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H-8212/C. Smith

FROM:	G. KOTSIFAS, P.ENG. MANAGING DIRECTOR, DEVELOPMENT & COMPLIANCE SERVICES & CHIEF BUILDING OFFICIAL
SUBJECT:	APPLICATION BY: ESAM CONSTRUCTION LIMITED 699 WONDERLAND ROAD NORTH MEETING ON AUGUST 20, 2013

RECOMMENDATION

That, on the recommendation of the Manager, Development Services and Planning Liaison, based on the application of ESAM Construction Limited relating to the property located at 699 Wonderland Road North, the attached proposed by-law **BE INTRODUCED** at the Municipal Council meeting on August 27, 2013 to amend Zoning By-law No. Z.-1 in conformity with the Official Plan to change the zoning of 699 Wonderland Road North **FROM** a Holding Associated Shopping Area Commercial (h-25*ASA3/ASA4/ASA8) Zone **TO** an Associated Shopping Area Commercial (ASA3/ASA4/ASA8) Zone to remove the holding “h-25” provision.

PURPOSE AND EFFECT OF RECOMMENDED ACTION

To remove the holding “h-25” provisions from 699 Wonderland Road North to allow for the construction of approximately 1,600 square metres of commercial use in three new commercial buildings and a gas bar use on this property.

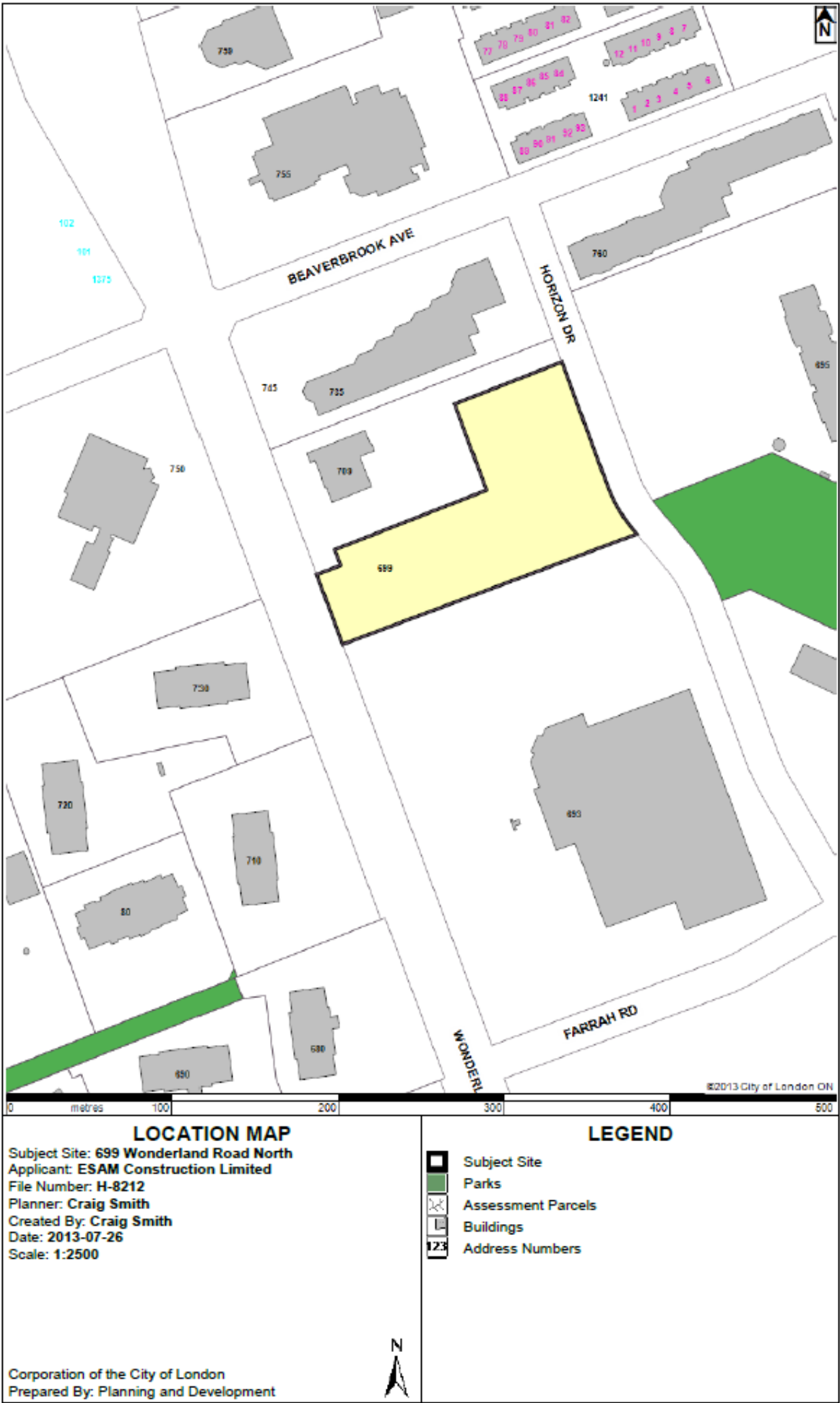
BACKGROUND

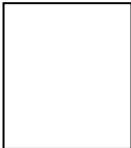
On July 2, 2013 the applicant applied for site plan approval (SP13-020521) to allow for the construction of three commercial buildings and a gas bar on the property. The application was reviewed the City of London Urban Design Peer Review Panel on July 18, 2013.

RATIONALE

- 1. The removal of the holding provision will allow for development in conformity with the City of London Official Plan.
- 2. Through the site plan approval process this issue has been resolved and this holding provision is no longer required.

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Date Application Accepted: July 18, 2013	Owner: ESAM Construction Limited
REQUESTED ACTION: Removal of the holding “h-25” from the holding Associated Shopping Area Commercial (h-25*ASA3/ASA4/ASA8) Zone.	

PUBLIC LIAISON:	Notice of Application was published in the <i>Public Notices and Bidding Opportunities</i> section of <i>The Londoner</i> on August 1, 2013.
Nature of Liaison: City Council intends to consider removing the “h-25” holding provision from the lands that ensure satisfactory compliance with the City of London Commercial Urban Design Guidelines and a development agreement is drafted to the acceptance of the City of London. Council will consider removing the holding provision as it applies to these lands no earlier than August 20, 2013	
Responses: None	

ANALYSIS

h-25 Holding Provision

To encourage high quality urban design for new format retail developments containing buildings over 6000 square metres (64,586 square feet) in total area, satisfactory compliance with the City of London Commercial Urban Design Guidelines will be assessed during the site plan review process. A site plan application will have to be submitted to the City and a development agreement drafted acceptable to the City of London prior to the removal of the "h-25" symbol.

On July 2, 2013 the applicant applied for site plan approval (SP13-020521). As part of the complete site plan approval application an Urban Design Brief dated June 14, 2013, prepared by the MBTW Group was submitted to the City of London. The Urban Design Peer Review Panel reviewed the proposed development on July 18, 2013 and has provided their comments to the City. The City of London Community Planning & Urban Design division provided the following comment:

Community Planning & Urban Design has reviewed the Urban Design Peer Review Panel comments and the submitted site plan and advise that we have no concerns. This proposal satisfies the stated purposes for the h-25 holding provision that was applied to this property.

Urban Design has been satisfactorily assessed through the site plan process for this proposed development. A development agreement acceptable to the City has been drafted that will ensure the proposed development complies with the intent of the City of London Commercial Urban Design Guidelines.

CONCLUSION

Through the Site Plan Approval process the issues of site design has been addressed. A development agreement has been drafted to the satisfaction of the City of London. It is appropriate at this time to remove the holding provision “h-25” from these lands.

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PREPARED BY:	REVIEWED BY:
C. SMITH SENIOR PLANNER, DEVELOPMENT SERVICES	ALLISTER MACLEAN MANAGER, DEVELOPMENT PLANNING
RECOMMENDED BY:	SUBMITTED BY:
TERRY GRAWAY MANAGER, DEVELOPMENT SERVICES & PLANNING LIAISON	G. KOTSIFAS, P.ENG MANAGING DIRECTOR, DEVELOPMENT & COMPLIANCE SERVICES & CHIEF BUILDING OFFICIAL

JCS/

"Attach."

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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 holding provisions from the zoning of the lands located at 699 Wonderland Road North.

WHEREAS ESAM Construction Limited has applied to remove the holding provision from the zoning for the lands located at 699 Wonderland 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 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 699 Wonderland Road North, as shown on the attached map to remove the holding provision so that the zoning of the lands as an Associated Shopping Area Commercial (ASA3/ASA4/ASA8) Zone comes into effect.
2. This By-law shall come into force and effect on the date of passage.

PASSED in Open Council on August 27, 2013.

Joseph Fontana
Mayor

Catharine Saunders
City Clerk

First Reading – August 27, 2013
Second Reading – August 27, 2013
Third Reading – August 27, 2013

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