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H-8137  
Nancy McKee

<b>TO:</b>	<b>CHAIR AND MEMBERS PLANNING AND ENVIRONMENT COMMITTEE</b>
<b>FROM:</b>	<b>GEORGE KOTSIFAS, P.ENG. MANAGING DIRECTOR, DEVELOPMENT &amp; COMPLIANCE SERVICES AND CHIEF BUILDING OFFICIAL</b>
<b>SUBJECT:</b>	<b>APPLICATION BY: WESTERN FAIR ASSOCIATION 412-416 &amp; 420-424 RECTORY STREET &amp; 814-826 KING STREET MEETING ON JULY 23, 2013</b>

<b>RECOMMENDATION</b>
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That, on the recommendation of the Senior Planner of Development Services, based on the application by Western Fair Association relating to the property located at 412-416 & 420-424 Rectory Street & 814-826 King Street, the attached proposed by-law **BE INTRODUCED** at the Municipal Council meeting on July 30, 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 Regional Facility Special Provision (h-147\*RF(2)) Zone **TO** a Regional Facility Special Provision (RF(2)) Zone to remove the holding provision.

<b>PREVIOUS REPORTS PERTINENT TO THIS MATTER</b>
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**OZ-8013**

Report and public meeting at Planning & Environment Committee on application to amend the Official Plan & zoning by-law to permit the proposed expansion of surface parking on the subject lands for the Western Fair – June 18, 2012

<b>PURPOSE AND EFFECT OF RECOMMENDED ACTION</b>
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The purpose and effect of the proposed amendment is to permit additional surface parking on the subject lands.

<b>RATIONALE</b>
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1. The landowner has entered into a development agreement for the subject site which addresses very specific conditions and requirements relating to the provision of high quality urban design.

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<b>BACKGROUND</b>
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<b>Date Application Accepted:</b> January 7, 2013	<b>Agent:</b> Benita Senkevics, Monteith Brown
<b>REQUESTED ACTION:</b> To remove the holding provision for urban design.	

<b>SITE CHARACTERISTICS:</b>
<ul style="list-style-type: none"> <li>• <b>Current Land Use</b> – vacant</li> <li>• <b>Frontage</b> – 91 m</li> <li>• <b>Depth</b> – 67 m</li> <li>• <b>Area</b> – 0.555 ha</li> <li>• <b>Shape</b> – generally rectangular</li> </ul>

<b>SURROUNDING LAND USES:</b>
<ul style="list-style-type: none"> <li>• <b>North</b> – commercial</li> <li>• <b>South</b> – park (Queen’s Park)</li> <li>• <b>East</b> – parking lot (Western Fair)</li> <li>• <b>West</b> – residential/industrial</li> </ul>

<b>OFFICIAL PLAN DESIGNATION:</b>
<ul style="list-style-type: none"> <li>• Regional Facility</li> </ul>
<b>EXISTING ZONING:</b> (refer to map)
<ul style="list-style-type: none"> <li>• h-147*RF(2)</li> </ul>

<b>PLANNING HISTORY</b>
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The Western Fair Association acquired all of the lands subject to the proposed amendment with the exception of the mid-block property at 418 Rectory Street. The intent was to incorporate these lands, including 418 Rectory Street into the same designation and zone that is currently applied to the Western Fair lands to the east and south of the subject site for additional parking associated with the Western Fair. As a result of the Official Plan and Zoning By-law amendment application (OZ-8013), the buildings on the subject sites were demolished in June, 2012 to provide for the additional parking needed for the Western Fair.

The site plan application was received on January 7, 2013. After several greenline amendments to the plan, the final site plan was accepted and development agreement signed on July 11, 2013. An issue was noted during review that the parking area is located closer than 3 m from the ultimate road setback. A minor variance was granted by the Committee of Adjustment on March 4, 2013.

<b>ANALYSIS</b>
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**What is the purpose of the holding provision and why is it appropriate to remove it?**

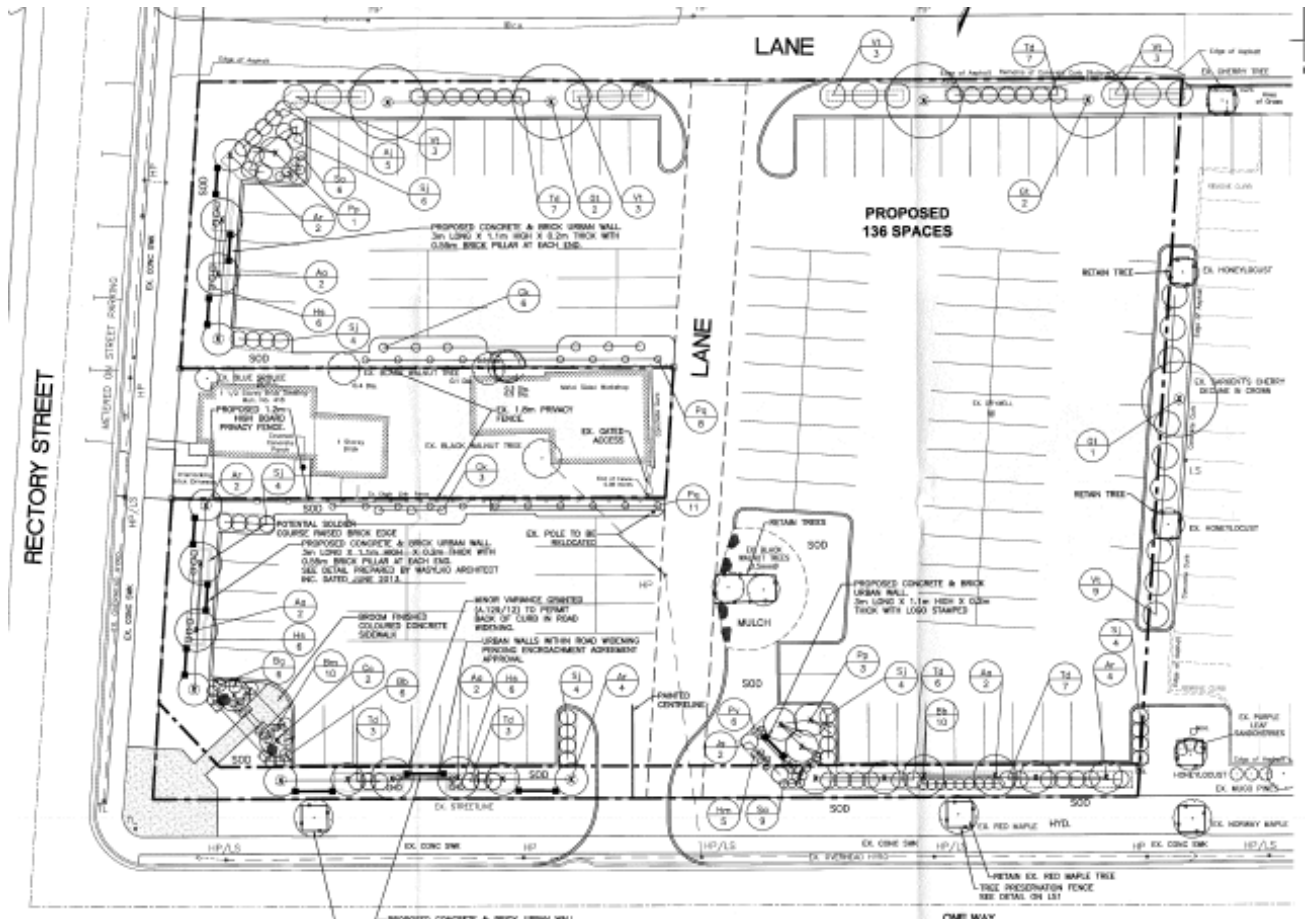
The “h-147” holding provision states the following:

*“To ensure that urban design is addressed at site plan, a site plan will be approved and a development agreement will be entered into which incorporates the design objectives as identified in the Council resolution.”*

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Through the Council resolution from June, 2012, Council recommended the following design objectives be addressed prior to the lifting of the holding provision. The following is a staff review of the specific design issues to be addressed through the site plan review included:



- *Enhanced landscaping along King Street and Rectory Street to visually enhance the site and pedestrian environment;*

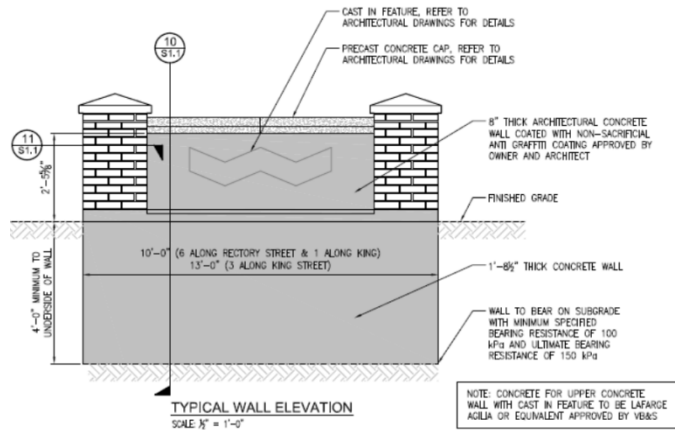
The final landscape plan shows a number of shade trees and enhanced plantings along both street frontages. The proposed landscaping will not only visually enhance the site but will also provide screening for the parking lot.

- *Architectural features such as low walls, gazebos, and decorative pavement to visually enhance the development and to distinguish the [pedestrian environment from the vehicular environment;*

The applicant has proposed low landscape walls comprised of concrete and brick pillars along the perimeter to define the street edge. Decorative paving will be incorporated at the corner of the site at Rectory and King Street.

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- *Design which and adjacent residential uses to the west;*

*is sympathetic to, supportive of the*

The use of enhanced landscaping and the low landscape wall will help to screen and buffer the parking from existing residential uses nearby.

- *Tree retention as per the Arborist Report, conducted by BioLogic and Urban Forestry correspondence.*

Two Black Walnuts will be retained on site, with additional green area proposed around their root structure to increase their survival rate. As well, four trees within the City boulevard are proposed to be retained (Norway Maple, Red Maple, and two Silver Maples). Due to the ultimate paving and grading of the site, many of the trees were slated for removal. As well, some of the trees were unhealthy and due to their condition were also slated for removal. These recommendations were part of the Arborist Report and were accepted by Urban Forestry.

Overall, Staff have reviewed the revised site plan and felt it met the urban design considerations as set out in the Council resolution.

The Western Fair District (WFD) is a regional facility that located within London, has been a continued success for many years and continues to grow to accommodate success. The proposed removal of holding provision will allow WFD to efficiently reuse lands to expand surface parking and further support the facility.

The submitted site plan conforms to the Official Plan designation and Regional Facility Special Provision Zone and shows a parking lot accessory to the WFD. This lot will support the uses at Western Fair. The proposed development has implemented features recommended by the Council resolution and staff to ensure it is compatible with adjacent properties. The removal of the holding provision is appropriate.

**CONCLUSION**

The holding (h-147) provision can be removed from the lands as the applicant has met the urban design criteria as set out in the Council resolution of June 26, 2012, and has entered into a development agreement with the City of London. The proposed development is consistent with the PPS, and meets the policies and regulations of the Official Plan and Zoning By-law. The removal of the holding provision is appropriate and represents good planning.

<b>PREPARED AND RECOMMENDED BY:</b>	<b>REVIEWED BY:</b>
<b>NANCY MCKEE, MCIP, RPP SENIOR PLANNER</b>	<b>BRUCE HENRY MANAGER, DEVELOPMENT PLANNING</b>

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<b>DEVELOPMENT SERVICES</b>	
<b>CONCURRED BY:</b>	<b>SUBMITTED BY:</b>
<b>TERRY GRAWAY, MCIP, RPP MANAGER, DEVELOPMENT SERVICES &amp; PLANNING LIAISON</b>	<b>GEORGE KOTSIFAS, P.ENG. MANAGING DIRECTOR, DEVELOPMENT &amp; COMPLIANCE SERVICES AND CHIEF BUILDING OFFICIAL</b>

July 2, 2013

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Bill No. (Number to be inserted by Clerk's Office)  
2013

By-law No. Z.-1-\_\_\_\_\_

A by-law to amend By-law No. Z.-1 to remove the holding provision from the zoning for an area of land located at 412-416 & 420-424 Rectory Street & 814-826 King Street.

WHEREAS the Western Fair Association has applied to remove the holding provision from the zoning for an area of land located at 412-410 & 420-424 Rectory Street & 814-826 King 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 lands located at 412-416 & 420-424 Rectory Street & 814-826 King Street, as shown on the attached map to remove the holding provision so that the zoning of the lands as a Regional Facility Special Provision (RF(2)) Zone comes into effect.
2. This By-law shall come into force and effect on the date of passage.

PASSED in Open Council on July 30, 2013.

Joe Fontana  
Mayor

Catharine Saunders  
City Clerk

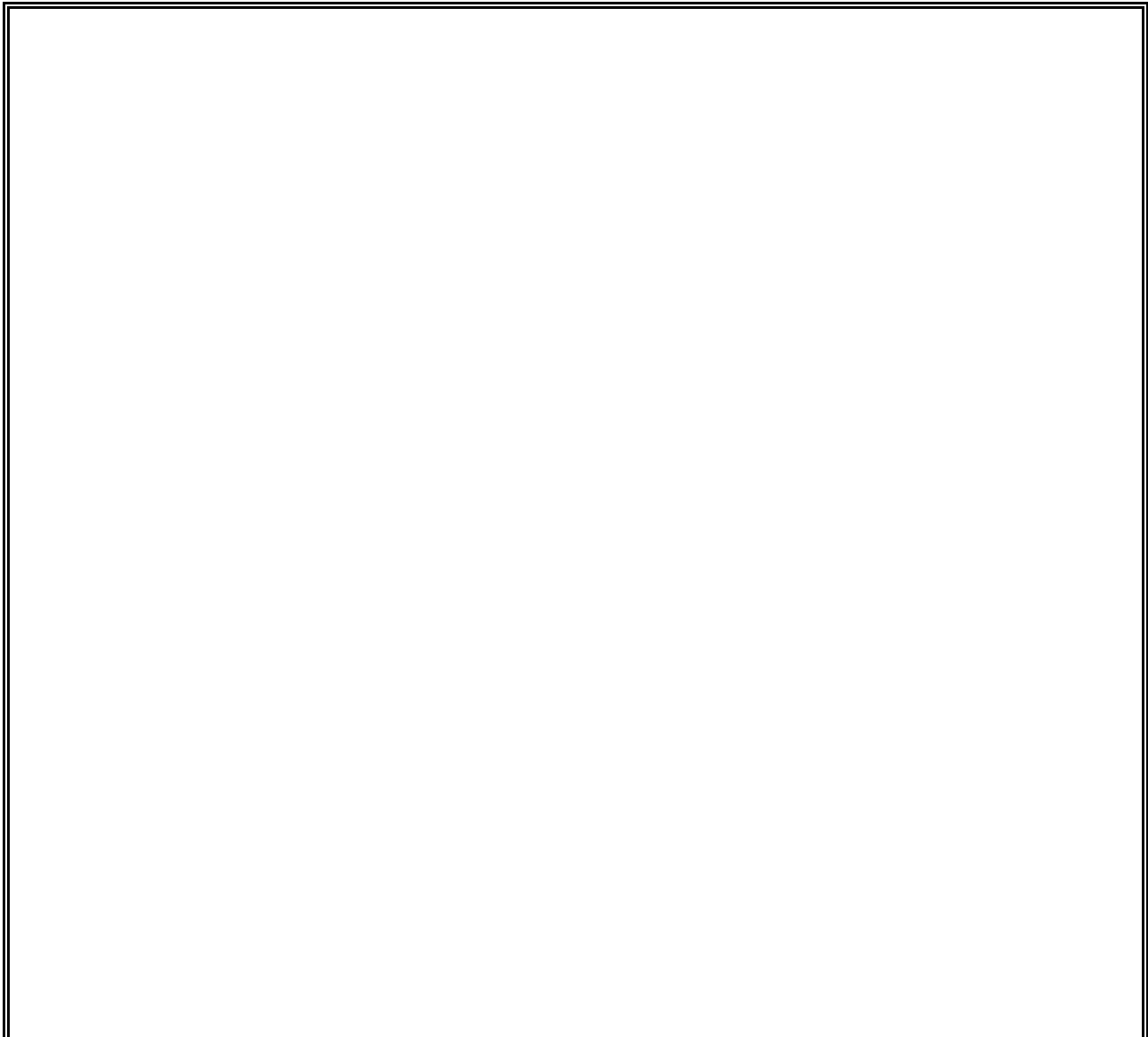
First Reading - July 30, 2013  
Second Reading – July 30, 2013  
Third Reading - July 30, 2013



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**AMENDMENT TO SCHEDULE "A"**



Technician:

Date Prepared:

File Number/Planner:

Scale: 1:5000

Site: 

**North**

