

## Report to Planning and Environment Committee

**To:** Chair and Members  
Planning & Environment Committee  
**From:** Scott Mathers MPA, P. Eng.,  
Deputy City Manager, Planning and Economic Development  
**Subject:** 221 Queens Avenue  
City File: TZ-9598 Ward 13  
**Date:** July 17, 2023

## Recommendation

That, notwithstanding the recommendation of the Director, Planning and Development and on the direction of Planning and Environment Committee, the following actions be taken with respect to the application of Sifton Properties Limited relating to the property located at 221 Queens Avenue:

- a) the proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting on July 25, 2023, to amend Zoning By-law No. Z.-1, in conformity with the Official Plan, by extending the Temporary Use (T-69) Zone for a period not exceeding three (3) years.

## Executive Summary

The owner has requested to extend the existing Temporary (T-69) Zone to permit the site to function as a surface parking lot for a temporary period not exceeding three (3) years. On June 12, 2023, Civic Administration recommended the requested amendment be refused with an alternative recommendation to extend the Temporary Zone for an additional one (1) year. The Planning and Environment Committee supported Civic Administration's recommendation for the additional one (1) year to provide opportunities for future development on the site. However, Council referred the matter back to Civic Administration, requesting a report and by-law be brought to a future meeting of the Planning and Environment Committee, through the following resolution:

*That, the following actions be taken with respect to the application by Sifton Properties Limited, relating to the properties located at 221 Queens Avenue:*

- a) *the application BE REFERRED back to the Civic Administration to report back at the next meeting of the Planning and Environment Committee to allow a temporary zone on the subject property for three (3) years; and,*
- b) *incorporation of an enhanced landscaped plan for the subject lands.*

## Purpose and Effect of Recommended Action

The purpose and effect of the recommended action is to add a Temporary Zone to permit a surface parking lot for a period not exceeding three (3) years.

## Rationale of Recommended Action

That in the opinion of Council, the recommended amendment is in conformity with the in-force policies of The London Plan, including but not limited to the Temporary Use Provisions policies contained in Our Tools.

The request to extend the temporary zone for a period of three (3) years, representing the maximum extension permitted. If upon expiration of the Temporary (T-69) Zone, there must be an enhanced landscaped plan incorporated with the next extension

application. The owner is advised that no extensions to the Temporary (T-69) Zone shall be granted without the submission of an enhanced landscaped plan.

## **Analysis**

### **1.0 Background Information**

#### **1.1 Previous Reports Related to this Matter**

September 5, 1995 – Council approval of first Temporary Use Zone to permit a temporary parking lot use for a period of three (3) years.

Z-5825 – January 10, 2000 – Report to Planning Committee supporting an application by Sifton Properties Limited to permit the temporary parking lot use for a period of three (3) years.

Z-6632 – April 13, 2004 – Report to Planning Committee supporting an application by Sifton Properties Limited to extend the temporary parking lot use for a period of three (3) years.

Z-8312 – April 8, 2014 – Report to the Planning and Environment Committee recommending refusal of an application by Sifton Properties Limited to allow a permanent commercial surface parking lot and recommending approval of a by-law to re-establish a Temporary Use (T-69) Zone to permit a temporary parking lot use for a period of three (3) years.

TZ-8748 – June 19, 2017 – Report to the Planning and Environment Committee of an application by Sifton Properties to extend the Temporary Use (T-69) Zone for a period not exceeding three (3) years.

TZ-9197 – May 19, 2020 - Report to the Planning and Environment Committee of an application by Sifton Properties to extend the Temporary Use (T-69) Zone for a period not exceeding three (3) years.

#### **1.2 Planning History**

In 1995, the commercial building was demolished and in the same year, Council adopted the first Zoning By-law amendment to permit a temporary commercial surface parking lot on the subject property for a period of three (3) years. Between 1995 and now, the property has been subject to periods where the temporary use by-law was expired and not renewed and has also been the subject of several by-law amendments to re-instate or extend the temporary use zoning.

In 2014, Sifton Properties Limited applied for a rezoning to establish the existing commercial surface parking lot as a permanent use. On City staff's recommendation, Council refused that application and instead approved a new temporary use by-law to permit surface parking for a period of three (3) years. Sifton Properties has since reapplied for the extension of the temporary use (T-69) Zone on two separate occasions (2017/2020) and are seeking another three (3) year extension for the commercial surface parking lot.

#### **1.3 Property Description**

The subject site is located on the south side of Queens Avenue, between Clarence Street and Wellington Street, directly west of One London Place in downtown London. The 0.25-hectare site has functioned as a commercial surface parking lot for approximately 28 years. The existing fully paved parking lot contains 65 regular and 2 handicapped parking spaces providing monthly parking space to employees and tenants of surrounding office and commercial premises. Landscaped screening includes deciduous street trees, large bushes, coniferous trees and wrought iron fencing, softening the view of the parking lot from Queens Avenue. Direct vehicular and pedestrian access is provided from and to Queens Avenue.

## **Conclusion**

At the request of City Council at its June 27, 2023, meeting, Civic Administration has prepared a by-law, attached to this report as appendix A, which would permit the site to function as a surface parking lot for a temporary period not exceeding three (3) years. The by-law would also permit a reduction to parking spaces and an increase to landscaped areas.

**Prepared by:** William Brent House,  
Planner I

**Reviewed by:** Mike Corby, MCIP, RPP  
Manager, Planning Implementation

**Recommended by:** Heather McNeely, MCIP, RPP  
Director, Planning and Development

**Submitted by:** Scott Mathers MPA, P. Eng  
Deputy City Manager, Planning and Economic  
Development

**Copy:** Britt O'Hagan, Manager, Current Development  
Michael Pease, Manager, Site Plans  
Ismail Abushehada, Manager, Development Engineering

## Appendix A

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

2023

By-law No. Z.-1-23\_\_\_\_\_

A by-law to amend By-law No. Z.-1 to  
extend a temporary zone located at 221  
Queens Avenue.

WHEREAS Sifton Properties Limited have applied to extend the Temporary Use (T-69) Zone as it applies to a portion of the property located at 221 Queens Avenue for a period not to exceed three (3) years;

AND WHEREAS the Municipal Council of the Corporation of the City of London, by By-law No. Z.-1-202866 approved the Temporary Use for 221 Queens Avenue for a period not exceeding three (3) years beginning August 25, 2020;

AND WHEREAS the Municipal Council of the Corporation of the City of London deems it advisable to extend the Temporary Use for the said property for a period not exceeding three (3) years;

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. Section Number 50.2(69) of the Temporary (T) Zone is amended by updating the following subsection for a portion of lands known municipally as 221 Queens Avenue:

74) T-69

This Temporary Use is hereby extended for an additional three (3) year beginning July 25, 2023.

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.

This by-law comes into force and effect on the day it is passed subject to the provisions of PART VI.1 of the *Municipal Act*, 2001.

PASSED in Open Council on July 25, 2023 subject to the provisions of PART VI.1 of the *Municipal Act*, 2001.

Josh Morgan

Mayor

Michael Schulthess

City Clerk

First Reading – July 25, 2023

Second Reading – July 25, 2023

Third Reading – July 25, 2023

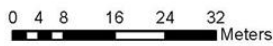
AMENDMENT TO SCHEDULE "A" (BY-LAW NO. Z.-1)



File Number: TZ-9598  
Planner: BH  
Date Prepared: 2023/5/3  
Technician: JI  
By-Law No: Z.-1-

SUBJECT SITE 

1:800



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