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**File: Z-8336**  
**Planner: E. Lalande**

<b>TO:</b>	<b>CHAIR AND MEMBERS PLANNING &amp; ENVIRONMENT COMMITTEE</b>
<b>FROM:</b>	<b>JOHN M. FLEMING MANAGING DIRECTOR, PLANNING AND CITY PLANNER</b>
<b>SUBJECT:</b>	<b>APPLICATION BY: RICHMOND BLOCK LONDON CORP. AND 1319745 ONTARIO INC. 192-196 &amp; 193-197 CENTRAL AVENUE AND 200 ALBERT STREET PUBLIC PARTICIPATION MEETING ON JUNE 17, 2014</b>
<b>RECOMMENDATION</b>	

That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the application of Richmond Block London Corp. and 1319745 Ontario Inc. relating to the properties located at 192-196 & 193-197 Central Avenue and 200 Albert Street:

the proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting on June 24, 2014 to amend Zoning By-law No. Z.-1, in conformity with the Official Plan, to:

- (a) Change the zoning of the subject properties **FROM** a Residential R10/Office Residential (R10-4•H26/OR5•D303•H26) Zone and a Holding Residential R3/Residential R4/Residential R8/Office Conversion/Restricted Office (h-5•R3-1/R4-1/R8-4/OC7/RO3) Zone and a Residential R10/Office Conversion (R10-3•H24/OC7) Zone **TO** a Residential R10/Office Residential/Temporary Use (R10-4•H26/OR5•D303•H26/T-\_) Zone and a Holding Residential R3/Residential R4/Residential R8/Office Conversion/Restricted Office/Temporary Use (h-5•R3-1/R4-1/R8-4/OC7/RO3/T-\_) Zone and a Residential R10/Office Conversion/Temporary Use (R10-3•H24/OC7/T-\_) Zone;
- (b) Amend Zoning By-law No. Z.-1, in conformity with the Official Plan, **TO DELETE** Section 50.2 Temporary Use T-42;
- (c) Amend Zoning By-law No. Z.-1, in conformity with the Official Plan, **TO DELETE** Section 50.2 Temporary Use T-49; and,
- (d) Amend Zoning By-law No. Z.-1, in conformity with the Official Plan, **TO DELETE** Section 50.2 Temporary Use T-57.

**IT BEING NOTED THAT** Temporary Use T-42, T-49, and T-57 have all expired.

<b>PREVIOUS REPORTS PERTINENT TO THIS MATTER</b>
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June 16, 2008 – 192-196 Central Avenue and 193-197 Central Avenue – Z-7528

<b>PURPOSE AND EFFECT OF RECOMMENDED ACTION</b>
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The recommended action will result in the continued use of surface commercial parking lots for up to three years on the subject lands. The amendment would have the effect of allowing for the continuation of a surface commercial parking lot previously permitted by temporary zoning on the subject lands.

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**RATIONALE**

1. The recommended temporary use zoning conforms to the criteria for temporary uses in the Official Plan.
2. The parking lots already exist and have been used as temporary parking lots for seven or more years and have demonstrated compatibility with the area. This zoning will not allow for new temporary parking lots.
3. The recommended Zoning By-Law amendments will permit surface parking lots on the subject properties for a temporary period of three years and until such time as the applicant submits a proposal that fully implements the Official Plan policies that apply to the subject properties.

**BACKGROUND**

The subject lands comprise of three separate lots adjacent to the commercial corridor known locally as Richmond Row. Each lot was approved for a temporary zone under a separate zoning provision within Section 50 (Temporary Zones) of the City of London Z.-1. Zoning By-law. A Zoning By-law Amendment application is required as each lot has expired and is subject to Council review and approval.

**192-196 Central Ave.:**

*"57) T-57*

*A surface parking lot is permitted at 192-196 Central Avenue, as shown on the map attached hereto comprising part of Key Map No. A107, for a temporary period not exceeding three (3) years from the date of the passing of this By-law beginning June 23, 2008.*

*a) Regulations*

*Front Yard Setback From the Original Streetline: 0.0 metres"*

This by-law expired June 23, 2011.



**193-197 Central Ave.:**

*"49) T-49*

*A surface parking lot is permitted at 193-197 Central Avenue, comprising part of Key Map No. A107, for a temporary period not exceeding three (3) years from the date of the passing of this By-law beginning November 21, 2005. The Temporary Use (T-49) Zone for a surface commercial parking lot is hereby extended for an additional 3 years from the date of the passing of this By-law beginning June 23, 2008.*

*a) Regulations:*

*i) Front Yard Setback from the Original Streetline: 0.0 metres"*

This by-law expired June 23, 2011.



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**200 Albert St.:**

*"42) T-42*

*A commercial parking lot is permitted at 200 Albert Street, as shown on the map attached hereto comprising part of Key Map No. A107, for a temporary period not exceeding three (3) years from the date of the passing of this By-law beginning December 6, 2004."*

The Temporary zone expired on December 6, 2007



<b>Date Application Accepted:</b> March 28, 2014	<b>Agent:</b> Michelle Doornbosch, BA, Zelinka Priamo Ltd.
<b>REQUESTED ACTION:</b> Maintain all existing zones. Permit the extension of the T-57, T-49 and T-42 zones on the respective properties, for a period of three years.	

<b>SITE CHARACTERISTICS:</b>
<ul style="list-style-type: none"> <li>• <b>Current Land Use</b> – Commercial Parking Lot</li> <li>• <b>Frontage</b> – 192-196 Central Ave – 48.46 m (159 ft)                                193-197 Central Ave – 21 m (68.9 ft)                                200 Albert St – 44.81 m (147 ft)</li> <li>• <b>Depth</b> -       192-196 Central Ave – 38 m (124.7 ft)                                193-197 Central Ave – 46 m (150.9 ft)                                200 Albert St – 70 m (229.7 ft)</li> <li>• <b>Area</b> -         192-196 Central Ave – 0.18 ha (0.44 ac)                                193-197 Central Ave – 0.10 ha (0.24 ac)                                200 Albert St           – 0.34 ha (0.85ac)</li> <li>• <b>Shape</b> – Irregular/Rectangular</li> </ul>

<b>SURROUNDING LAND USES:</b>
<ul style="list-style-type: none"> <li>• <b>North</b> - Residential / Commercial</li> <li>• <b>South</b> - Residential / Commercial</li> <li>• <b>East</b> - Commercial</li> <li>• <b>West</b> - Residential</li> </ul>

Agenda Item #    Page #

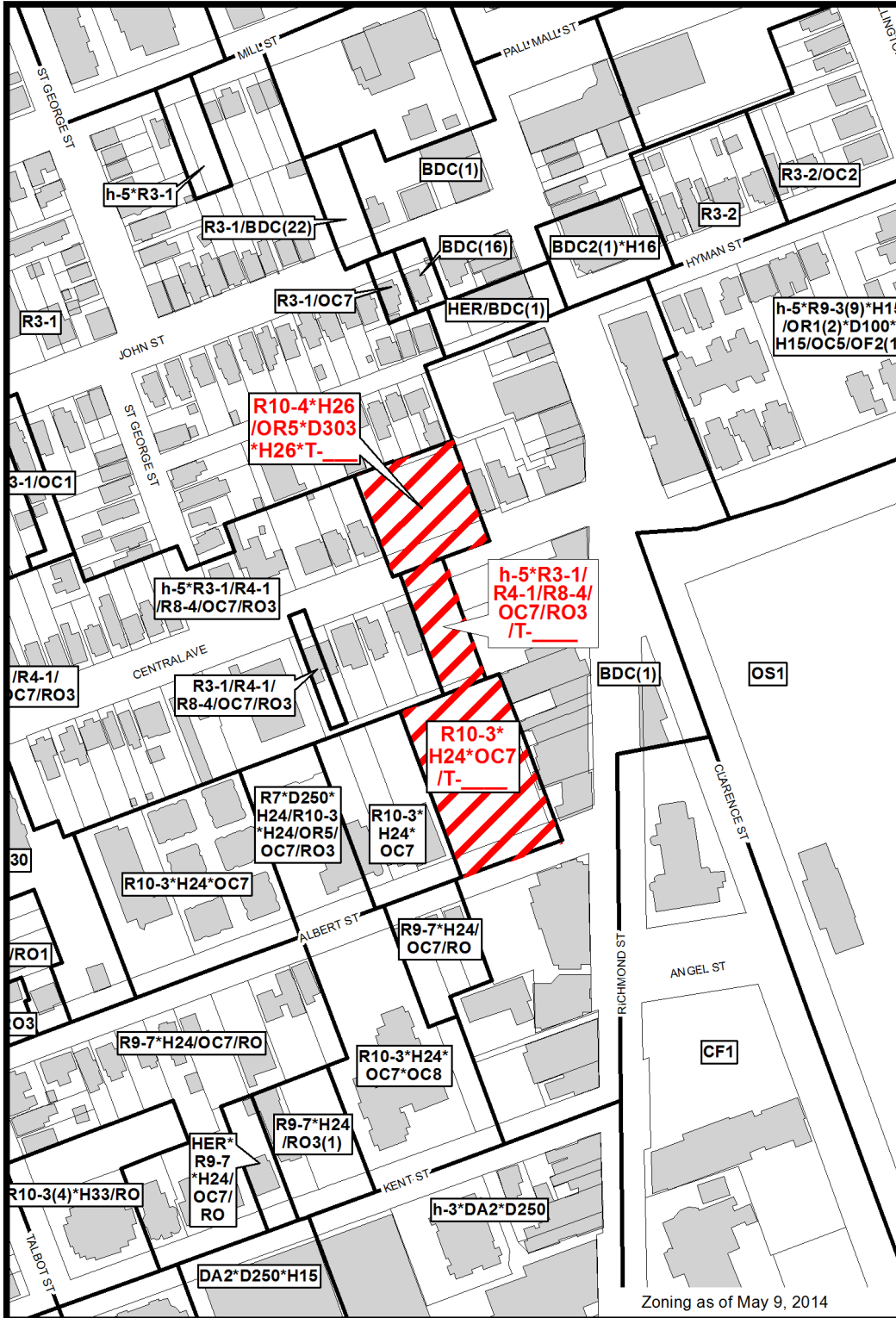
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**File: Z-8336**  
**Planner: E. Lalande**

<b>OFFICIAL PLAN DESIGNATION:</b> (refer to Official Plan Map)
<ul style="list-style-type: none"><li>• High Density Residential</li></ul>
<b>EXISTING ZONING:</b> (refer to Zoning Map)
<ul style="list-style-type: none"><li>• 192-196 Central Avenue – R10-4/H26/OR5/D303/T-57</li><li>• 193-197 Central Avenue – h-5/R3-1/R4-1/R8-4/OC7/RO3/T-49</li><li>• 200 Albert Street – R10-3/H24/OC7/T-42</li></ul>
<p><b>Note:</b> the T-57, T-49 and T-42 are currently expired and the subject of the request for amendment.</p>


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

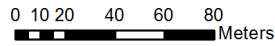


Zoning as of May 9, 2014

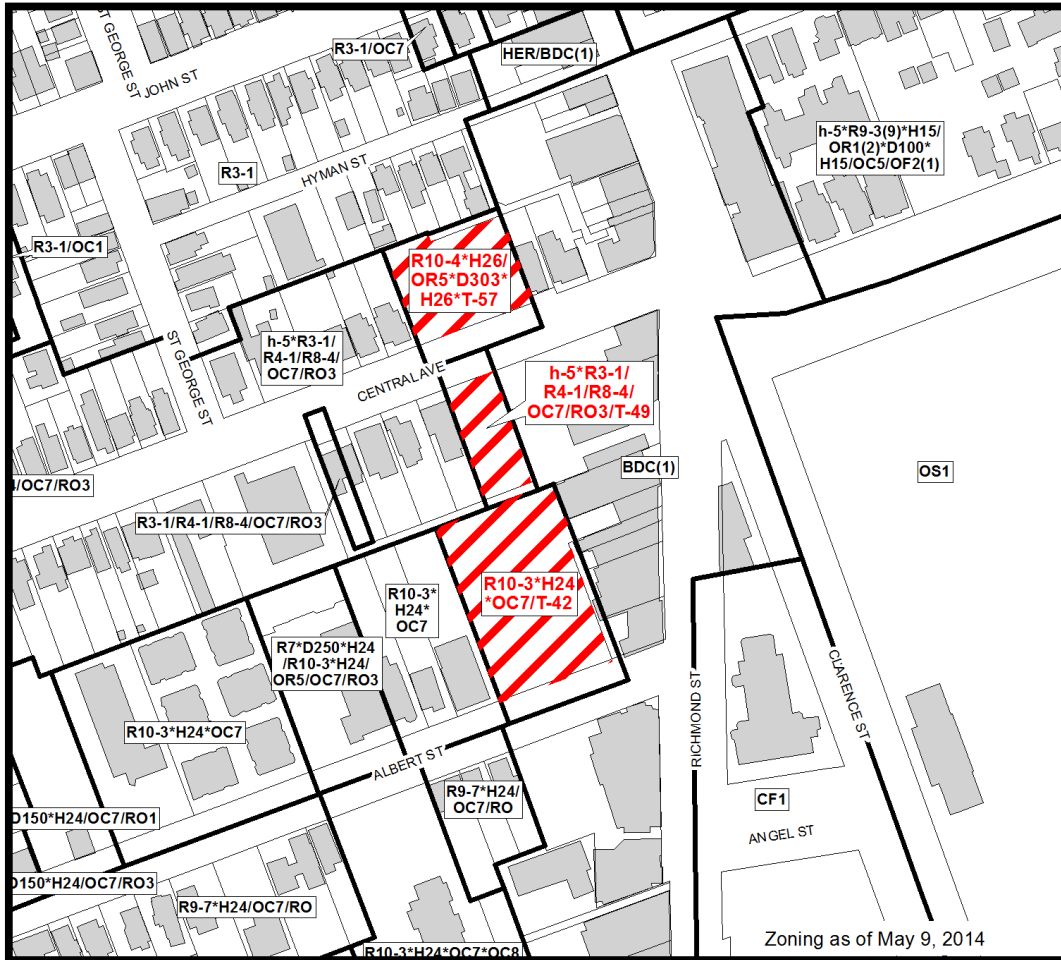
File Number: Z-8336  
 Planner: EL  
 Date Prepared: 2014/05/20  
 Technician: CK  
 By-Law No: Z-1-

SUBJECT SITE 

1:2,200



Geodatabase



**COUNCIL APPROVED ZONING FOR THE SUBJECT SITE:** R10-4\*H26/OR5\*D303\*H26\*T-57, h-5\*R3-1/R4-1/R8-4/OC7/RO3/T-49 & R10-3\*H24\*OC7/T-42

1) **LEGEND FOR ZONING BY-LAW Z-1**

- R1 - SINGLE DETACHED DWELLINGS
- R2 - SINGLE AND TWO UNIT DWELLINGS
- R3 - SINGLE TO FOUR UNIT DWELLINGS
- R4 - STREET TOWNHOUSE
- R5 - CLUSTER TOWNHOUSE
- R6 - CLUSTER HOUSING ALL FORMS
- R7 - SENIOR'S HOUSING
- R8 - MEDIUM DENSITY/LOW RISE APTS.
- R9 - MEDIUM TO HIGH DENSITY APTS.
- R10 - HIGH DENSITY APARTMENTS
- R11 - LODGING HOUSE
  
- DA - DOWNTOWN AREA
- RSA - REGIONAL SHOPPING AREA
- CSA - COMMUNITY SHOPPING AREA
- NSA - NEIGHBOURHOOD SHOPPING AREA
- BDC - BUSINESS DISTRICT COMMERCIAL
- AC - ARTERIAL COMMERCIAL
- HS - HIGHWAY SERVICE COMMERCIAL
- RSC - RESTRICTED SERVICE COMMERCIAL
- CC - CONVENIENCE COMMERCIAL
- SS - AUTOMOBILE SERVICE STATION
- ASA - ASSOCIATED SHOPPING AREA COMMERCIAL
  
- OR - OFFICE/RESIDENTIAL
- OC - OFFICE CONVERSION
- RO - RESTRICTED OFFICE
- OF - OFFICE

- RF - REGIONAL FACILITY
- CF - COMMUNITY FACILITY
- NF - NEIGHBOURHOOD FACILITY
- HER - HERITAGE
- DC - DAY CARE
  
- OS - OPEN SPACE
- CR - COMMERCIAL RECREATION
- ER - ENVIRONMENTAL REVIEW
  
- OB - OFFICE BUSINESS PARK
- LI - LIGHT INDUSTRIAL
- GI - GENERAL INDUSTRIAL
- HI - HEAVY INDUSTRIAL
- EX - RESOURCE EXTRACTIVE
- UR - URBAN RESERVE
  
- AG - AGRICULTURAL
- AGC - AGRICULTURAL COMMERCIAL
- RRC - RURAL SETTLEMENT COMMERCIAL
- TGS - TEMPORARY GARDEN SUITE
- RT - RAIL TRANSPORTATION
  
- "h" - HOLDING SYMBOL
- "D" - DENSITY SYMBOL
- "H" - HEIGHT SYMBOL
- "B" - BONUS SYMBOL
- "T" - TEMPORARY USE SYMBOL

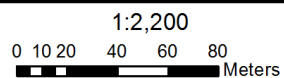
**CITY OF LONDON**  
PLANNING, ENVIRONMENTAL AND ENGINEERING SERVICES

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



FILE NO:  
Z-8336 EL

MAP PREPARED:  
2014/05/20 CK



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

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**File: Z-8336**  
**Planner: E. Lalande**

<b>PLANNING HISTORY</b>
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**192-196 Central Ave.:**

On January 20, 1992, City Council passed a Zoning By-law amendment to permit a parking lot on the subject land for a period of two years. That temporary use expired in 1994 and a subsequent Zoning By-law amendment was approved in 1997 and again in 2000 to extend the temporary use for an additional three years. Another application to extend the temporary use was approved in 2008. The temporary use expired in 2011. This application is to permit a new temporary use of a surface commercial parking lot and maintain zoning permissions for residential land uses.

**193-197 Central Ave.:**

On August 29, 2005, Municipal Council granted approval to demolish the buildings on the subject site.

On November 21, 2005, City Council passed a Zoning By-law amendment to permit a parking lot on the subject land for a period of three years and, notwithstanding Section 4.19 – Parking, a setback reduction from 3.0 metres to 0.0 metres from the original streetline be permitted. The temporary zone was then extended until 2011. This application is to permit a new temporary use of a commercial parking lot and maintaining zoning permissions for residential land uses.

**200 Albert Street:**

The temporary zone to allow a commercial parking lot was approved in 2004 and expired in 2007. This application is to permit a new temporary use of a commercial parking lot and maintain zoning permissions for residential land uses.

<b>SIGNIFICANT DEPARTMENT/AGENCY COMMENTS</b>
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**Upper Thames River Conservation Authority:** *“The UTRCA has no objections to this application. Thank you for the opportunity to comment.”*

**Wastewater and Drainage Engineering:** *“No Comment with respect to this application.”*

**Urban Forestry:** *“No comments for this notice of Application”*

<b>PUBLIC LIAISON:</b>	On April 16, 2014, Notice of Application was sent to 133 property owners in the surrounding area. Notice of Application was also published in the <i>Public Notices and Bidding Opportunities</i> section of <i>The Londoner</i> on April 24, 2014. A “Possible Land Use Change” sign was also posted on the site.	1 reply was received
<b>Nature of Liaison:</b> Change Zoning By-law Z.-1 to permit “surface parking lot” as a permitted use for a temporary period not exceeding 3 years on the subject properties, in addition to the range of residential and commercial uses currently permitted under the existing zones.		

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**Responses:**  
*“In response to this temporary parking... the buildings were demolished for future development. After many years as a parking lot it is time to end the temporary status and force the owner to build or sell to a developer that would construct on these sites....as their is a shortage of development land in the core. This would send a message to property owners whom take down good builds for a parking lot with no intentions of ever constructing a building.”*

**ANALYSIS**

This section provides an overview of the key planning policies applicable to the proposed application, identifies major issues raised as part staff’s review and forms the basis for the recommendations contained in this report.

**Provincial Policy Statement**

The Provincial Policy Statement (PPS), 2014 provides policy direction that encourages the development of complete communities as well as the efficient use of land. The recommendation to permit a new temporary zone continues to allow the existing zoning to facilitate high density residential development which is the long term intent for the land, while providing a greater range and mix of land uses in the short term. The temporary parking lot will not prevent the redevelopment of the site in the short or long term. The proposed amendment is consistent with the Provincial Policy Statement by promoting cost-effective development patterns and ensuring that sufficient land is made available to meet projected land use needs.

**Official Plan**

The Official Plan designates the subject sites Multi-Family, High Density Residential. The Multi-Family, High Density Residential designation is intended to accommodate large-scale, multiple-unit forms of residential development. The preferred locations for this designation are lands adjacent to major employment centres, shopping areas, major public open space, transportation routes, and where high density residential development will not adversely affect surrounding land uses. This type of development provides for an efficient use of land, and contributes to a broad range of choice in housing location, tenure and cost throughout the municipality. This designation is to be maintained as part of this requested zoning By-law amendment.

The subject lands are also identified as being within the Talbot Mixed-Use Area pursuant to Policy 3.5.1. of the Official Plan. This policy indicates that this area is appropriate for mixed-use development in low-rise buildings including high density residential uses, offices, retail uses, and personal services. The zoning applied to the subject lands includes a wide variety of zone variations.

The Official Plan provides policy direction with regard to enabling provisions for temporary uses. Under section 19.4.5 of the Official Plan, temporary use by-laws may be considered provided the general intent and purpose of the Official Plan is being maintained and may be passed for a time period of no more than three (3) years, and:

*“In enacting a Temporary Use By-law, Council shall have regard for the following matters:*

- (a) compatibility of the proposed use with surrounding land uses;*

The temporary use of a commercial parking lot has been established for several years previous to these requests to amend the zoning By-law. These lands provide some relief for the parking needs of the commercial corridor along Richmond Street. The lots were further brought up to municipal standards as required during the previous application for



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a Temporary Use.

*(b) any requirement for temporary buildings or structures in association with the proposed use;*

The recommended use does not require or propose temporary buildings or structures. Automated parking pay and display machines, lighting, fencing and enhanced landscape is being maintained in accordance with existing site plan approvals.

*(c) any requirement for temporary connection to municipal services and utilities;*

The recommended temporary use of a parking lot does not require any additional municipal services or utilities than what currently exists.

*(d) the potential impact of the proposed use on transportation facilities and traffic in the immediate area;*

The recommended temporary use has been in existence for several years, varying by lot. There are no additional impacts anticipated on transportation facilities or traffic in the immediate area.

*(e) access requirements for the proposed use;*

The existing accesses for the subject lots are proposed to be maintained. There is no concern with the existing accesses.

*(f) parking required for the proposed use, and the ability to provide adequate parking on-site; and,*

The recommended temporary use is for commercial parking purposes. There is no concern related to the provision of adequate parking for the temporary use.

*(g) the potential long-term use of the temporary use.*

The use being requested as temporary has been in existence for 7-15 years, varying by lot. There are concerns raised with the continued use of the parking lots as they have not been redeveloped since the initial requests for a temporary use. The proposed extension is appropriate; however, as the parking lots will support nearby residential, office, retail and restaurant uses over the short term until a long term use has been established. Additionally, the surface commercial parking lot provides few barriers to redevelop the lot into a desired form of residential use in the future. The provision of a temporary by-law that requires City Council approval to renew the zoning every three years will provide a means of monitoring the site to determine the appropriateness of continuing short-term uses on the subject lands.

With respect to the Official Plan, Staff is satisfied the temporary zoning application for surface commercial parking lots maintain the general intent and purpose of the relevant policies. Compatibility, associated temporary buildings or structures, services and utilities, traffic, access, parking, and the potential long-term use were all considered with respect to the Official Plan.

**Zoning By-law**

The subject lands are currently listed as having a Temporary Zone attributed to each lot individually, as they have been approved by Council previously for commercial parking lot uses. These individual temporary zones have each since expired. It is not appropriate to extend these temporary zones since they have long expired. Therefore, it is appropriate to delete these expired zones and apply a new "T-" zone which applies to all three properties.

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**File: Z-8336**  
**Planner: E. Lalande**

<b>CONCLUSION</b>
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Planning staff recommends that a new temporary zone be approved for the subject lands as they currently provide a flexible land use that does not prevent the orderly redevelopment into the long-term intent of mixed-use intensity near the commercial corridor along Richmond Street. The existing surface commercial parking lot provides a complementary land use to the nearby commercial area and will serve as temporary uses for a maximum of 3-years after which will require Council approval for a further extension of the temporary zone. Staff recommends support of the proposed applications and have attached a draft by-law for review by Council.

<b>PREPARED BY:</b>	<b>SUBMITTED BY:</b>
<b>ERIC LALANDE PLANNER II, CURRENT PLANNING</b>	<b>MICHAEL TOMAZINCIC, MCIP, RPP MANAGER, CURRENT PLANNING</b>
<b>RECOMMENDED BY:</b>	
<b>JOHN M. FLEMING, MCIP, RPP MANAGING DIRECTOR, PLANNING AND CITY PLANNER</b>	

May 12, 2014  
 EL/el  
 "Attach"

Appendix "A": Draft Zoning By-law Amendment

Y:\Shared\implemen\DEVELOPMENT APPS\2014 Applications 8309 to\8336Z - 192-196 and 193-197 Central Ave. - 200 Albert St. (EL)\ZBL Amendment Report - 192-196 and 193-197 Central Ave and 200 Albert St..docx

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**File: Z-8336**  
**Planner: E. Lalande**

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

<u>Telephone</u>	<u>Written</u>
	Arthur Blumas – email: artblumas@

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**File: Z-8336**  
**Planner: E. Lalande**

**Bibliography of Information and Materials**  
**Z-8336**

**Request for Approval:**

City of London Zoning By-law Amendment Application Form, completed by Richmond Block London Corp, March 12, 2014

**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*, 2014.

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

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

Zelinka Priamo Ltd., *Planning Justification Report*, March 13, 2014.

**Correspondence: (all located in City of London File No. Z-8336. unless otherwise stated)**

**City of London:**

City of London - Wastewater and Drainage Engineering Division, Robert Moore, April 23, 2014

City of London – Urban Forestry Division, Rick Postma, April 24, 2014

**Departments and Agencies:**

Creighton C., UTRCA. Letter to E. Lalande. May 8, 2014.

**Other:**

Site visits May 20, 2014 and photographs of the same date.

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File: Z-8336  
Planner: E. Lalande

Appendix "A"

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

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

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 192-196 Central Avenue, 193-197 Central Avenue and 200 Albert Street.

WHEREAS Richmond Block London Corp. and 1319745 Ontario Inc. have applied to rezone an area of land located at 192-196 Central Avenue, 193-197 Central Avenue and 200 Albert Street., as shown on the map attached to this by-law, as set out below;

AND WHEREAS this rezoning conforms to the Official Plan;

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

1. Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to lands located at 192-196 & 193-197 Central Avenue and 200 Albert Street, as shown on the attached map comprising part of Key Map No. A107, from a Residential R10/Office Residential (R10-4•H26/OR5•D303•H26) Zone and a Holding Residential R3/Residential R4/Residential R8/Office Conversion/Restricted Office (h-5•R3-1/R4-1/R8-4/OC7/RO3) Zone and a Residential R10/Office Conversion (R10-3•H24/OC7) Zone to a Residential R10/Office Residential/Temporary Use (R10-4•H26/OR5•D303•H26/T-\_) Zone and a Holding Residential R3/Residential R4/Residential R8/Office Conversion/Restricted Office/Temporary Use (h-5•R3-1/R4-1/R8-4/OC7/RO3/T-\_) Zone and a Residential R10/Office Conversion/Temporary Use (R10-3•H24/OC7/T-\_) Zone.

2. Section Number 50.2 of the Temporary (T) zone is amended by adding the following subsection for the properties known municipally as 192-196 Central Avenue, 193-197 Central Avenue and 200 Albert Street and as shown on Schedule "A" attached hereto:

) T-\_\_\_

A commercial surface parking lot is permitted at 192-196 Central Avenue, 193-197 Central Avenue and 200 Albert Street, as shown on the map attached hereto comprising part of Key Map No. A107, for a temporary period not exceeding three (3) years from the date of the passing of this By-law beginning June 24, 2014.

a) Regulations:

i) Front Yard Setback 0.0 metres  
from the Original Central Avenue Streetline

3. Section Number 50.2 of the Temporary (T) zone is amended by deleting Temporary Use 42 (T-42) in its entirety.

4. Section Number 50.2 of the Temporary (T) zone is amended by deleting Temporary Use 49 (T-49) in its entirety.

5. Section Number 50.2 of the Temporary (T) zone is amended by deleting Temporary Use 57 (T-57) in its entirety.

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**File: Z-8336**  
**Planner: E. Lalande**

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 June 24, 2014.

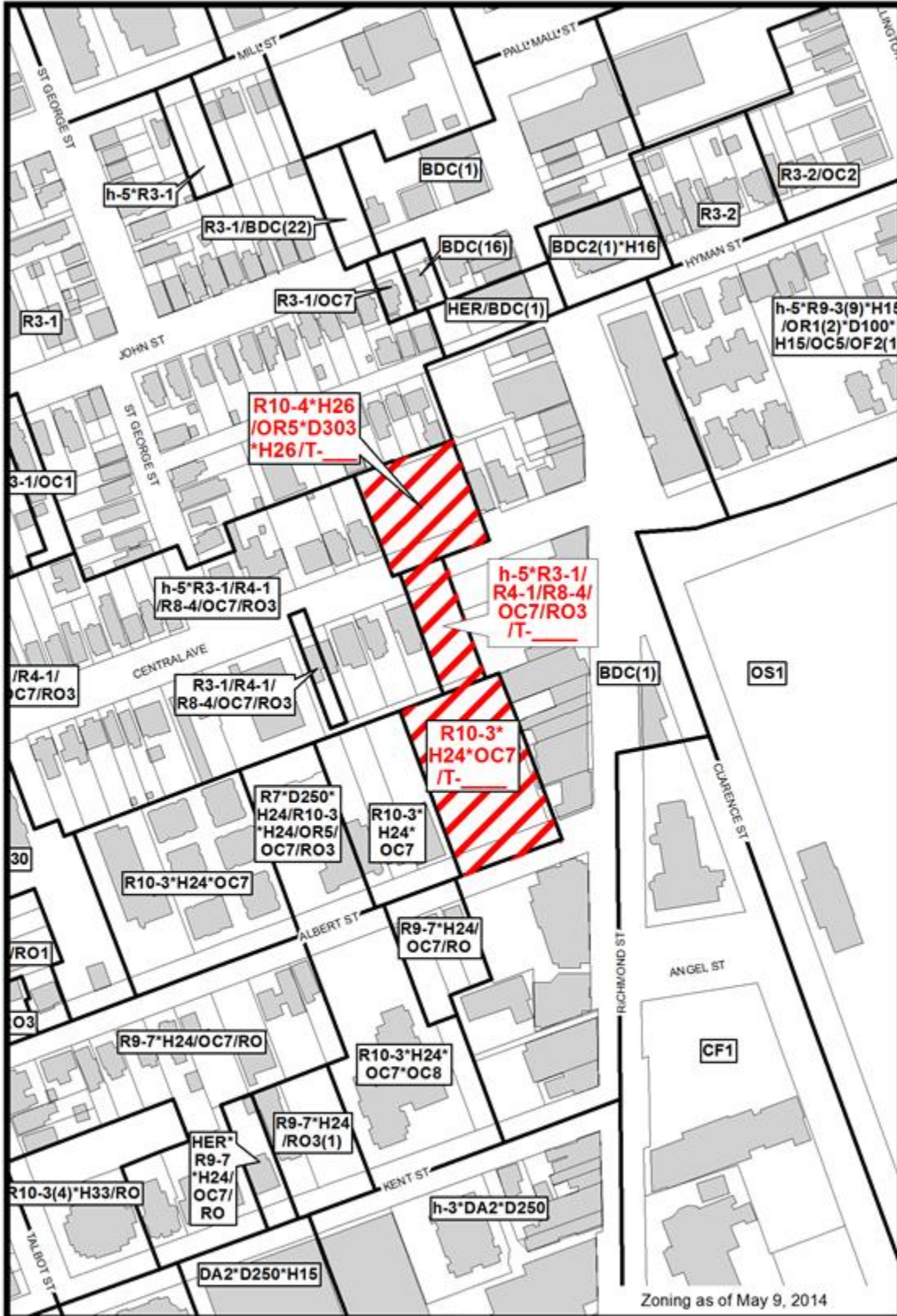
Joe Fontana  
Mayor

Catharine Saunders  
City Clerk

First Reading - June 24, 2014  
Second Reading – June 24, 2014  
Third Reading - June 24, 2014

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

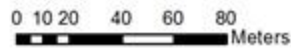


Zoning as of May 9, 2014

File Number: Z-8336  
 Planner: EL  
 Date Prepared: 2014/05/20  
 Technician: CK  
 By-Law No: Z.-1-

SUBJECT SITE 

1:2,200



Geotitles