

Report to Planning and Environment Committee

To: Chair and Members
Planning and Environment Committee

From: Scott Mathers, MPA, P.Eng.
Deputy City Manager, Planning and Economic Development

Subject: Rock Developments (c/o Zelinka Priamo Ltd.)
50 North Centre Road
File Number: Z-9721, Ward 05
Public Participation Meeting

Date: May 22, 2024

Recommendation

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application of Rock Developments (c/o Zelinka Priamo Ltd.) relating to the property located at 50 North Centre Road, the proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting June 4, 2024 to amend Zoning By-law No. Z.-1, in conformity with the Official Plan, The London Plan, to change the zoning of the subject property **FROM** an Associated Shopping Area Commercial (ASA8) Zone **TO** an Associated Shopping Area Commercial Special Provision (ASA8(_)) Zone;

IT BEING NOTED, that the above noted amendment is being recommended for the following reasons:

1. The recommended amendment is consistent with the Provincial Policy Statement, 2020;
2. The recommended amendment conforms to the policies of The London Plan, including but not limited to the Key Directions and Urban Corridor Place Type.
3. The recommended amendment would facilitate the reuse of the existing building with an additional use that is appropriate for the context of the site.

Executive Summary

Summary of Request

The applicant has requested an amendment to the Zoning By-law Z.-1 to rezone the property from an Associated Shopping Area Commercial (ASA8) Zone to an Associated Shopping Area Commercial Special Provision (ASA8(_)) Zone to allow a Commercial Recreation Establishment and recognize the existing lot coverage and landscaped open space regulations.

Staff are recommending approval of the Commercial Recreation Establishment on the subject lands as requested, facilitating the reuse of a portion of the existing building that is appropriate for the context of the site.

Purpose and the Effect of Recommended Action

The recommended action will permit a Commercial Recreation Establishment on the subject lands within an existing building.

Linkage to the Corporate Strategic Plan

This recommendation supports the following Strategic Areas of Focus:

- **Economic Growth, Culture, and Prosperity** by supporting small and growing businesses, entrepreneurs and non-profits to be successful.

Analysis

1.0 Background Information

1.1 Previous Reports Related to this Matter

N/A

1.2 Planning History

N/A

1.3 Property Description and Location

The subject lands are located within a larger commercial development situated on the east side of North Centre Road, South of Fanshawe Park Road East in the Masonville Planning District. The lands are currently occupied by, with multiple retail and commercial establishments on the parcel. The surrounding land uses include residential to the south and the east, commercial buildings to the north and Masonville Mall to the west.

Site Statistics:

- Current Land Use: Neighbourhood Shopping Centre
- Frontage: 22 metres (North Centre Road)
- Depth: approximately ~100 metres
- Area: 1.96 hectares (4.84 acres)
- Shape: irregular
- Located within the Built Area Boundary: Yes
- Located within the Primary Transit Area: Yes

Surrounding Land Uses:

- North: Neighbourhood Shopping Centre
- East: Low-density Residential
- South: Low-Density Residential
- West: Masonville Mall

Existing Planning Information:

- Existing The London Plan Place Type: Transit Village
- Existing Special Policies: N/A
- Existing Zoning: Associated Shopping Area Commercial (ASA8)

Additional site information and context is provided in Appendix "B".

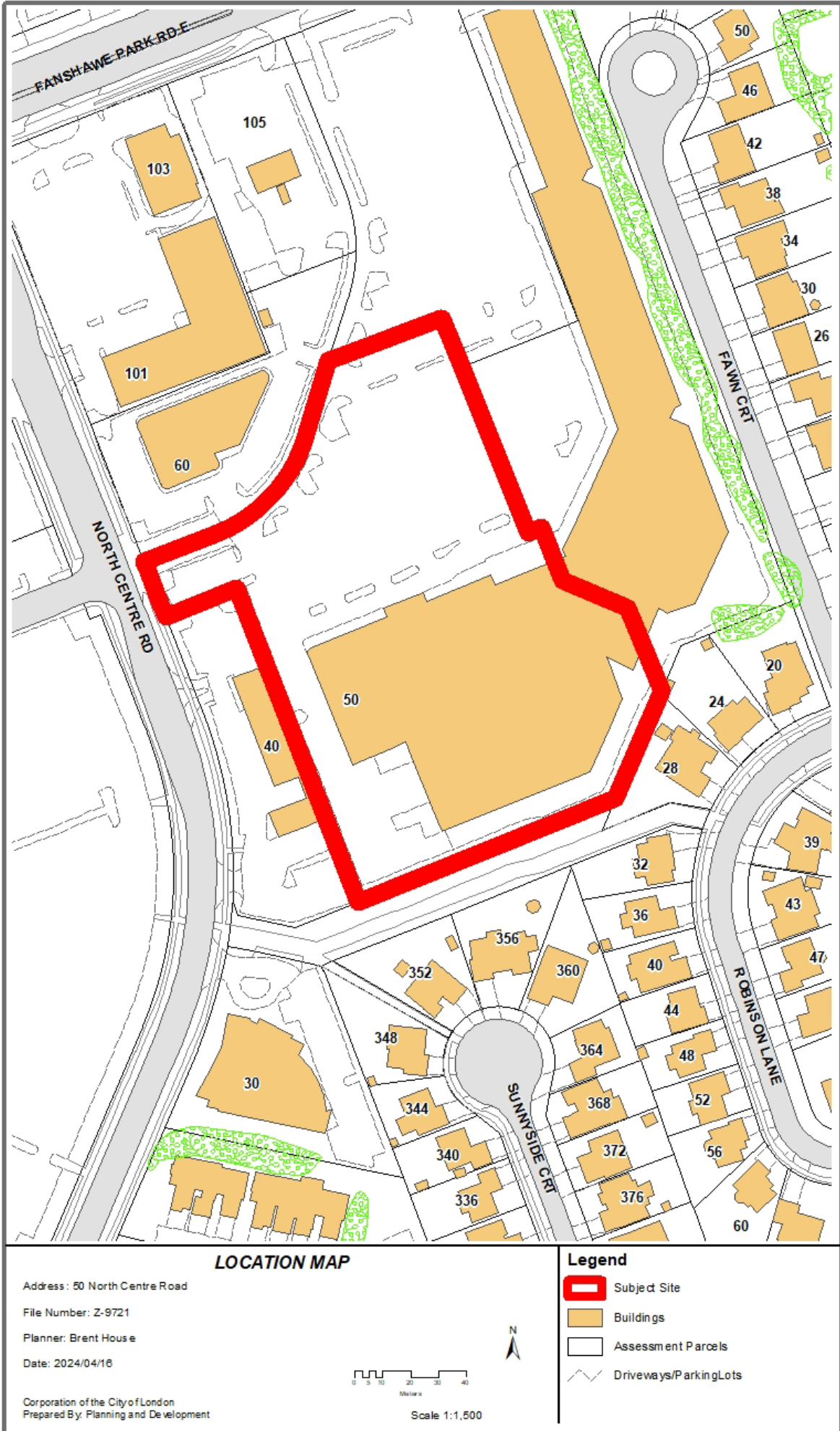


Figure 1- Aerial Photo of 50 North Centre Road and surrounding lands

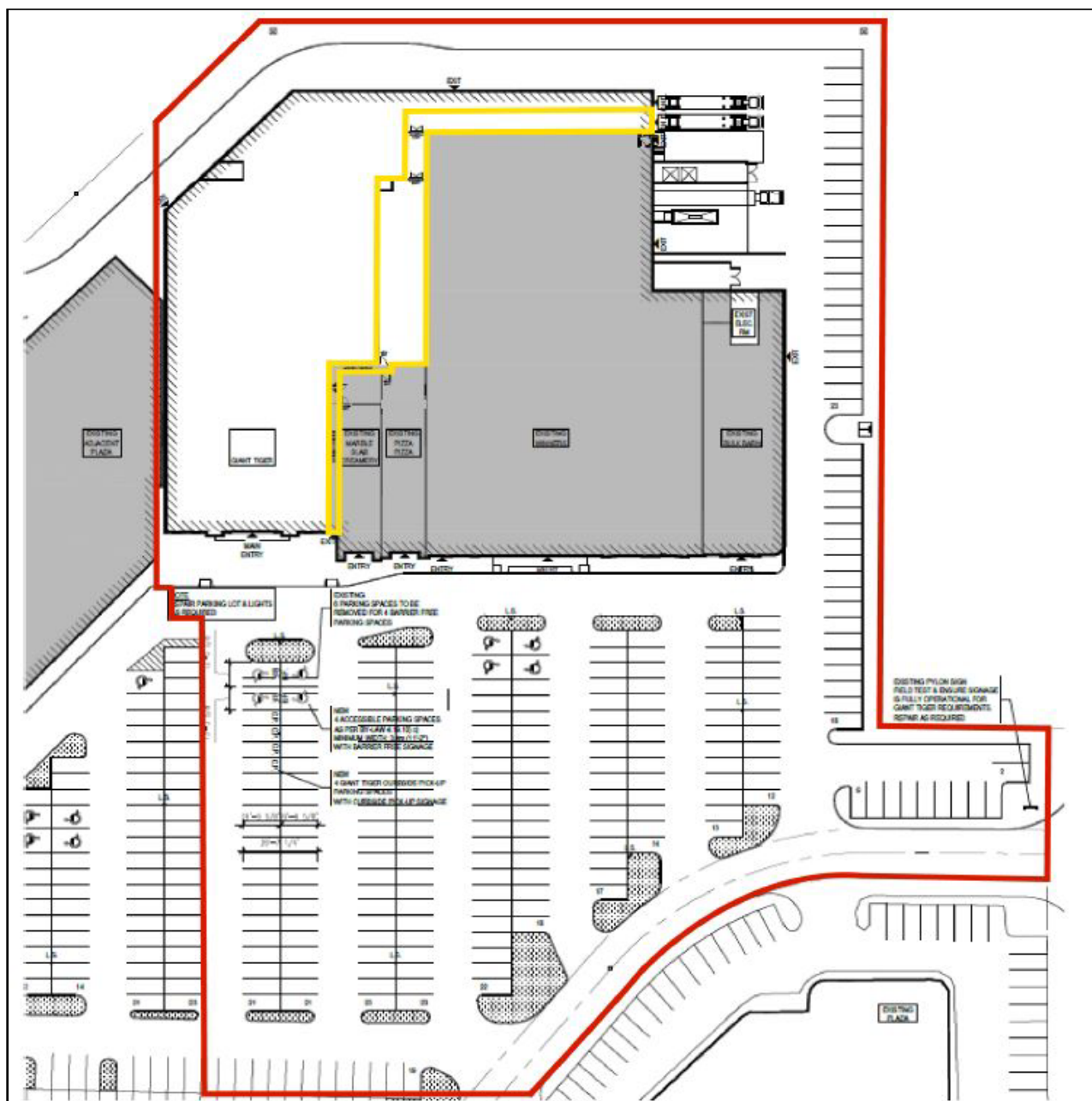


Figure 2 – Site Plan of 50 North Centre Road depicting the location of the Commercial Recreation Establishment (in Yellow)

2.0 Discussion and Considerations

2.1 Proposal

The applicant is proposing to re-utilize a portion of the existing building for the purposes of a commercial recreation establishment use in the form of a hockey training facility. The additional permitted use is being sought to utilize vacant space within the existing building.

There are no additional buildings or site alterations proposed as part of this application. The internal building layout would be reconfigured and repurposed through the applicable building permit review and approval processes.

The proposed development includes the following features:

- Land use: Neighbourhood Shopping Centre
- Form: Commercial Recreation Establishment
- Height: 12 metres
- Residential units: zero (0)
- Gross floor area: N/A
- Building coverage: 34%
- Parking spaces: ~235
- Bicycle parking spaces: 4.
- Landscape open space: 9% (existing)

Additional information on the development proposal is provided in Appendix “B”.



Figure 3 – Aerial imagery of the subject lands

Additional plans and drawings of the development proposal are provided in Appendix “C”.

2.2 Requested Amendment

The applicant has requested an amendment to the Zoning Bylaw Z.-1 to rezone the property from an Associated Shopping Area Commercial (ASA8) Zone to an Associated Shopping Area Commercial Special Provision (ASA8(_)) Zone.

2.3 Internal and Agency Comments

The application and associated materials were circulated for internal comments and public agencies to review. Comments received were considered in the review of this application and are addressed in Section 4.0 of this report.

Staff identified no key issues surrounding this application.

Detailed internal and agency comments are included in Appendix “E” of this report.

2.4 Public Engagement

On March 26, 2024, Notice of Application was sent to 88 property owners and residents in the surrounding area. Notice of Application was also published in the *Public Notices and Bidding Opportunities* section of *The Londoner* on March 28, 2024. A “Planning Application” sign was also placed on the site.

There were zero (0) responses received during the public consultation period. Comments received were considered in the review of this application and are addressed in Section 4.0 of this report.

Detailed public comments are included in Appendix “F” of this report.

2.5 Policy Context

The Planning Act and the Provincial Policy Statement, 2020

The Provincial planning policy framework is established through the *Planning Act* (Section 3) and the *Provincial Policy Statement, 2020 (PPS)*. The *Planning Act* requires that all municipal land use decisions affecting planning matters shall be consistent with the *PPS*.

The mechanism for implementing Provincial policies is through the Official Plan, The London Plan. Through the preparation, adoption and subsequent Ontario Land Tribunal (OLT) approval of The London Plan, the City of London has established the local policy framework for the implementation of the Provincial planning policy framework. As such, matters of provincial interest are reviewed and discussed in The London Plan analysis below.

As the application for a Zoning By-law amendment complies with The London Plan, it is staff's opinion that the application is consistent with the *Planning Act* and the *PPS*.

The London Plan, 2016

The London Plan (TLP) includes evaluation criteria for all planning and development applications with respect to use, intensity and form, as well as with consideration of the following (TLP 1577-1579):

1. Consistency with the Provincial Policy Statement and all applicable legislation.
2. Conformity with the Our City, Our Strategy, City Building, and Environmental policies.
3. Conformity with the Place Type policies.
4. Consideration of applicable guideline documents.
5. The availability of municipal services.
6. Potential impacts on adjacent and nearby properties in the area and the degree to which such impacts can be managed and mitigated.
7. The degree to which the proposal fits within its existing and planned context.

Staff are of the opinion that all the above criteria have been satisfied.

Masonville Secondary Plan

The purpose of the *Masonville Secondary Plan* is to establish a vision, principles, and detailed policies for the *Masonville Secondary Plan* area that provide a consistent framework to evaluate future developments and public realm improvements. The intent of the policies is to provide direction and guidance to ensure the Secondary Plan area continues to evolve into a vibrant, connected and mixed-use community that enhances the human-scale quality of streetscapes, and integrates new and existing development, people and open spaces in a compatible and cohesive way.

The *Masonville Secondary Plan* has been reviewed in its entirety and it is staff's opinion that the proposed Zoning Bylaw amendment is consistent with it.

3.0 Financial Impact/Considerations

None.

4.0 Key Issues and Considerations

4.1 Land Use

The proposed use is consistent with the policies of the PPS that promote healthy, liveable and safe communities (PPS 1.1.1) and encourage economic development (PPS 1.3.1).

The subject site is located within the Transit Village Place Type on Map 1 fronting on a Neighbourhood Connector on Map 3, in The London Plan. The Transit Village Place Type contemplates a wide range of residential, retail, service, office, cultural, institutional, hospitality, entertainment, and recreational uses. The proposed commercial recreation establishment use aligns with the range of permitted uses contemplated

within the Place Type and will help contribute to the vision of the Transit Village (_806).

4.2 Intensity

The proposed intensity is consistent with the policies of the PPS that encourage an efficient use of land (PPS 1.1.3.2) and facilitate intensification and redevelopment (PPS 1.1.3.4).

The existing neighbourhood shopping centre and associated surface parking are in keeping with the intensity contemplated in The London Plan which requires a minimum of two storeys or 8 metres in height and the efficient use of infrastructure and services (The London Plan, Table 9). Further, policy 791 states that *“Zoning on individual sites may not allow for the full range of heights permitted within a Place Type. To provide flexibility, height limits have been described in building storeys rather than a precise metric measurement. For clarity, this is meant to convey the number of usable above-grade floors in a building. In some cases, minimum heights are to be measured by the lesser of storeys or metres. This alternative measure has been provided to allow for greater flexibility through implementation.”* Although the existing building is only one-storey, the metric measurement is 12.0 metres in keeping with the policies of The Plan. Given no new development, no exterior changes and no changes to the site layout are proposed as part of this zoning application, staff are satisfied that the subject site continues to be an appropriate shape and size to accommodate the existing and proposed new uses. The commercial recreation establishment is not anticipated to have any negative impacts on the surrounding context.

4.3 Form

No new development, exterior changes, and no changes to the site layout are proposed as part of this zoning application. Special provisions are recommended to recognize existing site conditions. As such, staff are satisfied the recommended amendment is in conformity with the Form policies of the Transit Village Place Type.

4.4 Zoning

The applicant has requested to rezone the subject site to an Associated Shopping Area Commercial Special Provision (ASA8(_)) Zone to expand the range of permitted uses on the subject lands, to include a commercial recreation establishment.

The subject lands have existed with the current built form and lot configuration for an extended period of time and have achieved a level of compatibility within the surrounding neighbourhood context. Staff are satisfied that the proposed zoning by-law amendment will allow for the continued use of the site for a wider range of potential uses.

Conclusion

The applicant has requested an amendment to the Zoning By-law Z.-1 to rezone the property from an Associated Shopping Area Commercial (ASA8) Zone to an Associated Shopping Area Commercial Special Provision (ASA8(_)) Zone. Staff are recommending approval of the requested Zoning Bylaw amendment with special provisions.

The recommended action is consistent with the PPS 2020, conforms to The London Plan and will facilitate the efficient use of the existing building.

Prepared by: Brent House, Planner
Planning Implementation

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

Brent Lambert, Manager, Development Engineering

Justin Adema, Manager, Long Range Planning

Nancy Pasato, Manager, Policy Planning (Research)

Appendix A – Zoning Bylaw Amendment

Bill No. (number to be inserted by Clerk's Office)
2024

By-law No. Z.-1-

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 50 North Centre Road

WHEREAS this amendment to the Zoning By-law Z.-1 conforms to the Official Plan;

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 50 North Centre Road, as shown on the attached map comprising part of Key Map No. A102, **FROM** an Associated Shopping Area Commercial (ASA8) Zone **TO** an Associated Shopping Area Commercial (ASA8(_)) Zone.
2. Section Number 24.4 of the Associated Shopping Area Commercial (ASA8) Zone is amended by adding the following Special Provisions:

ASA8() 50 North Centre Road
 - a. Additional Permitted Use:
 - i. Commercial Recreation Establishment;
3. This Amendment shall come into effect 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.

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.

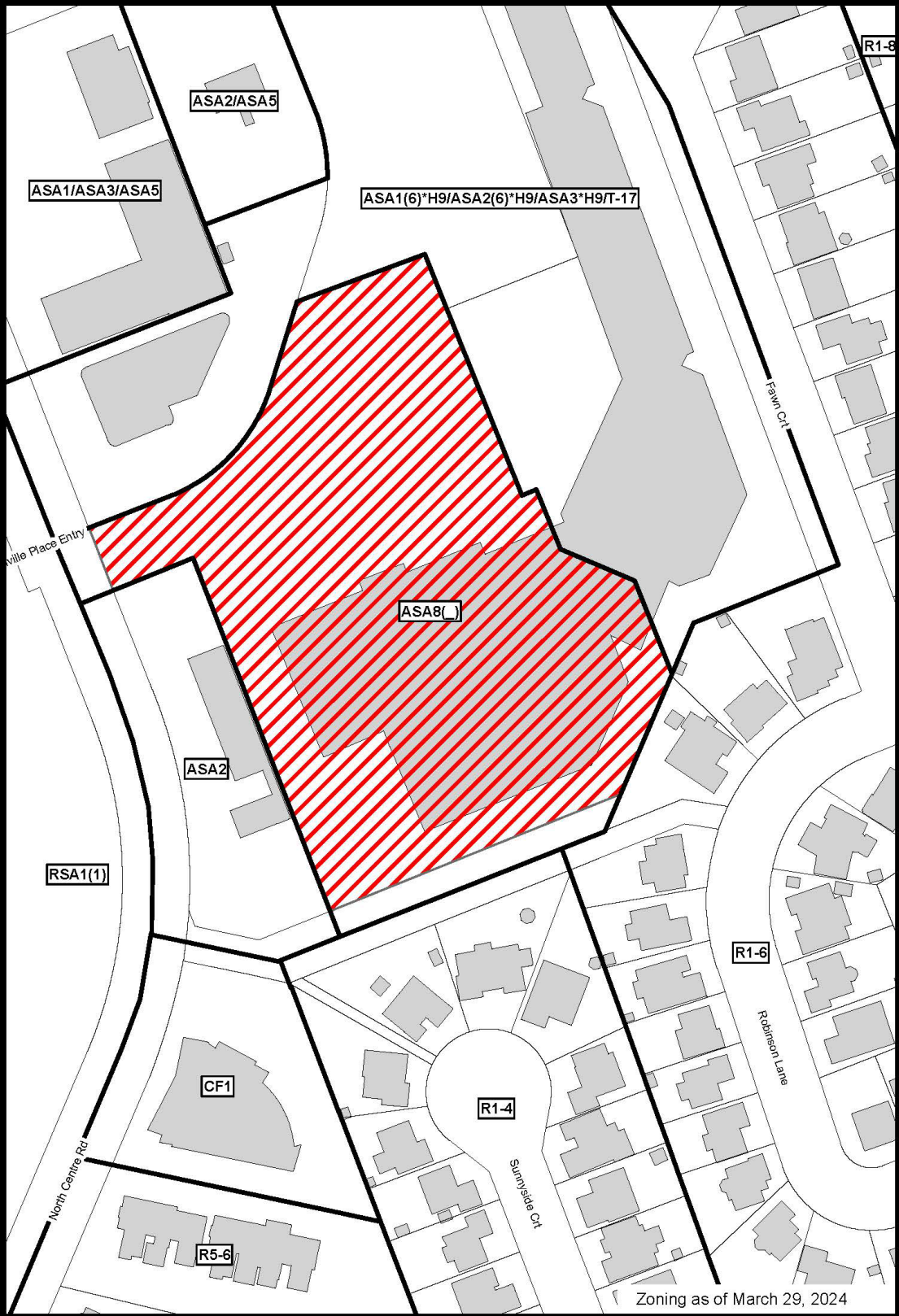
PASSED in Open Council on June 4, 2024, subject to the provisions of PART VI.1 of the *Municipal Act, 2001*.


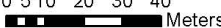

Josh Morgan
Mayor

Michael Schulthess
City Clerk

First Reading – June 4, 2024
Second Reading – June 4, 2024
Third Reading – June 4, 2024

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



<p>File Number: Z-9721 Planner: BH Date Prepared: 2024/04/16 Technician: JI By-Law No: Z-1-</p>	<p>SUBJECT SITE </p> <p>1:1,500</p> <p>0 5 10 20 30 40  Meters</p> <p></p>
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Appendix B - Site and Development Summary

A. Site Information and Context

Site Statistics

Current Land Use	Neighbourhood Shopping Centre
Frontage	22 metres (North Centre Road)
Depth	Approximately 100 metres
Area	1.96 hectares (4.84 acres)
Shape	irregular
Within Built Area Boundary	Yes
Within Primary Transit Area	Yes

Surrounding Land Uses

North	Neighbourhood Shopping Centre
East	Low-Density Residential
South	Low-Density Residential
West	Masonville Mall

Proximity to Nearest Amenities

Major Intersection	Fanshawe Park Road East (Main Street) & Richmond Street (Rapid Transit Boulevard)
Dedicated cycling infrastructure	Fanshawe Park Road East , ~171.6 metres
London Transit stop	Masonville Place LTC, 400 metres
Public open space	Uplands Trail, ~177.7 metres

B. Planning Information and Request

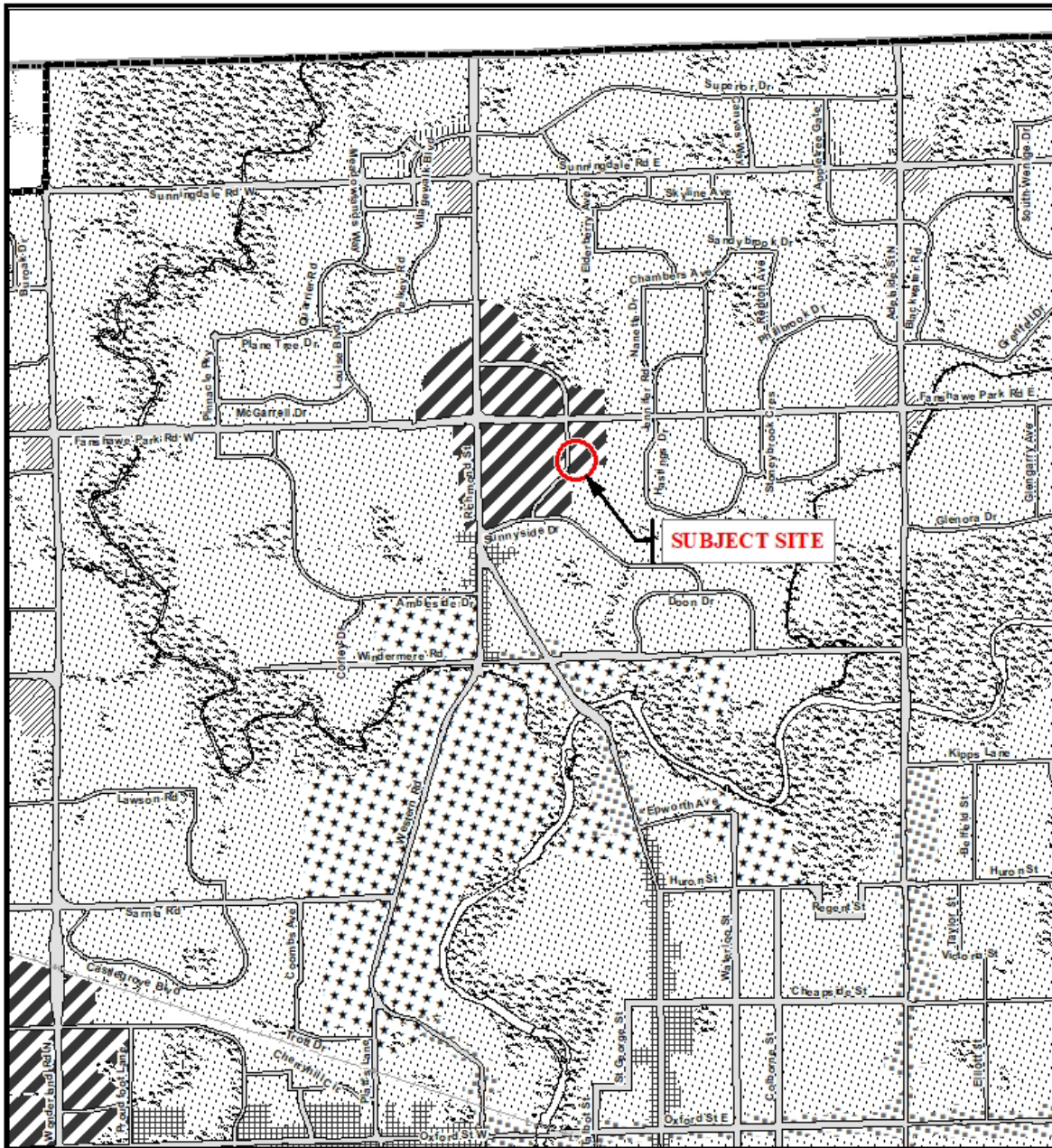
Current Planning Information

Current Place Type	Transit Village Place Type
Current Special Policies	N/A
Current Zoning	Associated Shopping Area Commercial (ASA8)

Requested Designation and Zone

Requested Place Type	Transit Village Place Type
Requested Special Policies	N/A
Requested Zoning	Associated Shopping Area Commercial Special Provision (ASA8()) Zone

Appendix C – Additional Plans and Drawings



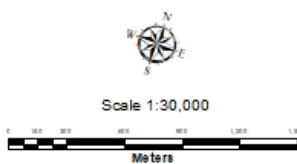
Legend

Downtown	Future Community Growth	Environmental Review
Transit Village	Heavy Industrial	Farmland
Shopping Area	Light Industrial	Rural Neighbourhood
Rapid Transit Corridor	Future Industrial Growth	Waste Management Resource Recovery Area
Urban Corridor	Commercial Industrial	Urban Growth Boundary
Main Street	Institutional	
Neighbourhood	Green Space	

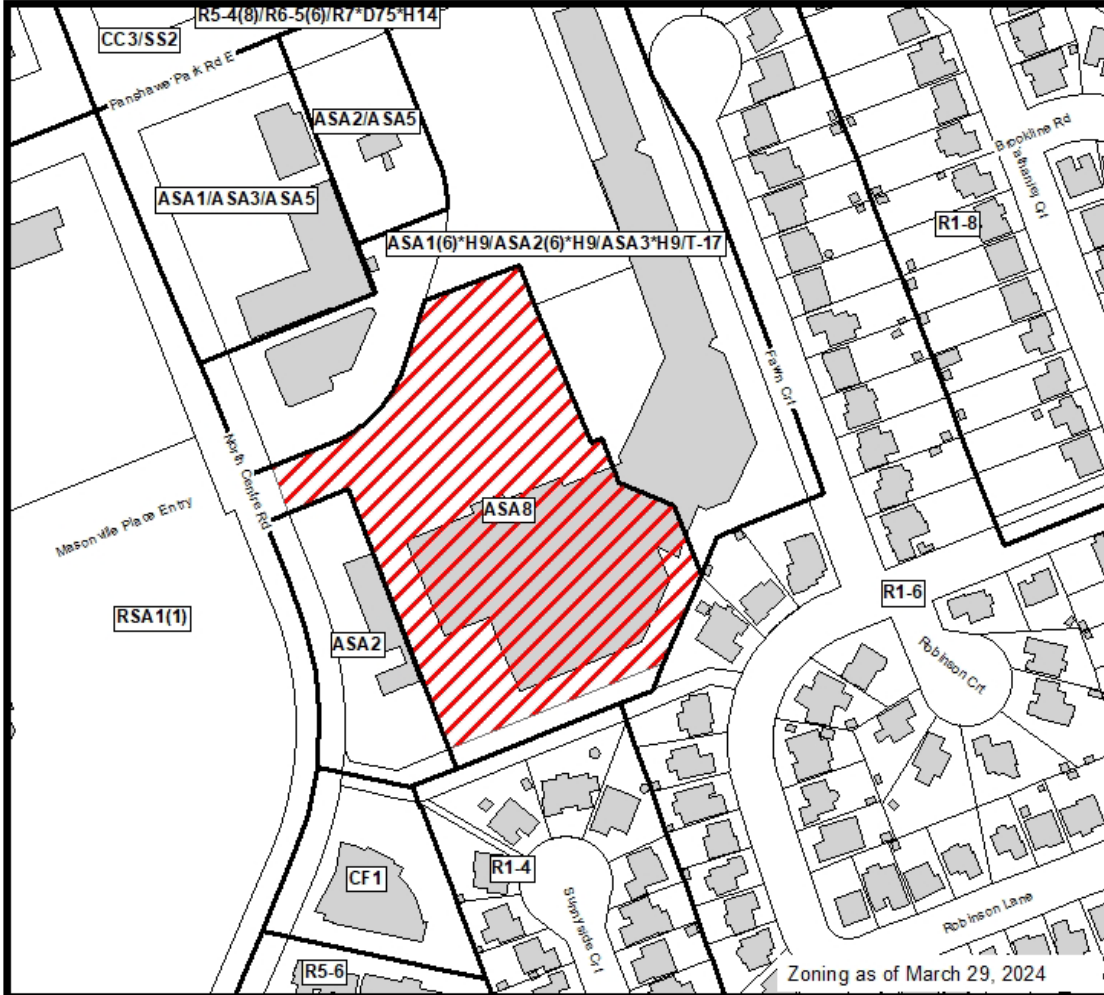
This is an excerpt from Planning & Development's working consolidation of Map 1 - Place Types of the London Plan, with added notations.

CITY OF LONDON
Official Plan
LONDON PLAN MAP 1
- PLACE TYPES -

PREPARED BY: Planning & Development



File Number: Z-9721
Planner: BH
Technician: JI
Date: 2024/04/16



COUNCIL APPROVED ZONING FOR THE SUBJECT SITE: A SA8

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

CITY OF LONDON

PLANNING SERVICES / DEVELOPMENT SERVICES

**ZONING
BY-LAW NO. Z.-1
SCHEDULE A**



THIS MAP IS AN UNOFFICIAL EXTRACT FROM THE ZONING BY-LAW WITH ADDED NOTATIONS

FILE NO:

Z-9721

BH

MAP PREPARED:

2024/04/16

JL

1:2,500

0 12.5 25 50 75 100 Meters

Appendix D – Internal and Agency Comments

Ecology

- There are currently no ecological planning issues related to this property and/or associated study requirements.

Parks

- No requirements.

Upper Thames River Conservation Authority:

- The UTRCA has no objections to this proposal, and we have no Section 28 approval requirements.

Engineering

- No major concerns with this application.

Landscape Architecture

- No external changes – no Landscape Architecture requirements.

Urban Design

- No external changes – Urban Design has no comment.

Site Plan

- Site plan not required.

Heritage

- No heritage issues.

Appendix E – Public Engagement

No Public Comments Received.