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File: OZ-7946
Planner: B. Debbert

TO:	CHAIR AND MEMBERS PLANNING & ENVIRONMENT COMMITTEE
FROM:	JOHN M. FLEMING DIRECTOR, LAND USE PLANNING AND CITY PLANNER
SUBJECT:	APPLICATION BY: DR. E.D. ARMOGAN, M.D. 550 KINGSWAY AVENUE AND 572 WONDERLAND ROAD NORTH PUBLIC PARTICIPATION MEETING ON MONDAY, JANUARY 16, 2012

RECOMMENDATION

That, on the recommendation of the Director, Land Use Planning and City Planner, the following actions be taken with respect to the application of Dr. E.D. Armogan, M.D. relating to the property located at 550 Kingsway Avenue and 572 Wonderland Road North:

- (a) the proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting on January 31, 2012 to amend the Official Plan to change the existing "Low Density Residential" designation of the subject lands by **ADDING** a special policy in Chapter 10 – "Policies for Specific Areas" to permit a professional office and a medical/dental office in a new building together with one dwelling unit.

- (b) the proposed by-law attached hereto as Appendix "B" **BE INTRODUCED** at the Municipal Council meeting on January 31, 2012 to amend Zoning By-law No. Z.-1, in conformity with the Official Plan as amended in part (a) above, to change the zoning of the subject property **FROM** a Residential R1 (R1-9) Zone which permits single detached, semi-detached and duplex dwellings as the main permitted uses, **TO** a Restricted Office Special Provision (RO()) Zone to permit one professional office and one medical/dental office in a new building together with one dwelling unit, with the front lot line defined as Wonderland Road North, a minimum front yard depth of 1.0 metres (3.28 feet), a maximum front yard depth of 1.8 metres (5.91 feet), a minimum interior side yard depth of 0 metres, a maximum interior side yard depth of 1.0 metres (3.28 feet), minimum landscaped open space of 26%, a minimum of 19 parking spaces, and a minimum setback of the parking area from the required road allowance of 1.6 metres (5.25 feet);

- (c) based on the concept design provided to the Urban Design Peer Review Panel and the Panel's recommendations, the Site Plan Approval Authority **BE REQUESTED** to consider the following through the site plan process:
 - i) the proposed building be similar in massing and design to the site concept and elevations provided in the Urban Design Brief received July 15, 2011;
 - ii) create a presence on the street by siting the building close to the north-east corner of the property or increasing the height of parking area masonry retaining wall and implementing a design that will permit select views of the building from the abutting sidewalk on Kingsway Avenue;
 - iii) provide dual entry to the residential unit to provide a residential doorway facing Wonderland Road North;
 - iv) increase the proportion of glass used in the Wonderland Road North facade and shorten the length of the water feature accordingly, in order to improve the street presence;
 - v) consider the re-use of rainwater for the water feature and the use of pervious pavement to provide additional on-site environmental management benefit;

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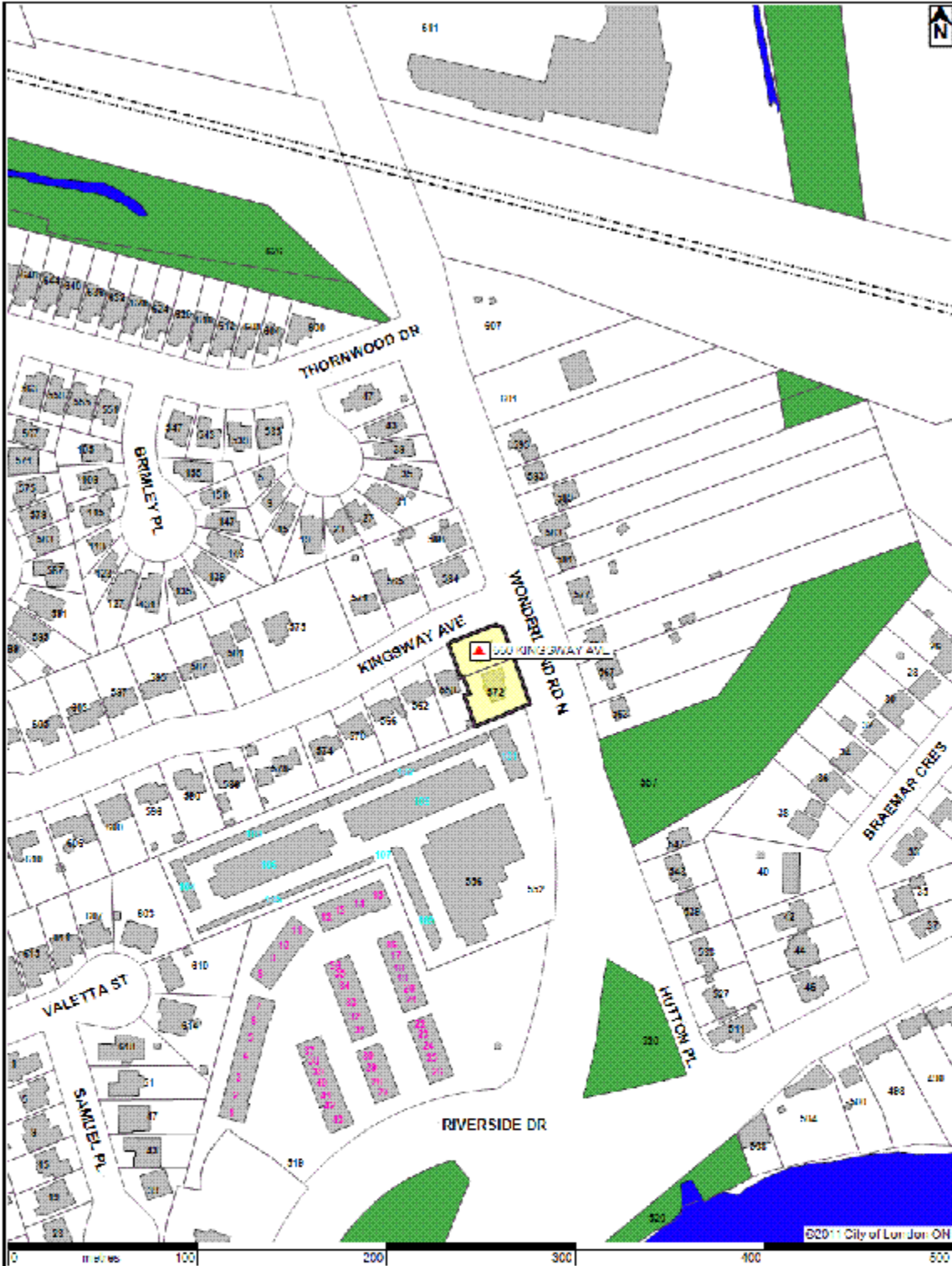
- vi) Ensure the detailed landscape plan and building design addresses implications on the street presence of the site if Wonderland Road North is widened in the future;
 - vii) Design the building or the retaining wall, as applicable, to provide sufficient daylighting at the street corner to address sight line concerns.
- (d) pursuant to Section 34(17) of the *Planning Act*, as determined by the Municipal Council, no further notice **BE GIVEN** in respect of the proposed by-law as City staff identified the possible need for additional or different special provisions in the Notice of Application, and the changes from the original request are minor and technical or bring additional clarity to the intent to combine a residential unit with an office use in a new building.
- (e) the request to amend the Official Plan by **ADDING** a policy to Chapter 10 - "Policies for Specific Areas" to permit a medical office and a residential apartment dwelling unit, **BE REFUSED** for the following reasons:
- i) The new policy must also refer to professional offices in order for the requested Restricted Office Zone to comply with the intent and purpose of the Official Plan. The use of professional offices is appropriate;
 - ii) The new policy must refer to medical/dental offices as they are typically dealt with as a single type of use in the Official Plan and are not defined separately in By-law No. Z.-1;
 - iii) The new policy should permit the office use only in conjunction with one dwelling unit to provide for a transition in use;
 - iv) The new policy should require the residential dwelling to be incorporated into the building that will house the office.
- (f) the request to amend Zoning By-law No. Z.-1 to change the zoning of the subject property **FROM** a Residential R1 (R1-9) Zone which permits single detached, semi-detached and duplex dwellings as the main permitted uses, **TO** a Restricted Office Special Provision (RO()) Zone to permit professional offices, a medical office and a residential apartment, and to allow a reduced front yard from 8 m to 1.8 m, a reduced interior side yard from 3.6 m to 1.2 m, a reduced landscaped open space coverage from 30% to 26%, and a reduced number of parking spaces from 20 to 19 spaces, **BE REFUSED** for the following reasons:
- i) The defined use in the zoning by-law is a "medical/dental office" and is recommended to be applied rather than defining separate new uses as both are appropriate for this location;
 - ii) A different range of special provisions are required to address the desired location of the building on the site.
 - iii) The new zoning should permit the office use only in conjunction with one dwelling unit to provide for a transition in use;
 - iv) The new zoning should require the residential dwelling to be incorporated into the building that will house the offices rather than allowing multiple buildings on the site.

PREVIOUS REPORTS PERTINENT TO THIS MATTER
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None.

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<p style="text-align: center;">LOCATION MAP</p> <p>Subject Site: 572 Wonderland Rd N. and 550 Kingway Ave. Applicant: Dr. E.D. Armogan M.D. File Number: OZ-7946 Planner: Barb Debbert Created By: Mark Hefferton Date: 2011-08-04 Scale: 1:2500</p> <p style="text-align: center;">Corporation of the City of London Prepared By: Planning</p>	<p style="text-align: center;">LEGEND</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 20px; text-align: center;">■</td> <td>Subject Site</td> </tr> <tr> <td style="width: 20px; text-align: center;">■</td> <td>Parks</td> </tr> <tr> <td style="width: 20px; text-align: center;">---</td> <td>Assessment Parcels</td> </tr> <tr> <td style="width: 20px; text-align: center;">■</td> <td>Buildings</td> </tr> <tr> <td style="width: 20px; text-align: center;">123</td> <td>Address Numbers</td> </tr> </table>	■	Subject Site	■	Parks	---	Assessment Parcels	■	Buildings	123	Address Numbers
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■	Parks										
---	Assessment Parcels										
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123	Address Numbers										

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PURPOSE AND EFFECT OF RECOMMENDED ACTION

The purpose and effect of the recommended action would be to allow the construction of a new, purpose-designed office building with a lower-level residential dwelling unit. It is staff's understanding that Dr. Armogan intends to relocate his existing practice to the new location.

RATIONALE

1. The recommended Official Plan and Zoning By-law amendments are consistent with the Provincial Policy Statement;
2. The recommended special policy in the Official Plan amendment is supported by Policy 10.1.1 ii), which allows Council to apply specific policies where the change in land use is site specific and is located in an area where Council wishes to maintain the existing land use designation, while allowing for a site specific use. The evaluation of the appropriateness of this use and its possible impact on surrounding land use designations was informed by relevant review criteria for the establishment of office conversions in a Low Density Residential designation, and for new offices in Multi-family, Medium and Multi-family, High Density residential designations;
3. The recommended special policy contains restrictions on the number of office uses, and requires a residential component within the building, to minimize potential impacts and provide for a transition from commercial and office to residential use;
4. The recommended Zoning By-law amendment provides appropriate regulations to control the use of the building and the intensity of the uses and the building. Specific recommendations are included to ensure that refinements to the submitted concept design that are desirable to achieve adequate compatibility with the site characteristics and surrounding neighbourhood are addressed at the site plan approval stage.

BACKGROUND

Date Application Accepted: July 15, 2011	Agent: Kirkness Consulting Inc.
<p>REQUESTED ACTION: The agent requested a possible amendment to the Official Plan to add a special provision to Chapter 10 to permit medical office and a residential apartment dwelling unit in a new building.</p> <p>The agent also requested a possible amendment to Zoning By-law Z.-1. FROM Residential R1 (R1-9) Zone TO Restricted Office Special Provision (RO(_)) Zone, to add a medical office and a residential apartment, and to allow a reduced front yard from 8 m to 1.8 m, a reduced interior side yard from 3.6 m to 1.2 m, a reduced landscaped open space coverage from 30% to 26%, and a reduced number of parking spaces from 20 to 19 spaces.</p> <p>City staff identified that the use of a medical/dental office should be indicated in the public notice since it is defined as one use in the Zoning By-law. The Notice of Application also indicated that the City may also consider additional special provisions to accommodate the proposed site concept such as a minimum front yard setback of 0.0 m and a reduced parking area setback from the property lines.</p>	

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SITE CHARACTERISTICS:
<ul style="list-style-type: none"> • Current Land Use – 2 single detached dwellings, each on its own property • Frontage – 45.6 metres (149.6 feet) • Depth -30 metres (98.43 feet) • Area – 1379 square metres (14,844 square feet) • Shape – rectangular with irregular rear lot line.

SURROUNDING LAND USES:
<ul style="list-style-type: none"> • North - TchunSa Herb & Acupuncture Clinic, single detached residential, CNR Railway overpass, London Mall • South - Can-Store Self Storage, townhouse condominium, intersection of Wonderland Road North and Riverside Drive, Thames River • East - Medical/dental office, Upper Canada Landscape and Renovations Inc., single detached dwellings, open space associated with Mud Creek • West - single detached dwellings

OFFICIAL PLAN DESIGNATION: (refer to Official Plan Map)
<ul style="list-style-type: none"> • Low Density Residential
EXISTING ZONING: (refer to Zoning Map)
<ul style="list-style-type: none"> • Residential R1 (R1-9)

PLANNING HISTORY

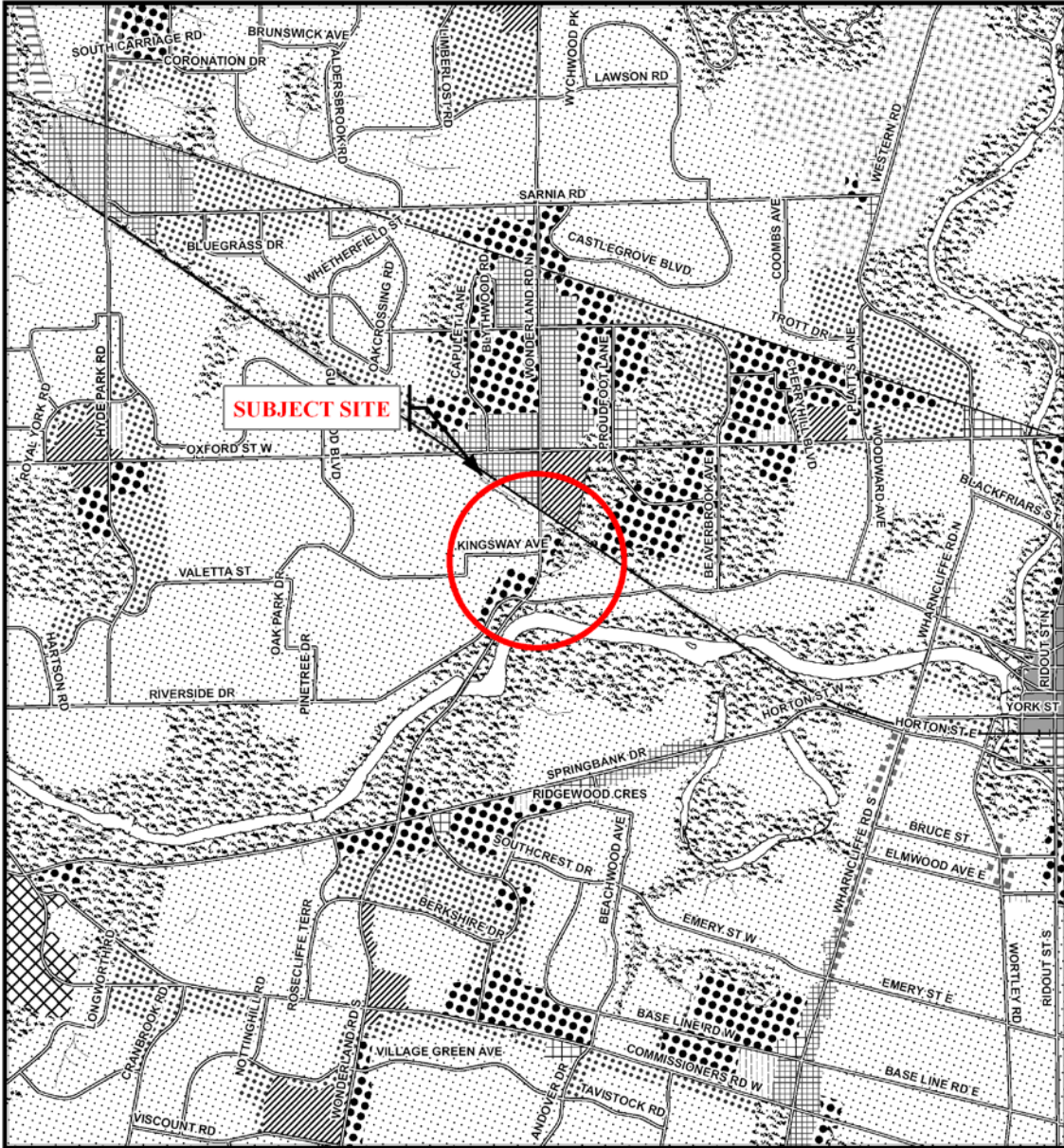
The subject properties have been designated Low Density Residential and zoned as Residential R1 (R1-9) since By-law Z.-1 came into force and effect in 1991.

On June 11, 2007, City Council adopted Official Plan amendment No. 422 and passed By-law No. Z.-1-071643, to change the Official Plan and Zoning By-law, to permit a self-storage establishment at 556 Wonderland Road North. Following an appeal of the Zoning By-law by the applicant, Council agreed to amend the By-law to include special provisions for development regulations in order to allow the site to be developed in accordance with the site plan shown to Council and the public. The Ontario Municipal Board's decision, issued on November 8, 2007, implemented that agreement. The Can-Store Self Storage facility was constructed on the lands in 2007/2008.

Also on the west side of Wonderland Road North in the vicinity of the subject property, information from Vernon's Directory for the years 2005 through 2010, would indicate that the TchunSa Herb & Acupuncture Clinic was established in 2007 as a home occupation at 584 Wonderland Road North, directly to the north of the subject properties with driveway access from both Kingsway Avenue and Wonderland Road North. Until approximately 2008, the adjacent property to the north, known at 588 Wonderland Road North, was used as the Wee Watch Home Day Care.

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File: OZ-7946
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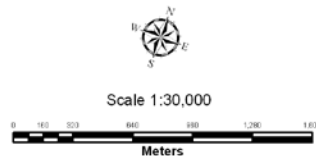


Legend

- | | |
|--|-----------------------------------|
| 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 |

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

PREPARED BY: Graphics and Information Services



FILE NUMBER: OZ-7946

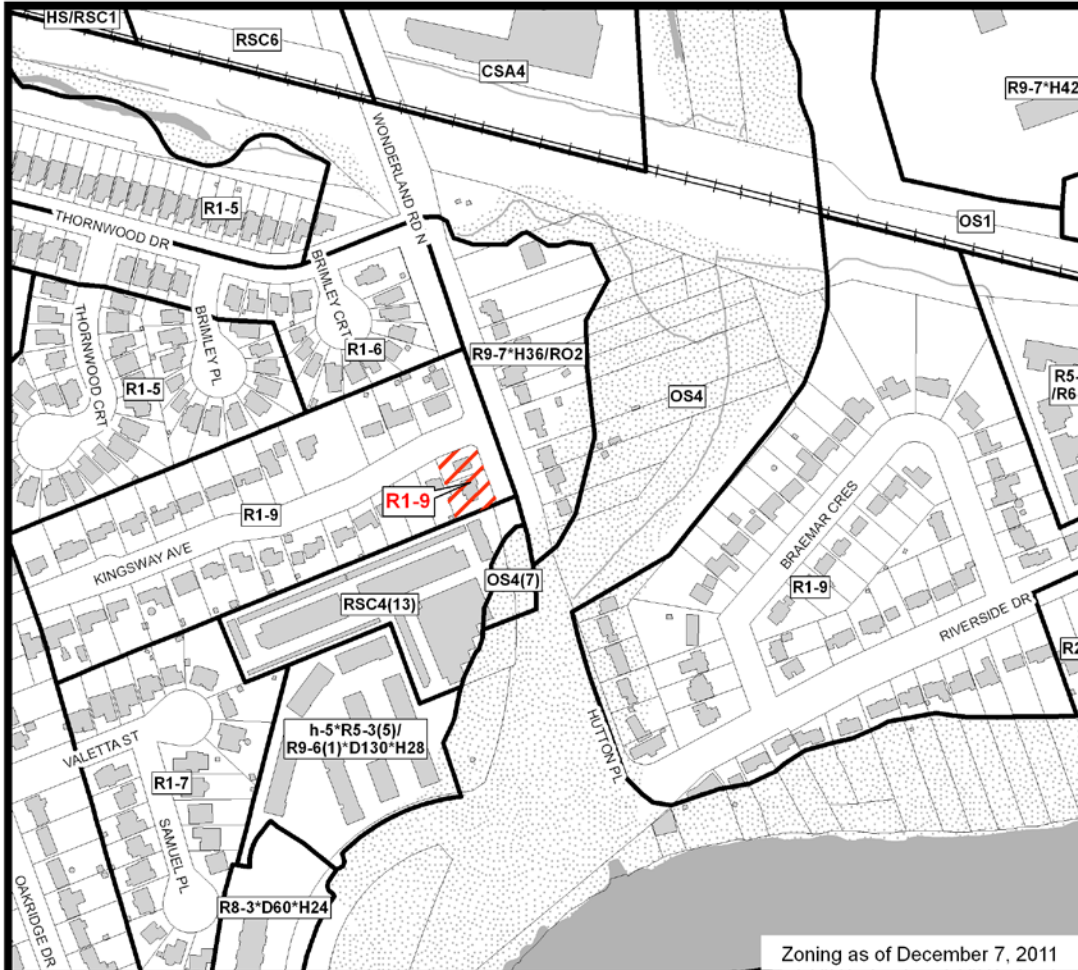
PLANNER: BD

TECHNICIAN: CK

DATE: 2011/12/08

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Zoning as of December 7, 2011



COUNCIL APPROVED ZONING FOR THE SUBJECT SITE: R1-9

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:
OZ-7946 BD

MAP PREPARED:
2011/12/09 CK

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

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

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File: OZ-7946
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On the east side of Wonderland Road North, the existing single detached dwelling at 601 Wonderland Road North was demolished in 2006 and a new purpose designed medical/dental office building was constructed in accordance with the Residential R9/Restricted Office (R9-7*H36/RO2) Zone that applies to these lands. In addition, Blinds by Design has recently relocated from 593 Wonderland Road North to a new location. A landscaping company exists at 563 Wonderland Road North.

SIGNIFICANT DEPARTMENT/AGENCY COMMENTS

Engineering Review Division

- *The applicant will be required to provide a road widening dedication of 18.0 metres measured from the centerline of Wonderland Road North to the property line along the entire frontage of Wonderland Road North. In addition, the applicant will be required to provide a 6.0 metre by 6.0 metre daylighting triangle at the corner of Wonderland Road North and Kingsway Avenue.*
- *The applicant is advised that vehicular access will be restricted to Kingsway Avenue at the westerly limit of the subject lands as per the **Site Plan Concept** attached to the Notice of Application.*
- *The concept plan shows landscaping in what appears to be planter boxes along the Wonderland Rd frontage. We have no concern with landscaping but the boxes will be constructed within the road widening dedication we will be requesting through site plan. The owner will need to enter into an easement agreement with the City for this feature. In the future when Wonderland Rd is widened this feature may need to be eliminated to accommodate the road widening.*
- *The concept plan shows stairs leading from the side walk on Wonderland Rd to the access for the building. These stairs will be constructed on the City’s right-of-way. As with the planter boxes these stairs may need to be removed to accommodate any road widening along Wonderland Rd. Therefore another means of access that doesn’t require stairs will need to be included when the site is developed.*
- *The applicant will be required to cut and cap the existing water services at the municipal watermains on Wonderland Road North and Kingsway Avenue. Further, the applicant will be required to contact the Water Operations Division for any new water service connection to a municipal watermain.*
- *The above comments, among other engineering and transportation issues, will be addressed in greater detail when/if these lands come in for site plan approval.*

Transportation Advisory Committee (TAC)

The TAC expressed its concern with reducing the front yard setback from 8m to 1.8 m, as it could adversely affect the ability to construct improvements to Wonderland Road North, as identified in the 2004 Transportation Master Plan, as well as impacting the sightlines at the intersection of Kingsway Avenue and Wonderland Road North.

Urban Design Peer Review Panel

The Panel has the following comments regarding the proposed development:

1. *Relocate building shifting parking lot to south end of building, or increase height of parking area masonry retaining wall permitting select views of the building from the*

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- abutting sidewalk on Kingsway Avenue via “windows” or other architectural devices;*
- 2. *Request “0” lot line setback to south property line to allow landscaping strip north of the masonry wall/fence noted in item 1 and also along the east frontage;*
- 3. *Add dual entry to the apartment by adding a doorway facing Wonderland Road North and a sidewalk to the municipal sidewalk;*
- 4. *Reduce length of water feature basins to allow addition of more fenestration to the south-east corner of the east elevation facing Wonderland Road North;*
- 5. *Use rainwater as the primary source of water to the water feature; and*
- 6. *Further demonstrate resource conservation through use of pervious pavement to the hard surfaced vehicular areas.*

Upper Thames River Conservation Authority (extracts)

Conservation Authorities Act

The subject property is not affected by any regulations (Ontario Regulation 157/06) made pursuant to Section 28 of the Conservation Authorities Act.

Drinking Water Source Protection

The drinking water source protection information is being disclosed to the municipality to assist them in fulfilling their decision making responsibilities under the Planning Act.

The subject properties have been identified as being located within an area with Highly Vulnerable Aquifers. At this time, certain activities on this property may be considered moderate or low threats to drinking water. The Source Protection Plan is currently being developed and as such, the UTRCA cannot speculate what the Plan might dictate for such areas. Under the Clean Water Act, the Source Protection Committee has the authority to include policies in the Source Protection Plan that may prohibit or restrict activities identified as posing a significant threat to drinking water. Municipalities may also have or be developing policies that apply to vulnerable areas when reviewing development applications. Proponents considering land use changes, site alteration or construction in these areas need to be aware of this possibility.

London Hydro

No objection.

Bell Canada

An easement may be required to service the subject property, depending on a review of more detailed applications under the Planning Act.

Bell Canada requests to be circulated on any future draft plan of subdivision, draft plan of condominium, site plan, or any other development application, that is proposed to implement the subject Official Plan Amendment and Zoning By-law Amendment application. Through these processes, Bell Canada will provide a more detailed review and comments with respect to any requirements Bell Canada may have to service the subject property.

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PUBLIC LIAISON:	On August 4, 2011, Notice of Application was sent to 90 property owners in the surrounding area. Notice of Application was also published in the "Living in the City" section of the London Free Press on August 6, 2011. A "Possible Land Use Change" sign was also posted on the site but appears to have been removed.	5 replies were received
Nature of Liaison:		
<p>Possible amendment to the Official Plan by ADDING a specific Chapter 10 ("Policies for Specific Areas") policy to allow a medical dental office building and a residential unit.</p> <p>Possible amendment to Zoning By-law Z.-1. FROM Residential R1 (R1-9) Zone TO Restricted Office Special Provision (RO(_)) Zone, to add a medical dental office and a residential apartment, and to allow a reduced front yard from 8 m to 1.8 m, a reduced interior side yard from 3.6 m to 1.2 m, a reduced landscaped open space coverage from 30% to 26%, and a reduced number of parking spaces from 20 to 19 spaces. The City may also consider additional special provisions to accommodate the proposed site concept such as a minimum front yard setback of 0.0 m and a reduced parking area setback from the property lines.</p>		
Responses:		
<ul style="list-style-type: none"> - Driveway and parking activity adjacent to residential functions on neighbouring property, traffic and noise concerns – will far exceed that which would be reasonably found in a residential neighbourhood. - Privacy and child safety concerns raised due to increased traffic and unfamiliar people using the area. - Loss of property value. - Commercial parking lot instead of grass yards that currently exist will contribute to heat, noise and aesthetic concerns. - The existing homes have become a blight on the neighbourhood; new developments such as the Thornwood development and the self storage facility have been beneficial, or completed with reasonable discretion and taste. The existing residential-clinic facility on the Wonderland-Kingsway corner is discreet and attentively managed and contributes to rather than detracts from the neighbourhood. The proposed changes would be in the same spirit, would remove an eyesore and create an overall improvement and enhance this important corner. But – excessive, multiple, garish and unattractive signage is undesirable; would not want to see commercial uses creep up Kingsway Avenue as it continues to be a residential neighbourhood. - Lighting impacts from exterior or interior lighting at night or brightly lit or flashing signage and the potential impacts on properties on the east side of Wonderland Road North are of concern. - Prefer parking not to be visible from Wonderland Road. - Key issue is the visual impact on the community – the new building should look residential in nature. 		

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ANALYSIS

Subject Site and Surroundings

The subject site is located at the south west corner of the intersection of Wonderland Road North and Kingsway Avenue. Comprised of two separate properties, each containing one single detached dwelling, the site slopes gradually from the north-west to the south-east, and is bounded by retaining walls along the east property line and at the north-east corner.

Wonderland Road North, which is lower in elevation than the subject site, is an Arterial Road which has an average annual daily traffic volume of 36,500 vehicles per day north of Kingsway Avenue, and 35,000 vehicles per day south of Kingsway Avenue. Kingsway Avenue, which is a Secondary Collector Road, experiences 2,000 vehicles per day. Bus stops for route 19, which runs through the Oakridge Acres subdivision and connects to other routes on Hyde Park Road, are located on Kingsway Avenue at the intersection with Wonderland Road North and near its westerly intersection with Oakridge Drive. Stops for Route 10 on Wonderland Road North are located near the intersection with Kingsway Avenue.

Adjacent land uses include single detached dwellings to the west and north. Along the west side of the Wonderland Road North frontage, there would remain two single detached dwellings north of the subject site, one of which is used as a home occupation and somewhat visually separated from the subject site by wood fencing. Single detached dwellings to the north of the two remaining properties are rear lotted to Wonderland Road North with a noise barrier. To the south is the Can-Store Self Storage facility recently permitted through a Chapter 10 special policy approved by Council. With the exception of the purpose designed dental facility constructed in 2006, the built form on the west side of Wonderland Road North across from the subject site is older single detached dwellings. Some of these are used, or have been used, for small businesses. These properties are zoned for restricted office and high density residential uses.



Subject site - 550 Kingsway Avenue and 572 Wonderland Road North

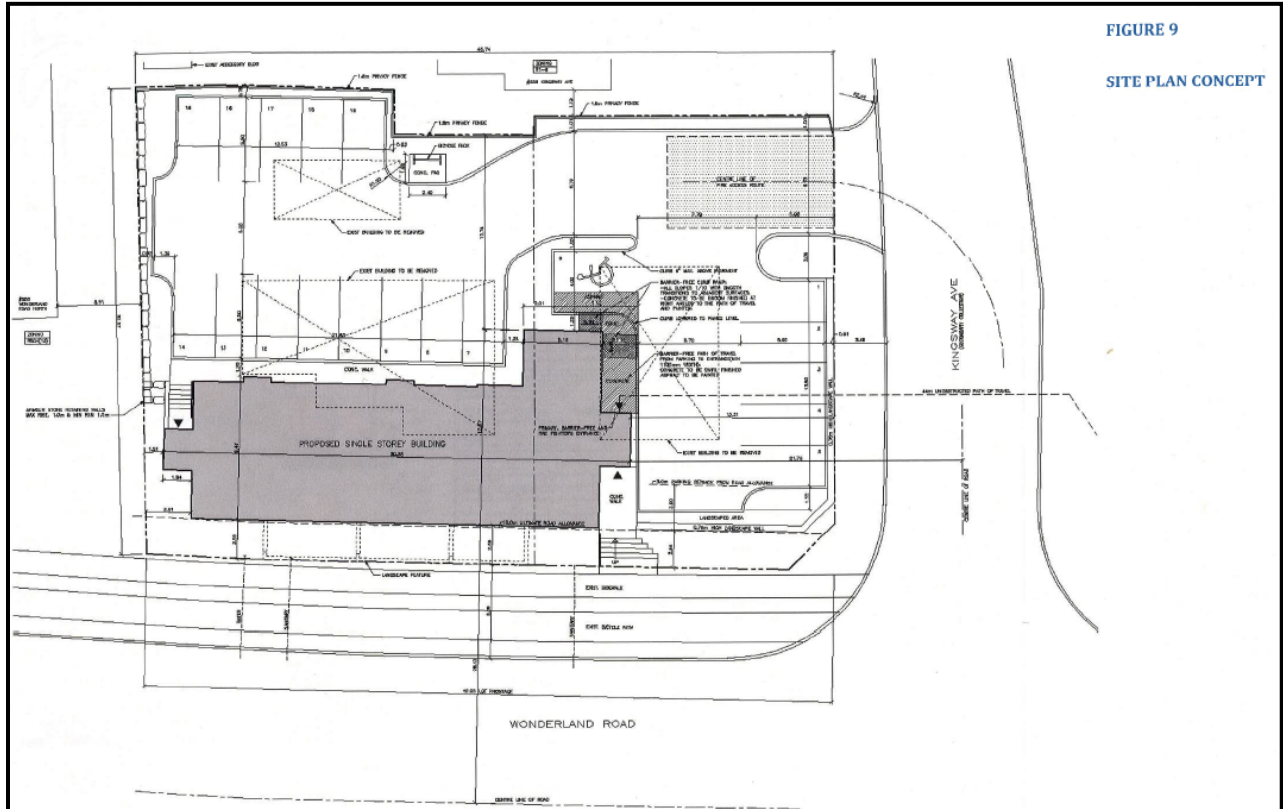
Nature of the Request

The proponents propose to demolish the two existing single detached dwellings and construct a new medical office which would incorporate a residential component. The site concept and elevations shown on the following page, illustrate the proposed site layout and building type proposed by the applicant.

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File: OZ-7946
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Site Concept



East Elevation



Provincial Policy Statement (PPS)

The Provincial Policy Statement provides policy direction on matters of provincial interest related to land use planning and development. In exercising its authority respecting planning matters, Council “shall be consistent with” policy statements issued under the Act.

Building Strong Communities

The recommended Official Plan and Zoning By-law amendments support building strong communities by promoting efficient development and expanding the range of employment opportunities in an area that is already serviced with municipal services and multi-modal transportation opportunities, and will provide a neighbourhood scale service in a manner that is compatible with the surrounding residential neighbourhood.

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Wise Use and Management of Resources

As noted by the Upper Thames River Conservation Authority, Sections 2.2.1 and 2.2.2 of the PPS address the obligation to protect, improve or restore the quality and quantity of water by implementing necessary restrictions on development and site alteration to protect all municipal drinking water supplies and designated vulnerable areas, and protect, improve or restore vulnerable surface and groundwater features and their hydrological functions. Through the ongoing preparation of the *Source Protection Plan*, the subject property has been identified as being located within an area with Highly Vulnerable Aquifers, and at this time, certain activities on this property may be considered moderate or low threats to drinking water. The subject lands were already disturbed in the mid-1900’s during the construction of the existing subdivision. It is not expected that the removal of the existing dwellings and construction of a new building will have a detrimental impact on the aquifer.

Protecting Public Health and Safety

There are no public health and safety concerns on these lands.

Official Plan

The subject properties are designated Low Density Residential in the Official Plan, permitting single detached, semi-detached and duplex dwellings as the main permitted uses. Secondary uses that are considered to be integral to, or compatible with, residential neighbourhoods, including group homes, home occupations, community facilities, funeral homes, and office conversions, may be permitted according to criteria set out elsewhere in the Plan.

New office buildings are not permitted in the Low Density Residential designation, being directed to appropriate locations in the Multi-family, Medium, and Multi-family, High Density Residential designations and office and commercial areas. Furthermore, because this proposal involves the demolition of the existing residential buildings and the construction of a new, purpose-designed office building with a residential component, it is not considered an office conversion and therefore cannot be considered under those policies. The criteria for evaluating new offices in the higher density residential designations and office conversions, however, may be informative in determining the appropriateness of this proposal through an amendment to Chapter 10 – “Policies for Specific Areas”.

Chapter 10 of the Official Plan allows Council to consider policies for specific areas where one or more of four criteria apply. The applicable criterion is that “the change in land use is site specific and is located in an area where Council wishes to maintain existing land use designations, while allowing a site specific use.”

Should Council wish to consider the use of this criterion, it should evaluate whether it wishes to maintain the underlying Low Density Residential designation on the lands, and whether it considers the proposed use to be appropriate as a site specific use within the low density residential area. The Official Plan states that “The appropriate criteria to be applied will be determined from potential impacts on surrounding land use designations.” Since the requested zoning would include both professional offices and medical/dental offices, a Chapter 10 policy should incorporate both types of offices uses, in addition to the proposed residential component.

With regard to the existing Low Density Residential designation, the single detached residential neighbourhood is generally stable with the exception of those properties fronting Wonderland Road North, and should remain within the Low Density Residential designation. Changing the subject lands to another designation with a broad range of new permitted uses, forms and intensities would not be supportive of the intent for this area. Treated as a special policy, the proposal can be reviewed on its merits as a specific case, and the policy can provide appropriate limitations on the future development of the land in order to maintain compatibility with the residential neighbourhood.

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To evaluate the potential impacts on surrounding land use designations, staff have identified appropriate criteria based on the Official Plan policies for new offices in the Multi-family, Medium Density Residential designation, and office conversions in the Low Density Residential designation. These criteria are as follows:

- Location on an arterial road that sustains significant traffic volumes;
- Loss of residential amenity;
- Proximity to other commercial land uses;
- The supply of vacant land in the area which is already designated and/or zoned for the proposed use;
- Compatibility with adjacent land uses;
- Potential impact on the surrounding neighbourhood;
- Potential impact on traffic movement;
- Ability of the site to accommodate the intensity of the proposed development;
- The height, location and spacing of the building in the proposed development, and any potential resultant impacts on surrounding land uses;
- The location of vehicular access points and the likely impact of traffic generate by the proposal on City streets, pedestrian and vehicular safety, and on surrounding properties;
- The exterior design in terms of the bulk, scale and layout of buildings, and the integration of these uses with present and future land uses in the area.

These criteria will be discussed, as applicable, in the following evaluation of the land use, intensity and form for the proposal.

Zoning By-law

The subject properties are currently zoned Residential R1 (R1-9), permitting single detached dwellings with a minimum lot frontage of 18.0 metres and a minimum lot area of 690 square metres. The proposed Zoning By-law amendment would eliminate the residential zoning and replace it with a Restricted Office (RO) Zone with special provisions to permit one medical office and one dwelling unit in addition to the normally permitted professional offices. Other special provisions would be included to accommodate the proposed building location and parking layout on the site. These include yard setbacks, open space provisions, required number of parking spaces, and parking location.

A medical/dental office is defined in the Zoning By-law as “an office or offices in which the practice of the professions of medicine, psychiatry, dentistry or optometry is carried on or in which the treatment by osteopathy or chiropractic is carried out.” Because there is no separate definition for a medical office in the by-law and the nature of the two uses is similar, the recommended by-law amendment would allow a medical/dental office.

Use

The proposed use of the site for a new purpose-designed building to accommodate a medical/dental office and a dwelling unit, would not have significant impacts on the surrounding land use designations, and is an appropriate use of the land. Key components of staff support for applying the requested RO Special Provision Zone, are:

- the reduced residential amenity for these properties fronting on Wonderland Road North;
- The opportunity for the construction of a new, attractive building that will rehabilitate the site at the entrance to the Oakridge Acres neighbourhood;
- The importance of, and ability to require mixed office and residential use that can provide for daytime and evening occupancy and create a suitable transition from commercial to residential uses; and,
- The opportunity to tie the use of the site to a built form and intensity that is compatible with the adjacent residential uses.

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File: OZ-7946
Planner: B. Debbert

The established criteria for the evaluation of the appropriateness of the land use relate to the location of the site and resultant loss of residential amenity, proximity to other commercial land uses and the availability of vacant land to accommodate the use, compatibility with adjacent land uses, and potential impact on the surrounding neighbourhood. These have been considered and addressed as follows:

- The properties are located on an arterial road that sustains significant traffic volumes, and while the residential neighbourhood to the west of the subject properties appears very stable, the properties that front Wonderland Road North, especially the subject sites, have lost some of their residential amenity as evidenced by poor exterior upkeep and maintenance.
- The subject sites are immediately adjacent to the recently constructed self storage facility, which was permitted by Council through a special policy and zoning by-law amendment in 2007. This facility and the noise wall enclosing the rear yards of residential properties located to the north have isolated the four residential units fronting Wonderland Road North, south and north of Kingsway Avenue.

Can-Store Self Storage Facility



- A significant commercial node with a wide variety of land uses is located to the north of the railway tracks at the intersection of Oxford Street West and Wonderland Road North. The subject site is not close enough to this node to be considered an extension of the commercial area. A relatively active home occupation is located on the north side of Kingsway Avenue, and there are a few commercial uses on the east side of Wonderland Road North in the area zoned for restricted offices.
- There are significant vacancies in the London Mall located at the south-east corner of Oxford Street West and Wonderland Road North. These are primarily interior to the mall and may not meet the needs of the applicant. The several properties fronting the east side of Wonderland Road North are zoned as Restricted Office (RO2), which permits clinics, medical/dental offices, medical/dental laboratories, and offices. These lands are also zoned to permit high density residential uses, which could result in a more intensive and efficient use of the land should these properties be consolidated and redeveloped in the future.

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File: OZ-7946
Planner: B. Debbert

- The Official Plan policies for office conversions would support the conversion of these dwellings to office use within the existing dwellings. Medical/dental offices are an appropriate use for converted dwellings in an area where the residential amenity has been diminished and the properties front on a major arterial road. The applicant has proposed that a dwelling unit be included in the lower level of the proposed building, providing for a residential component to encourage after-hours activity, maintaining ties to the stable residential neighbourhood to the west, and creating an appropriate transition in use. Rather than simply permitting the residential use, it is recommended that the professional office or medical/dental office use be permitted only in the presence of a dwelling unit.
- The residential landowner immediately adjacent to the subject site has expressed concerns about driveway and parking activity adjacent to the residential functions on her, and privacy and child safety concerns due to increased traffic and unfamiliar people using the area. Kingsway Avenue is a secondary collector road that provides the only access to the Oakridge Acres subdivision from Wonderland Road North. There are also bus stop locations at the corner of Wonderland Road North and Kingsway Avenue. The site concept illustrates that 19 parking spaces can be accommodated on-site. It is unlikely that the proposed small-scale office will generate sufficient parking demands to require overflow on-street parking. The parking lot will be separated from the adjacent residential use by a privacy fence. The Engineering Review Division has not identified traffic volume or activity concerns, but will require that the driveway be located at the north side of the site on Kingsway Avenue to accommodate safe turning movements and allow for vehicle stacking. A 6m daylight triangle will also be required at the intersection of the two streets to preserve sight lines. Staff do not anticipate a significant traffic and safety impact from the proposed use.
- One neighbor was concerned that the approval of this application would set the stage for additional commercial uses to be established along Kingsway Avenue to the west. Given the stability of the residential neighbourhood and that properties west of the subject site do not have frontage on Wonderland Road North, it is unlikely that City staff would support additional commercial uses to the west.

Intensity

The intensity of the use can be controlled both through the permitted land uses and the physical attributes of the development. The applicant has requested a medical/dental office and a dwelling unit. The requested zoning will also permit professional offices. It is staff's opinion that allowing a singular professional office and/or a singular medical/dental office will limit the number of practitioners and therefore the amount of activity at the site at any given time. The recommended Official Plan amendment and By-law contain specific wording to limit the number of offices to one of each of the two permitted types.

The stated area of the proposed building is 284 square metres (3,057.1 square feet) for the main floor which is to be occupied by the office use. This is a small-scale office building which is compatible in intensity with the neighbouring residential uses and which will also include a dwelling unit in the lower level. The applicant has requested some special provisions that relate to the intensity of the development, particularly the reduction in the landscaped open space from 30% to 26%, and the reduction in required parking from 20 spaces to 19 spaces. These are minor reductions that will have no discernable impact on the neighbouring residential land uses. Staff also recommend zoning regulations that require the office use and the dwelling unit to be located together in one building, rather than multiple buildings.

Subject to the proposed land use controls and compliance with the slightly modified site regulations noted above, the site can accommodate the proposed development, and the intensity of the proposed development is compatible with the surrounding residential neighbourhood.

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File: OZ-7946
Planner: B. Debbert

Form

The proposed form of development is compatible with the surrounding residential neighbourhood. Staff are recommending some minor modifications to the site concept and elevations in order to address urban design recommendations.

The applicant proposes one building which will include both the office and residential use. The proposed building is described by the consulting planner as “contemporary modern” with a sloped roof to recognize the surrounding residential sloped roof buildings. Continuous glazing and fenestration along the front and rear of the new building would maximize internal day-lighting opportunities and provide a complementary contrast to the brick and stone external building materials. Vertical structures are integrated into the building walls to give a presence on the major transportation corridor, and provide opportunities for integrated graphics that would in turn identify the medical family practice. Special lighting would be provided to accent the building architecture at night. Landscaping and water features would embellish the front elevation along Wonderland Road North.”

Most of the responses received from nearby property owners related to the appearance of the development and visual impacts from parking areas and interior and exterior lighting. There is a desire for the building to be residential in appearance, similar to the new dental office at 601 Wonderland Road North. The typical appearance of the existing dwellings on Kingsway Avenue is a 1 – 1.5 storey bungalow, side or back split unit with a gable or hip roof, and a variety of cladding treatments including brick and siding.

Residential Properties on Kingsway Avenue



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File: OZ-7946
Planner: B. Debbert



The proposed structure is primarily a commercial building and should be differentiated in some respects from the residences to the west. The building does incorporate a variety of design elements and materials that make it compatible with, although not the same as, the nearby residential structures. From a building massing perspective, the low-rise form with a lower-level walk-out and the sloped roof are entirely consistent with the residential built form in the area. The vertical elements provide some relief and break up the massing of the building which will have a larger floorplate than a typical home in the area. The use of glass, natural stone, and slate finishes with a waterfall feature will combine to create an attractive building at the gateway to the Oakridge Acres neighbourhood.

The proposed site layout provided by the applicant illustrates the building located close to the south-east corner of the site, providing the maximum possible separation distance between the office-residential building and the neighbouring dwelling to the west. Parking is proposed to be located to the rear (west) of the building, and screened from casual view from the abutting streets by a low stone wall that is a natural extension of the building itself.

From an urban design perspective, the preference would be to move the building to the north-east corner of the site to create an urban presence and a pedestrian oriented design for both the Wonderland Road North and Kingsway Avenue frontages. In the alternative, the wall surrounding the parking lot on both street frontages should be increased in height to create more of a gateway function for the neighbourhood, and be designed so that pedestrians can see the building through strategically placed breaks in the wall. In addition, the wall should be located far enough from the Wonderland Road North and Kingsway Avenue road allowances to allow for enhanced landscaping between the wall and the road allowances. To allow for the additional space on the Kingsway frontage, the building as shown in the concept plan would need to move as far south as possible while still respecting any physical constraints. Therefore, the recommended zoning by-law includes a requirement for a reduced setback of the building from the south property line of between 0 and 1.0 metres. The actual location of the wall will be determined through the site plan approval process and will allow for the 6.0 metre daylighting triangle required to maintain sight lines at the intersection.

The waterfall landscape feature on the east side of the building is an important component of the pedestrian environment and an interesting and attractive building design. On the concept plan, the feature is located within the future road allowance which will be conveyed to the City at the site plan stage of approvals. To construct it in the proposed location, the applicant would need to enter into a license agreement with the City to allow the encroachment onto municipal land. Furthermore, should road improvements occur in the future, the City could require that a feature located on municipal land be removed. As a result, the recommended Zoning By-law requires a front yard setback adjacent to Wonderland Road North, of between 1.0 and 1.8 metres, to ensure that there is space for the waterfall feature or another architectural treatment if a license agreement is not available or if road improvements occur in the future.

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File: OZ-7946
Planner: B. Debbert

The Urban Design Peer Review Panel requested consideration of additional improvements to the plan , to better highlight and accommodate the lower level residential component. These changes would include an additional pedestrian entry to the unit from the front of the property, and more windows. The addition of these features will likely result in the shortening of the channel associated with the waterfall feature, but will not eliminate it entirely.

The applicant had been requested to provide a revised site concept and elevations that take into account the slight relocation of the structure, landscaping between the walls and the road allowance, and a better accommodation of the dwelling unit. As of the date of signing of this report, the drawings were not available and so it is possible that minor changes to the recommended zoning regulations may be required.

The westerly neighbor was concerned about privacy impacts from the increased use of the site. General concerns were also expressed about lighting impacts. At the site plan stage of approval, the normal standards will be applied to provide privacy fencing between the office and adjacent residential uses, and to determine the type and direction of functional and design related lighting facilities.

Specific concerns were raised about the type of signage that may be permitted on the site, particularly if it is brightly lit or flashing. The illumination of signage is dealt with under the sign by-law which is administered by the Building Division.

CONCLUSION

The requested Specific Policy Area is considered appropriate as a unique situation suitably dealt with through a special policy in Chapter 10 of the Official Plan. Restrictions within the special policy will limit the use to a professional office and a medical/dental office in conjunction with one dwelling unit within a new building. The special provisions in the Zoning By-law will limit the uses to one professional office and one medical/dental office in a new building together with one dwelling unit, and includes special provisions to appropriately locate the building on the site from an urban design and compatibility perspective. Specific design criteria will be considered at the site plan stage of approval.

PREPARED BY:	SUBMITTED BY:
BARB DEBBERT, SENIOR PLANNER COMMUNITY PLANNING AND URBAN DESIGN SECTION	JIM YANCHULA, MCIP, RPP MANAGER OF COMMUNITY PLANNING AND URBAN DESIGN SECTION
RECOMMENDED BY:	
JOHN M. FLEMING, MCIP, RPP DIRECTOR, LAND USE PLANNING AND CITY PLANNER	

December 21, 2011

BD/

Attach

Y:\Shared\implemen\DEVELOPMENT APPS\2011 Applications 7854 to\7946-OZ - 550 Kingsway Ave. & 572 Wonderland Road North (BD)\OZ-7946 550 Kingsway Avenue and 572 Wonderland Road North Report to Planning & Environment.docx

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File: OZ-7946
Planner: B. Debbert

Responses to Public Liaison Letter and Publication in “Living in the City”

<u>Telephone</u>	<u>Written</u>
John Sayer-White 519 Riverside Drive Unit 15 London ON N6H 5J3	Cathy Jenkins 558 Kingsway Avenue London ON N6H 3A1
Marianne Nyhoff 566 Kingsway Avenue London ON N6H 3A1	Bruce Dalin Jameson Mary Ann Jameson 575 Kingsway Avenue London ON N6H 3A2
	Terry Crawford 571 Wonderland Road North London ON N6H 3E2

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**File: OZ-7946
Planner: B. Debbert**

2011-08-15

The City of London Planning Division
P.O. Box 5035,
206 Dundas Street
London, Ontario
N6A 4L9

Attention: Barb Debbert

**Re: Amendment of the Official Plan
550 Kingsway Avenue and 572 Wonderland Road North
File OZ-7946**

My name is Cathy Jenkins and I own and reside with my family at 558 Kingsway Avenue, London. The entire east side of my property borders the two properties (550 Kingsway Avenue and 572 Wonderland Road North) requesting amendment of the Official Plan & Zoning By-Law.

For the following reasons, I **OPPOSE** the amendment to the Official Plan & Zoning By-Law:

1. The driveway to access the proposed site will not be on the primary road, Wonderland Road, but will be on a neighbourhood street, Kingsway Avenue. The proposed driveway will run along my property line and be directly adjacent to my living room, kitchen, bedrooms and backyard. With 19 to 20 designated parking spaces and patients continually arriving and departing, the traffic and noise will far exceed that to be reasonably found in a residential neighbourhood.
2. With the constant flow of clients/patients at the edge of my property (driveway) and directly beside my property (parking lot), I will lose all privacy in my home and more importantly the safety of my children will be compromised with the increased volume of traffic entering the site and the number of unfamiliar people coming and going daily from the offices.
3. With a re-zoning of this property to Restricted Office Special Provision, my property will decrease in value as it will lose its residential/family appeal for perspective buyers.
4. The significant reduction in the front and side yard and the reduced landscape open space from 30% to 26% to create 19/20 parking spaces will change the property from the grass yards that presently back on to my property to a commercial parking lot which will create both heat and noise issues as well as aesthetic concerns.

Thank you for the opportunity to express my opposition to this re-zoning proposal that would have a significant negative effect on my home and family.

Sincerely

Cathy F. Jenkins
558 Kingsway Avenue
London, Ontario, N6H 3A1

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File: OZ-7946
Planner: B. Debbert

Barb Debbert
City of London Planning Division
P.O. Box 5035
206 Dundas Street
London, Ontario N6A 4L9

CITY OF LONDON
PLANNING DIVISION

AUG 27 2011

Dear Ms. Debbert:

Re: File # OZ-7946

SENT TO
AGENT REFERRAL
SECTION


We are writing to make representation regarding the proposed amendments to the Official Plan and Zoning By-Law for properties at 550 Kingsway Avenue and 572 Wonderland Road North. We reside at 575 Kingsway Avenue, within reasonable proximity of the affected properties, and were officially notified of the Application for Amendment.

For many years, these properties were well and attractively kept by their resident owners. In recent years, however, they have been neglected and have become a neighbourhood eyesore and embarrassment. As rental accommodations the two houses on these properties have been allowed to fall into disrepair, with yard work and maintenance neglected, the growth of noxious weeds and accumulation of trash on the properties. This corner has become a blight on a neighbourhood in which residents generally take great pride in the appearance and attractiveness of their houses and landscaping.

In the 24 years we have lived in this neighbourhood, we have seen many changes and challenges to its stability as an established residential area. Despite our initial doubts, the Thornwood development enhanced and solidified the residential character; the building of the storage facility on Wonderland Road north of Riverside Drive, adjoining the properties concerned in this Application, was contentious but has also been done with reasonable discretion and taste. We are also aware that the residential-clinic facility on the Wonderland-Kingsway corner is discreet and attentively managed, and contributes rather than detracts from our neighbourhood.

We have seen the draft of the plans for these properties presented by Dr. Armoghan and feel that these changes would be in the same spirit – we believe granting the application would remove an eyesore and create an overall improvement to these properties which would enhance rather than jeopardize this important corner.

Our concerns – specifically with this property, but more general – are: 1) Signage. There has been an expanding tendency on Wonderland Drive south of the railroad overpass, for excessive, multiple, garish and unattractive signage to appear, which is disruptive in a multi-use neighbourhood; 2) A wedge effect which could see non-residential facilities approved west of the corner properties at Kingsway and Wonderland. We feel very strongly that Kingsway Avenue is a residential street and that *only* properties fronting onto Wonderland Road should be considered for any variance from purely residential.

Sincerely,  Mary Ann Jameson

Bruce Dalin and Mary Ann Jameson
575 Kingsway Avenue

Cc: Councillor Paul Hubert

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File: OZ-7946
Planner: B. Debbert

From: Terry Crawford [tjrcrawford@yahoo.ca]
Sent: Tuesday, September 13, 2011 4:18 PM
To: Debbert, Barbara
Subject: Re: OZ-7946 - 550 Kingsway Avenue and 572 Wonderland Road North

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Barb,

Thank you for sending the information to me. Under their report of "weaknesses"; "Site has sensitive residential land uses on the west and north" I'm not sure what that means. As I live directly across from the site on the East side of Wonderland, I do have some concerns;

1. Lighting of the property at night, inside of building i.e. windows facing Wonderland and the exterior.
2. If I understand the info, the parking area will not be visible from Wonderland Rd.
3. Signage, I would have a concern if it was bright and or flashing.

Regards,
Terry

From: "Debbert, Barbara" <bdebbert@London.ca>
To: "tjrcrawford@yahoo.ca" <tjrcrawford@yahoo.ca>
Sent: Tuesday, September 13, 2011 1:02:44 PM
Subject: OZ-7946 - 550 Kingsway Avenue and 572 Wonderland Road North

Hi Terry,

Please find attached the Urban Design Brief submitted by the applicant. At the end it contains a site concept and elevations for your review. Should you have any trouble opening this attachment, please contact me and I will scan these pages individually. Unfortunately this may result in reduced quality of the reproduction.

Regards,

Barb Debbert
Senior Planner
Community Planning and Urban Design Section
Corporation of the City of London
Planning Division
P.O. Box 5035
206 Dundas Street
London ON N6A 4L9
Ph. 519.661.2500 ext. 5345
Fax 519.661.5397

DISCLAIMER: A reasonable effort has been made to ensure that the information in this letter is correct. The opinions in this letter reflect the writer's interpretations of the information provided. Any opinion set forth in this letter may be changed at any time during the review process. Only the final report to Planning Committee reflects the position of the Planning and Development Department. The Corporation of the City of London accepts no liability arising from any errors or omissions. Every Applicant should consider seeking independent planning advice.

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File: OZ-7946
Planner: B. Debbert

**Bibliography of Information and Materials
OZ-7946**

Request for Approval:

City of London Official Plan and Zoning By-law Amendment Application Form, completed by Laverne Kirkness, June 16, 2011 and modified July 8, 2011.

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.

Kirkness Consulting. *Planning Report in support of a medical office and residential apartment unit project for Wonderland Family Medical Office (Dr. E. Brian D. Armogan) at 550 Kingsway Avenue & 572 Wonderland Road North, City of London, Ontario*. July 7, 2011.

Kirkness Consulting. *Urban Design Brief – Wonderland Family Medical Office – Dr. E.D. Armogan – 550 Kingsway Avenue and 572 Wonderland Road North, City of London, Ontario*. Undated, submitted to City of London July 15, 2011.

Correspondence: (all located in City of London File No. OZ-7946. unless otherwise stated)

All correspondence in the file dated July 7, 2011 through January 3, inclusive.

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File: OZ-7946
Planner: B. Debbert

Appendix "A"

Bill No. (number to be inserted by Clerk's Office)
2012

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

A by-law to amend the Official Plan for the City of London, 1989 relating to 550 Kingsway Avenue and 572 Wonderland Road North.

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 January 31, 2012.

Joe Fontana
Mayor

Catharine Saunders
City Clerk

First Reading – January 31, 2012
Second Reading – January 31, 2012
Third Reading – January 31, 2012

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File: OZ-7946
Planner: B. Debbert

AMENDMENT NO.

to the

OFFICIAL PLAN FOR THE CITY OF LONDON

A. PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is:

1. To add a policy in Section 10.1.3 of the Official Plan for the City of London to permit a professional office and a medical/dental office in conjunction with a dwelling unit within a new building.

B. LOCATION OF THIS AMENDMENT

1. This Amendment applies to lands located at 550 Kingsway Avenue and 572 Wonderland Road North in the City of London.

C. BASIS OF THE AMENDMENT

The recommended Official Plan amendment to add a Specific Area Policy (Chapter 10) conforms to the criteria for the adoption of site specific policies under Section 10.1.1 in the Official Plan. Policies for Specific Areas may be applied where the change in land use is site specific and is located in an area where Council wishes to maintain existing land use designation, while allowing a site specific use.

The evaluation of the appropriateness of this use and its possible impact on surrounding land use designations was informed by relevant review criteria for the establishment of office conversions in a Low Density Residential designation, and for new offices in Multi-family, Medium and Multi-family, High Density residential designations. The recommended special policy contains restrictions on the number of office uses, and requires a residential component within the building, to minimize potential impacts and provide for a transition from commercial and office to residential use.

D. THE AMENDMENT

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

1. Section 10.1.3 – Policies for Special Areas of the Official Plan for the City of London is amended by adding the following:

550 Kingsway Avenue and 572 Wonderland Road North

In the Low Density Residential designation at 550 Kingsway Avenue and 572 Wonderland Road North, a professional office and a medical/dental office in conjunction with one dwelling unit may be permitted in a new building that shall replace the existing structures on the property.

Two empty rectangular boxes for agenda item and page numbers.

File: OZ-7946
Planner: B. Debbert

Appendix "B"

Bill No. (number to be inserted by Clerk's Office)
2012

By-law No. Z.-1-12_____

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 550 Kingsway Avenue and 572 Wonderland Road North.

WHEREAS Dr. E.D. Armogan, M.D. has applied to rezone an area of land located at 550 Kingsway Avenue and 572 Wonderland Road North, as shown on the map attached to this by-law, as set out below;

AND WHEREAS upon approval of Official Plan Amendment Number (number to be inserted by Clerk's Office) this rezoning will conform to the Official Plan;

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

Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to lands located at 550 Kingsway Avenue and 572 Wonderland Road North, as shown on the attached map comprising part of Key Map No. 64, from a Residential R1 (R1-9) Zone to a Restricted Office Special Provision (RO()) Zone.

1) Section Number 18.4 of the Restricted Office (RO) Zone is amended by adding the following Special Provision:

) RO ()

Permitted Uses

- i) One Medical/dental office in a new building together with one dwelling unit;
- ii) One Professional office in a new building together with one dwelling unit.

Regulations

- i) The lot line abutting the Wonderland Road North road allowance shall be the front lot line.
- ii) Front Yard Depth (minimum) 1.0 m (3.28 ft.)
- iii) Front Yard Depth (maximum) 1.8 m (5.91 ft.)
- iv) Interior Side Yard Depth (minimum) 0 m (0 ft.)
- v) Interior Side Yard Depth (maximum) 1.0 m (3.28 ft.)
- vi) Landscaped Open Space (minimum) 26%

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**File: OZ-7946
Planner: B. Debbert**

- | | | |
|-------|--|------------------|
| vii) | Parking Spaces
(minimum) | 19 |
| viii) | Setback of Parking Area
from required road
allowance (minimum) | 1.6 m (5.25 ft.) |

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 January 31, 2012.

Joe Fontana
Mayor

Catharine Saunders
City Clerk

Agenda Item # Page #

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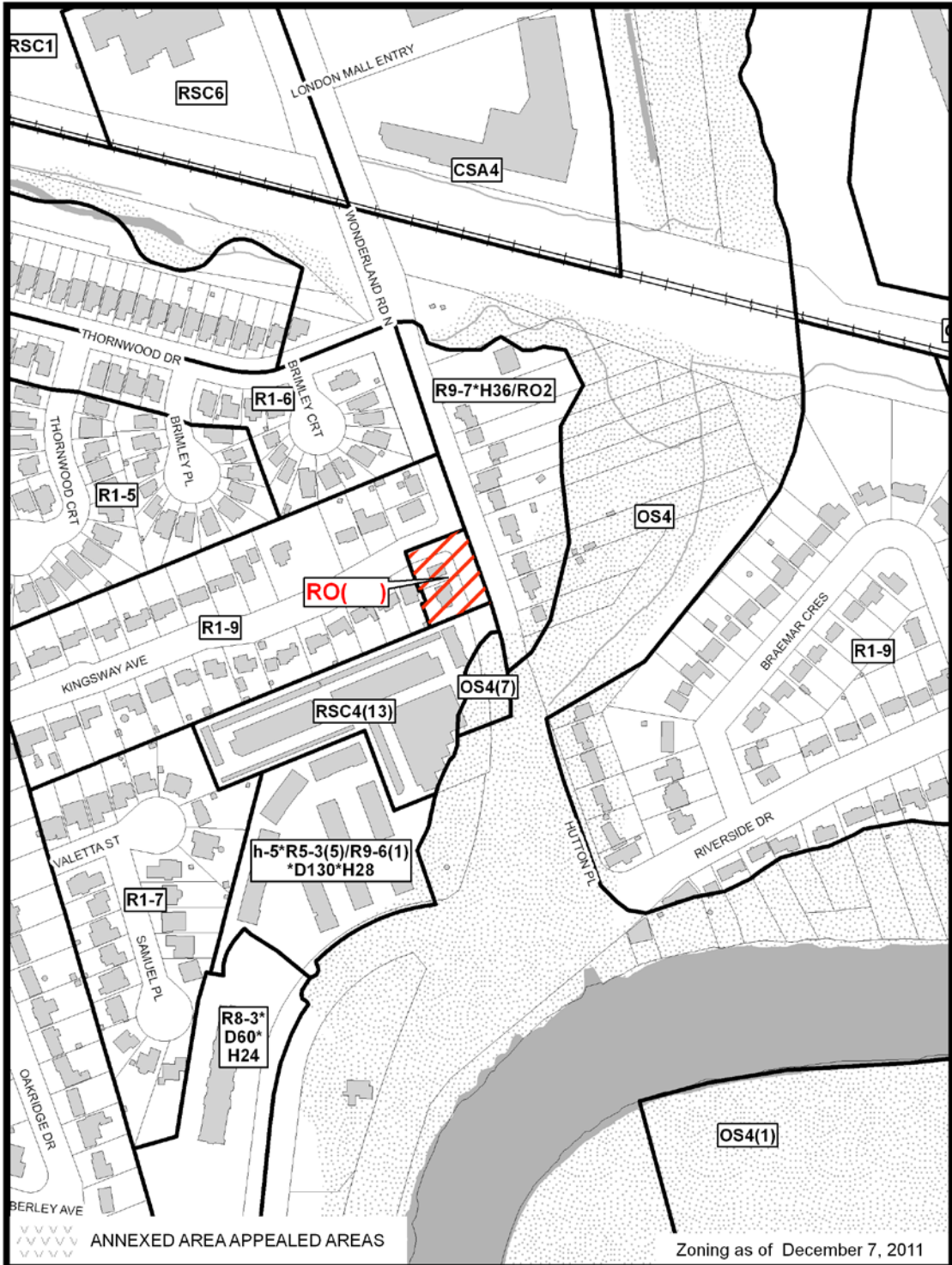
File: OZ-7946
Planner: B. Debbert

Agenda Item #

Page #

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



File Number: OZ-7946
 Planner: BD
 Date Prepared: 2011/12/09
 Technician: CK
 By-Law No: Z.-1-

SUBJECT SITE

1:3,500

0 15 30 60 90 120 Meters

Geodatabase