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File No: O-7900
Planner: A. Riley

TO:	CHAIR AND MEMBERS BUILT AND NATURAL ENVIRONMENT COMMITTEE
FROM:	JOHN M. FLEMING DIRECTOR OF LAND USE PLANNING AND CITY PLANNER
SUBJECT:	APPLICATION BY: CITY OF LONDON 310, 318, 322 and 330 WELLINGTON ROAD PUBLIC PARTICIPATION MEETING ON AUGUST 15, 2011 @ 5:00PM

RECOMMENDATION

That, on the recommendation of the Director of Land Use Planning and City Planner, based on the application of City of London relating to the property located at 310, 318, 322 and 330 Wellington Road, the attached proposed by-law **BE INTRODUCED** at the Municipal Council meeting on August 29, 2011 to amend the Official Plan to change the designation of the subject lands **FROM** a Low Density Residential designation which allows single detached, semi-detached, duplex and converted dwellings **TO** a Community Commercial Node to allow all types of retail outlets including department stores, home improvement and furnishings stores, supermarkets, food stores and pharmacies; convenience commercial uses; personal services; restaurants; commercial recreation establishments; financial institutions and services; a limited range of automotive services; service-oriented office uses such as real estate, insurance and travel agencies; community facilities, such as libraries or day care centres; professional and medical/dental offices; and commercial and private schools. Within Community Commercial Nodes, office uses and places of entertainment will be permitted in limited amounts.

PREVIOUS REPORTS PERTINENT TO THIS MATTER
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None

PURPOSE AND EFFECT OF RECOMMENDED ACTION

The purpose and effect of this Official Plan amendment is to recognize and reflect the uses permitted under the current zoning, and to recognize this area as part of the Commercial Node to the south.

RATIONALE

1. Through the City of London's Official Plan review in 2007, these lands should have been designated Community Commercial Node along with the properties to the south to recognize the existing uses, and the existing zone. These lands were not within the commercial area defined by the consultants, and therefore not included in the new commercial land use designation.
2. The sites satisfy Official Plan policies for the location of a Community Commercial Node designation given the character of the surrounding area, and their location north of an existing Community Commercial Node. The recommended Community Commercial Node designation is appropriate for the subject sites.
3. The permitted uses under the Community Commercial Node designation are consistent with the area and will not negatively affect existing and/or future uses in the area.
4. The current zoning is Community Shopping Area (CSA6) permits all the proposed uses of the proposed designation. The recommendation permits uses that will continue to provide valuable service to the existing residential neighbourhoods within convenient driving or walking distance.
5. The conversion of the existing buildings to a low density residential use are unlikely.
6. The interface between the subject sites and the surrounding residential uses has evolved over many years throughout which the commercial and office uses have been present, and there have been no apparent indicators of adverse impacts on the surrounding residential uses.

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LOCATION MAP

Subject Site: 330 Wellington Rd
 Applicant: **The Corporation of the City of London**
 File Number: **O-7900**
 Planner: **Alanna Riley**
 Created By: **Alanna Riley**
 Date: **2011-07-14**
 Scale: **1:2500**

Corporation of the City of London
 Prepared By: Planning and Development

LEGEND

- Subject Site
- Parks
- Assessment Parcels
- Buildings
- Address Numbers



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BACKGROUND

Date Application Accepted:	Agent: City of London
<p>REQUESTED ACTION: Change the Official Plan land use designation from "Low Density Residential" to "Community Commercial Node". The purpose and effect of this Official Plan amendment is to recognize and reflect the uses permitted under the current zoning, and to recognize this area as part of the Commercial Node to the south.</p>	

SITE CHARACTERISTICS:

- 310 Wellington Road – Neighbourhood Shopping Centre
- 318 Wellington Road – Office
- 322 Wellington Road – Residential
- 330 Wellington Road – Neighbourhood Shopping Centre

Address	Frontage (m)	Depth (m)	Lot Area (ha)
310 Wellington Road	NA	NA	NA
318 Wellington Road	22.8	87	953.9
322 Wellington Road	17.3	41.7	724.2
330 Wellington Road	40.1	36.6	1471.6

SURROUNDING LAND USES:

- **North** – Office Conversion/Residential
- **South** - Commercial
- **East** – Residential
- **West** – Office Conversion/Residential

OFFICIAL PLAN DESIGNATION: (refer to map on page 4)

- Low Density Residential

EXISTING ZONING: (refer to map on page 5)

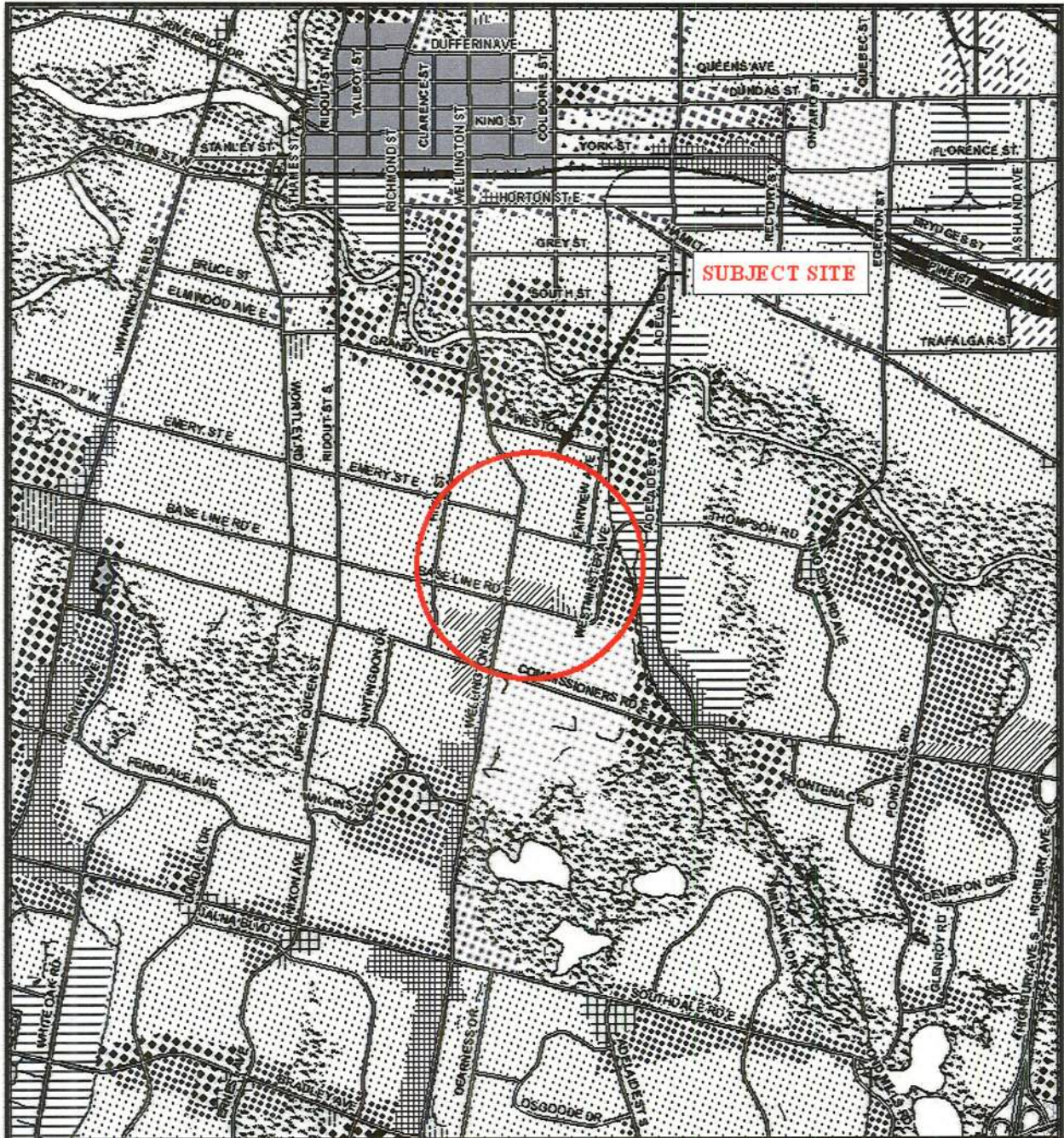
- Community Shopping Area (CSA6)

PLANNING HISTORY

As part of the Official Plan Five Year Review process, these lands were not identified by the consultants as being part of the adjacent commercial node to the south. This was not withstanding their current use and zoning which is consistent with the Community Commercial Node land use designation.

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Legend

- | | |
|--|-----------------------------------|
| Downtown Area | Office Business Park |
| Enclosed Regional Commercial Node | General Industrial |
| New Format Regional Commercial Node | Light Industrial |
| Community Commercial Node | Regional Facility |
| Neighbourhood Commercial Node | Community Facility |
| Main Street Commercial Corridor | Open Space |
| Auto-Oriented Commercial Corridor | Urban Reserve - Community Growth |
| Multi-Family, High Density Residential | Urban Reserve - Industrial Growth |
| Multi-Family, Medium Density Residential | Rural Settlement |
| Low Density Residential | Environmental Review |
| Office Area | Agriculture |
| Office/Residential | Urban Growth Boundary |
| | Areas Under Appeal |

CITY OF LONDON
Department of
Planning and Development
OFFICIAL PLAN SCHEDULE A
- LANDUSE -

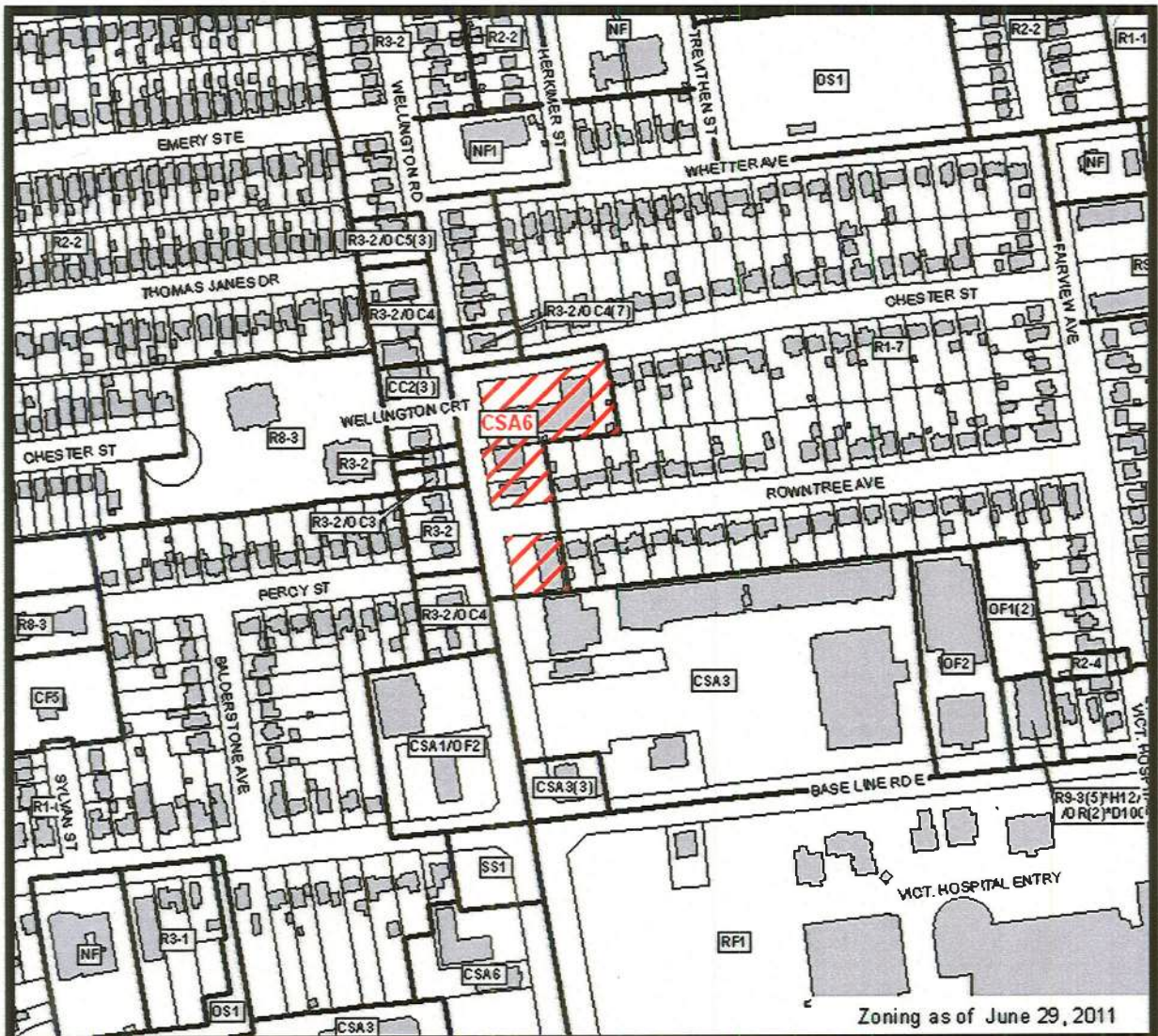
PREPARED BY: Graphics and Information Centre



FILE NUMBER: O-7900
PLANNER: AR
TECHNICIAN: CK
DATE: 2011 July 25

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COUNCIL APPROVED ZONING FOR THE SUBJECT SITE: CSA6

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



FILE NO:
O-7900 **AR**

MAP PREPARED:
2011/07/25 **CK**

1:4,000
0 20 40 80 120 160 Meters

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SIGNIFICANT DEPARTMENT/AGENCY COMMENTS

Environmental and Engineering Services Department

The City of London's Environmental and Engineering Services Department has not identified any concerns with respect to the aforementioned Official Plan amendment application.

Urban Forestry

Urban Forestry has no comments on this application.

Parks Planning and Design

Parks Planning and Design has no comments on this application.

London Hydro

No objection.

Upper Thames River Conservation Authority (UTRCA)

AREA OF VULNERABILITY	VULNERABILITY SCORE	THREATS & CIRCUMSTANCES
<i>Highly Vulnerable Aquifer (HVA)</i>	6	Moderate & Low Threats

NOTE: At this time, certain activities on this property may be considered Moderate or Low Threats to drinking water.

Provincial Policy Statement (PPS, 2005)

Section 2.2.1 requires that:

"Planning Authorities shall protect, improve or restore the quality and quantity of water by: d) implementing necessary restrictions on development and site alteration to:

- 1. protect all municipal drinking water supplies and designated vulnerable areas; and*
- 2. protect, improve or restore vulnerable surface and ground water features, and their hydrological functions"*

"Development and site alteration shall be restricted in or near sensitive surface water features and sensitive ground water features such that these features and their related hydrologic functions will be protected, improved or restored."

Municipalities must be consistent with the Provincial Policy Statement when making decisions on land use planning and development. This information is provided for the City's consideration in moving forward on this application.

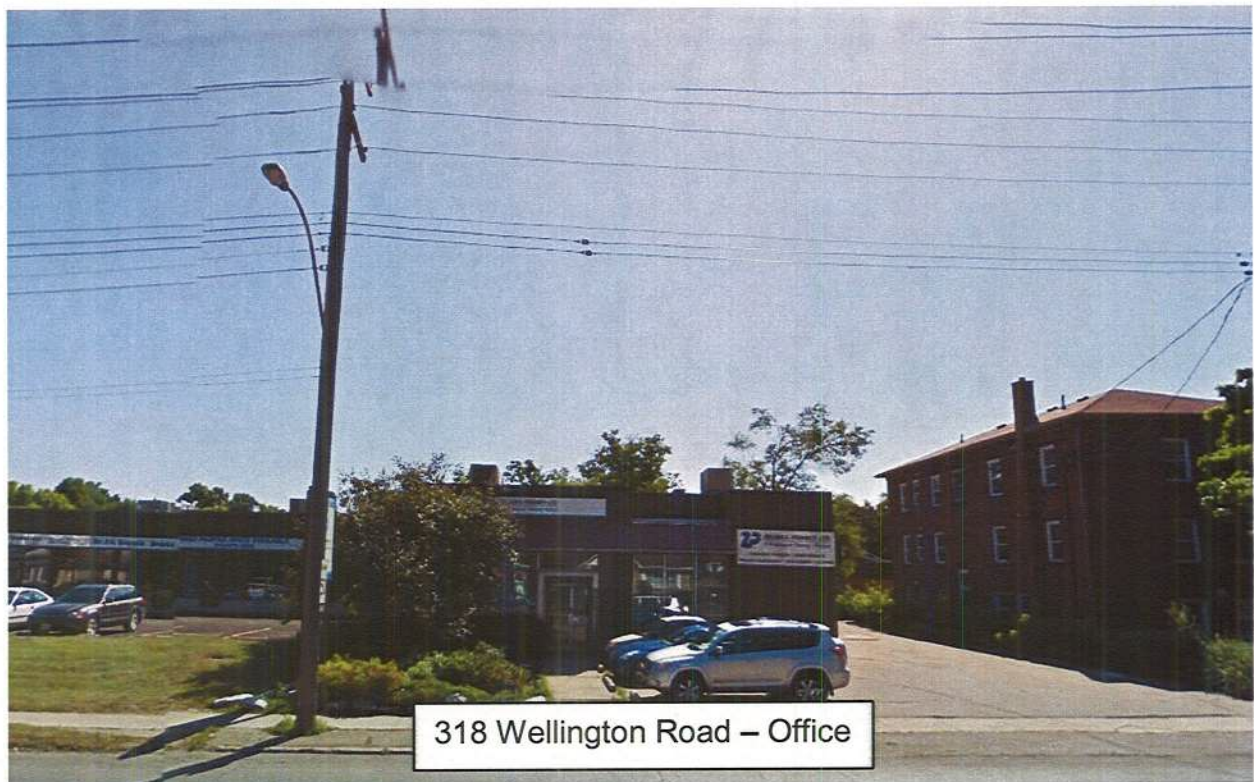
PUBLIC LIAISON:	A notice of the possible Official Plan amendment was mailed to 98 surrounding property owners. Notice of the possible amendment was also published in the "Living in the City" section of London Free Press.	3 Replies
Nature of Liaison: Change the Official Plan land use designation from "Low Density Residential" to "Community Commercial Node". The purpose and effect of this Official Plan amendment is to recognize and reflect the uses permitted under the current zoning, and to recognize this area as part of the Commercial Node to the south.		
Responses:		
<ul style="list-style-type: none"> • Concerned about tax increase • Do not support more high rise development or commercial in this area • Inquiry 		

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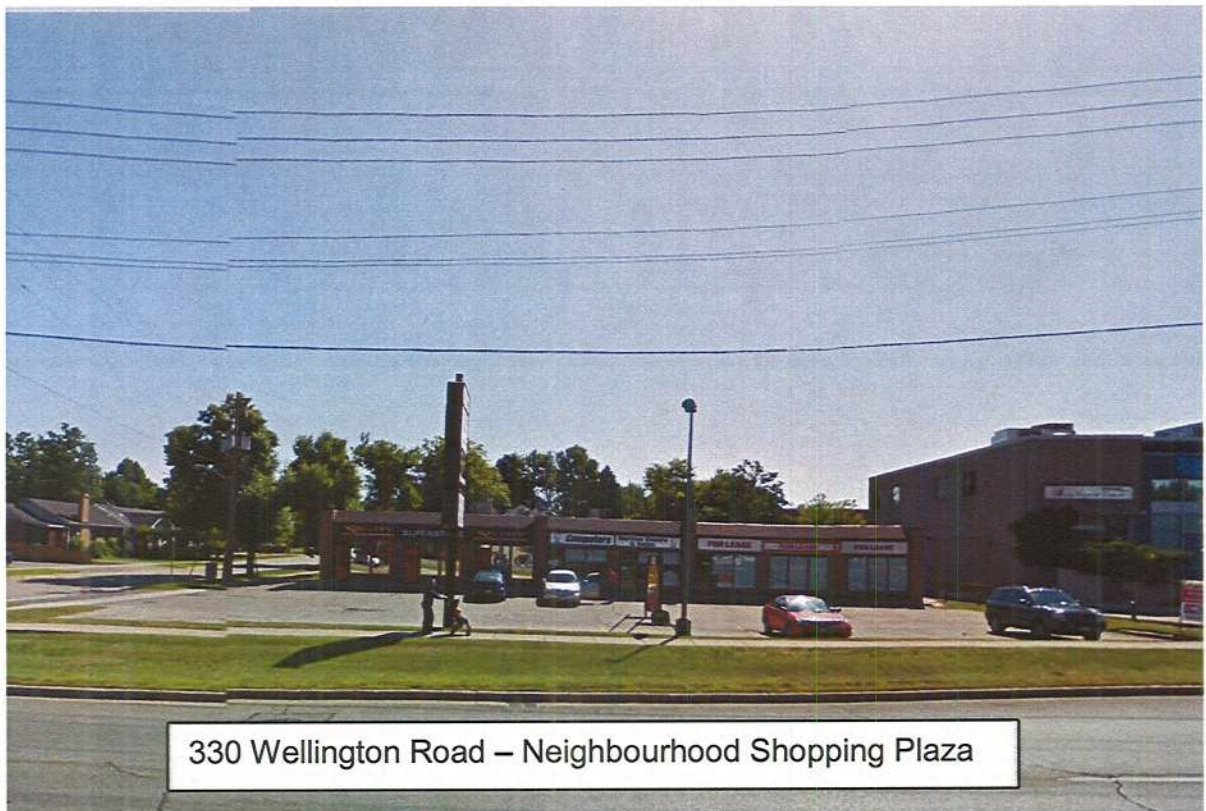
ANALYSIS

Subject Sites

The subject sites are located just north of the intersection of Wellington Road and Baseline Road. Wellington Road is an arterial road with an estimated daily traffic volume of 30,000 vehicles a day. Currently the sites contain neighbourhood shopping centres, offices and residential.



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What is the nature of the application?

The proposal is to change the Official Plan designation from 'Low Density Residential' to "Community Commercial Node'. These lands were not included as part of the adjacent commercial node to the south as part of the OPA 438 process. The proposed Official Plan amendment will recognize and reflect the uses permitted under the current zoning, and to recognize this area as part of the Commercial Node to the south.

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ANALYSIS

Is the proposed amendment appropriate?

Yes, the policies in the Official Plan provide criteria to assist in evaluating sites for their suitability for the Community Commercial Node designation.

The Official Plan identifies four types of commercial nodes, "Enclosed Regional Commercial Node", "New Format Regional Commercial Node", "Community Commercial Node" and "Neighbourhood Commercial Node" which are differentiated by function (i.e. range of service area), size, and scale of development.

Community Commercial Nodes are intended to provide for a wide range of goods and services which are needed on a regular basis. Community Commercial Nodes are smaller in size than Enclosed and New Format Regional Commercial Nodes and there is less emphasis on comparison shopping needs and more emphasis on community specialized services. A supermarket or food store should form an integral part of the node. Their trade areas are subsidiary to the trade areas of Enclosed and New Format Regional Commercial Nodes and primarily consist of the surrounding community which includes a number of neighbourhoods within convenient driving or walking distance.

Permitted uses include all types of retail outlets including department stores, home improvement and furnishings stores, supermarkets, food stores and pharmacies; convenience commercial uses; personal services; restaurants; commercial recreation establishments; financial institutions and services; a limited range of automotive services; service-oriented office uses such as real estate, insurance and travel agencies; community facilities, such as libraries or day care centres; professional and medical/dental offices; and commercial and private schools. Within Community Commercial Nodes, office uses and places of entertainment will be permitted in limited amounts. Zoning on individual sites or areas may be for less than the full range of permitted uses.

Section 4.3.7.2 of the Official Plan states:

A Community Commercial Node shall be located:

- i) at the intersection of two arterial roads or an arterial road and a primary collector road;*
- ii) centrally, and should be accessible to the community it serves through the provision of sidewalks and pathways;*
- iii) substantially separated from other Community Commercial Nodes so that trade areas do not overlap to a significant extent;*
- iv) on a site(s) large enough to accommodate all buildings plus parking, loading facilities and measures to provide adequate buffering and setbacks from adjacent residential uses; and,*
- v) on a site with good access to public transit service.*

Section 4.3.7.4 of the Official Plan states:

Community Commercial Nodes can have either an enclosed shopping centre or a strip plaza focus with either a supermarket or food store as an integral part of the centre. Free-standing structures along the street frontage should be developed to improve the design of the street edge, provide access to transit stops and reduce the visual impact of large open parking lots. A well defined streetscape and landscaping features are encouraged which should be integrated into the surrounding residential community and promote safe pedestrian access from surrounding streets.

Community Commercial Node designations should comprise lands that are in a nodal configuration, including lands on other quadrants of the intersection of major roads. However, some existing designations may be in a linear format. Infilling within the designation is permitted but extensions will be evaluated through an application to amend the Official Plan. Extension of the designation shall be subject to the consideration of land use compatibility; vehicular access; pedestrian safety and priority; the integration of development in terms of design, appearance and pedestrian and

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vehicle maneuverability between or among sites and other Planning Impact Analysis criteria in Section 4.5. and Section 4.3.10. Comprehensive traffic studies or design studies may also be required.

Section 4.3.7.5 of the Official Plan states:

Commercial development within a Community Commercial Node shall normally range in size from 13,000 m² to 50,000 m² gross floor area. Zoning of individual Community Commercial Nodes will normally be restricted to the existing zoned gross floor area and any expansions to these centres will be subject to a Zoning By-law amendment application and to section 3.10 and Section 4.5 of the Plan.

Location, scale of development, and compatibility with surrounding land uses are key factors in determining the appropriateness of this designation. The subject lands meet these criteria as outlined below:

- The existing neighbourhoods are comprised of varying types of dwellings ranging in sizes and densities. The existing uses will continue to have minimal impacts on adjacent properties, and are compatible with the surrounding uses.
- The existing buildings have been used for various commercial uses over the years with no record of any complaints regarding these uses. The uses are in keeping with the present zoning and character of the area, and provide a useful service to the residential neighbourhood as well as support walkability within a neighbourhood.
- The four properties include integrated uses that encourage multi-shopping trips. Two of the sites have a neighbourhood plaza with retail, and office type uses. These sites, combined with the larger commercial node adjacent to the south offer a diverse amount of commercial uses.
- The subject lands connect with an existing community commercial node located at the intersection of two arterial roads, across from a large hospital and other commercial developments. The uses are compatible with surrounding uses and will not have a serious adverse impact on the traffic-carrying capacity of roads in the area. Environmental and Engineering Services have not indicated that there will be any adverse impacts on the traffic carrying capacity in this area.
- The site is well serviced by London Transit with numerous routes located along Wellington Road and Baseline Road.
- The recommended Official Plan amendment is compatible with the existing and proposed commercial and residential uses in the area.
- The subject lands are currently developed, and all municipal services are available.

Based on the criteria of the Official Plan listed above, these lands are considered appropriate for a Community Commercial Node designation.

Provincial Policy Statement (PPS)

The PPS contains goals and objectives for land use planning in the Province. Generally, the promotion of intensification, the provision of a broad range of housing types and the use of existing infrastructure are fundamental policy directives in the PPS. Intensification is accepted as an important part of good land use planning in the province since it promotes the previously mentioned objectives, and encourages compact urban forms, transit ridership, and walkable communities. Intensification is encouraged where it is considered appropriate.

Does the existing zoning conform to the recommended Official Plan designation?

The current zoning is Community Shopping Area (CSA6) which already permits all the proposed uses of the proposed designation as shown in the table below.

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Uses Permitted Under the Zoning By-law	Proposed Uses permitted in the Official Plan
<ul style="list-style-type: none"> • Assembly halls; • Automotive uses, restricted; • Bake shops; • Clinics; • Commercial parking structures and/or lots; • Commercial recreation establishments; • Convenience service establishments; • Day care centres; • Duplicating shops; • Financial institutions; • Home and auto supply stores; • Institutions; • Medical/dental offices; • Offices; • Patient testing centre laboratories; • Personal service establishments; • Private clubs; • Restaurants; • Retail stores; • Service and repair establishments; • Studios; • Supermarkets; • Taverns; • Video rental establishments; • Brewing on premises establishment • Cinemas • Commercial Schools • Private Schools 	<ul style="list-style-type: none"> • Retail outlets including department stores, Home improvement and furnishings stores, Supermarkets, • Food stores and pharmacies; • Convenience commercial uses; • Personal services; • Restaurants; • Commercial recreation establishments; Financial institutions and services; • A limited range of automotive services; Service-oriented office uses such as real estate, insurance and travel agencies; community facilities, such as libraries or day care centres; • Professional and medical/dental offices; Commercial and private schools.

The recommendation permits uses that will continue to provide valuable service to the existing residential neighbourhoods within convenient driving or walking distance.

CONCLUSION

These sites have catered to several commercial uses over their history and the interface between them and the surrounding uses has evolved over the many years with no apparent indicators of adverse impacts. This recommendation provides for and regulates a limited range of commercial uses that are compatible with the surrounding community. It is the opinion of Planning Staff that the recommendation based on the criteria as outlined in this report is appropriate.

BIBLIOGRAPHY

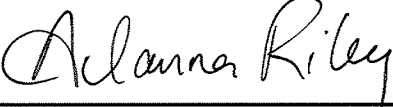


The following documents were used in the review of this development proposal:

- o Provincial Policy Statement, 2005
- o City of London Official Plan
- o Zoning By-law Z.-1

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Planner: A. Riley

PREPARED BY:	SUBMITTED BY:
	
ALANNA RILEY – PLANNER II COMMUNITY PLANNING AND URBAN DESIGN	JIM YANCHULA, MCIP, RPP MANAGER OF COMMUNITY PLANNING AND URBAN DESIGN
RECOMMENDED BY:	
	
JOHN M. FLEMING, MCIP, RPP CITY PLANNER	

August 4, 2011
AR/ar

Agenda Item # Page #

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File No: O-7900
Planner: A. Riley

Bill No. (number to be inserted by Clerk's Office)
2011

By-law No. C.P.-1284-_____

A by-law to amend the Official Plan for the City of London, 1989 relating to 300, 318, 322 and 330 Wellington Road.

The Municipal Council of The Corporation of the City of London enacts as follows:

1. Amendment No. (to be inserted by Clerk's Office) to the Official Plan for the City of London Planning Area – 1989, as contained in the text attached hereto and forming part of this by-law, is adopted.
2. This by-law shall come into effect in accordance with subsection 17(38) of the *Planning Act, R.S.O. 1990, c.P.13*.

PASSED in Open Council on August 29, 2011.

Joe Fontana
Mayor

Catharine Saunders
City Clerk

First Reading – August 29, 2011
Second Reading – August 29, 2011
Third Reading – August 29, 2011

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File No: O-7900
Planner: A. Riley

AMENDMENT NO.
to the
OFFICIAL PLAN FOR THE CITY OF LONDON

A. PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is:

1. To change the designation of certain lands described herein from Low Density Residential to Community Commercial Node on Schedule "A", Land Use, to the Official Plan for the City of London.

B. LOCATION OF THIS AMENDMENT

1. This Amendment applies to lands located 310, 318, 322 and 330 Wellington Road in the City of London.

C. BASIS OF THE AMENDMENT

1. The sites satisfy Official Plan policies for the location of a Community Commercial Node designation given the character of the surrounding area, and the location near the intersection of two arterial roads. The recommended Community Commercial Node designation is appropriate for the subject sites.
2. The permitted uses under the Community Commercial Node designation are consistent with the area and will not negatively affect existing and/or future uses in the area.

D. THE AMENDMENT

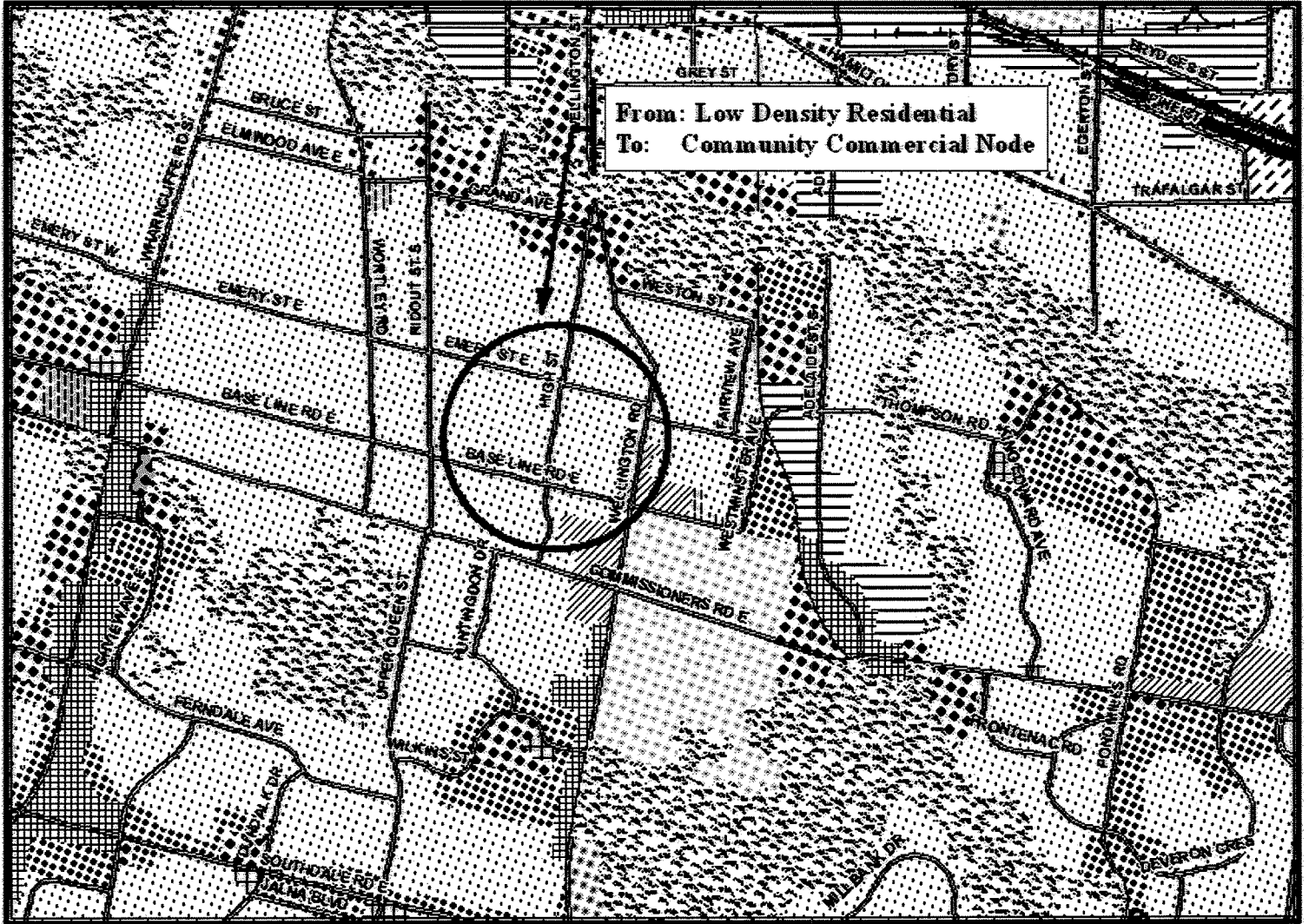
The Official Plan for the City of London is hereby amended as follows:

1. Schedule "A", Land Use, to the Official Plan for the City of London Planning Area is amended by designating those lands located at 310, 318, 322, and 330 Wellington Road in the City of London, as indicated on "Schedule 1" attached hereto from Low Density Residential to Community Commercial Node.

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AMENDMENT NO:



Legend

- | | |
|--|---|
| <ul style="list-style-type: none"> Downtown Area Enclosed Regional Commercial Node NewFormat 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 | <ul style="list-style-type: none"> 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 Areas Under Appeal |
|--|---|

This is an excerpt from the Planning Division's working consolidation of Schedule A to the City of London Official Plan, with added notations.

**SCHEDULE A
TO
OFFICIAL PLAN**

AMENDMENT NO. _____

PREPARED BY: Graphics and Information Services



Scale 1:30,000



FILE NUMBER: O-7900

PLANNER: AR

TECHNICIAN: CK

DATE: 2011/07/25