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File: Z-8309  
Planner: Mike Davis

<b>TO:</b>	<b>CHAIR AND MEMBERS PLANNING &amp; ENVIRONMENT COMMITTEE</b>
<b>FROM:</b>	<b>JOHN M. FLEMING MANAGING DIRECTOR, PLANNING AND CITY PLANNER</b>
<b>SUBJECT:</b>	<b>APPLICATION BY: 780612 ONTARIO LTD. 486, 486B, AND 500 CLARKE ROAD PUBLIC PARTICIPATION MEETING ON APRIL 8, 2014</b>

<b>RECOMMENDATION</b>
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That, on the recommendation of the Managing Director, Planning and City Planner, with respect to the application of 780612 Ontario Ltd. relating to the properties located at 486, 486B, and 500 Clarke Road, the proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting on April 15, 2014 to amend Zoning By-law No. Z.-1, in conformity with the Official Plan, to change the zoning of the subject property **FROM** a Restricted Service Commercial Special Provision (RSC1(5)/RSC4/RSC5) Zone **TO** a Restricted Service Commercial Special Provision (RSC1(5)/RSC2/RSC3(\_)/RSC4/RSC5) Zone.

<b>PREVIOUS REPORTS PERTINENT TO THIS MATTER</b>
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Report to Planning and Environment Committee (OZ-8219) – December 10, 2013 – This report recommended approval of a City-wide Official Plan and Zoning By-law amendment to replace the term “Church” in Zoning By-law Z.-1 with “Place of Worship” and redefining that use to more accurately reflect the full diversity of religious practice within the City of London. The proposed Zoning By-law amendment was also intended to distinguish Places of Worship from “Assembly Halls”.

<b>PURPOSE AND EFFECT OF RECOMMENDED ACTION</b>
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The purpose and effect of the recommended Zoning By-law amendment is to expand the list of permitted uses on the subject lands and, specifically, permit the establishment of a Place of Worship (Church) within an existing commercial building. Additional permitted uses inherent in the recommended zone include: bulk beverage stores, dry cleaning and laundry depots, liquor beer and wine stores, pharmacies, bulk sales establishments, assembly halls, clinics, commercial recreation establishments, emergency care establishments, funeral homes, laboratories, medical/dental offices and private clubs.

<b>RATIONALE</b>
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- i) The recommended amendment is consistent with the policies of the Provincial Policy Statement, 2005, which promote healthy, liveable and safe communities by encouraging efficient development and land use patterns and by accommodating an appropriate range and mix of land uses to meet current and projected needs;
- ii) The recommended amendment is consistent with the Auto-Oriented Commercial Corridor designation of the Official Plan which permits uses that generally cater to vehicular traffic, are intended for single purpose trips and draw users/customers from a broader market; and
- iii) The proposed amendment will provide for additional commercial service and

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community facility uses which are similar in nature to the uses permitted by the existing Restricted Service Commercial (RSC1(5)/RSC4/RSC5) Zoning on the subject lands and surrounding commercial development and generally complement the function of the Clarke Road Commercial Corridor.

<b>BACKGROUND</b>
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<b>Date Application Accepted:</b> December 16, 2013	<b>Agent:</b> Michael Grineage and Blain Colquhoun
<b>REQUESTED ACTION:</b>	
Change Zoning By-law Z.-1 <b>FROM</b> a Restricted Service Commercial Special Provision (RSC1(5)/RSC4/RSC5) Zone which permits a range of commercial, trade service, wholesale and light industrial uses <b>TO</b> a Restricted Service Commercial Special Provision (RSC1(5)/RSC2/RSC3(_)/RSC4/RSC5) Zone to permit bulk beverage stores, dry cleaning and laundry depots, liquor beer and wine stores, pharmacies, bulk sales establishments, assembly halls, clinics, commercial recreation establishments, emergency care establishments, funeral homes, laboratories, medical/dental offices, private clubs and places of worship in addition to the existing list of permitted uses.	

<b>SITE CHARACTERISTICS:</b>
<ul style="list-style-type: none"> <li>• <b>Current Land Use</b> – Service Commercial (Bobcat Dealership) and Place of Worship</li> <li>• <b>Frontage</b> – 66.8 metres</li> <li>• <b>Depth</b> – 182.2 metres</li> <li>• <b>Area</b> – 1.62 hectares</li> <li>• <b>Shape</b> – Irregular (L-shaped)</li> </ul>

<b>SURROUNDING LAND USES:</b>
<ul style="list-style-type: none"> <li>• <b>North</b> - Commercial and Office Plaza</li> <li>• <b>South</b> - Wholesale Outlet and CP Railway</li> <li>• <b>East</b> - Business Park</li> <li>• <b>West</b> - Clarke Road &amp; Low Density Residential</li> </ul>

<b>OFFICIAL PLAN DESIGNATION:</b> (refer to map on page 4)
<ul style="list-style-type: none"> <li>• AOCC – Auto-Oriented Commercial Corridor</li> </ul>
<b>EXISTING ZONING:</b> (refer to map on page 5)
<ul style="list-style-type: none"> <li>• Restricted Service Commercial Special Provision (RSC1(5)/RSC4/RSC5) Zone</li> </ul>

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**Aerial Photo Location Map**

File No.: Z-8309

MD

Date Prepared: 2014/02/24

CK

SCALE: 1:2,750

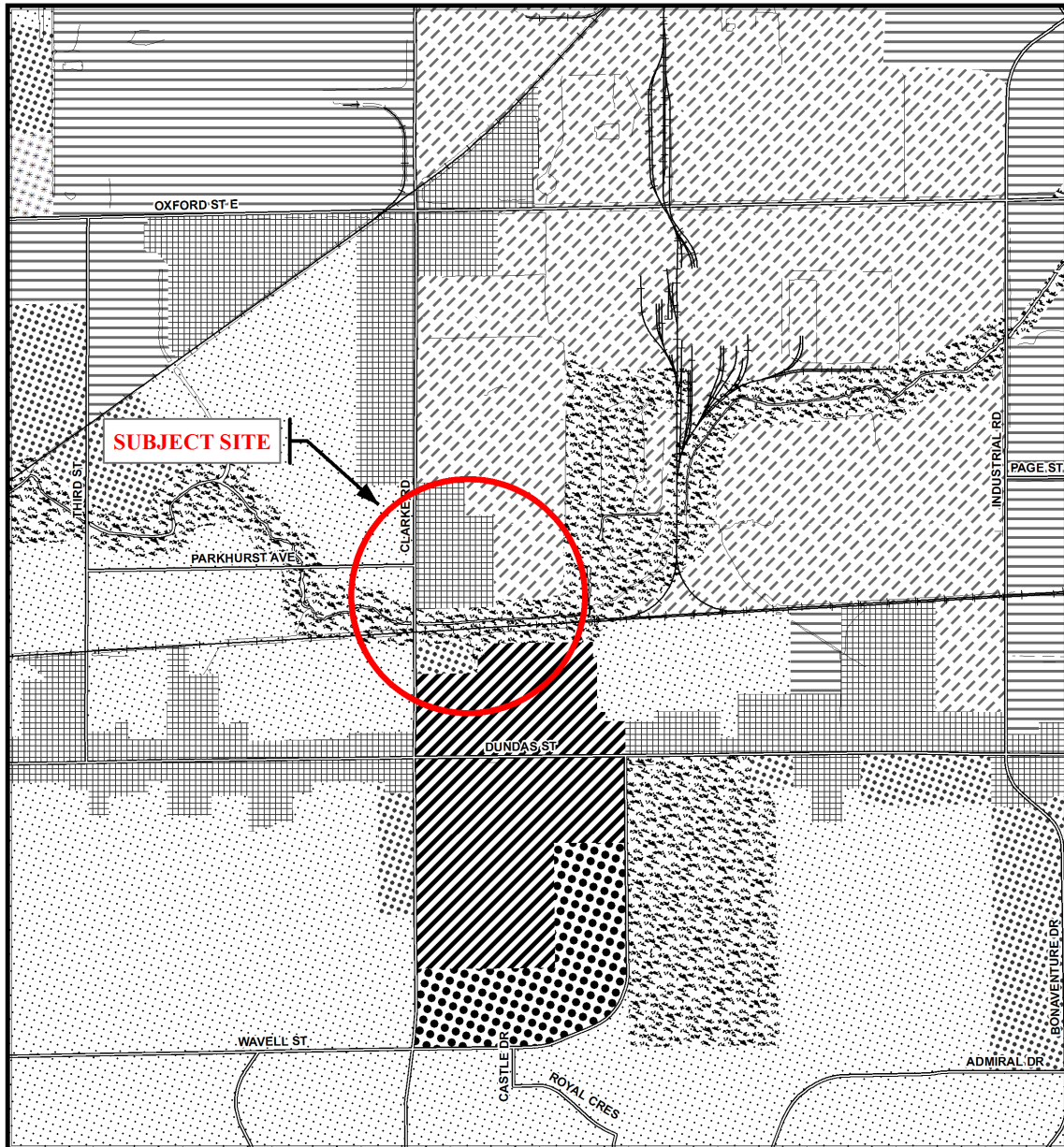


Prepared by : Graphics & Information Services, Planning Division, Corporation of the City of London  
Photography based on April 2010 flight info.

Note: Parcel linework, when shown, is not for official or legal use.

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Planner: Mike Davis



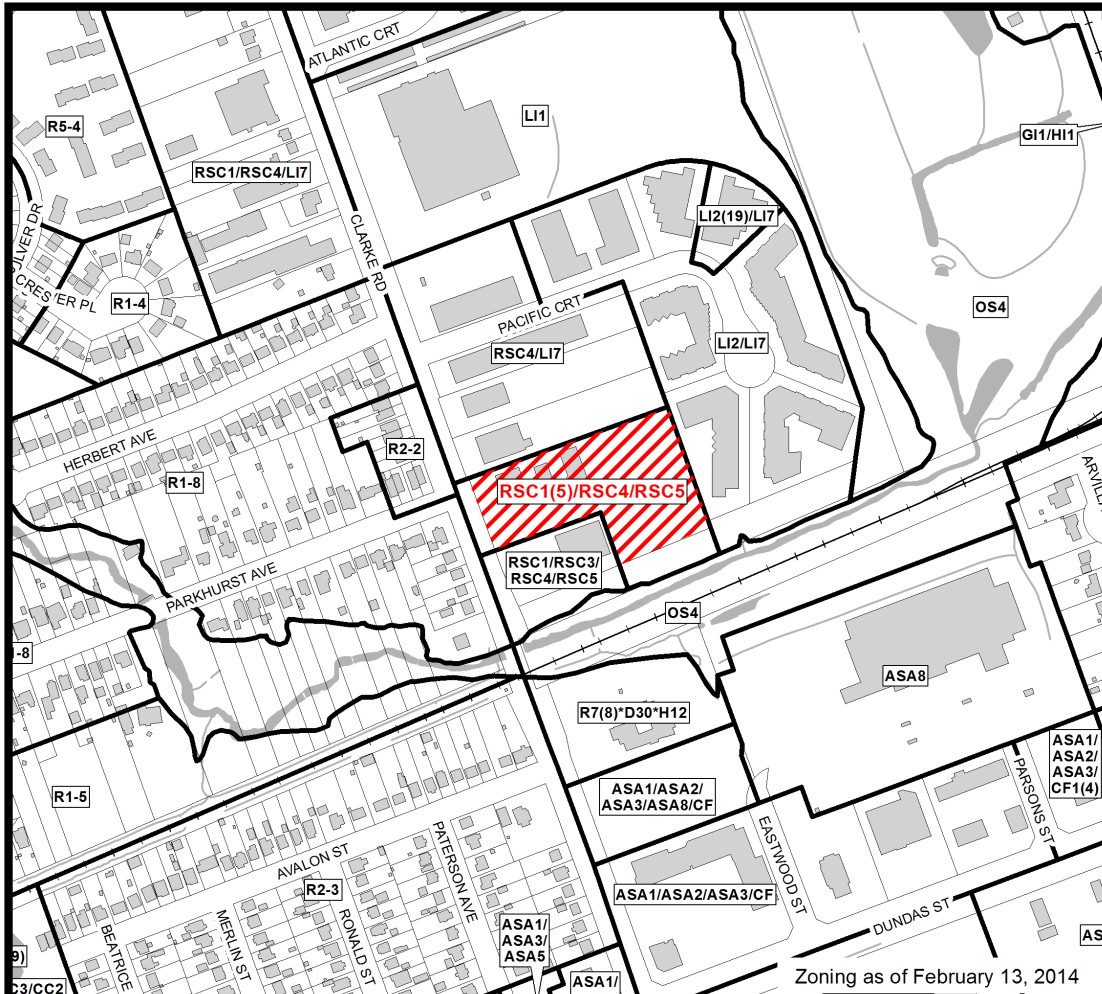
**Legend**

Downtown	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

<p><b>CITY OF LONDON</b> Department of Planning and Development</p> <p>OFFICIAL PLAN SCHEDULE A - LANDUSE -</p> <p><small>PREPARED BY: Graphics and Information Services</small></p>	<p>Scale 1:30,000</p> <p>Meters</p>	<p>FILE NUMBER: Z-8309</p> <p>PLANNER: ND</p> <p>TECHNICIAN: CK</p> <p>DATE: 2014/02/24</p>
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**COUNCIL APPROVED ZONING FOR THE SUBJECT SITE: RSC1(5)/RSC4/RSC5**

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**



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

FILE NO: <b>Z-8309</b>		<b>MD</b>
MAP PREPARED: <b>2014/02/24</b>		<b>CK</b>
1:5,000		
0 25 50 100 150 200 Meters		

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<b>PLANNING HISTORY</b>
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The subject property currently accommodates three (3) commercial buildings which have historically been used for a variety of service commercial and light industrial uses. Since 2012, the applicants have been utilizing the eastern most commercial building (486 Clarke Road) as a place of worship to host their religious congregation. The current Restricted Service Commercial (RSC1(5)/RSC4/RSC5) Zone variation applicable to the subject lands does not include places of worship as a permitted use. On September 18, 2012, Municipal By-law Enforcement Staff issued a notice to comply with Zoning By-law No. Z.-1 regarding the Church use operating at 486 Clarke Road. In December of 2013, a Zoning By-law amendment application was received from 780612 Ontario Ltd. in response to this order to comply. As such, the primary intent of this application is to bring the existing church operation into conformity with the Zoning By-law.

<b>SIGNIFICANT DEPARTMENT/AGENCY COMMENTS</b>
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**City of London**

Stormwater Management Unit:

*No objection to the above noted rezoning application.*

Urban Forestry:

*Urban Forestry has no comments for this rezoning.*

Wastewater and Drainage Engineering:

*No Comment*

Transportation Planning and Design:

*Transportation issues will be discussed through the site plan approval process.*

Urban Design:

*No comment*

**London Hydro**

*No objection*

**Bell Canada**

*No objection*

**Upper Thames River Conservation Authority**

*No objection*

<b>PUBLIC LIAISON:</b>	On January 16, 2014, Notice of Application was sent to forty-seven (47) property owners in the surrounding area. Notice of Application was also published in the <i>Public Notices and Bidding Opportunities</i> section of <i>The Londoner</i> on January 16, 2014. A "Possible Land Use Change" sign was also posted on the site.	<b>Responses:</b> None
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**Nature of Liaison:** The purpose and effect of the requested Zoning By-law amendment is to expand the list of permitted uses on the subject lands and, specifically, permit the establishment of a Place of Worship (Church). Possible change to Zoning By-law Z.-1 **FROM**

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a Restricted Service Commercial Special Provision (RSC1(5)/RSC4/RSC5) Zone which permits a range of commercial, trade service, wholesale and light industrial uses TO a Restricted Service Commercial Special Provision (RSC1(5)/RSC2/RSC3( )/RSC4/RSC5) Zone to permit bulk beverage stores, dry cleaning and laundry depots, liquor beer and wine stores, pharmacies, bulk sales establishments, assembly halls, clinics, commercial recreation establishments, emergency care establishments, funeral homes, laboratories, medical/dental offices, private clubs and places of worship in addition to the existing list of permitted uses.

Responses: None

**ANALYSIS**

**Subject Site:**

The subject property is municipally known as 486, 486B, and 500 Clarke Road and is located approximately 400 metres north of the intersection of Clarke Road and Dundas Street. The property extends from Clarke Road, easterly, toward the rear yard of a business park development on Pacific Court (see Aerial Photo below). Currently, the property accommodates three commercial buildings occupied by a Bobcat Equipment Dealership, an Automotive Service Establishment and the existing Church. The site is part of a broader Auto-Oriented Commercial and Light Industrial Corridor stretching along the east side of Clarke Road between the CP Railway and Oxford Street East.

(Aerial Photo – 486, 486B & 500 Clarke Road)



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(Subject property – looking east from Parkhurst Avenue)



(Subject property – looking east from Clarke Road)



**Nature of Application:**

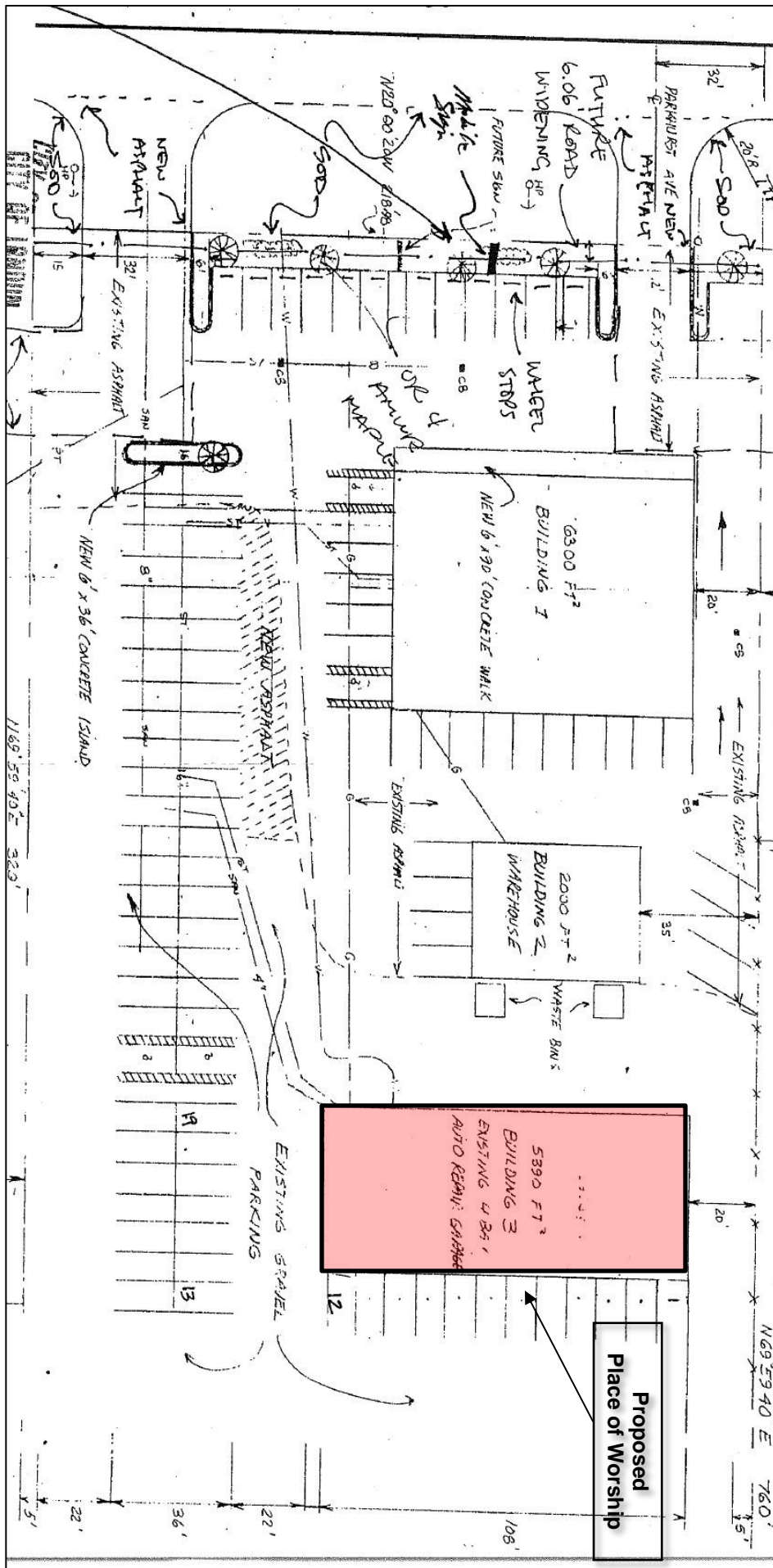
The applicant has applied to add an additional Restricted Service Commercial Special Provision (RSC2/RSC3(\_)) Zone on the property which would permit: bulk beverage stores; dry cleaning and laundry depots; liquor beer and wine stores; pharmacies; bulk sales establishments; assembly halls; clinics; commercial recreation establishments; emergency care establishments; funeral homes; laboratories; medical/dental offices; private clubs and places of worship (church) in addition to the existing list of permitted uses generally described previously in this report. The special provision is necessary to permit the place of worship. The primary intent of the requested Zoning By-law amendment is to permit a place of worship on the subject property in order to utilize the eastern most commercial building for a Church.



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Site Plan (Existing Development):



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**Provincial Policy Statement (PPS), 2005:**

The Provincial Policy Statement, 2005 (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The objectives of the PPS pertain to three major policy areas including 1.0 – Building Strong Communities, 2.0 – Wise Use and Management of Resources, and 3.0 – Protecting Public Health and Safety. Section 3 of the Planning Act requires that decisions of any authority affecting planning matters “shall be consistent” with the PPS. As it relates to this application, the PPS provides the following direction:

Section 1.1.1 of the PPS promotes healthy, liveable and safe communities, in part, by:

- *encouraging efficient development and land use patterns which sustain the financial well-being of the municipality; and*
- *accommodating an appropriate range and mix of residential, employment (including industrial, commercial and institutional uses) recreational and open space uses to meet long term needs.*

With respect to Section 1.1.1, the recommended amendment will provide an opportunity for additional commercial and community facility land uses which are compatible with surrounding development and support the function and vitality of the Clarke Road Auto-Oriented Commercial Corridor. Providing for a greater range permitted uses will increase the utility of these lands thereby facilitating greater opportunities for future redevelopment and reducing the need for additional “greenfield” lands to accommodate these uses. Given that the subject lands can be effectively serviced by existing infrastructure and municipal services, increased utility of this site is particularly cost effective from a municipal financing perspective.

Of further relevance to this application, Section 1.3.1 of the PPS requires planning authorities to promote economic development and competitiveness by:

- *providing for an appropriate mix and range of employment*
- *providing opportunities for a diversified economic base*
- *planning for, protecting and preserving employment areas*

The subject lands are currently zoned to permit a wide range and mix of employment and commercial uses. The Official Plan designations and zone variations applied to other sites in the immediate area also permit a wide range of employment opportunities including retail uses, office uses and other commercial uses. Therefore, Municipal Council has fulfilled its obligation under the PPS to provide an appropriate mix and range of employment uses, provide opportunities for a diversified economic base, and plan for, protect and preserve employment areas.

However, the addition of the recommended (RSC2/RSC3(\_)) Zone variation on the subject property would permit additional commercial service and community facility uses thereby providing a modest expansion to the existing mix and range of employment uses in conformity with the policies of the PPS.

**City of London Official Plan**

The City’s Official Plan contains Council’s objectives and policies to guide the short-term and long-term physical development of the municipality. The policies promote orderly urban growth and compatibility among land uses. While the objectives and policies in the Official Plan primarily relate to the physical development of the municipality, they also have regard for relevant social, economic and environmental matters.

As noted previously throughout this report, the subject property is designated Auto-Oriented Commercial Corridor (AOCC) by the City’s Official Plan. The AOCC designation is intended to

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provide an opportunity for commercial uses that, for the most part, are not suited to locations within Commercial Nodes or Main Street Commercial Corridors because of their building form, site area, access or exposure requirements. Generally, permitted uses cater to vehicular traffic and single purpose shopping trips. Depending on the nature of the use, customers are drawn from passing traffic or a wide-ranging market area.

In accordance with **Section 4.4.2.4 – Permitted Uses** of the Auto-Oriented Commercial Corridor Designation, uses considered to be appropriate include:

- i) Hotels; motels; automotive uses and services; commercial recreation establishments; restaurants; sale of seasonal produce; building supply outlets and hardware stores; furniture and home furnishings stores; warehouse and wholesale outlets; self-storage outlets; nursery and garden stores; animal hospitals or boarding kennels; and other types of commercial uses that offer a service to the traveling public;
- ii) Light industrial uses which have ancillary retail, wholesale or service functions; construction and trade outlets; repair, service and rental establishments; service trades; assembly halls and private clubs or similar types of uses that require large, open or enclosed display or storage areas; and service commercial uses which may create potential nuisance impacts on adjacent land uses may be permitted at certain locations subject to Provincial regulations; and
- iii) Secondary uses which serve employees of adjacent employment areas including eat-in restaurants; financial institutions; personal services; convenience commercial uses; a limited amount and range of retail uses; day care centres; medical and dental offices and clinics; and offices associated with wholesale warehouse or construction and trade outlets, and similar support offices may also be permitted in appropriate locations.

The recommended additional Restricted Service Commercial (RSC2/RSC3(\_)) Zone variations will allow for a range of additional commercial service uses on the subject lands. These additional commercial uses are expressly permitted by the policies of the AOCC designation noted above. The recommended special provision will allow for a Place of Worship which, although not expressly listed under Section 4.4.2.4, is similar in nature and function to assembly halls and private clubs and meets the general intent of the permitted uses criteria for the AOCC designation.

In addition to the permitted uses policies for the Auto-Oriented Commercial Corridor designation provided in Section 4.4.2.4 and outlined above, the following policies of the Official Plan were considered in evaluating the appropriateness of the proposed zoning by-law amendment.

**4.2.1. Planning Objectives for all Commercial Land Use Designations**

*It is intended that the development and use of areas designated Enclosed Regional Commercial Node, New Format Regional Commercial Node, Community Commercial Node, Neighbourhood Commercial Node, Main Street Commercial Corridor and Auto-oriented Commercial Corridor meet the following objectives:*

- i) Promote the orderly distribution and development of commercial uses to satisfy the shopping and service needs of residents and shoppers;*

As generally noted above, the Auto-Oriented Commercial Corridor designation is intended to provide an opportunity for commercial uses which are oriented towards the automobile and provide a service to the travelling public. The proposed amendment would permit additional auto-oriented uses in this portion of the Clarke Road commercial corridor in a manner which is integrated and consistent in form with surrounding commercial uses.

- ii) Minimize the impact of commercial development on adjacent land uses and on the traffic-carrying capacity of adjacent roads;*

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The recommended Zoning By-law amendment will provide for an additional range of commercial service and community facility uses which are similar in nature to surrounding commercial uses and the existing commercial uses permitted on site. As such, it is not anticipated that the proposed by-law amendment would introduce negative impacts to surrounding land uses. The proposal has been reviewed by the City of London's Transportation Planning & Design Division and it is not anticipated that the proposed additional uses would negatively impact the carrying capacity of Clarke Road. Providing an opportunity for additional commercial uses on these lands will minimize the need to provide for such uses elsewhere in the City where impacts on adjacent land uses and roadways are unknown.

**4.4.2.1. Planning Objectives**

- i) Promote the grouping of service commercial uses into integrated forms of development that have common access points and parking facilities.*

The recommended additional Restricted Service Commercial zone variations will allow for a range of service commercial and community facility uses within a cluster of existing commercial and retail uses. The intent of the proposed by-law amendment is to allow for the establishment of a place of worship on a site which is integrated with adjacent commercial buildings through a common access to Clarke Road.

- ii) Encourage infilling and consolidation of permitted areas within the existing limits of commercial corridor developments.*

The proposed additional Restricted Service Commercial Zone variations will allow for a broader range of commercial and community facility uses on the subject lands thereby enhancing the viability of the site for future redevelopment.

**4.4.2.2. Urban Design Objectives**

- i) Encourage enhanced street edge landscaping, internal and joint access to multiple uses on the same or different properties and improved building aesthetics.*

The recommended zoning by-law amendment will allow for a broader range of commercial uses on the subject lands but will not, in and of itself, facilitate physical development or site alteration. It is intended that the proposed place of worship will utilize an existing commercial building on-site. Any future development or site alteration will be subject to the site plan approval process to ensure that Urban Design objectives contained in the City's Official Plan are implemented.

**4.4.2.3. Function**

*The Auto-Oriented Commercial Corridor designation is applied to areas along arterial roads that typically consist of a mix of retail, auto and commercial uses, office and remnant residential uses. The intent of the policies is to promote the clustering of similar service commercial uses having similar functional characteristics and requirements, and to avoid the extension of strip commercial development.*

*The form of development is oriented toward automobiles and vehicular traffic and serves both a local and broader market area.*

The proposed additional Restricted Service Commercial Special Provision (RSC2/RSC3(\_)) Zone would allow for a broader mix of auto-oriented commercial and community facility uses to complement and support the function of the Clarke Road Commercial Corridor. The additional uses will facilitate the clustering of similar service commercial uses which serve both a local and broader market area. These lands have been designated and zoned for commercial uses for

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several years and therefore this application does not represent an extension of strip commercial development, consistent with the Official Plan.

**4.4.2.6. Form**

*The development of new permitted uses within the designation may take the form of infilling, redevelopment or the conversion of existing structures.*

The recommended amendment will permit additional commercial and community facility uses on the subject property. Specifically, the proposed amendment is intended to facilitate the establishment of a place of worship within an existing commercial building. As such, the proposed amendment will facilitate redevelopment and the conversion of an existing structure in accordance with the Official Plan.

**4.4.2.8. Urban Design Policies**

*Commercial Corridors should be developed and maintained in accordance with the general urban design principles in Chapter 11 and in accordance with the Commercial Urban Design Guidelines, Specific Commercial Corridors may also provide for specific design guidelines.*

*Urban design within the Commercial Corridors should:*

- i) display a high standard of design of buildings, their massing, siting, exterior access and public areas;*
- ii) provide a high standard of separation from residential areas where there are conflicts between uses to ensure safety;*
- iii) provide for strictly controlled vehicular access points onto arterial and collector roads;*
- iv) maintain, where possible, uniform setbacks to the street;*
- v) provide for coordinated design of signage, street furniture, lighting and landscaping and ensure appropriate lighting adjacent to residential areas; and,*
- vi) provide convenient, attractive and safe pedestrian and transit access.*

The recommended amendment will provide for additional commercial and community facility uses on the subject lands but will not, in and of itself, facilitate development or site alteration which would affect the existing form of development on the subject lands. Future redevelopment of the site will be required to conform with the urban design principles noted above. The implementation of these principles will be secured through the site plan approval process.

**Zoning By-law No. Z.-1**

The subject property is currently zoned Restricted Service Commercial (RSC1(5)/RSC4/RSC5) which permits a range of commercial, trade service, wholesale and light industrial uses.

Section 28.1 of Zoning By-law No. Z.-1 – General Purpose of the RSC Zone – describes the rationale behind the RSC zone variations. This section states that the RSC Zone, “*is normally intended to implement the Auto-Orientated Commercial Corridor designation in Section 4.4.2 of the Official Plan. The Zone provides for and regulates a range of moderate intensity commercial uses and trade service uses which may require significant amounts of land for outdoor storage or interior building space and a location on major streets. The wide range of uses which are provided for in the Official Plan have been differentiated on the basis of function,*

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*intensity and potential impacts. More intensive light industrial uses with associated retail, wholesale or service functions are permitted in the RSC5 Zone variation.”*

This application requests the addition of the RSC2 and RSC3 Zone variations with a special provision to permit a place of worship. The addition of the Restricted Service Commercial Special Provision (RSC2/RSC3(\_)) Zone will add bulk beverage stores, dry cleaning and laundry depots, liquor beer and wine stores, pharmacies, bulk sales establishments, assembly halls, clinics, commercial recreation establishments, emergency care establishments, funeral homes, laboratories, medical/dental offices, private clubs and places of worship and allow for the use of an existing commercial building as a church. Adjacent properties to the north and south along the Clarke Road Commercial Corridor currently have compound Restricted Service Commercial Zones which include the RSC2 and RSC3 Zone variations.

The additional uses are consistent and complementary in nature to existing and proposed auto-oriented commercial development along Clarke Road. The additional commercial service and community facility uses are not anticipated to introduce negative impacts to the surrounding properties and are less intense than some uses permitted in the Restricted Service Commercial (RSC1(5)/RSC4/RSC5) Zone currently applied to the subject property.

The recommended special provision will permit a place of worship on the subject lands. The RSC3 Zone variations permits and regulates the establishment of assembly halls, which are similar in nature, as evident by the City’s previous interpretation that such uses were analogous to places of worship or churches. As such, the addition of a place of worship is not anticipated to pose impacts beyond what could be expected through the additional uses provided in the RSC3 zone variation.

The recommended addition of the RSC2 and RSC3 Zone variation and the special provision to allow for the place of worship will permit a range of commercial service and community facility uses which are appropriate in order to implement the Auto-Oriented Commercial Corridor designation and are consistent with the general intent of the RSC Zone variation.

**CONCLUSION**

The recommendation for approval of the proposed Zoning By-law amendment has been supported by the foregoing planning analysis. The proposed amendment has been evaluated in the context of the applicable land use policy and is consistent with the policies of the Provincial Policy Statement, 2005, which promote healthy, liveable and safe communities by accommodating an appropriate range and mix of land uses. The proposed amendment will promote economic development and competitiveness by providing a modest expansion to the range of available employment uses along the Clarke Road Commercial Corridor. The subject property is located within an area designated by the City of London’s Official Plan as an Auto-Oriented Commercial Corridor. The policies guiding land use and development in Auto-Oriented Commercial Corridors allow for the proposed additional commercial service and community facility uses. Providing for a greater range permitted uses will increase the utility of these lands thereby facilitating greater opportunities for future redevelopment and reducing the need for additional greenfield Restricted Service Commercial lands to accommodate these uses. Given that the subject lands can be effectively serviced by existing infrastructure and municipal services, increased utility of this site is particularly cost effective from a municipal financing perspective. The recommended amendment will facilitate development which is compatible with and complements the nature of surrounding land uses and supports the function of the Clarke Road Commercial Corridor. Given the foregoing, the recommended amendment represents sound land use planning.

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<b>PREPARED BY:</b>	<b>REVIEWED BY:</b>
<b>MIKE DAVIS, B.U.R.PI. PLANNER II, CURRENT PLANNING</b>	<b>MICHAEL TOMAZINCIC, MCIP, RPP MANAGER, CURRENT PLANNING</b>
<b>RECOMMENDED BY:</b>	
<b>JOHN M. FLEMING, MCIP, RPP MANAGING DIRECTOR, PLANNING AND CITY PLANNER</b>	

March 24, 2014  
Mike Davis  
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**Responses to Public Liaison Letter and Publication in “Living in the City”**

<u>Telephone</u>	<u>Written</u>
None	None



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Planner: Mike Davis

**Bibliography of Information and Materials  
Z-8309**

**Request for Approval:**

City of London Zoning By-law Amendment Application Form, completed by Michael Grineage, December 5, 2013.

**Reference Documents:**

Ontario. Ministry of Municipal Affairs and Housing. *Planning Act, R.S.O. 1990, CHAPTER P.13*, as amended.

Ontario. Ministry of Municipal Affairs and Housing. *Provincial Policy Statement*, March 1, 2005.

City of London. *Official Plan*, June 19, 1989, as amended.

City of London. *Zoning By-law No. Z-1*, May 21, 1991, as amended.

Michael Grineage. *Planning Justification Report*, December 15, 2013.

Michael Grineage. *Site Plan*, December 5, 2013.

**Correspondence:** *(all located in City of London File No. Insert File No. Z-8309 unless otherwise stated)*

**Departments and Agencies -**

Creighton C., UTRCA. Letter to Mike Davis. February 6, 2014.

Moore Robert., City of London, Wastewater. Email to Mike Davis. January 20, 2014.

Postma R., City of London, Urban Forestry. Email to Mike Davis. January 20, 2014.

Raffoul L., Bell Canada. Letter to Mike Davis. January 29, 2014.

Darmyle D., London Hydro. Letter to Mike Davis. January 20, 2014.

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**File: Z-8309  
Planner: Mike Davis**

**Appendix "A"**

Bill No. (number to be inserted by Clerk's Office)  
2014

By-law No. Z.-1-14\_\_\_\_\_

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 486, 486B and 500 Clarke Road.

WHEREAS 780612 Ontario Ltd. has applied to rezone an area of land located at 486, 486B and 500 Clarke Road, as shown on the map attached to this by-law, as set out below;

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) Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to lands located at 486, 486B and 500 Clarke Road, as shown on the attached map comprising part of Key Map No. A109, from a Restricted Service Commercial Special Provision (RSC1(5)/RSC4/RSC5) Zone to a Restricted Service Commercial Special Provision (RSC1(5)/RSC2/RSC3( )RSC4/RSC5) Zone.
- 2) Section Number 28.4 of the Restricted Service Commercial (RSC3) Zone is amended by adding the following Special Provision:
  - \_\_ ) RSC3(\_\_) 486, 486B and 500 Clarke Road
    - a) Additional Permitted Use:
      - i) Place of Worship

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.

PASSED in Open Council on April 15, 2014.

Agenda Item # Page #

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**File: Z-8309**  
**Planner: Mike Davis**

Joe Fontana  
Mayor

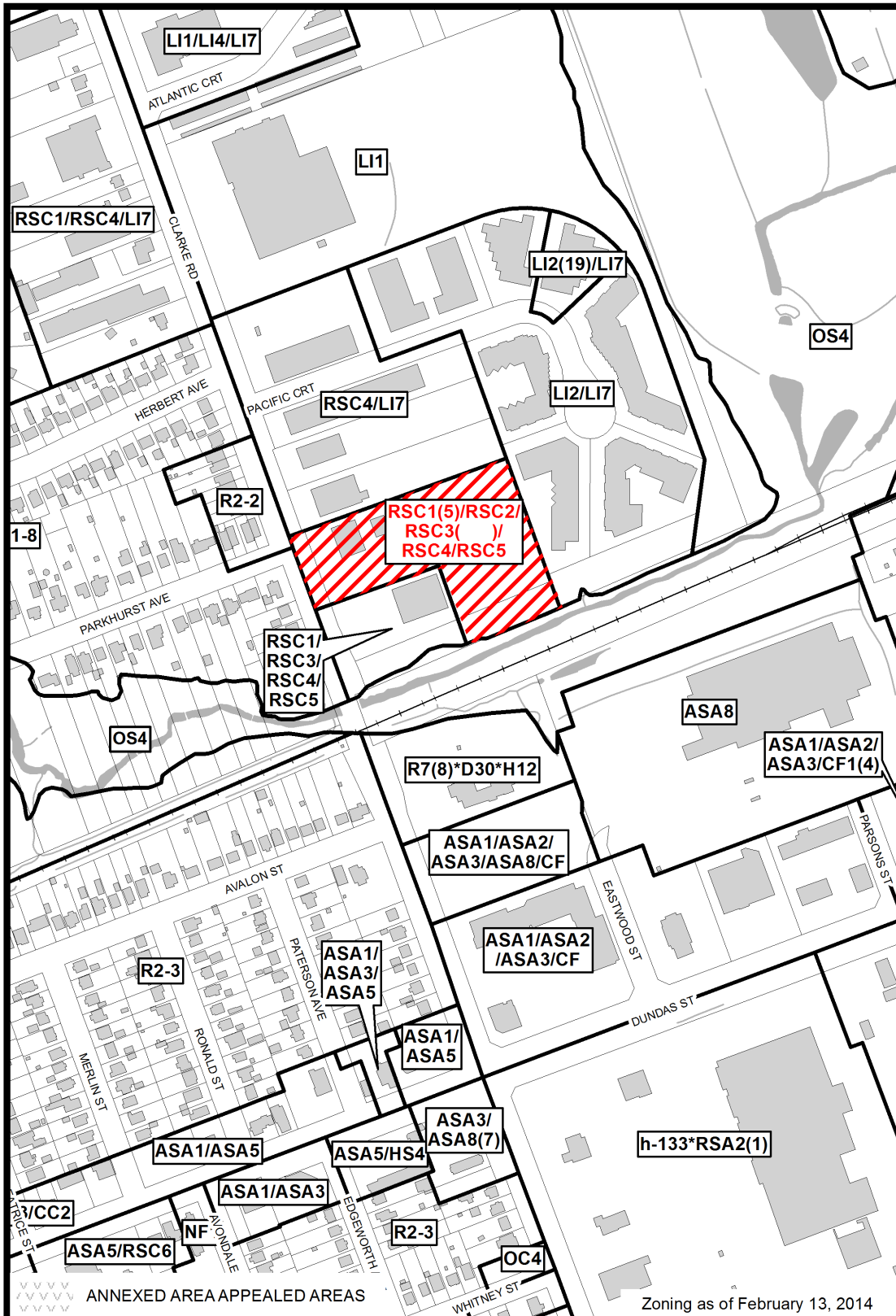
Catharine Saunders  
City Clerk

First Reading – April 15, 2014  
Second Reading – April 15, 2014  
Third Reading - April 15, 2014

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File: Z-8309  
Planner: Mike Davis

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



<p><b>File Number:</b> Z-8309  <b>Planner:</b> MD  <b>Date Prepared:</b> 2014/02/24  <b>Technician:</b> CK  <b>By-Law No:</b> Z.-1-</p>	<p><b>SUBJECT SITE</b> </p> <p><b>1:4,000</b></p> <p>0 20 40 80 120 160   Meters</p> <p style="text-align: center;"></p>
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Geodatabase