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File: Z-8386
Planner: B. Debbert

TO:	CHAIR AND MEMBERS PLANNING & ENVIRONMENT COMMITTEE
FROM:	JOHN M. FLEMING MANAGING DIRECTOR, PLANNING AND CITY PLANNER
SUBJECT:	APPLICATION BY: REALTY SERVICES, CITY OF LONDON PART OF 3080 BOSTWICK ROAD AND 491 AND 499 SOUTHDALE ROAD WEST PUBLIC PARTICIPATION MEETING ON SEPTEMBER 23, 2014

RECOMMENDATION

That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the application of Realty Services, City of London relating to the property located at part of 3080 Bostwick Road and 491 and 499 Southdale Road West:

- (a) the proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting on September 30, 2014 to amend Zoning By-law No. Z.-1, in conformity with the Official Plan, to change the zoning of the subject property **FROM** an Environmental Review (ER) Zone and an Urban Reserve (UR4) Zone, **TO** a Holding Community Facility Special Provision (h-18•h-120•h-___•CF2()) Zone;
- (b) The Site Plan Approval Authority **BE REQUESTED** to consider the following issues through the site plan process:
 - i) The design concept and principles attached hereto as Appendix "B"; and,
 - ii) The final Environmental Impact Study (Dougan & Associates, September 2014) and addendum to the final Environmental Impact Study (Dougan & Associates, September 2014).

PREVIOUS REPORTS PERTINENT TO THIS MATTER
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None.

PURPOSE AND EFFECT OF RECOMMENDED ACTION

The recommended action will permit the City to construct a multi-use community centre.

RATIONALE

1. The recommended Zoning By-law amendment is consistent with the Provincial Policy Statement.
2. The recommended Zoning By-law amendment is consistent with the Official Plan.
3. The recommended Zoning By-law amendment is consistent with the Southwest Area Secondary Plan.
4. The recommended range of community-based and secondary uses is appropriate for a community facility.
5. The size limitations placed on the recommended secondary uses will ensure that the primary use of the site remains a community centre.
6. The development of a multi-use community centre at this location is an appropriate use

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of the land and will provide a beneficial community service to the southwest part of the City.

BACKGROUND

Date Application Accepted: July 11, 2014	Agent: Monteith Brown Planning Consultants (Jay McGuffin)
<p>REQUESTED ACTION:</p> <p>Change Zoning By-law Z.-1 FROM an Urban Reserve (UR4) Zone TO a Community Facility Special Provision CF2() Zone to permit assembly halls, community centres, day care centres, libraries, personal service establishments associated with the main permitted use, public recreational buildings, public swimming pools, restaurants associated with the main permitted uses excluding a drive-through facility, retail stores associated with the main permitted uses, and studios. The special provisions would also limit the maximum gross floor area (GFA) for retail stores to 150 m², restaurants to 300 m² and personal service establishments to 100 m² per use, to a maximum of 600 m² for all secondary uses or 5% of the GFA , whichever is less, and permit a minimum west interior side yard of 0.0 metres.</p> <p><i>Planning Note: On July 28, 2014 the applicant amended the application to eliminate the request for a minimum west interior side yard of 0.0 metres, so that the standard setback requirement of 6.0 metres within the Community Facility Zone abutting a non-residential zone will apply.</i></p>	

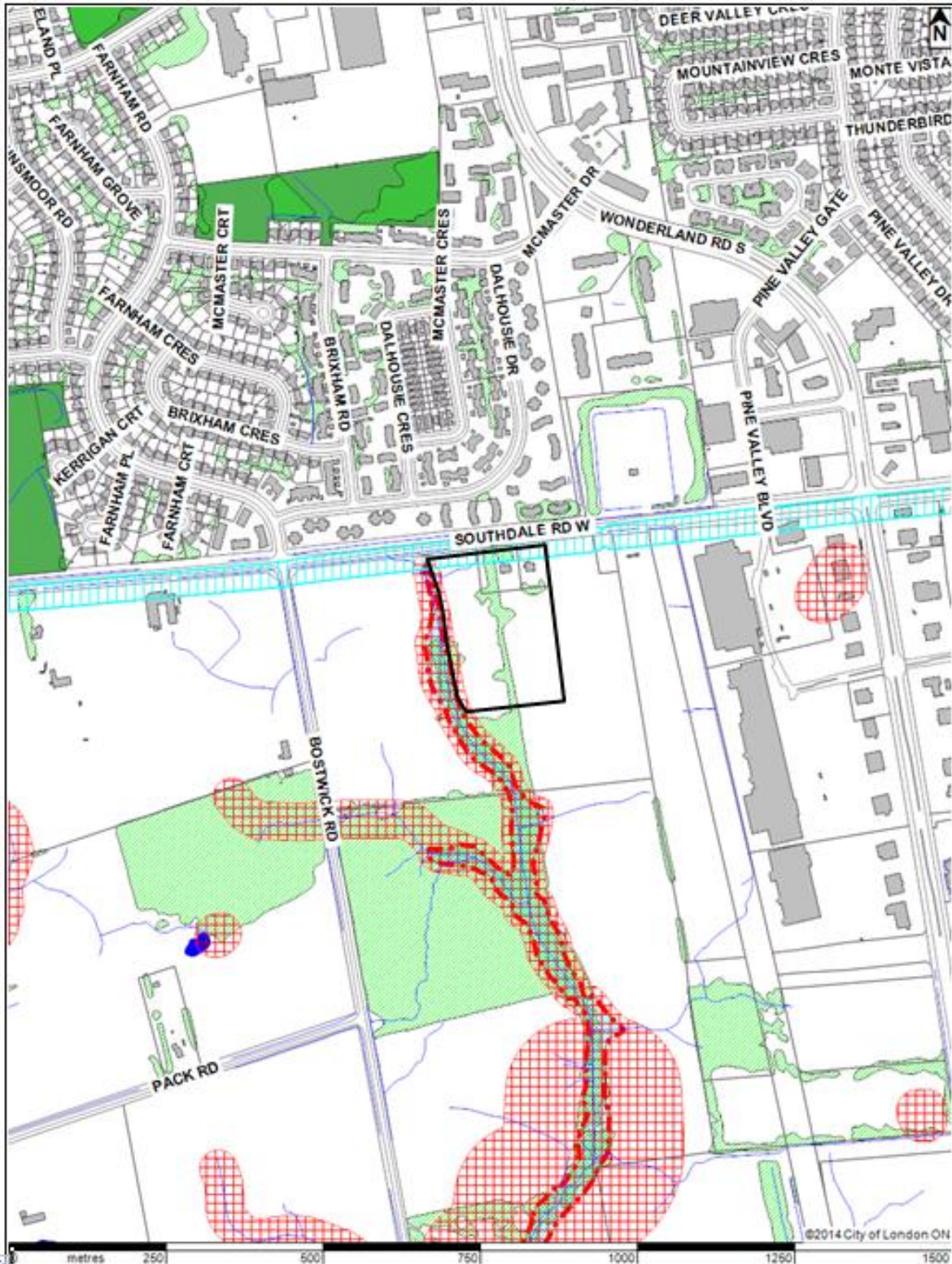
<p>SITE CHARACTERISTICS:</p> <ul style="list-style-type: none"> • Current Land Use – agriculture, 2 single detached dwellings • Frontage – 185.6 metres (609 feet) • Depth – 268 metres (879 feet) • Area – 4.5 ha. (11 acres) • Shape - rectangular

<p>SURROUNDING LAND USES:</p> <ul style="list-style-type: none"> • North - townhouses • South - agriculture • East - Union Gas facility, Goodwill donation centre, vacant former commercial recreation facility • West - Thornicroft Drain, agriculture
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<p>OFFICIAL PLAN DESIGNATION: (refer to Official Plan Map)</p> <ul style="list-style-type: none"> • Open Space, Multi-family, High Density Residential
<p>EXISTING ZONING: (refer to Zoning Map)</p> <ul style="list-style-type: none"> • Environmental Review (ER) and Urban Reserve (UR4)

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LOCATION MAP
 Subject Site: Part of 3080 Bostwick Rd, 491 and 499 Southdale Road East
 Applicant: The Corporation of the City of London, Realty Services
 File Number: Z-8386
 Planner: Barb Debbert
 Created By: Barb Debbert
 Date: 2014-07-17
 Scale: 1:7500

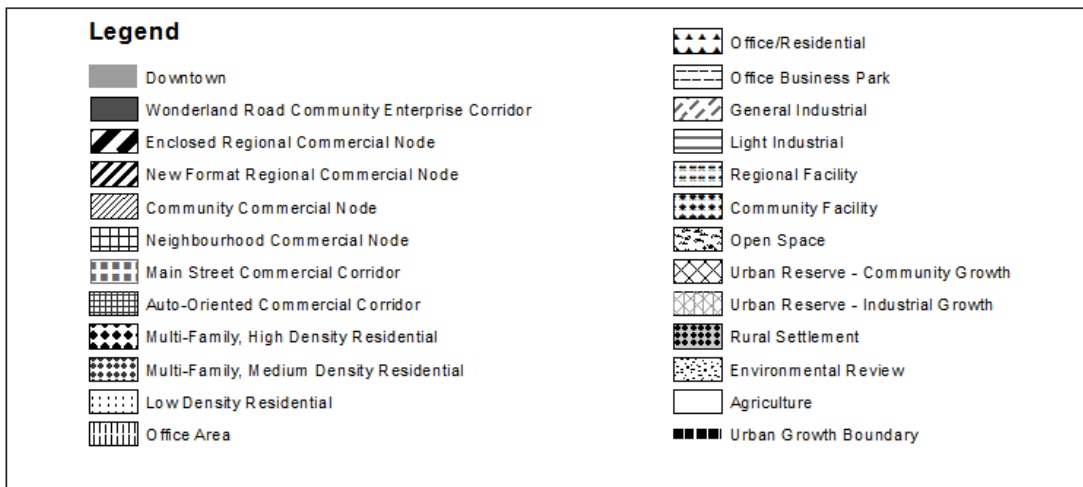
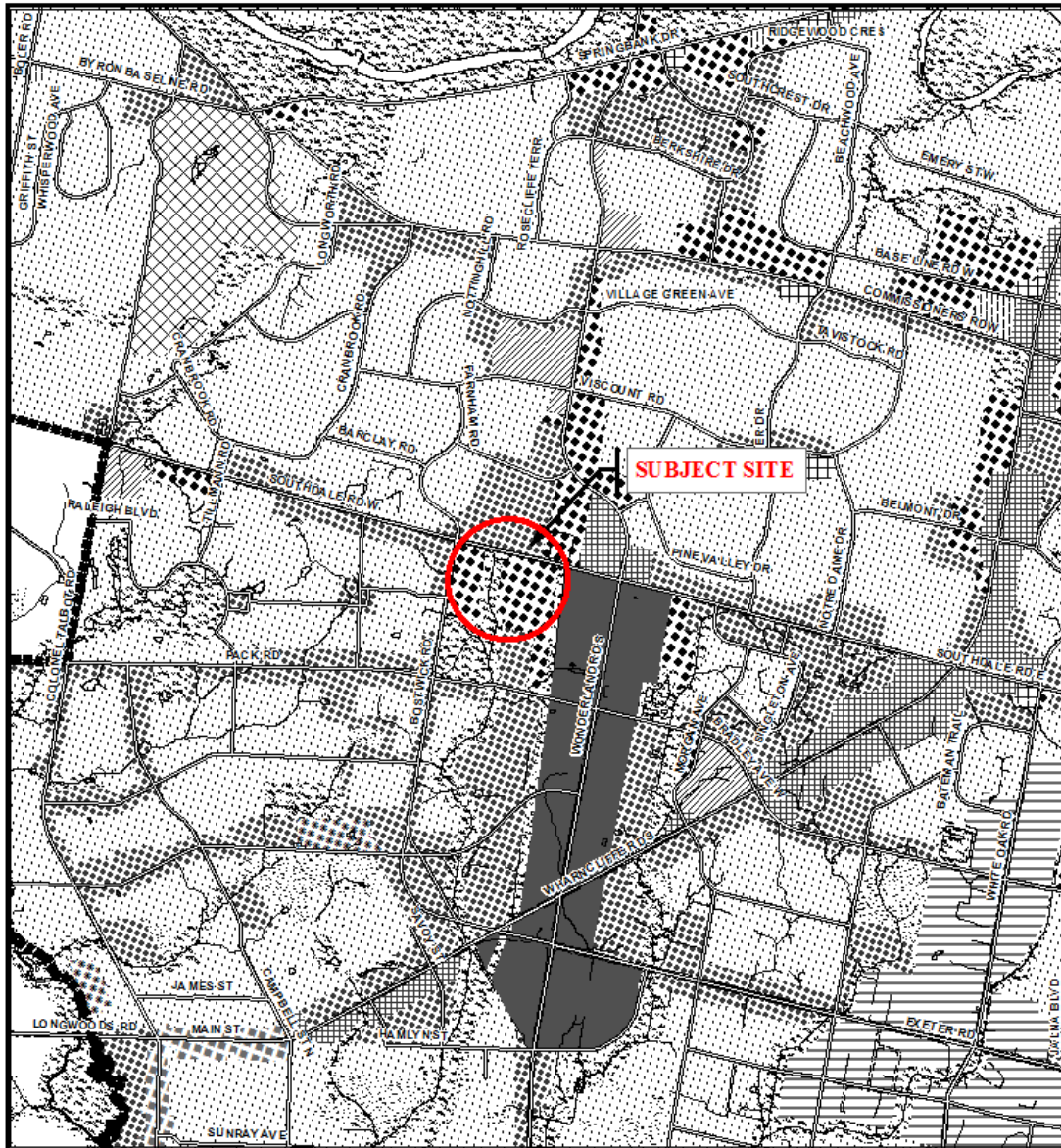
LEGEND	
	Subject Site
	Parks
	Assessment Parcels
	Buildings
	Address Numbers

Corporation of the City of London
 Prepared By: Planning and Development

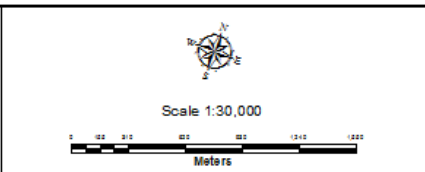


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CITY OF LONDON
Department of
Planning and Development
OFFICIAL PLAN SCHEDULE A
- LANDUSE -
PREPARED BY: Graphics and Information Services

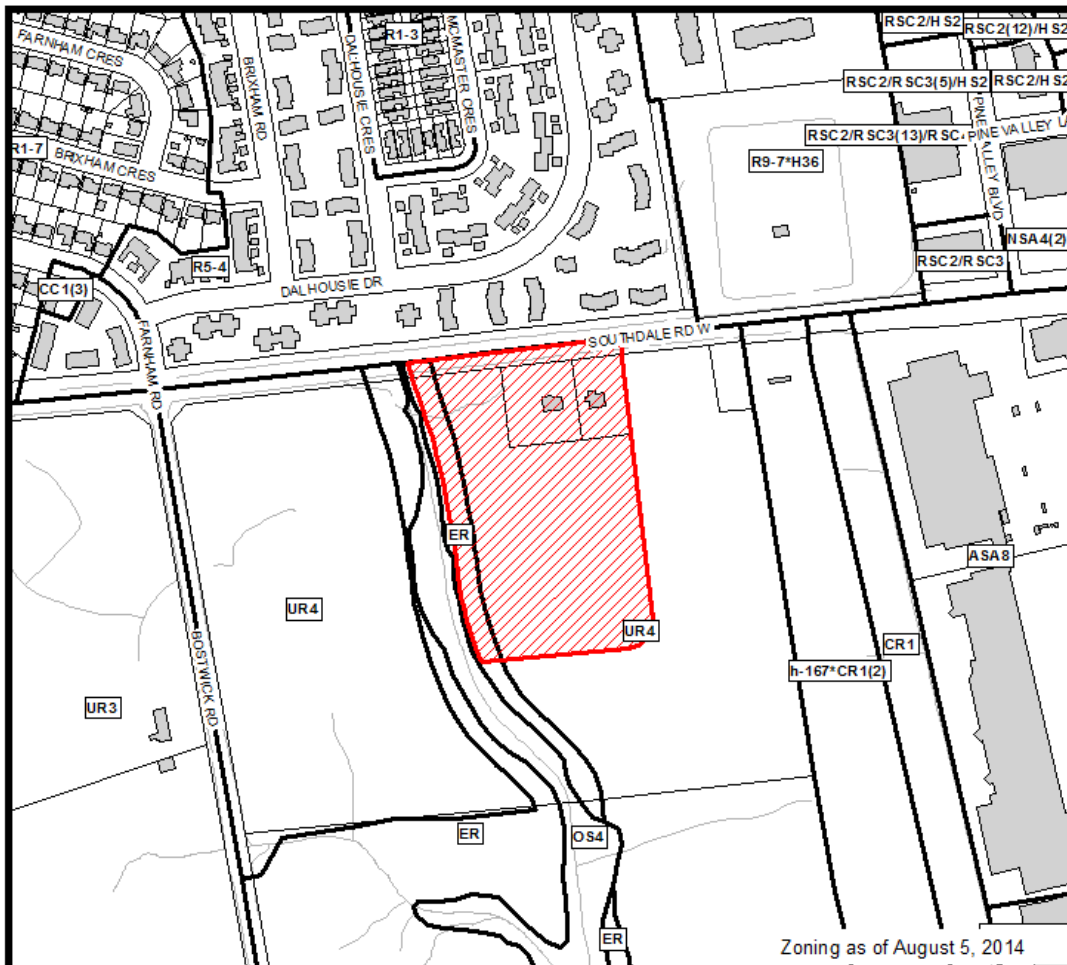


FILE NUMBER: Z-8386
PLANNER: BD
TECHNICIAN: MB
DATE: 2014/08/13

PROJECT LOCATION: e:\planning\proj\cts\p_officialplan\work\cnso\00\excerpts\mxd_templates\scheduleA_b&w_8x14_with_SWAP.mxd

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COUNCIL APPROVED ZONING FOR THE SUBJECT SITE: ER and UR4

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

- | | |
|--|---|
| <ul style="list-style-type: none"> 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 | <ul style="list-style-type: none"> 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 |
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CITY OF LONDON
PLANNING, ENVIRONMENTAL AND ENGINEERING SERVICES

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



FILE NO:
Z-8386 BD

MAP PREPARED:
2014/09/12 MB

1:5,000
0 25 50 100 150 200
Meters

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

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PLANNING HISTORY

The subject lands (the Community Centre lands) were previously in the Town of Westminster and were annexed into the City in 1993. As a result of the adoption of a major Official Plan amendment for the annexed area in 1996, these lands were placed in the “Urban Reserve – Community Growth” and “Environmental Review” designations.

In 2004, the current owner (a series of numbered companies care of York Developments) of all of 3080 Bostwick Road and 491 and 499 Southdale Road West made application for an Official Plan and Zoning By-law amendment (OZ-6662) to allow for a range of commercial and residential development on the lands. In the context of staff’s position that the planning application was premature in the absence of a comprehensive plan for the area, and in anticipation of the preparation and completion of an area plan for Bostwick West, the applicant requested the application be put on hold in 2007. With the deferral of the area plan process pending completion of the Southwest Area Issues Summary Report and the Growth Management Implementation Strategy, and Council’s decision to prepare a City-led Southwest London Area Study in 2008, the applicant then requested that the application move forward to a public meeting. On November 17, 2008, Council referred the application back to staff pending the adoption of the Southwest London Area Study.

The Southwest Area Secondary Plan was adopted by Council in April of 2013 and became effective April 29, 2014 (OPA No. 541) following the Ontario Municipal Board hearing.

The Community Centre lands are a portion of the lands that were the subject of the 2004 York Developments application. Full municipal services are to be installed by York Developments, including a local road connection along the easterly boundary of the Community Centre lands, a sanitary sewer in Southdale Road, any required infrastructure to locate a water service connection, and permitting and accommodating conveyance of controlled storm water flows from the Community Centre lands through the York Development lands to an approved storm drainage outlet. Development of the adjacent York Development lands will be subject to the submission and approval of appropriate development applications.

SIGNIFICANT DEPARTMENT/AGENCY COMMENTS

Engineering

The City of London’s Environmental and Engineering Services Department offers the following comments with respect to the aforementioned Zoning By-Law Amendment application:

- *The applicant is advised that a Transportation Impact Assessment (TIA) will be required to determine the transportation infrastructure needed to accommodate development of the proposed community centre within the context of the greater residential area. Traffic generated by the proposed development that will surround and share access with the community centre must be taken into consideration in the study. It is important that infrastructure, like turn lanes, be constructed to accommodate all future needs to eliminate the possibility of reconstructing roads more than once.*
- *The applicant is advised that access for the community centre and surrounding lands must also be integrated to minimize the impact to Southdale Road West. Shared access will reduce the need for multiple access points with accompanying turn lanes and possible traffic signals. As part of the development of this site, a street is to be constructed along the easterly boundary of the site to accommodate the access needs of the community centre and of future development.*
- *The Transportation Division recommends that two holding provisions be applied to these lands to address both the Transportation Impact Assessment (TIA) and the transportation infrastructure and that these holding provisions are to remain in place*

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until a TIA is approved and the transportation infrastructure is approved to the satisfaction of the City Engineer.

- *The applicant is advised that currently there is no municipal sanitary sewer to serve this site but, as noted in the planning report, sanitary servicing will be provided as per the conditions of the Agreement of Purchase and Sale for the subject lands.*

Upper Thames River Conservation Authority

The UTRCA indicated it had no objection to the application and that there are no vulnerable areas identified for drinking water source protection. The UTRCA recommended the proponent contact the Authority to obtain the necessary approvals for the construction of the proposed community centre as a portion of the lands pose a riverine floodline hazard and are regulated by the UTRCA.

Environmental and Ecological Planning Advisory Committee

Due to the date of availability of the Environmental Impact Study, an EEPAC working group prepared draft comments which will be considered at the EEPAC meeting on September 18, 2014. EEPAC's draft comments are as follows:

Review of: **SOUTHDALE COMMUNITY CENTRE SLSR & EIS**
as prepared by Dougan and Associates, received by Working Group on
September 4, 2014
Reviewers: Sandy Levin and Jeremy Bird
Date: September 5, 2014

NB: Due to staff's request, this has been submitted without review by the full EEPAC.

Natural Heritage System Protection

Recommendation 1: The CUW on the subject site, south of the proposed purchase site, should be acquired by the City:

- to be protected for both the Urban Forest Strategy (retention is the prime directive) and because it is connected to the Significant Woodland to the south of the subject site.
- To protect the unaltered section of the Significant Stream Corridor.

If this woodland is not acquired by the city despite the recommendation in Appendix G of the consultant's report, there should be a condition included in the purchase/sale agreement that requires the owner of the property to the east to retain or replace the CUW in a ratio of 4:1

Recommendation 2: EEPAC concurs with the measures proposed to protect the nesting site of the barn shallows (THR) by providing a wider buffering of the Significant Stream Corridor.

Construction Impacts

Recommendation 3: Work should be outside the core bird breeding season

Recommendation 4: No equipment should be marshaled or stored in the buffer of the Significant Stream.

Recommendation 5: The City should monitor the condition of silt fencing each day and stop work at the site if the silt fencing is not installed properly. All grading and fill material should be stored at least 30 m from the Significant Stream Corridor and the woodland. No equipment should be marshaled, stored or fueled within 30 m of the Significant Stream Corridor.

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Post Construction Impacts and Monitoring

Recommendation 6: Plantings should be with the appropriate native non-invasive trees and shrubs for the ecosite, and in sufficient quantities and growth rates to enhance habitat features and functions of the Significant Stream Corridor and included in the construction project tender documents.

Recommendation 7: Native shade trees should be planted along the Significant Stream Corridor between the proposed path and the watercourse and should be budgeted for as part of the construction project. The goal should be to created sufficient shade in 5 to 10 years. A longer warranty period for the trees should be required. This is a city project. It should set a high standard.

Recommendation 8: As stated in page 23, the enhancement and planting requirements associated with the proposed pathway should be outside the buffer and consistent with the recommendations of the EIS.

Recommendation 9: The EIS recommendations be included in the construction tender documents and in the final contract.

Recommendation 10: Snow storage on the site should be away from the Significant Stream Corridor and woodland.

Bell Canada

No conditions/objections.

PUBLIC LIAISON:	On July 23, 2014, Notice of Application was sent to 122 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 July 24, 2014. A "Possible Land Use Change" sign was also posted on the site.	No replies were received
<p>Nature of Liaison:</p> <p>The purpose and effect of the requested Zoning By-law amendment is to permit the City to construct a community centre which would include a broad range of community and recreational uses and limited secondary commercial uses.</p> <p>Change Zoning By-law Z.-1 FROM an Urban Reserve (UR4) Zone TO a Community Facility Special Provision (CF2()) Zone to permit assembly halls, community centres, day care centres, libraries, personal service establishments associated with the main permitted use, public recreational buildings, public swimming pools, restaurants associated with the main permitted uses excluding a drive-through facility, retail stores associated with the main permitted uses, and studios. The special provisions would also limit the maximum gross floor area (GFA) for retail stores to 150 m², restaurants to 300 m² and personal service establishments to 100 m² per use, to a maximum of 600 m² for all secondary uses or 5% of the GFA , whichever is less, and permit a minimum west interior side yard of 0.0 metres. A zoning change along the Thornicroft Drain from an Environmental Review (ER) Zone to the Community Facility zoning described above may also be considered based on the outcome of an Environmental Impact Study which is underway and will be completed during the application review process.</p>		

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ANALYSIS

Subject Site

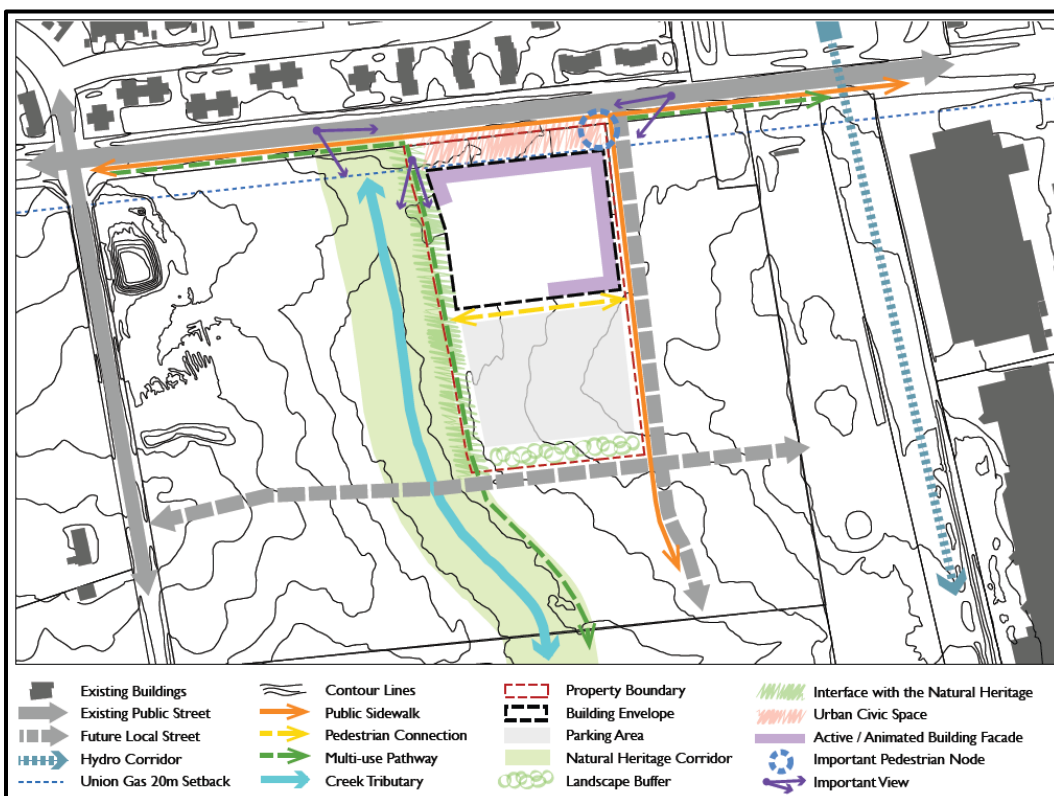
The subject site is a 4.5 ha parcel located on the south side of Southdale Road West, east of Bostwick Road and the Thornicroft Drain, which the City is in the process of acquiring. It consists of a portion of 3080 Bostwick Road, which is to be divided from the current landholdings by registration of a reference plan, and two existing residential lots at 491 and 499 Southdale Road West. The existing residential dwellings will be demolished. The house at 491 Southdale Road West is identified in the City’s Inventory of Heritage Resources as a Priority 2 Ontario Farmhouse built circa 1880. Council approved the demolition of this structure on June 10, 2014, based on the recommendation of the City’s Heritage Planner.

Nature of the Application

Realty Services proposes the construction of a new multi-use community centre with an estimated gross floor area of 14,442 square metres and a maximum height of 15 metres. It is anticipated that the new facility will contain a twin pad arena, indoor aquatic centre, library, fitness centre, gymnasium, and activity rooms. Additional secondary uses are also proposed which may include limited retail, restaurant and/or personal service uses, to be incorporated into the community centre structure. Occasional use for such activities as trade shows or community yard sales would also be permitted through the addition of assembly halls as a permitted use.

The high-level design concept submitted with the application and reproduced below, illustrates the proposed building location oriented toward Southdale Road West, the parking area to the south, or rear, of the property, and a future local road adjacent to the east property boundary, which is to be provided by the developer of the remnant lands. The proposed building is intended to be set back from the Southdale Road West road allowance in order to meet Union Gas requirements preventing buildings on its gas easement. The intervening area will be designed as an urban civic space. This design is conceptual in nature and will be subject to rigorous review at the site plan approval stage.

Southwest Community Centre Design Concept (June 18, 2014)



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Provincial Policy Statement (PPS)

The Provincial Policy Statement is issued under the authority of section 3 of the Planning Act and came into effect on April 30, 2014. The Provincial Policy Statement provides policy direction on matters of provincial interest related to land use planning and development. As a key part of Ontario’s policy-led planning system, the Provincial Policy Statement sets the policy foundation for regulating the development and use of land. It also supports the provincial goal to enhance the quality of life of all Ontarians.

The Provincial Policy Statement provides for appropriate development while protecting resources of provincial interest, public health and safety, and the quality of the natural and built environment. The Provincial Policy Statement supports improved land use planning and management, which contributes to a more effective and efficient land use planning system.

In respect of the exercise of any authority that affects a planning matter, section 3 of the Planning Act requires that decisions affecting planning matters “shall be consistent with” policy statements issued under the Act.

The proposal consists of the construction of a new multi-use community centre to meet the needs of residents in the southwest part of the City, consistent with PPS policy direction regarding the accommodation of an appropriate range and mix of land uses to meet long-term needs, including recreation, as one of the means of sustaining healthy, liveable and safe communities.

The Monteith Brown Planning Consultants report prepared on behalf of Realty Services provides a review and analysis of the PPS 2014 with respect to the relevant policies related to:

- development within settlement areas;
- efficient use of land and resources;
- efficient use of planned infrastructure and public service facilities;
- the provision of public spaces and facilities that are safe, equitably distributed, meet the needs of pedestrians, and foster social interaction;
- providing opportunities for active transportation and community connectivity; and
- protecting natural features and avoiding natural hazards.

Monteith Brown concluded that the proposed Zoning By-law amendment is consistent with the PPS and Planning staff agree with that conclusion.

Official Plan and the Southwest Area Secondary Plan (SWAP)

Use of the Land

The Community Centre lands are designated Multi-family, High Density Residential in the City of London Official Plan. It is also located within the Bostwick Neighbourhood of the Southwest Area Secondary Plan (the Secondary Plan) which recently came into force and effect as a specific policy within the City’s Official Plan. In accordance with Section 20.5.1.2 of the Secondary Plan, “*The goals, objectives, policies and schedules of the City’s Official Plan shall apply to all lands within the study area, except in instances where more detailed or alternative direction is provided in the Secondary Plan, in which case the Secondary Plan shall prevail unless otherwise specified in Section 20.5.1.5 of this Plan.*”

The Community Centre lands are also designated Multi-family, High Density Residential in the Southwest Area Secondary Plan. More detailed direction as to land use, built form and intensity for development for this area is provided in the Secondary Plan which permits, in addition to the main permitted uses of mid- to high-rise apartment buildings, apartment hotels, nursing homes, rest homes and homes for the aged, convenience commercial uses and secondary uses including community centres.

Monteith Brown completed a review of the policies for community facilities contained in Section 3.6.4 and 6.2.3 of the Official Plan with respect to: avoiding the over-concentration of community

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facilities within an established neighbourhood; land use compatibility; sufficiency of the site to accommodate the use; and the range of permitted secondary uses within community facilities, and also completed a Planning Impact Analysis as required for any zoning by-law amendment. They made the following general points which have been summarized by City staff, and concluded that the proposed Zoning By-law amendment conforms to the City of London Official Plan:

- a multi-use community centre for the southwest area of the City was identified as a high priority in the 2003 and 2009 Parks & Recreation Strategic Master Plan and the Community Centre lands were identified by the City through a comprehensive site selection process;
- the proposed community centre will not result in a concentration of community facilities, or detract from the amenity and character of existing and future development in the surrounding area;
- the proposed community centre will be compatible with surrounding existing and future land uses which include medium and high density residential, commercial and school uses;
- Design elements will contribute to the creation of an attractive, urban environment;
- The Community Centre land is sufficient in shape and size to accommodate the proposed building and required parking;
- The proposed community centre will provide an appropriate transition in height, location, and spacing between high-intensity housing forms which may locate at the intersection of Southdale Road West and Bostwick Road to the west of the subject lands, and the low-rise commercial uses along the Wonderland Enterprise Corridor to the east;
- access from the proposed flanking road will contribute to the safe and efficient circulation of vehicular traffic by eliminating the need for a direct access from the site to Southdale Road West;
- it is anticipated the proposed community centre will have a positive impact on transit ridership in the area;
- The community centre will be designed to create an attractive, urban environment through a variety of design elements (Planning staff would note a more detailed discussion of design principles for the proposed community centre is provided later in this report);
- the Environmental Impact Study (EIS) completed during the review period of the Community Centre application was intended to confirm the ecological buffer and development limit for these lands (Planning staff would note a more detailed discussion of the outcome of the EIS is provided later in this report); and,
- personal service establishments are identified as a secondary permitted use within community facilities.

General SWAP Policies for all Development

In addition to specific policies contained within the Bostwick Neighbourhood, the Southwest Area Secondary Plan sets out general principles and policies which are applicable to the review of all development applications. Based on information and analysis provided in the Monteith Brown report, these principles and policies are met as follows:

Creation of a diverse and connected community (20.5.1.4)

- the proposed community centre will serve to provide a multi-use hub that connects diverse land uses and neighbourhoods.

Green and Attractive Environment (20.5.1.4, 20.5.3.2, 20.5.3.6 iii)

- the design principles for the community centre include criteria to incorporate a high degree of “green” technology;
- the applicant has indicated its intention to strive to achieve a LEED standard through the use of green building technologies, pervious ground cover, enhanced landscaping , preservation of natural heritage features and an on-site pathways system that will ultimately connect to the multi-use pathway identified in SWAP.

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Sustainable Growth (20.5.1.4, 20.5.3.2, 20.5.3.6 iii, 20.5.3.6 iv, 20.5.3.8)

- efficient and logical extension of existing/planned infrastructure;
- expectation of a future modified grid road network surrounding the Community Centre lands and connection to the future multi-use pathway to provide a high degree of connectivity and support alternative modes of transportation;
- the applicant has indicated its intention to construct a community centre that will achieve the following sustainable design criteria:
 - o reduce the consumption of energy, land and other non-renewable resources;
 - o minimize the waste of materials, water and other limited resources;
 - o create liveable, healthy, accessible and inclusive environments; and,
 - o reduce greenhouse gases.
- enhanced landscaping and tree plantings will be incorporated into the proposed development;
- such green design features such as the use of permeable materials and eco-swales will be incorporated into stormwater management design.

Community Structure Plan (20.5.2)

- the proposed land configuration and use supports the implementation of the modified grid road network and multi-use pathway anticipated by the Community Structure Plan;

Community Parkland and Trail Network (20.5.3.4)

- future detailed design of the community centre site is intended to allow for an on-site pathway network that will ultimately connect to the multi-use pathway identified in SWAP.

Community Facilities (20.5.3.7)

- the scale of the proposed development, the land search criteria and the availability of land did not facilitate the clustering of community service uses such as schools and churches with the community facility use. Through its quest for community partnerships, however, the applicant proposes a facility that will house multi-faceted community services provided by charitable organizations, the City and the London Public Library Board. The requested range of land uses also allows for the occasional gathering of community groups for specific purposes.

Urban Design (20.5.3.9)

- the establishment of a high level urban design concept and principles to be considered by City staff at the site plan approval stage. These are detailed in Appendix “B” to this report and include design principles related to sustainable neighbourhood design, site layout, built form and architecture, and vehicular access and parking. These principles focus on a high quality development that:
 - o appropriately integrates with and addresses the surrounding streets and the Thornicroft Drain through design and active uses;
 - o is accessible and walkable;
 - o highlights key wayfinding locations on the site;
 - o is safe;
 - o represents high quality building design and uses high quality finishes;
 - o incorporates green technology;
 - o integrates public art;
 - o will allow for future intensification/redevelopment of the site; and,
 - o provides screening of parking areas and back-of-house functions.

Fair Distribution of Responsibilities and Resources (20.5.16.8)

- the acquisition of this property is the result of negotiations and agreement between the City and York Developments to facilitate the construction of a community centre in an appropriate location to serve the needs of the southwest part of the City.

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Based on a review of the Official Plan and the general and neighbourhood-specific policies of the SWAP, the proposal for a community centre and related secondary and accessory uses is consistent with the City's intent and policies for the area.

Environmental Protection and Community Centre Land Alignment

The Thornicroft Drain and adjacent lands are identified on Schedule B-1 – Natural Heritage Features, of the Official Plan, as a significant river, stream and ravine corridor and on Schedule B-2 – Natural Resources and Natural Hazards, as being within the Riverine Erosion Hazard for Confined Systems and within the Upper Thames River Conservation Authority's regulated area.

The Environmental Policies in Chapter 15 of the Official Plan state the following:

15.4.6 (ii)(a) The corridor width shall be sufficient to accommodate the natural features and ecological functions that contribute to its significance including water resource functions such as flood plain and erosion hazards, riparian buffers for natural features, ecological functions and water quality and quantity, and provision for future pathways or access trails. This will be determined through the preparation of an Area Plan, Environmental Impact Study and/or Subject Lands Status Report, and

15.4.6 (ii)(b) The minimum width of Significant River, Stream and Ravine Corridors will be generally comprised of 30 metres on each side of the watercourse measured from the high water mark. The ultimate width of a corridor will be established on a case-by-case basis through application of the Guidelines for Determining Setback and Ecological Buffers, as part of an Environmental Impact Study and/or Subject Lands Status Report approved by the City.

The Southwest Area Secondary Plan provides specific direction regarding the confirmation and delineation of natural heritage features other than the Dingman Creek. Section 20.5.3.6 states such confirmations and delineations as well as the establishment of ecological buffers will be achieved through the recommendations of an approved EIS in accordance with Section 15 of the Official Plan.

On September 3, 2014 an EIS was received by staff and reviewed for compliance with OP and SWAP policies and the City's Environmental Management Guidelines. Time constraints within the land acquisition process required that both EEPAC and the UTRCA make an extra effort to review the document outside of their normal practices which greatly assisted this process. Recommendations from staff and from both groups have been incorporated into the final September 10, 2014 EIS.

The key issue is the protection and enhancement of the significant stream corridor that is identified in both the Official Plan and the Southwest Area Secondary Plan. The northerly 115 metres of the "stream" that outlets from a storm pipe under Southdale Road West was recently cleared by the City of vegetation to improve its hydrological capacity so that flooding did not occur upstream in Westmount. The southerly 100+m remains in a more natural state. The EIS determined that while no unique or significant terrestrial features exist along the corridor, the presence of vegetation on the south half of the corridor adjacent to the proposed site was a key component of the ecological corridor and should be protected for its overall habitat values and stream shading. The fallow lands along the stream are also of value for their wildlife foraging benefits, specifically for Barn Swallow (Threatened species) that are found nesting in the Southdale Road culvert. To accomplish protection of the east side of the corridor, the EIS recommends a buffer of 15 metres from the northerly stream section and 20 metres from the southerly stream section or 10 metres from the dripline of the trees, whichever is greater. This is consistent with the City's Guidelines for ecological buffers.

When development occurs on the west side of the stream, a similar process would occur, but there is no assurance that a similar buffer would be recommended or secured.

The agreement between the City and York Developments for land acquisition assumed the location of the new westerly property line to be 11 metres east of the Thornicroft Drain. It was

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intended that the EIS recommendations regarding the establishment of the ecological buffer would inform both the final parcel of land to be acquired, and the area of land to be rezoned. Through discussions with York Developments, City staff were advised that shifting the City's parcel between 6 and 16 metres further east to be outside of the recommended buffer would make the required future north-south road placement impractical where it intersects with Southdale Road West and would result in insufficient lands for development east of the future road allowance. This road is required to provide access to the proposed community centre and future development lands east and south of the road and community centre. To resolve the key issue of protecting a suitable ecological corridor, without moving the required road east or reducing the size of the City's parcel below a minimal acceptable size, York Developments agreed to provide the same buffer distances for the west side of the stream and to the planned enhancements as set out in the recommendations of the EIS, but that the full ecological corridor would shift westward – and not be centred on the stream. This will result in a total buffer width spanning across the stream corridor, of 30 metres for the northern section and 40 metres for the southern section of the stream corridor west of the Community Centre lands. The southern stream section is defined by the boundary of the FOD community as depicted on Figures 2 and 5 of the EIS prepared by Dougan and Associates (September, 2014).

Staff have accepted this alternative arrangement because it secures a suitable ecological corridor width now, protects the vegetation in the southern section, provides for the same area of fallow foraging lands, and extends the habitat enhancement recommendations on to the full corridor, rather than just the east side. The City's consultant has reviewed this alternative buffer arrangement and accepts the alternative as it provides the same ecological benefits. By way of an EIS addendum, they have provided additional recommendations for the east and west side of the stream to ensure maximum protection and enhancement of the corridor that will be implemented through the Site Plan process and future development applications. EIS implementation on the east side of the stream would be the City's responsibility, assuming that the corridor lands become public lands in the future. EIS implementation on the west side of the stream would be York Development's responsibility.

At the time of writing this report, EEPAC had not had a chance to review this alternative or the EIS addendum. Further discussions with the UTRCA have occurred and they accept the alternative for the same rationale, noting that their Hazard Limit is still within the modified corridor alignment, but their Regulation Limit remains outside of the alternative stream corridor in some locations and a permit may be required for adjacent development through normal planning processes.

Zoning

The Community Centre lands are currently zoned "Environmental Review (ER)" and "Urban Reserve (UR4)". The above evaluation of the Official Plan's general, neighbourhood-specific, and environmental policies indicates that it is appropriate to rezone these lands, at the recommended location and in the proposed size, to a Community Facility (CF2) Zone to permit the proposed community centre use.

In order to ensure that the full range of land uses requested will be permitted, special policies are recommended to expand the usual range of land uses in the Community Facility (CF2) Zone beyond public recreational buildings, public swimming pools and studios, by adding community centres, day care centres, and libraries as main permitted uses. In addition, personal service establishments, restaurants and retail stores are included as uses permitted in association with the main permitted uses, in order to allow for small-scale commercial uses that would typically be in demand by users of the community facility. Restaurants are prohibited from having a drive-through facility. Finally, in anticipation of the occasional use of the community centre for community events such as trade shows or yard sales, assembly halls in association with the main permitted uses, are also recommended.

In response to the requests made by the Transportation Division, holding provisions are recommended that will require the completion of a Traffic Impact Study and the implementation of the recommendations to the satisfaction of the heads of City Engineering and Planning, and

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will require appropriate vehicular access arrangements, also to the satisfaction of the City Engineer. It is fully expected that access Southdale Road West will be via a future road to be constructed by York Developments.

The land is identified in the City's Archaeological Master Plan as having archaeological potential. AMEC Environment and Infrastructure prepared a draft Stage 1 Background Study for the Community Centre lands (June 4, 2014) and confirmed that undisturbed portions of the property have archaeological potential and warrant a Stage 2 property assessment. Consistent with their recommendations and in accordance with City policies, a holding provision is recommended to require the applicant to carry out an archaeological resource assessment of the entire subject property or identified part thereof and mitigate, through avoidance or documentation, adverse impacts to any significant archaeological resources found, to the satisfaction of the Ministry of Citizenship, Culture and Recreation, and the City of London. No disturbance of the site is permitted until this is completed.

CONCLUSION

The recommended Zoning By-law amendment will provide for a municipal community centre use that will provide needed and beneficial services to the community consistent with the Provincial Policy Statement and the City's goals and Official Plan policies. Appropriate land uses within the facility are recommended and size limitations are placed on the secondary permitted uses to ensure that the main permitted uses remain dedicated to community service. Holding provisions will ensure that transportation impacts for the community centre lands and surrounding development area are addressed, that appropriate access arrangements to the site are made, and that archaeological resources are addressed prior to development. The proposal represents good planning.

PREPARED BY:	SUBMITTED BY:
BARB DEBBERT, SENIOR PLANNER CURRENT PLANNING	MICHAEL TOMAZINCIC, MCIP, RPP MANAGER, CURRENT PLANNING
RECOMMENDED BY:	
JOHN M. FLEMING, MCIP, RPP MANAGING DIRECTOR, PLANNING AND CITY PLANNER	

September 12, 2014

BD/

Attach.

Y:\Shared\implemen\DEVELOPMENT APPS\2014 Applications 8309 to\8386Z - 3080 Bostwick Road and 491 and 499 Southdale Road West (BD)\3080 Bostwick OPA-ZBL Amendment Report.docx

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File: Z-8386
Planner: B. Debbert

Bibliography of Information and Materials
Z-8386

Request for Approval:

City of London Zoning By-law Amendment Application Form, completed by Jay McGuffin of Monteith Brown Planning Consultants, July 11, 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.

Monteith Brown Planning Consultants. *Southwest Community Centre – Land Use Planning Rationale*, July 2014.

AMEC Environment and Infrastructure. *Draft Stage 1 Background Study: 3080 Bostwick Road, 491 & 499 Southdale Road West*, June 4, 2014.

Dougan & Associates. *City of London Southdale Community Centre SLSR & EIS (Draft) – 491 & 499 Southdale Road & 3080 Bostwick Road*, August 2014.

Dougan & Associates. *City of London Southdale Community Centre SLSR & EIS – 491 & 499 Southdale Road & 3080 Bostwick Road*, September 10, 2014.

Correspondence: (all located in City of London File No. Z-8386)

Monteith Brown Planning Consultants. E-mail from J. McGuffin to B. Debbert. July 28, 2014.

Raffoul, L., Bell Canada. Letter to B. Debbert, July 3, 2014.

Creighton, C., Upper Thames River Conservation Authority. Letter to B. Debbert. July 31, 2014.

Abushehada, I. City of London Development Services. Memo to B. Debbert, August 21, 2014.

Levin, S. and J. Bird. Environmental and Ecological Planning Advisory Committee Subcommittee. *Review of Southdale Community Centre SLSR & EIS*. September 4, 2014.

Mackay, J., City of London Environmental and Parks Planning. E-mail to B. Debbert, September 5, 2014.

Gasparetto, R., City of London Realty Services. E-mail to B. Debbert, September 12, 2014.

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Planner: B. Debbert

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 Part of 3080 Bostwick Road and 491 and 499 Southdale Road West.

WHEREAS Realty Services, City of London has applied to rezone an area of land located at part of 3080 Bostwick Road and 491 and 499 Southdale Road West, 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 part of 3080 Bostwick Road and 491 and 499 Southdale Road West, as shown on the attached map comprising part of Key Map No. A111, from an Environmental Review (ER) Zone and an Urban Reserve (UR4) Zone, to a Holding Community Facility Special Provision (h-18•h-120•h-__•CF2()) Zone.

2) Section Number 3.8 of the Holding "h" Zone is amended by adding the following Holding Provision:

h-__ *Purpose:* To ensure the orderly development of lands and the adequate provision of municipal services, the "h-__" symbol shall not be deleted until appropriate vehicular access arrangements have been made to the satisfaction of the City Engineer.

Permitted Interim Uses: Existing uses

3) Section Number 32.4 of the Community Facility (CF2) Zone is amended by adding the following Special Provision:

) CF2() Part of 3080 Bostwick Road and 491 and 499 Southdale Road West

- a) Permitted Uses
 - i) Assembly halls associated with the main permitted uses;
 - ii) Community centres;
 - iii) Day care centres;
 - iv) Libraries;
 - v) Personal service establishments associated with the main permitted uses;
 - vi) Public recreational buildings;
 - vii) Public swimming pools;
 - viii) Restaurants associated with the main permitted uses, excluding a drive-through facility;
 - ix) Retail stores associated with the main permitted uses;
 - x) Studios.

- b) Regulations
 - i) Gross Floor Area Retail Store 150 m² per use (max)
 - ii) Gross Floor Area Restaurant 300 m² per use (max)
 - iii) Gross Floor Area Personal 100 m² per use

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Planner: B. Debbert**

	Service Establishment (max)	
iv)	Total Gross Floor Area for all Retail, Restaurant and Personal Service Establishments (max)	The lesser of 600 m ² , or 5% of the Gross Floor Area of the buildings on the lands in the CF2() Zone

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 September 30, 2014.

J. Baechler
Mayor

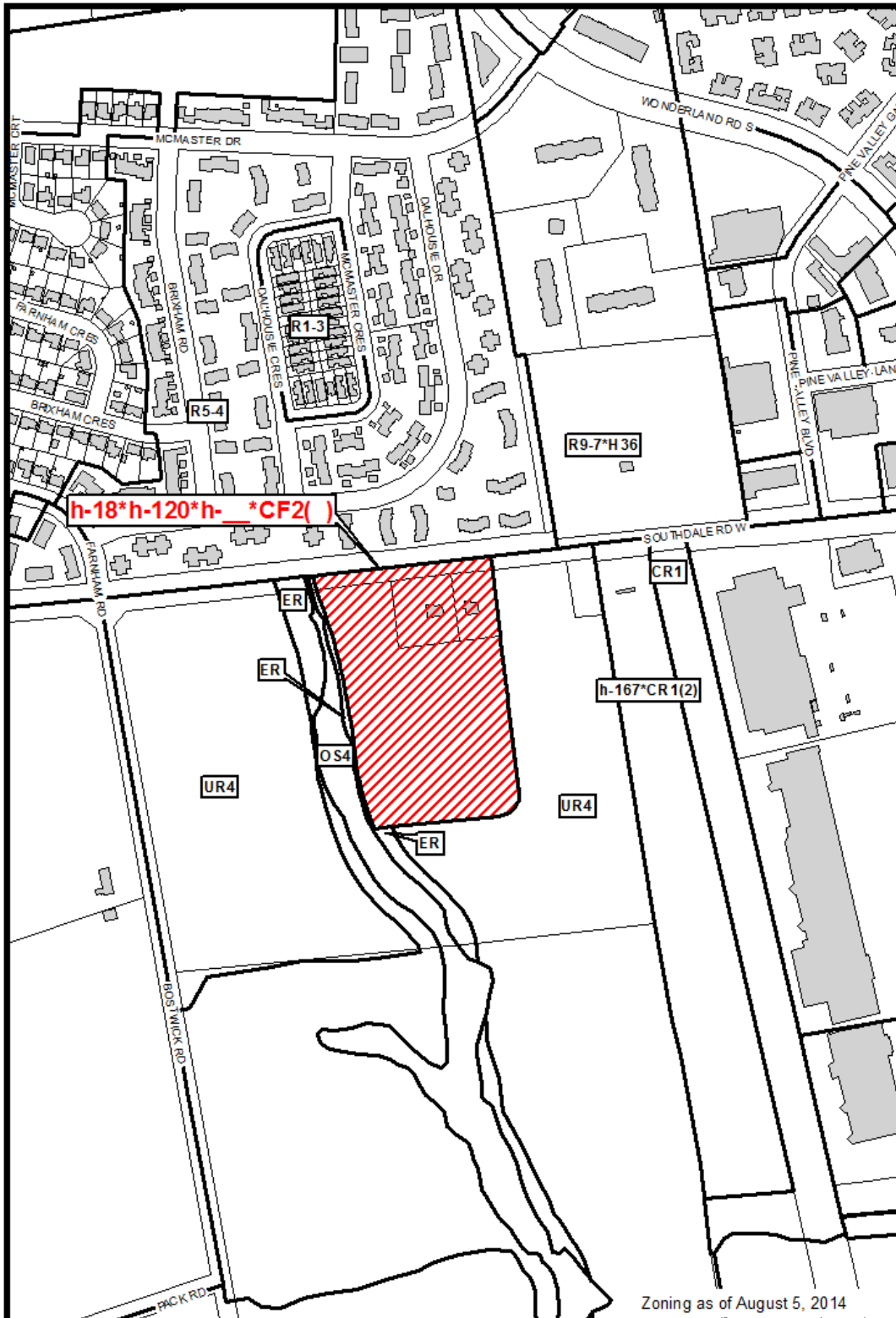
Catharine Saunders
City Clerk

First Reading - September 30, 2014
Second Reading – September 30, 2014
Third Reading - September 30, 2014


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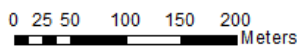
AMENDMENT TO SCHEDULE "A" (BY-LAW NO. Z.-1)



File Number: Z-8386
 Planner: BD
 Date Prepared: 2014/09/12
 Technician: ZZ
 By-Law No: Z.-1-

SUBJECT SITE 

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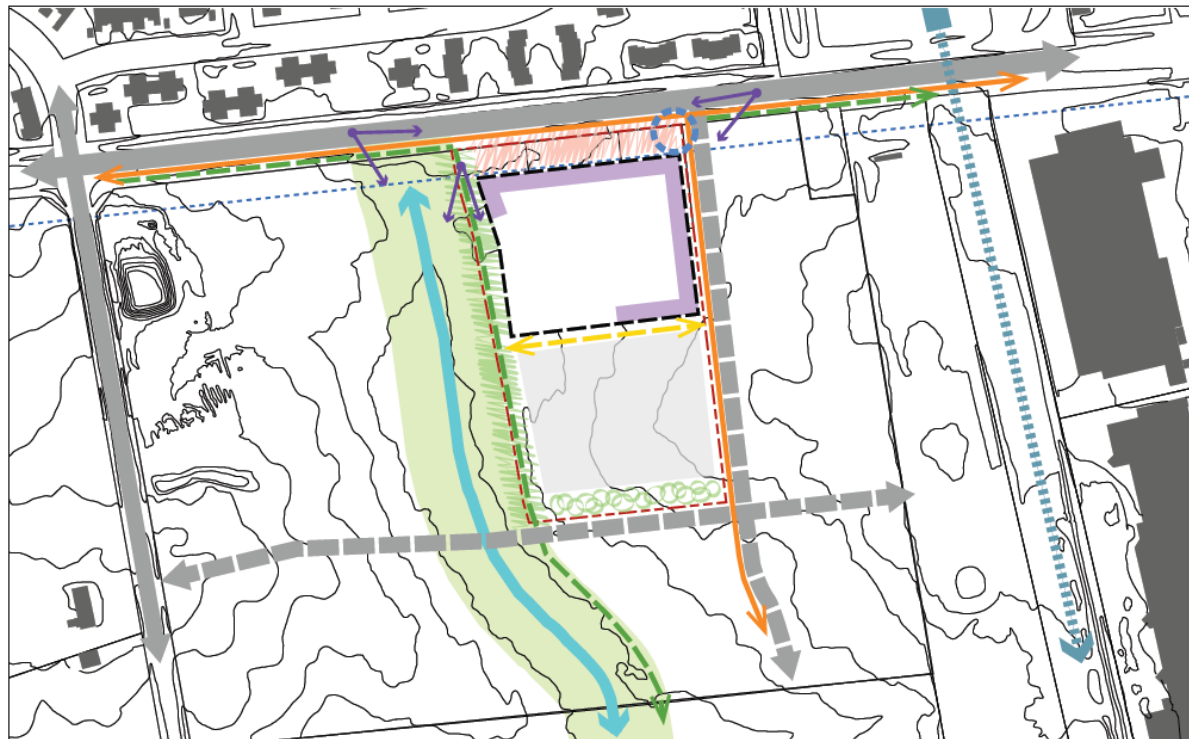


Geobase

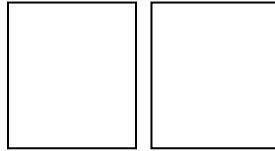
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Appendix “B” – Design Concept and Principles

South West Community Centre Design Concept June 18, 2014



- | | | | |
|------------------------|-----------------------|---------------------------|-------------------------------------|
| Existing Buildings | Contour Lines | Property Boundary | Interface with the Natural Heritage |
| Existing Public Street | Public Sidewalk | Building Envelope | Urban Civic Space |
| Future Local Street | Pedestrian Connection | Parking Area | Active / Animated Building Facade |
| Hydro Corridor | Multi-use Pathway | Natural Heritage Corridor | Important Pedestrian Node |
| Union Gas 20m Setback | Creek Tributary | Landscape Buffer | Important View |



Southwest Community Centre Design Principles

June 18, 2014

These principles are to be read in conjunction with the Southwest Community Centre Design Concept.

Sustainable Neighbourhood Design	Site Layout
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- | | |
|--|---|
| <ol style="list-style-type: none"> 1. Lay out the future street network in a modified grid formation by developing drive aisles along the east side and south side of the site. The north-south street will be constructed to the standard of a municipal local road, including public sidewalks. The east-west street will be developed in the same manner at a later date. 2. Develop a well connected active transportation network that provides convenient access to adjacent neighbourhoods, commercial areas, public parks and the trail network. 3. Seamlessly integrate the development with the natural heritage system to the west. 4. Ensure servicing to and through the site anticipates the surrounding future development. | <ol style="list-style-type: none"> 1. Create a strong street edge and presence by locating the building at the north of the site, adjacent to Southdale Rd. [Creative design solutions extending beyond the proposed building envelope may be considered if they meet active transportation connectivity principles and do not preclude future redevelopment of the parking area]. 2. Create a high quality urban civic space north of the building, adjacent to Southdale Rd. 3. Address the intersection of Southdale Rd. and the future local road with an articulated hardscape/ landscape treatment. 4. Include a trailhead/gateway feature at the entrance to the multi-use pathway to the west of the site. 5. Maintain open views along the natural heritage corridor to the west of the site. 6. Provide landscaping along the south of the property to buffer the parking from the future public street. 7. Ensure the development follows Crime Prevention Through Environmental Design principles. |
|--|---|

Built Form and Architecture	Vehicular Access and Parking
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- | | |
|--|--|
| <ol style="list-style-type: none"> 1. Incorporate active and animated outdoor uses, visible indoor uses, or creative architectural treatments such as green walls, art or artistic lighting into facades with high visibility from Southdale Rd. and the future public street to the east. 2. Provide multiple entrances into the building, including at least one main entrance on Southdale Rd. 3. Break up large expanses of blank façade through material changes, massing, articulation and/or fenestration. 4. Apply quality durable materials and finishes to external walls. 5. Create a varied roof form to top off the building(s). 6. Incorporate a high degree of “green building” technology. 7. Integrate public art within the building and site design. | <ol style="list-style-type: none"> 1. Create an orderly layout of the parking area that is of an adequate size and shape to permit redevelopment in the future, including the addition of a future local street adjacent to the proposed building. 2. Locate the parking area away from views from Southdale Rd. 3. Locate/screen all loading and back-of-house functions to minimize their visual impact on the street and open spaces. 4. Provide pedestrian walkways through the parking lot to allow for safe, convenient access to the building. 5. Incorporate landscaping and tree planting within the parking area in order to provide shade and storm water management. 6. Consider green design features in the design of the parking area including permeable materials, eco-swales, and other innovative techniques. |
|--|--|