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File: Z-8178
Planner: Mike Corby

- i) Road;
 - ii) Minimize surface parking and ensure all parking visible from the ‘service road’ is screened to emphasize the pedestrian quality in the north part of the residentially zoned portion of the site;
 - iii) Ensure siting and construction of the apartment buildings is consistent with the conceptual site plan and elevations/renderings included as Appendix “B”; and,
 - iv) the Owner shall grant a municipal easement of an appropriate size and alignment, consistent with the rear lane concept identified in the Hyde Park Community Plan, for public access across this site, all to the satisfaction of the City.
- (a) The request to amend Zoning By-law No. Z.-1 to change the zoning of the subject property **FROM** an Urban Reserve (UR3) Zone and a Holding Urban Reserve (h-2*UR3) Zone which permits existing dwellings, agricultural uses except for mushroom farms, commercial greenhouses livestock facilities and manure storage facilities, conservation lands, managed woodlot, wayside pit, passive recreation use, kennels, private outdoor recreation clubs and riding stables, **TO** a Holding Residential R9 Special Provision (R9-7(_)*H50) Zone to permit apartment buildings, lodging house class 2, senior citizens apartment buildings, handicapped persons apartment buildings and continuum-of-care facilities with a special provision to allow for the reduction of the easterly side yard to maximum of 12 metres and maximum projection for the apartment’s balconies into the required yards to a maximum of 3 metres **BE REFUSED** for the following reasons:.
- i) The City of London’s Transportation Department has concerns about the proposed access to this site in relation to the proximity of the intersection of Gainsborough Road and Coronation Drive and is requesting a holding provision until the submitted Transportation Impact Analysis is updated to address this matter.
 - ii) The City of London’s Wastewater and Drainage Engineering Division also has concerns regarding how the south portion of the property will be serviced as the future servicing for the subject site is have not been built in and will be located over adjacent lands to the east which is not owned by the applicant.

PREVIOUS REPORTS PERTINENT TO THIS MATTER
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Hyde Park Community Plan, December 15, 1999

Z-7399 – Planning Committee Report, December 10, 2007 and January 14, 2008

PURPOSE AND EFFECT OF RECOMMENDED ACTION

The purpose and effect of the requested Zoning By-law amendment is to facilitate the development of two 15 storey apartment towers totalling 176 units (88 each), on the southerly portion of the subject site.

RATIONALE

1. The recommended amendment is consistent with the polices of the Provincial Policy Statement (2005);
2. The proposed amendment is consistent with the High Density Residential policies of the City of London Official Plan;
3. The zoning by-law amendment will allow for high density residential development in the form of two 15 storey apartment buildings in conformity with the Hyde Park Community Plan.
4. The use of holding provisions will ensure that concerns about access and sanitary servicing are addressed.