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OZ-8295  
 Chuck Parker

<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>CITY OF LONDON OFFICIAL PLAN AND ZONING BY-LAW REVIEW          BLACKFRIARS/PETERSVILLE OFFICIAL PLAN/ZONING STUDY          MEETING ON Tuesday, April 8, 2014</b>

<b>RECOMMENDATION</b>
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That, on the recommendation of the Managing Director, Planning and City Planner, the following actions **BE TAKEN** with respect to the Official Plan and Zoning By-law review undertaken by the City of London relating to the Blackfriars/Petersville Neighbourhood:

1. The attached draft report **BE RECEIVED**, and circulated to the public, landowners, agencies for review and comment.
2. The City, in consultation with the Upper Thames River Conservation Authority (UTRCA), the Ministry of Natural Resources (MNR) and Ministry of Municipal Affairs and Housing (MMAH), initiate the process to designate the Blackfriars/Petersville area as a Special Policy Area (SPA) consistent with the Provincial Policy Statement (PPS).

<b>PREVIOUS REPORTS PERTINENT TO THIS MATTER</b>
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|-------------------------------|---|
| 1. Tuesday, April 23, 2013    | Presentation to PEC                               |
| 2. Tuesday, May 7, 2013       | Planning Report to PEC on Options                 |
| 3. Tuesday, May 14, 2013      | Report to Special PEC Meeting                     |
| 4. Tuesday, August 20, 2013   | Notice of Appeal Report to PEC                    |
| 5. Tuesday, December 10, 2013 | Report on Potential HCD Boundary to PEC           |
| 6. Tuesday, March 25, 2014    | Draft HCD Plan and Conservation Guidelines to PEC |

<b>PURPOSE AND EFFECT OF RECOMMENDED ACTION</b>
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The intent of the official plan/zoning review was to review the current Official Plan policies and the Residential R2 Zone applied to the Blackfriars/Petersville neighbourhood and determine whether any changes could be made given the overriding Provincial floodplain policies and regulations. The report provides the background material and provides possible options. The intent is to get direction to circulate the report for public review.

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**BACKGROUND**

**1) Why are we doing the Study?**

This review was initiated in response to Council direction 14 (d) of May 14, 2013;

*...d) the Civic Administration **BE DIRECTED** to undertake a concurrent study to consider a City initiated Zoning By-law Amendment to rezone the subject area from a Residential R2 Zone to a Residential R1 Zone;*

*it being noted that staff will report back regarding possible changes to the staff work plan that may be required to undertake the zoning study identified above;*

Because of the range of options being considered (some would require an Official Plan amendment) and to deal with amendments comprehensively, Planning staff also decided to review the existing Official Plan policies which apply to the area as well.

**2) Character of the Neighbourhood**

Historically, the Blackfriars/Petersville neighbourhood has been characterized as a stable, low density residential area. For the most part this has occurred because there are limited redevelopment opportunities because the neighbourhood is located within a Provincially regulated floodplain. The area initially developed as a low density residential neighbourhood and has largely remained that way over time because of this constraint.

This official plan and zoning study was initiated in response to residents' concerns about existing single family dwellings being converted to multi-unit residential conversions or being demolished and replaced by new multi-unit residential dwellings (which they felt were out of scale with the rest of the neighbourhood) without any public participation process. The same issue initiated the BIGS Neighbourhood Plan to the north and the broader Near Campus Neighbourhood Study which deals with the same issue in neighbourhoods around the campuses of Western University and Fanshawe College. The primary difference between those neighbourhoods and this one is that the Blackfriars/Petersville neighbourhood is below the Provincial regulatory floodline and all new development is regulated by the UTRCA (Upper Thames River Conservation Authority).

A group of residents brought their concerns to the attention of Council on April 30, 2013. A neighbourhood options report was reviewed by Planning and Environment (PEC) Committee on May 7, 2013 and on May 14, 2013; and with regard to addressing development pressures, Council resolved;

*14. That, the following actions be taken with respect to the Blackfriars/Petersville neighbourhood:*

*a) the report, dated May 7, 2013, from the Managing Director, Corporate Services and City Solicitor, relating to the planning options for the Blackfriars/Petersville neighbourhood **BE RECEIVED**;.....*

*d) the Civic Administration **BE DIRECTED** to undertake a concurrent study to consider a City initiated Zoning By-law Amendment to rezone the subject area from a Residential R2 Zone to a Residential R1 Zone;*

*it being noted that staff will report back regarding possible changes to the staff work plan that may be required to undertake the zoning study identified above;*

*e) that **NO ACTION** be taken with respect to an Interim Control By-law for the Blackfriars/Petersville area;*

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This official plan/zoning study implements clause (d) of the Council resolution.

<b>PLANNING HISTORY OF BLACKFRIARS/PETERSVILLE</b>
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In the past a number of studies have been completed on the Blackfriars/Petersville Neighbourhood. Each of these studies, which have been summarized below, has had an impact on the planning and development of the area. These include;

**1) West London District Plan (Council approved Oct 18. 1976)**

The District Plan included separate policies for Kensington (west of Wharncliffe) and Petersville (east of Wharncliffe). Both areas were considered stable residential neighbourhoods and conservation and rehabilitation were encouraged. Redevelopment was only permitted along the arterial roads. Family orientated single family, two family, rowhouse and apartment units could be permitted up to a maximum density of 25 units/ per hectare (10 units per acre). Office conversions were not permitted. The Plan policies are no longer applicable because they formed part of the 1971 Official Plan which was replaced by the 1989 Plan (current).

**2) West London Area Improvement Plan (March 1993)**

This plan concentrated on identifying priority infrastructure projects including parks, recreational facilities, sidewalks and curb and gutter projects. It also identified properties which had been rehabilitated under the various housing rehabilitation programs and provided a listing of buildings with the year built and architectural style specified. Building rehabilitation and tree planting were also encouraged. Over 200 buildings in the neighbourhood were rehabilitated under various Provincial programs through this Plan. About \$ 1.8 M was spent by the City between 1993 and 1997 in West London on infrastructure improvements.

The Plan included a historical summary and an inventory of heritage resources (Appendix B) which included all properties designated under the *Ontario Heritage Act*. No recommendations were made with regards to heritage conservation but may have been considered through the building rehabilitation programs.

**3) Heritage Places: A Description of Potential Heritage Conservation Areas in the City of London (Council approved 1993)**

This report served as a guideline document to the 1989 Official Plan and identified a number of inner city areas which should be considered for potential heritage conservation districts, consistent with policies in Section 19.2.2 (k) and 13.3 of the Official Plan and revised policies in the *Ontario Heritage Act*. One of the areas identified was Petersville which comprised the east portion of the study area east of Wharncliffe Road, particularly along the Thames River corridor. Some history, architectural history, urban design, land use and zoning justification was provided to justify inclusion in the list of potential districts.

**4) The Petersville Neighbourhood Project (Report to Council February 21, 1994)**

This project was primarily a heritage/urban design study undertaken by various professionals in response to an invitation from Council and Local Architectural Conservation Advisory Committee (LACAC, now LACH). It included a public process and was supported by the neighbourhood. It was initiated in response to the then recent approval of the East Woodfield Heritage Conservation District and development of the Heritage Places document.

There were 57 recommendations made primarily to improve the aesthetics and facilities in the neighbourhood. There was no specific recommendation to create a heritage conservation district but recommendation #57 states;

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*“The City of London and the neighbourhood should declare a desire and commitment to preserve the character of the neighbourhood. This report should be used as a guide to fulfill the desire and commitment of the City and the neighbourhood to preserve the character of Petersville.”*

**5) Background Reports on the West London Special Policy Area (May 1997)**

Following approval of the City’s Official Plan by Council in 1989 a Special Policy Area Background Report (covering the four potential SPA’s) were prepared and endorsed by Council and submitted to the Province for consideration. In 1997, two detailed reports were prepared (Technical Report and Background Report) and submitted to the Province as justification for any future Special Policy Area. The reports were very detailed and included land use, building, demographic and topographical information.

The Province never approved the Special Policy Area for West London and the area has been guided by “*UTRCA Interim Policies for City of London Candidate Special Policy Areas*” in place since 1991. Recently, UTRCA has approached the City about reapplying to the Province for special policy status for West London.

**6) Potential Heritage Conservation District Priority List (August 2003)**

The report carried on after the preparation of Heritage Places (Council approved as a guideline document in early 1993) by prioritizing the 14 potential HCD’s. In 1999 a report was prepared by planning staff for LACH which addressed implementation of heritage conservation districts and the Heritage Places document. It was always intended that community groups would initiate the HCD process and it was always anticipated that areas would move up and down the priority list based on public interest. At that time the report listed Petersville as #13 on the list. The list was intended to serve as a future priority list. Any public requests for changes to the priority were intended to be vetted through LACH and Council.

**7) Residential Rental Units Licensing By-law (Council approved Sept 2009)**

Council approved the By-law September 21, 2009 and it came into force and effect March 1, 2010. It was intended to protect the health and safety of residents living in rental housing and to protect the residential amenity, character and stability of residential areas. It requires rental properties of 4 units or less to be licensed.

**8) Great Near Campus Neighbourhoods Study (2008-2012)**

Due to its proximity to Western University, the Blackfriars/Petersville neighbourhood is included as one of the Near- Campus Neighbourhoods regulated by the recently approved Official Plan Amendment No. 535 (Council approved June 26-27, 2012). This amendment responds to residential intensification pressures that are common to the residential areas surrounding Western University or Fanshawe College. Taking a comprehensive approach, the amendment provides policies that apply to all Near-Campus Neighbourhoods in the City, including this neighbourhood. The policies outline a vision and provide land use planning goals for the Near-Campus Neighbourhoods as well as policies to encourage appropriate intensification and direct preferred intensification to appropriate locations.

In addition, By-law No. Z.-1-122125, a by-law to change various sections of the City’s Zoning By-law to implement OPA No. 535, has also been approved. The zoning changes approved include:

- Limiting the number of bedrooms to three bedrooms/unit for apartment buildings, converted dwellings, duplex dwellings, triplex dwellings, fourplex dwellings, semi-detached dwellings and all forms of townhouse dwellings;
- Removing the exceptions for minimum interior side yard setbacks in order to strengthen the criteria for the establishment of mutual driveways;

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- Strengthening regulations for parking areas by revising the calculation of parking areas, providing an increase in parking area coverage regulations and establishing setback requirements for parking areas to the rear and side lot lines; and,
- Establishing minimum landscaped open space regulations.

These By-Law amendments help to reduce the negative impacts associated with residential intensification in Near- Campus Neighbourhoods. Any changes should be consistent with the By-laws for the Near- Campus Neighbourhoods, implementing its goals by discouraging widespread intensification in the neighbourhood.

<b>ANALYSIS</b>
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**Current Regulatory Framework**

**1. Floodplain Regulations**

It is important to note at the outset of this section that the entire Blackfriars/Petersville Neighbourhood lies within the flood plain of the Thames River. Therefore, all of the study area is subject to the limiting regulations imposed accordingly. The Upper Thames River Conservation Authority (UTRCA) is responsible, along with others, for implementing the *Flood Plain Planning Policy Statement* of the Province of Ontario. This Policy outlines the regulations for prohibiting or providing conditional approval for development proposed in the floodway or flood fringe respectively. Under the standard flood plain policies, development in the floodway is prohibited with the exception of buildings or structures associated with essential public infrastructure, flood and erosion control, bank stabilization and watershed management works.

Provincial policies and City of London Official Plan policies, however, permit the recognition of Special Policy Areas which are developed areas which preceded the establishment of floodplain policies. The purpose of Special Policy Areas is described in Section 15.6.4 i) of the Official Plan as follows;

*“The purpose of Special Policy Area status is to provide for the maintenance and upgrading of existing development and to recognize and permit limited, additional development in built-up areas to retain the socio-economic viability and nature of the area, without adding undue risk to life and property.”*

The City and the Conservation Authority pursued the approval of a Special Policy Area for regulating development in the candidate West London Area flood plain between 1989 and 1997 but no Provincial approval was ever given. Interim policy guidelines for reviewing development proposals are still being used for the area. Council has approved the Official Plan amendment which would recognize Blackfriars/Petersville as a Special Policy Area under Section 15.6.4 of the Official Plan; however, the Province has yet to approve that amendment.

Both the UTRCA and City are exploring the possibility of re-initiating the Special Policy Area approvals for the area. UTRCA have requested that we consider special policies for the Blackfriars/Petersville area through the RETHINK LONDON process.

**2. Official Plan**

The Official Plan since the 1970's has identified the Blackfriars/Petersville area as a low density, stable residential neighbourhood. The 1971 Plan designated the area Residential and the 1989 Plan designated the area Low Density Residential, both permitting the same range of uses at similar densities.

Except for lands north of Oxford Street which are designated Neighbourhood Commercial Node and Multi-Family, Medium Density Residential, lands at the intersection of Riverside Drive and Wharnclyffe Road which are designated Neighbourhood Commercial Node and Office Area and lands along the Thames River corridor which are designated Open Space, the majority of lands within the study area are designated **Low Density Residential** on Schedule “A” which generally permits single detached, semi-detached, duplex, multiple-attached and converted dwellings up

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to a maximum density of 30 units per hectare. This designation is also consistent with the previous Residential designation in the West London District Plan (Council approved October 18, 1976) which permitted similar forms of housing at a maximum density of 25 units per hectare.

However, Schedule "B" of the Official Plan identifies this area as a **Potential Special Policy Area** within the Regulatory Floodline of the Thames River which restricts permitted uses and limits future development. As indicated above, the City and UTRCA have tried in the past to get Blackfriars/Petersville recognized as a special policy area under Section 15.6.4 of the Official Plan.

In the absence of special policy area status, the floodplain policies contained in Section 15.6 of the Official Plan apply. Section 15.6.2 (One-Zone Concept) specifically applies and subsection ii) states;

*The zoning of flood plain lands will reflect the restricted use of these lands, and will prohibit any new development, with the exception of existing uses and minor additions and/or renovations to existing structures. A permit may be required from the appropriate Conservation Authority and flood proofing may be required....*

Further, subsection iv) states that any changes within these areas also requires that;

*(b) All new development or structures within the flood plain will require the approval of the appropriate Conservation Authority.*

*(c) Minor renovations, alterations, or additions to existing buildings may be permitted subject to the approval of Council in co-operation with the appropriate Conservation Authority.*

These policies are consistent with the *UTRCA Interim Policies for the City of London Candidate Special Policy Areas (SPA's)*. Particularly relevant policies include;

1. *The following interim policy guidelines will continue for West London*

*iv) conversions to residential use will not be allowed.*

*v) permitted activities will include;*

- additions less than 100% in size.*
- Accessory buildings to existing uses.*
- Conversions of existing structures to office or commercial.*
- Infilling of existing land uses of one or two units.*

2. *Permits may be granted for such activity provided;*

*i) The proposed activity conforms to the existing municipal zoning (ie. No zoning amendments or variances required.*

As indicated above the Official Plan policies anticipate little change in this particular neighbourhood.

The policies in Chapter 13 (Properties of Cultural Heritage Value or Interest) also speak to the taking of a restrictive approach to future development in Section 13.3.4;

*After a Heritage Conservation District has been designated by Council, Council may amend the Zoning By-law to control new development and redevelopment so that it is in keeping with the scale, form, and character of existing development in the area.*

(Section 13.3.4. amended by OPA 438 Dec. 17/09)

The justification for, and preparation of, a Blackfriars/Petersville Heritage Conservation District Background Study, Plan and Conservation Guidelines in conformity with Section 13.3 of the Official Plan started in August 2013 and is expected to be completed by June 2014.

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### 3. Zoning

The area has long been zoned for up to two family residential development. In By-law C.P. 953-42 (which was applied prior to 1991) most lands in the neighbourhood were zoned Two Family (2F) which permitted duplex, semi-detached and single family dwellings. Zoning By-law Z-1, which applies now, permits the same range of uses but added two unit converted dwellings. The zoning approach in the residential neighbourhood since the 1970's has been for a maximum of two unit residential dwellings.

#### How the Current Issue Arose

Although the entire neighbourhood (excluding the commercial, community facility and open space uses) is zoned for two family uses (maximum two units), Zoning By-law Z-1 at one time permitted 5 bedrooms per unit which potentially created the opportunity for a residential dwelling containing 10 bedrooms. In some neighbourhoods in the City, this resulted in levels of intensification greater than previously existed. For example, the recent development activity in the BIGS (Beaufort/Irwin/Gunn/Saunby/Essex) neighbourhood (north of this neighbourhood) resulted in the City reviewing the area to determine the appropriate levels of redevelopment. Recent zoning by-law amendments through the Great Near-Campus Neighbourhood Study have reduced the number of bedrooms permitted per unit in multiple unit structures to 3 bedrooms per unit (maximum 6 bedrooms in two family zoning).

In late 2012/early 2013 some residents of the Blackfriars/Petersville neighbourhood appeared before the Planning and Environment Committee and expressed concerns that the nature, scale and form of recent development was inappropriate for the neighbourhood. Examples from the last few years include:

**Table 1 – Recent Inquiries and Development Activity in Area**

Street Address	What was Happening	Issue
129 Walnut Street	Inquiry for an R2 or R3 Zone to allow an existing house to be demolished and replaced with a fourplex	Density of 50 units/ha Not a typical dwelling in area Out of scale In floodplain-increasing number of residents
36 Argyle Street	Minor variance to retain existing converted dwelling with two units on reduced lot area and frontage.	REFUSED on the basis it didn't meet four tests Not consistent with UTRCA policies
29 Argyle Street	Single storey house demolished in 2007 and minor variance to build new 2 storey semi-detached	OMB refused in 2010. Intensification in the floodplain
182-186 Wharncliffe Road North	Single family dwellings replaced with duplex	One has occurred, the other awaiting completion of study-site plan and building permit approval
78 -80 Oxford Street West	Two demolition permits requested on properties damaged by fire	Both are Priority 2 on Inventory On hold because of Study Area Holding By-law
96 Albion Street	Wanted to replace stucco with vinyl siding on the exterior Previous request to demolish to build a larger duplex	Replace stucco with stucco, insulate walls and repave driveway. Garage demolished
144 Paul Street	Wanted to build a second storey to create a duplex	
120 Oxford Street West	Site plan application for a two unit converted dwelling	

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13 Blackfriars Street	Fire damaged building – illegal triplex	Wanted to demolish and rebuild- 2 units and a retail area
108 Wilson Avenue	Site Plan application – duplex replace a single family	Council directed a site plan public meeting be held and revoked delegated authority
89 Wilson Avenue	Resident installing a second floor dormer	
76 Blackfriars Street	Building permit app-Second Floor renovation	
116-118 Paul Street	Building permit app.-Demolish and rebuild	
12 Leslie Street	Single family dwelling replace with duplex	

The other issue was that these types changes were taking place without any sort of public process. In some instances, no zoning by-law amendment and/or or public site plan approval application was required. Typically, only a building permit was required, which doesn't include a public review process. The City's Intensification and Infill policies require an administrative site plan review process where specific matters regarding the "fit" of the proposed new development is reviewed, however, unless an application under the *Planning Act* such as a zoning by-law amendment or minor variance application is required, no public consultation is required.

**Possible Options**

Given the existing Low Density Residential land use designation, the Floodplain policies (including UTRCA Interim Policies) and the Heritage policies on the Official Plan, there is a basis to review the amount of new development that may be permitted within this neighbourhood. The options to be explored are described below.

It is important to note that neither the Official Plan nor the Zoning By-law cannot regulate whether a property is rented or owner occupied or otherwise limit who may live there. The implementation tools described below focus on the intensity and form of development that might occur, not on who might occupy the units that either exist or that may be created through intensification or redevelopment.

**Option 1: Status Quo/No Changes**

**Nature of the Option**

The Official Plan land use designation would remain Low Density Residential and the Zoning By-law would still zone most of the area Residential R2 (R2-2), permitting two-unit development. Floodplain policies and heritage conservation district policies, once approved, would still apply. City would continue to rely on UTRCA and interim policies to review development proposals to address the issue of intensification within the floodplain.

**Advantages**

- No changes would be required/no implementation required

**Disadvantages**

- No change to the existing situation, whereby proposals that conform to the Zoning By-law would not involve a public consultation process.
- Limitation on redevelopment governed by application of current policies related to floodplain limitations and UTRCA review.

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**Option 2: Apply a new Residential R2 Special Provision Zone**

**Nature of the Option**

This option would recognize existing legal two-unit development, and permit redevelopment of those properties to new two-unit structures, but would not permit the redevelopment of properties that do not currently contain two units to redevelop to new two unit structures. Any future requests to permit a two unit structure on those properties would require a zoning by-law amendment, which would include a public consultation process.

**Advantages**

- Recognizes existing uses; no existing development would be made non-conforming to the zoning by-law.
- Would limit future intensification opportunities to existing two-unit properties.

**Disadvantages**

- Could be considered as unfair to owners of properties that have not currently developed to the full extent of the existing R2-2 Zone.
- Could limit appropriate redevelopment opportunities.

**Option 3: Change Zoning to a Residential R1 Zone**

**Nature of the Option**

This option was the one identified in the Council resolution of May 14, 2013, and would involve changing the zoning from a Residential R2 (R2-2) Zone to a Residential R1 Zone. The Official Plan land use designation would not need to be changed.

An amendment to the Zoning By-law to restrict permitted uses to just one single detached dwelling per lot would be an effective way of addressing issues of height and scale. The Zoning By-law currently permits: single detached dwellings; semi-detached dwellings; duplex dwellings; and converted dwellings (to a maximum of 2 dwelling units). An amendment to the Zoning By-law to permit only single detached dwellings would prohibit new semi-detached, duplex or two unit converted dwellings.

**Advantages**

- Result in the reduction of development of higher intensity dwellings given that the Zoning would no longer permit as-of-right intensification
- Requirement for future intensification projects to apply for amendments to the Zoning By-law, thereby triggering public participation
- Individual applications for increased development are decided upon by Council
- Except as permitted by a future zoning by-law amendment, would maintain the current development pattern in the neighbourhood.

**Disadvantages**

- This would create multiple legal non-conforming land uses. Any legally constructed two-unit dwelling would be permitted to remain as a legal use, even if it no longer complies with the zoning by-law
- The *Planning Act* and Official Plan provide for the extension or enlargement of legal non-conforming land uses, using criteria that evaluate a proposed enlargement on the basis of compatibility. These matters are considered by the Committee of Adjust, and not by Council, although they do require public consultation.

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## **Option 4: Other Zoning Changes**

### **Nature of Option**

Another option would be to develop additional Zoning By-law regulations for this area. Unlike Option 2, this new set of regulations would address “lot” issues, and not “use” issues. For example, zoning regulations could be introduced to apply maximum floor areas; minimum rear yard depths, and alternative parking standards to complement the existing floor area ratio regulation. This direction would also be like the regulations applied in other Near-Campus Neighbourhoods such as North London/Broughdale.

The Great Near-Campus Neighbourhoods review did result in changes to the zoning by-law which included:

- Limiting the number of bedrooms to three bedrooms/unit for apartment buildings, converted dwellings, duplex dwellings, triplex dwellings, fourplex dwellings, semi-detached dwellings and all forms of townhouse dwellings;
- Removing the exceptions for minimum interior side yard setbacks in order to strengthen the criteria for the establishment of mutual driveways;
- Strengthening regulations for parking areas by revising the calculation of parking areas, providing an increase in parking area coverage regulations and establishing setback requirements for parking areas to the rear and side lot lines; and,
- Establishing minimum landscaped open space regulations.

Additional regulations beyond those already in place could be considered. Within the Blackfriars/Petersville area, the small scale of the housing and the large areas of landscaping could provide a basis for more stringent regulations related to landscaped open space, lot coverage, height, etc. In addition, current restrictions on development through the interim special policy area policies prohibit basements in new developments. This could be added to the new zoning regulations.

### **Advantages**

- zoning regulations more closely mirror existing conditions
- new development more in keeping with scale and existing development
- greater landscape requirements help to address impervious cover/flooding concerns.

### **Disadvantages**

- As a zoning by-law amendment, it could create non-conforming conditions for existing properties.
- Unlike Option 2, where the amendment to the Zoning By-law is intended to no longer permit currently permitted land uses, this amendment would only make matters related to the lot regulations for current development on the lot non-conforming, and not the actual use of the property.

## **Option 5: Official Plan Amendment to Create a Special Policy for the Neighbourhood**

### **Nature of Option**

Similar to the North London/Broughdale Neighbourhood special policy, an Official Plan special policy may be adopted for the lands.

### **Advantages**

- Augment the Area Study recommendations from “guideline” to “policy” status
- Provide a greater level of expectation to the neighbourhood and additional guidance to developers as to the forms, locations and levels of intensity that may be supported

### **Disadvantages**

- Would still require a zoning by-law amendment to implement any new policy direction that

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- is not reflected in the current zoning by-law.

**Is there a Need to Reinitiate the Special Policy Area Process?**

As described in the report, the City and UTRCA started the process of having West London identified as a Special Policy Area. Following approval of the City’s Official Plan by Council in 1989, a Special Policy Area Background Report (covering the four potential SPA’s) was prepared and endorsed by Council and submitted to the Province for consideration. In 1997, two detailed reports were prepared (Technical Report and Background Report) and submitted to the Province as justification for any future Special Policy Area. The reports were very detailed and included land use, building, demographic and topographical information.

To date, the Province has not approved the Special Policy Area for West London and the area has been guided by “*UTRCA Interim Policies for City of London Candidate Special Policy Areas*”, in place since 1991. Recently, UTRCA has approached the City about reapplying to the Province for special policy status for West London.

Given the impending implementation of the 2014 Provincial Policy Statement (PPS), it is appropriate to initiate the process again. There have been some minor changes to Section 3.1 of the PPS, the Section which addresses special policy areas.

<b>CONCLUSION</b>
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It is recommended that this report be circulated for public review and comment, noting that the preferred option would be to pursue Option 2: Apply a New R2-2 Special Provision Zone, in concert with an amended application to the Province for Special Policy Area status for the Blackfriars/Petersville Neighbourhood.

<b>PREPARED BY:</b>	<b>SUBMITTED BY:</b>
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<b>RECOMMENDED BY:</b>	
<b>JOHN M. FLEMING, MCIP, RPP</b> MANAGING DIRECTOR, PLANNING AND CITY PLANNER	

March 24, 2014