ASA2/ASA3) Zone.

The inclusion in this By-law of imperial measure along with metric measure is for the purpose of convenience only and the metric measure governs in case of any discrepancy between the two measures.

This By-law shall come into force and be deemed to come into force in accordance with Section 34 of the *Planning Act, R.S.O. 1990, c. P13*, either upon the date of the passage of this by-law or as otherwise provided by the said section.

PASSED in Open Council on June 11, 2013.

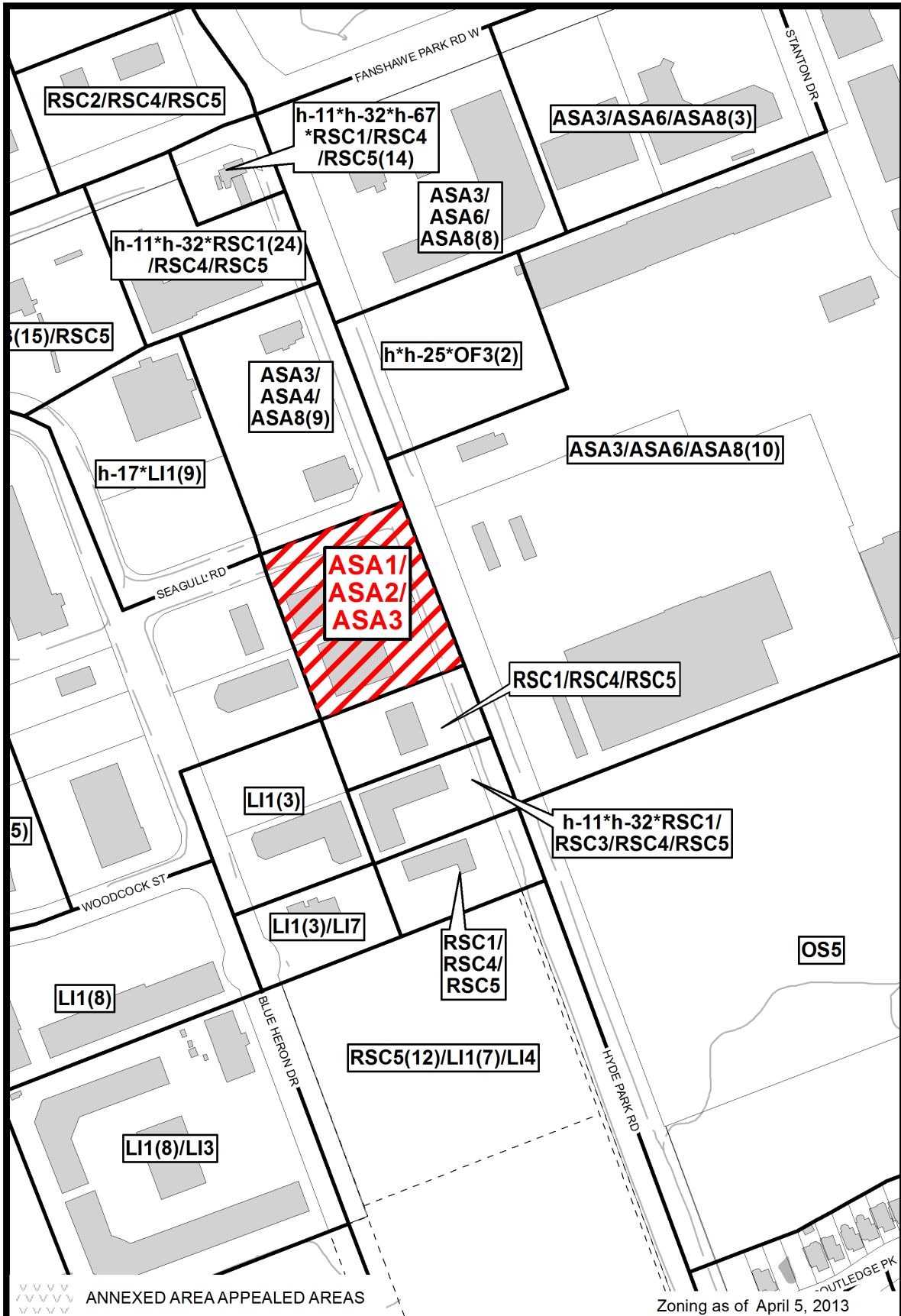
Joe Fontana
Mayor

Catharine Saunders
City Clerk

First Reading - June 11, 2013
Second Reading - June 11, 2013
Third Reading - June 11, 2013

Empty boxes for Agenda Item # and Page #

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



File Number: Z-8155

Planner: AW

Date Prepared: 2010/04/15

Technician: CK

By-Law No: Z.-1-

SUBJECT SITE



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