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OZ-8423
Eric Lalande

TO:	CHAIR AND MEMBERS PLANNING & ENVIRONMENT COMMITTEE
FROM:	JOHN M. FLEMING MANAGING DIRECTOR, PLANNING AND CITY PLANNER
SUBJECT:	APPLICATION BY: ESAM CONSTRUCTION LIMITED 710 PROUDFOOT LANE PUBLIC PARTICIPATION MEETING ON NOVEMBER 18, 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 ESAM Construction Limited relating to the property located at 710 Proudfoot Lane:

- (a) the proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting on November 25, 2014 to amend the Official Plan to change the designation of the subject lands **FROM** Neighbourhood Commercial Node **TO** Office Area and **BY ADDING** a special policy to chapter 10.1.3 (Policies for Specific Areas) to permit commercial recreation establishment;
- (b) the proposed by-law attached hereto as Appendix "B" **BE INTRODUCED** at the Municipal Council meeting on November 25, 2014 to amend Zoning By-law No. Z.-1, in conformity with the Official Plan, as amended in parts (a) and (b) above, to change the zoning of the subject property **FROM** a Neighbourhood Shopping Area (NSA1) Zone, **TO** an Office Special Provision (OF2()) Zone;
- (c) the Site Plan Approval Authority **BE REQUESTED** to consider the following design issues through the site plan process:
 - i. Enhance pedestrian connections throughout the site, from the building entrance and to Proudfoot Lane, to provide for connectivity to the area for occupants of the proposed use;
 - ii. Provide enhanced landscaping within the parking area to provide added amenity areas and an enhanced pedestrian environment;
 - iii. Provide a weatherproof canopy over the proposed bicycle storage area either as an independent structure or as part of the building to encourage active transportation options.

IT BEING NOTED THAT as a result of a more detailed review of the conceptual site plan and to implement more landscaping treatment in the proposed parking area, a subsequent application for a minor variance will be submitted to seek a reduction in the required number of parking spaces.

PREVIOUS REPORTS PERTINENT TO THIS MATTER
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"None"

Agenda Item # Page #

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PURPOSE AND EFFECT OF RECOMMENDED ACTION

The purpose and effect of the recommended action is to permit the establishment of an office building with an associated commercial recreation establishment operating as a secondary use in association with the office.

RATIONALE

1. The recommended action is consistent with the Provincial Policy Statement, 2014
2. The recommended action is consistent with the Official Plan
3. The recommended action conforms to the intent of the Zoning By-law Z.-1
4. The proposed amendments will facilitate an office use that is compatible with the area with regards to its use, form and intensity for the subject lands.

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LOCATION MAP

Subject Site : 710 Proudfoot Lane
Applicant: ESAM Construction Ltd
File Number : OZ-8423

Planner : EL
Created By : MB
Date : 2014/10/03
Scale : 1:2000

Legend

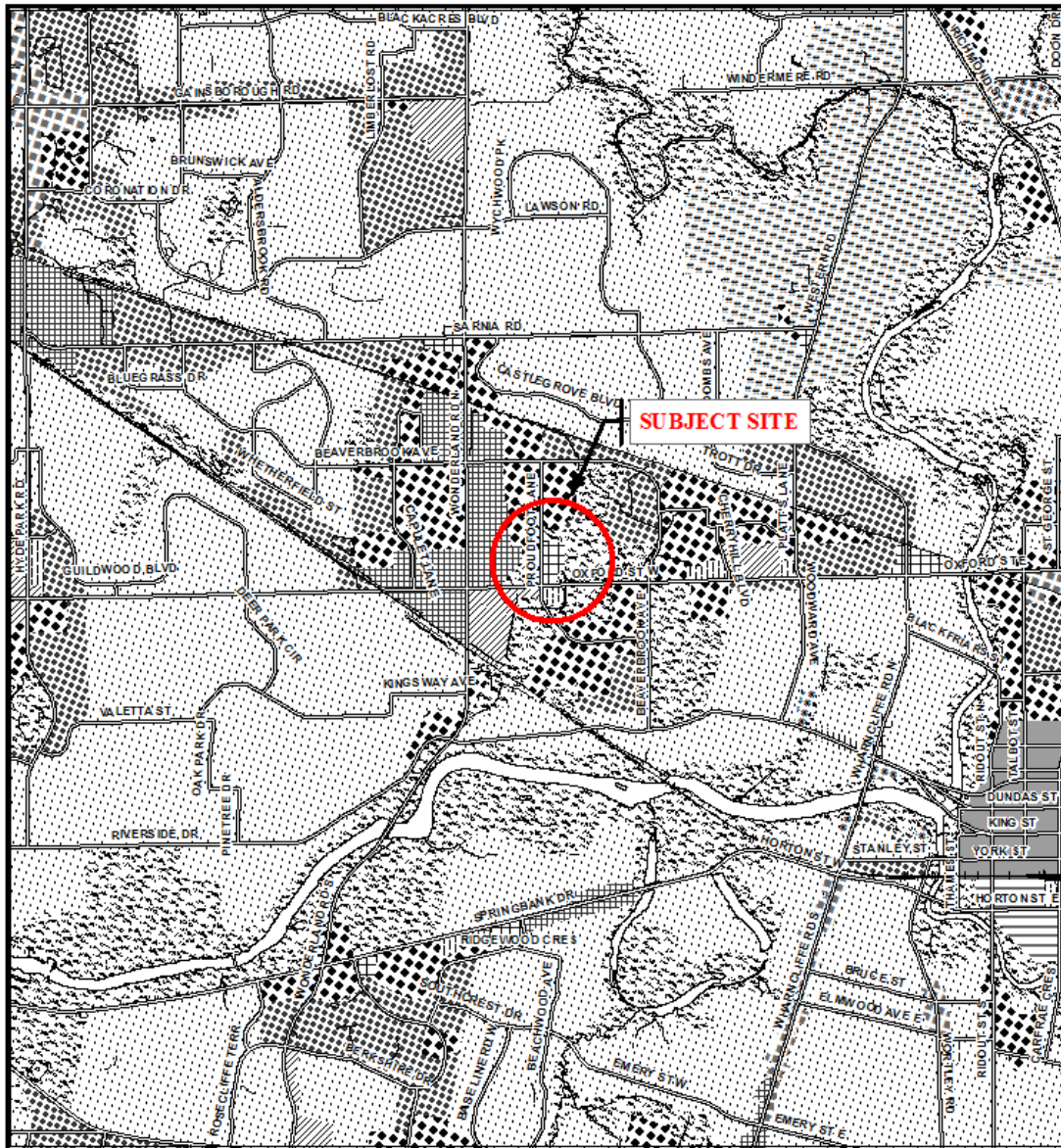
 **Subject Site**

Prepared by : Graphics & Information Services , Planning Division
Corporation of the City of London
File=planning\projects\p_locationmaps\MXDc



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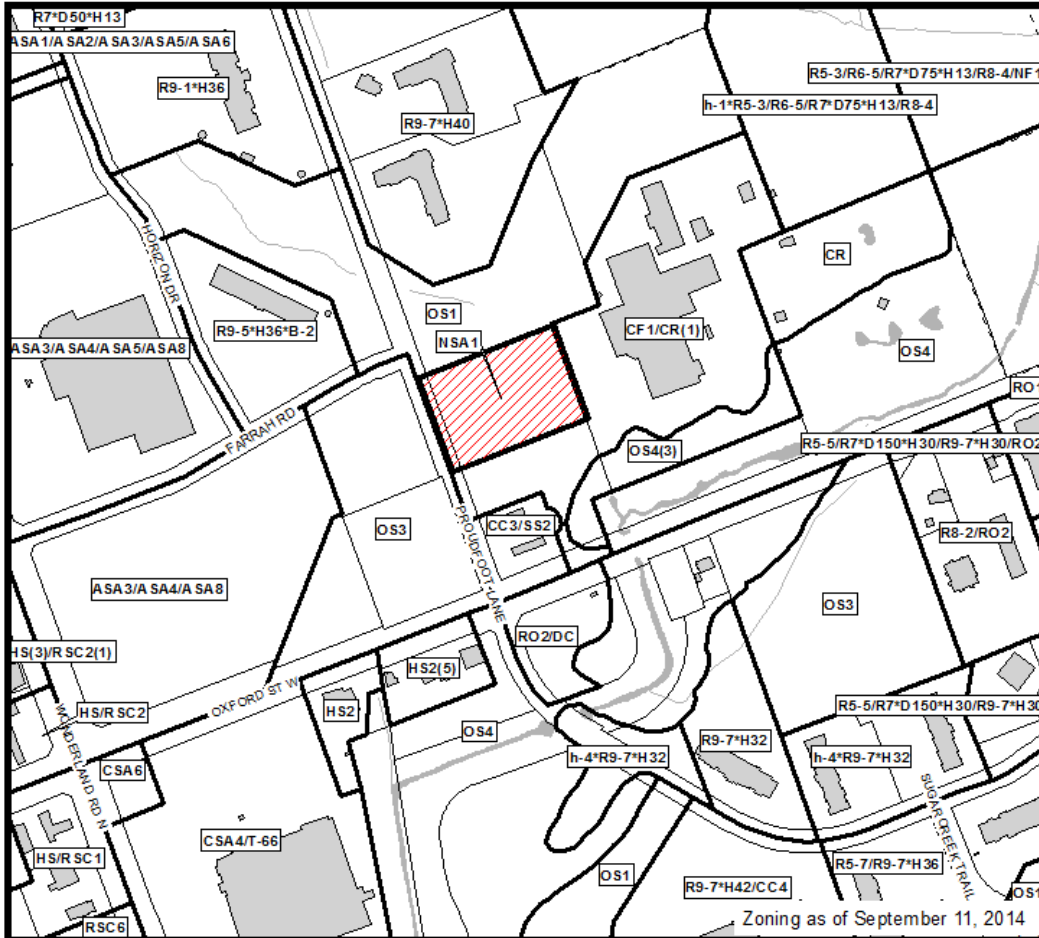
Legend			
	Downtown		Office/R Residential
	Wonderland Road Community Enterprise Corridor		Office Business Park
	Enclosed Regional Commercial Node		General Industrial
	New Format Regional Commercial Node		Light Industrial
	Community Commercial Node		Regional Facility
	Neighbourhood Commercial Node		Community 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
			Urban Growth Boundary

<p>CITY OF LONDON Department of Planning and Development</p> <p>OFFICIAL PLAN SCHEDULE A - LANDUSE -</p> <p>PREPARED BY: Graphics and Information Services</p>	<p>Scale 1:30,000</p> <p>Meters</p>	<p>FILE NUMBER: OZ-8423</p> <p>PLANNER: EL</p> <p>TECHNICIAN: MB</p> <p>DATE: 2014/10/03</p>

PROJECT LOCATION: e:\planning\proj\cts\p_officialplan\work\00\ns0100\exp\p ts\mxd_templates\scheduleA_b&w_8x14_with_SWAP.mxd

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COUNCIL APPROVED ZONING FOR THE SUBJECT SITE: NSA1

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 |
|--|---|

CITY OF LONDON
PLANNING, ENVIRONMENTAL AND ENGINEERING SERVICES

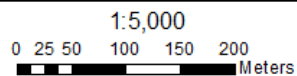
ZONING BY-LAW NO. Z-1
SCHEDULE A



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

FILE NO:
OZ-8423 EL

MAP PREPARED:
2014/10/03 MB



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BACKGROUND

Date Application Accepted: September 9, 2014	Agent: MBTW Group (Michael Hannay)
REQUESTED ACTION: The purpose and effect of the requested Official Plan and Zoning By-law amendments is to permit an office building and associated fitness centre.	

SITE CHARACTERISTICS:
<ul style="list-style-type: none"> • Current Land Use - Vacant • Frontage – 91.44 m (300 ft) • Depth – 123.4 m (405 ft) • Area – 1.13 ha (2.79 acres) • Shape - Rectangular

SURROUNDING LAND USES:
<ul style="list-style-type: none"> • North - Park/Residential • South - Gas Station • East - Commercial Recreation/Fleetway • West - Cemetery

OFFICIAL PLAN DESIGNATION: (refer to Official Plan Map)
<ul style="list-style-type: none"> • Neighbourhood Commercial Node
EXISTING ZONING: (refer to Zoning Map)
<ul style="list-style-type: none"> • Neighbourhood Shopping Area (NSA1)

PLANNING HISTORY

The subject lands are currently undeveloped and effectively serve as private green space adjacent to an access road and commercial recreation establishment (Fleetway). The subject lands are partially tree covered as it transitions to a municipal park located to the north, which was conveyed to the City.

The site is located along Proudfoot Lane, north east of the intersection of Oxford and Wonderland. This intersection has been identified as a major transportation node through the City of London’s Transportation Master Plan.



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SIGNIFICANT DEPARTMENT/AGENCY COMMENTS

Bell Canada: *“an easement may be required to service the subject property, depending on a review of more detailed applications under the Planning Act”*

Upper Thames River Conservation Authority: *“no objections to this application. We recommend that the proponent contact Mr. Mark Snowsell, Land Use Regulations Officer regarding the Authority’s Section 28 permit requirements.”*

Urban Design Peer Review Panel:

“1. BUILDING SITING:

SITING OPTION A

Siting Option A allows for the protection and incorporation of the existing mature trees and associated topography in the northwest corner of the site to good effect ecologically, economically and socially both in relation to the site generally, and the proposed fitness centre and possible day care centre more specifically.

a. Improve the safety and quality of the entrance to the site from Proudfoot Lane for both pedestrians and drivers by locating the proposed building adjacent to the existing Fleetway entrance road such that the proposed building serves to redefine the driveway as an internal street and the building’s south wall as a street wall;

b. Concurrently, shift the building west from its proposed location to improve its relationship to Proudfoot Lane as a street-oriented building;

SITING OPTION B

c. If the building is left in its current proposed location, minimize the extent of the proposed service area north of the building and enhance the area and visual connection between the proposed office building and the wooded lands to the north;

d. Mitigate the impact of the loss of a significant number of mature trees and associated topographical change with i) site grading that avoids abrupt vertical retention, especially that requiring safety barriers and/or tie-backs on the adjacent property, and ii) planting that references the existing woodlot to the north of the site; and

e. Locate the proposed in-house child care use to fulfill the need for an at-grade link to an appropriately sized, secure outdoor children’s play area.

2. ENHANCEMENT OF THE PEDESTRIAN ENVIRONMENT:

a. Regardless of the building siting, modify and enhance the major east-west pedestrian walkway that serves the building’s two principal entrances by widening the walkway, and adding deciduous shade trees in sustainable planting areas;

b. Regardless of the building siting, increase the size of the end islands to accommodate trees sustainably and/or ensure appropriate planting volume;

c. With respect to Siting Option B, relocate the requisite barrier free parking immediately abutting this east-west walkway as per the City of London’s Facility Accessibility and Design Standards (FADS); and

d. With respect to Siting Option B, modify and enhance the two north-south pedestrian walkways by aligning them with the two principal building entrances and widening them sufficiently to accommodate a row of deciduous trees.

3. RESOURCE CONSERVATION:

a. Reduce the north-south depth of the office floors to better provide access to natural light and enhance energy conservation;

b. Alternatively, introduce light shafts/wells into the centre of the building;

c. Provide a weatherproof canopy over the proposed bicycle storage area either as an independent structure or as part of the building; and

d. Use permeable pavement to the vehicular “

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Urban Regeneration: *“A small number of artifacts were discovered in one test pit. Additional testing was completed and no further artifacts were uncovered. As per Ministry of Tourism, Culture and Sport Standards and Guidelines for Consultant Archaeologists (2011), the location does not meet the criteria to continue archaeological investigations. ... satisfied that the archaeological concerns for this property have been mitigated... the Stage 2 Archaeological Assessment does not recommend further archaeological work”*

Urban Forestry: *“The Park trees and shared trees must be considered as City assets to be retained unharmed in the context of the proposed development and tree removals. There needs to be consideration of the exposure of a new woodland edge and the consequences thereof, e.g. including but not limited to protection (fencing requirements), wind-firmness, appearance and any mitigation proposed – all such work and risk abatement of City trees or shared trees will require agreement with the City, which should be upholding the spirit of the Tree Conservation By-law and Parks By-laws in that decision.”*

PUBLIC LIAISON:	On September 23, 2014, Notice of Application was sent to 6 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 October 2, 2014. A “Possible Land Use Change” sign was also posted on the site.	0 replies were received
Nature of Liaison: The purpose and effect of the requested Official Plan and Zoning By-law amendments is to permit an office building and associated fitness centre.		
Responses: N/A		

ANALYSIS

NATURE OF APPLICATION

The proposed amendments to the Official Plan and Zoning By-law Z.-1 are to permit the establishment of an office building to house the corporate head office of Goodlife Fitness and an associated commercial recreation establishment use to be used as a related fitness centre. The proposed development is a 2-storey building that includes a 5,000 m² of office use and a 940m² commercial recreation establishment.



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(above) Elevation of proposed mixed use building as provided by the applicant.

PROVINCIAL POLICY STATEMENT, 2014

The *Provincial Policy Statement, 2014* (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The PPS is more than a set of individual policies. It is intended to be read in its entirety and the relevant policies are to be applied to each situation. As it relates to this application, the PPS provides some direction to this matter.

The PPS promotes “*efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term*” (Section 1.1.1a) and supports development that provides for “*appropriate range and mix of residential (including second units, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs*” (Section 1.1.1b). The PPS, further, promotes “*cost-effective development patterns and standards to minimize land consumption and servicing costs*” (Section 1.1.1e).

The recommended action to allow for an office space with an associated commercial recreation use provides for a mix of uses both on-site as well as the surrounding area. The subject lands are ideally located to utilize existing infrastructure and are appropriately buffered by the municipal park to the north from impacts to the residential uses further north. This is an efficient development that supports the well-being of the area over the long term.

Further, the proposed Office use provides for an “*appropriate mix and range of employment to meet long-term needs*” (Section 1.3.1a) and facilitates “*compact, mixed-use development that incorporates compatible employment uses to support liveable and resilient communities*” (Section 1.3.1c) by introducing an office use in proximity to planned and existing transit, residential and commercial uses and in an area that is limited by physical constraints such as a park, topography and existing development. The recommended amendments are consistent with the Provincial Policy Statement, 2014.

Official Plan Amendment

The Official Plan contains short-term and long-term physical growth objectives for the municipality. It provides direction regarding the allocation of land use, provision, of municipal services and facilities, and preparation of regulatory by-laws to control the development and use of land.

The subject lands are designated Neighbourhood Commercial Node in the Official Plan. The existing designation currently permits: “*small retail stores; food stores; pharmacies; convenience commercial uses; personal services; financial institutions; service-oriented office uses such as real estate, insurance and travel agencies; community facilities such as libraries or day care centres; professional and medical/dental offices; small-scale restaurants; commercial recreation establishments; and similar uses that draw customers from a neighbourhood-scale trade area.*” (Section 4.3.8.3). The proposed amendment to the Official Plan is to support a shift in the primary permitted uses by applying an Office Area designation on the property while retaining the commercial recreation establishment which is supported by the designation that is currently in place.

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The proposed amendment to change the subject lands to Office Area supports the proposed development. The Office Area designation permits offices within purpose-designed office buildings and buildings converted for office use. Secondary uses which may be permitted as accessory to offices include eat-in restaurants; financial institutions; personal services; day care centres; pharmacies; laboratories; and clinics (Section 5.2.2). The Office Area provides for medium scale office uses up to 5,000 m² whereas larger office uses are directed towards the Downtown.

The criteria used to evaluate the appropriateness of the change in the land use designation is outlined in policy where “*new Office Area designations should be considered through the Official Plan amendment process in response to development proposals*” (Section 5.2.6).

The proposed amendment is to change the designation of the subject lands, which are currently vacant, to Office Area on a site-specific basis to facilitate the development of a single, medium-scale office building. The proposed development satisfies demand for office space that is not currently provided in the area and is limited in scale by the current designation. The proposed amendments are intended to provide greater flexibility of uses in the area and support economic opportunities by providing a mix and range of office uses in appropriate locations, with surrounding land uses that are supportive of the proposed mix of development. The proposed amendments include restrictions on scale through the recommended designation, which will ensure compliance with policies and facilitate, through the Site Plan Approval Process, a development that achieves additional criteria related to form, location and height. Further, full municipal services are available to accommodate the proposed use. (Section 5.2.6).

Planning Impact Analysis

Section 5.4.2 of the Official Plan provides criteria for evaluation of planning impacts as it relates to the proposed amendment:

“Compatibility of proposed uses with surrounding land uses, and the likely impact of the proposed development on present and future land uses in the area”:

The proposed amendment in this location looks to introduce a medium-scale office use. The proposed use fits within the context of adjacent land uses and is compatible in terms of the use, form and intensity of development. The regulations of the zone will ensure that the intensity of the development is controlled on the site.

“The size and shape of the parcel of land on which a proposal is to be located, and the ability of the site to accommodate the intensity of the proposed use”:

The subject lands provide a standard rectangular shape, and has been demonstrated through conceptual site plan that there is sufficient land to accommodate the use. The proposed development is required to undertake significant grading on site to accommodate the use and the appropriate engineering work will be required through the Site Plan Approval Process.

“The potential traffic generated by the proposed change, considering the most intense land uses that could be permitted by such a change, and the likely impact of this additional traffic on City streets, pedestrian and vehicular safety, and on surrounding properties”:

There are no concerns with regards to traffic as it relates to the proposed development. Access is to be consolidated with the existing access for the commercial recreation establishment to the east, which will provide access to a new parking area to accommodate the use. The existing designation and zoning permits a broad range of traffic-generating uses. Therefore, this change in use is not anticipated to result in additional traffic impacts beyond those permitted by the current land use permissions.

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“impact of the proposed change on the transportation system, including transit”:

The proposed amendments are intended to provide a use that is located within proximity to a major transportation node at the corner of Wonderland Road North and Oxford Street West. Additionally, the subject lands front onto Proudfoot Lane which is serviced by existing public transportation routes. The subject lands will provide opportunities to be integrated and supportive of public transportation in the area.

“the height, location and spacing of any buildings in the proposed development, and any potential impacts on surrounding land uses”:

The proposed development is intended to be two-storeys in height and sited towards Proudfoot Lane. The topography of the subject lands, as well as adjacent lands, provides adequate spacing between buildings and the maximum gross floor area regulates the total office use which will maintain an appropriate scale of intensity on the subject lands. The final location and orientation of the building will be aligned through the Site Plan Approval process to minimize the potential for planning impacts from adjacent land uses and and maximize views, connectivity and access to and from the subject lands.

“The location of vehicular access points and their compliance with the City's road access policies and Site Plan Control By-law, and the likely impact of traffic generated by the proposal on City streets, on pedestrian and vehicular safety, and on surrounding properties”:

The proposed development is seeking to use existing vehicular access points from the public right-of-way. Site Plan Approval will refine public access to the site as indicated by the Urban Design Peer Review Panel, as well as ensuring pedestrian and vehicular safety.

“The exterior design in terms of bulk, scale, and layout of buildings, and the integration of these uses with present and future land uses in the area”:

The proposed development is intending to re-grade the subject lands to provide for a suitable development area. The proposed building is seeking to integrate parking and access points with existing uses.

“The potential impact of the development on surrounding natural features and heritage resources”:

The proposed office building is not expected to create impacts on the adjacent UTRCA regulated area, and development is directed away from an existing drainage system along the eastern boundary of the subject lands. Opportunities for alternative considerations related to grading and requirements for retaining walls should be reviewed through the Site Plan Approval process to minimize impacts related to vegetation. Staff is satisfied that there is no impact on natural and heritage features.

“Constraints posed by the environment, including but not limited to locations where adverse effects from landfill sites, sewage treatment plants, methane gas, contaminated soils, noise, ground borne vibration, and rail safety may limit development”

There is a constraint related to an easement for drainage purposes located along the easterly portion of the subject lands. This constraint limits the siting of the proposed building to the proposed location. There are no concerns that this constraint impacts the appropriateness of the proposed amendments.

“Compliance of the proposed development with the provisions of the City's Official Plan and Zoning By-law, Site Plan Control By-law, and Sign Control By-law”:

The proposed development will require Site Plan approval and a development agreement in order to proceed as well as be in compliance with by-laws as approved by Council,

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including the Zoning By-law and Sign Control By-law prior to receiving a building permit. Any amendments are to be approved in compliance with the Official Plan.

“Measures planned by the applicant to mitigate any adverse impacts on surrounding land uses and streets which have been identified as part of the Planning Impact Analysis”:

The proposed development is intended to provide connections through the site as well as provide access to the existing commercial recreation establishment to the east. No adverse impacts on surrounding land uses and streets have been identified.

Chapter 10 Specific Policy

As part of the application, the inclusion of a commercial recreation establishment use is proposed to be developed in association with the primary use. The proposed amendment includes a special policy for a specific area defined by the subject lands to allow for the commercial recreation establishment use. The purpose of this requested amendment is to permit an accessory fitness centre use to the proposed office which will house the corporate head office of the fitness centre.

To contemplate the additional permitted use, the Official Plan provides criteria for evaluating the appropriateness of a specific area use. The adoption of Policies for Specific Areas may be considered where: (Section 10.1.1.):

“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 for a site specific use.”

The special policy is site specific and is located in an area where the recommended Office Area designation is appropriate allowing for a commercial recreation establishment to serve as a complementary use to the primary office building. This is further compatible with other commercial recreation establishments in the area.

The existing designation currently permits the proposed commercial recreation establishment. The recommended amendment is intended to continue to permit a use that is currently permitted by policy, albeit under a new policy framework as a special policy to the Official Plan.

The recommended action is consistent with the general intent and purpose of the Official Plan and the proposed amendments will provide clear policy direction for the appropriate development of the subject lands.

Zoning By-law

The subject lands are currently zoned Neighbourhood Shopping Area and is intended to implement the Neighbourhood Commercial Node designation in Section 4.3.8 of the Official Plan. The NSA zone provides for and regulates a range of neighbourhood-scale retail, personal service and office uses which are primarily intended to provide for the convenience shopping and service needs of nearby residents. Shopping centres are the permitted form of development; however, stand-alone buildings may also be permitted at appropriate locations normally near the perimeter of the property to satisfy urban design goals to create a street edge and screen parking lots.

The proposed amendment is to change the subject lands to an Office Special Provision (OF2 ()) Zone. The Office (OF) Zone category provides for and regulates new office uses outside of the Downtown Area in small- to medium-scale office buildings primarily in areas designated Office Area in the Official Plan. The range of office uses and secondary uses which are provided for in the Official Plan have been differentiated on the basis of function, intensity and potential impacts.

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The main OF Zone variation accommodates professional offices, the lowest intensity of office use. An expanded range of uses and/or more intensive use of a site may be permitted at appropriate locations. All secondary or accessory uses which are permitted must be contained within the office building and are not intended as free standing uses.

A reduction in parking spaces will be requested to provide sufficient parking on site upon a more detailed review of the proposed site plan. The proposed development would require approximately 172 parking spaces on site, whereas approximately 130 spaces may be provided to provide for enhanced landscaping, and connectivity as requested through the City’s Urban Design Peer Review Panel. These design options are considered appropriate and implementable through the Site Plan process. The parking area is intended to be developed and function as a part of the existing parking area on abutting lands.

Use, Intensity, Form

The proposed amendments for Office Area designation and Office Special Provision (OF2()) Zone provide a framework that allows the use, which has been demonstrated as being compatible with surrounding land uses. The requested special provision is intended to permit the additional commercial recreation establishment use. The form of development as proposed is intended to fit within the requirements of the Zoning By- as a single free-standing building. The intensity is dictated by the Official Plan and Zoning By-law which provide a maximum total gross floor area for all office uses at 5,000 m² on site. A reduction in parking is anticipated through a separate minor variance application to facilitate additional landscaped open space opportunities.

CONCLUSION

Staff supports the recommended amendment to allow the establishment of an Office building with an associated commercial recreation establishment on the subject lands. The recommended action will facilitate an office use that is compatible within the area as it relates to the proposed type of land use, form and intensity for the site. The recommended action is consistent with the Provincial Policy Statement, 2014, and meets the general intent of the Official Plan and Zoning By-law.

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

October 10, 2014

EL/el

“Attach”

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Responses to Public Liaison Letter and Publication in “The Londoner”

<u>Telephone</u>	<u>Written</u>
N/A	N/A

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Bibliography of Information and Materials
OZ-8423

Request for Approval:

City of London Official Plan Amendment Application Form, completed by ESAM Construction Limited, September 9, 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.

Transportation Impact Study, Dillon Consulting, July 2014

Urban Design Brief, MBTW Group, September, 2014

Planning Justification Report, MBTW Group, September, 2014

Stage 1 Archaeological Assessment Report, Timmins Martelle Heritage Consultants Inc. August 2014.

Stage 2 Archaeological Assessment Report, Timmins Martelle Heritage Consultants Inc. October 2014.

Tree Preservation Report, BioLogic, September 2014

Correspondence: (all located in City of London File No. OZ-8423 unless otherwise stated)

City of London -

Rowland, S. Urban Forestry, City of London, e-mail to Lalande, E. - September 26, 2014

Moore, R., Wastewater And Drainage Engineering, e-mail to Lalande, E. – October 1, 2014

Gonyou, K., Urban Regeneration, City of London, various emails to Lalande E. September – October 2014.

Departments and Agencies -

Creighton C., UTRCA. Letter to H. McNeely. May 28, September 10, November 15, 2007.

Raffoul, L. Bell, Letter to Lalande, E. September 25, 2014

Other:

Site visit June 4, 2007 and photographs of the same date.

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Appendix "A"

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

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

A by-law to amend the Official Plan for the City of London, 1989 relating to 710 Proudfoot Lane.

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 November 25, 2014.

J. Baechler
Mayor

Catharine Saunders
City Clerk

First Reading – November 25, 2014
Second Reading - November 25, 2014
Third Reading - November 25, 2014

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AMENDMENT NO.
to the
OFFICIAL PLAN FOR THE CITY OF LONDON

A. PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is:

1. To change the designation of certain lands described herein from Neighbourhood Commercial Node to Office Area on Schedule “A”, Land Use, to the Official Plan for the City of London.
2. To add a policy to Section 10.1.3 of the Official Plan for the City of London to permit a commercial recreation establishment use as an ancillary use within the Office Area designation.

B. LOCATION OF THIS AMENDMENT

This Amendment applies to lands located at 710 Proudfoot Lane in the City of London.

C. BASIS OF THE AMENDMENT

The amendment is consistent with the Provincial Policy Statement, 2014 and the Official Plan criteria and will facilitate a mixed-use office and commercial recreation establishment building that is compatible with the area.

D. THE AMENDMENT

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

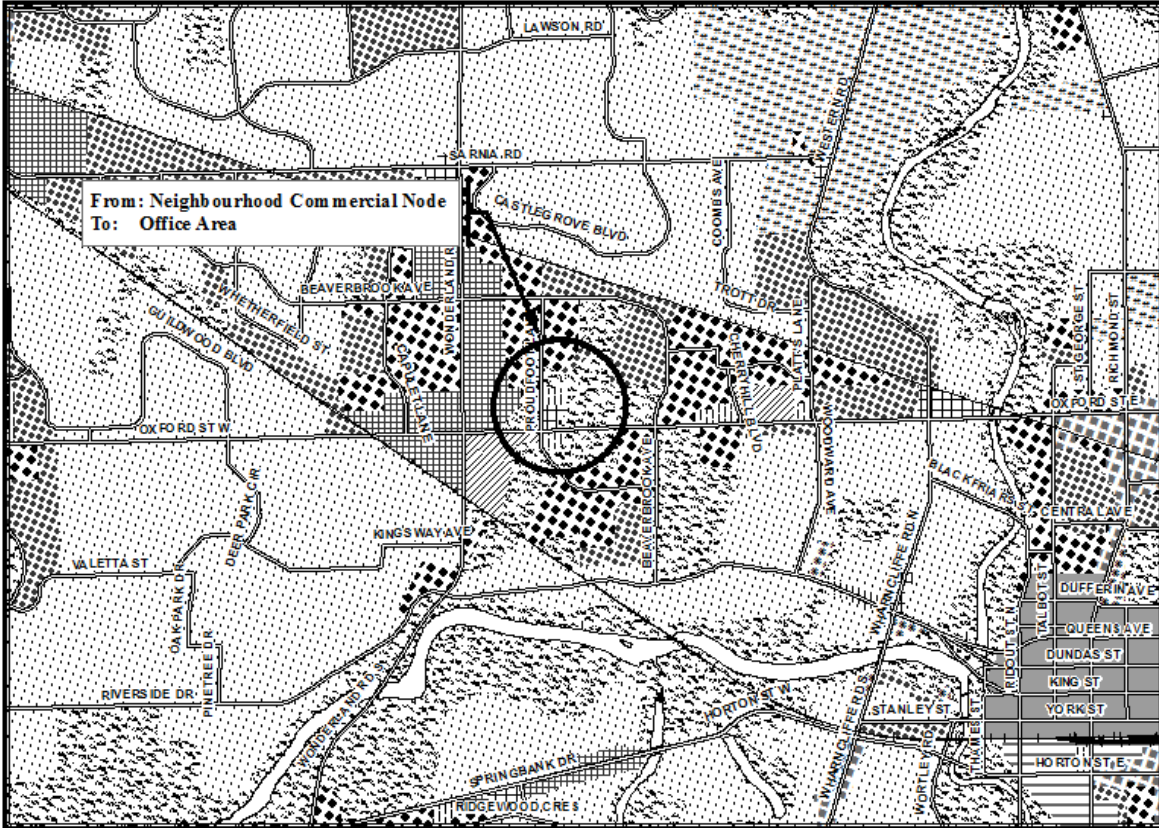
1. Schedule “A”, Land Use, to the Official Plan for the City of London Planning Area is amended by designating those lands located at 710 Proudfoot Lane in the City of London, as indicated on “Schedule 1” attached hereto from Neighbourhood Commercial Node to Office Area
2. Section 10.1.3 – Policies for Specific Areas of the Official Plan for the City of London is amended by adding the following:

710 Proudfoot Lane) In the Office Area designation at 710 Proudfoot Lane, in addition to the uses permitted in the Office Area designation, a commercial recreation establishment shall be permitted as an ancillary use to the primary office building.

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OZ-8423
Eric Lalande

AMENDMENT NO: _____



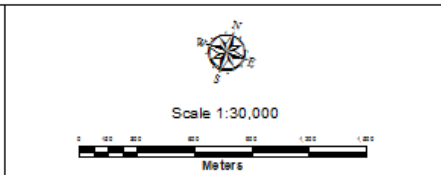
<p>Legend</p> <ul style="list-style-type: none"> Downtown Wonderland Road Community Enterprise Corridor Enclosed Regional Commercial Node New Format Regional Commercial Node Community Commercial Node Neighbourhood Commercial Node Main Street Commercial Corridor Auto-Oriented Commercial Corridor Multi-Family, High Density Residential Multi-Family, Medium Density Residential Low Density Residential Office Area 	<ul style="list-style-type: none"> Office/Residential Office Business Park General Industrial Light Industrial Regional Facility Community Facility Open Space Urban Reserve - Community Growth Urban Reserve - Industrial Growth Rural Settlement Environmental Review Agriculture Urban Growth Boundary
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This is an excerpt from the Planning Division's working consolidation of Schedule A to the City of London Official Plan, with added notations.

**SCHEDULE 1
TO
OFFICIAL PLAN**

AMENDMENT NO. _____

PREPARED BY: Graphics and Information Services



FILE NUMBER: OZ-8423
PLANNER: EL
TECHNICIAN: MB
DATE: 2014/10/02

PROJECT LOCATION: e:\planning\projects\p_officialplan\work\consolid\amendments\oz-8423\mxd\scheduleA_b&w_8x11_with_SWAP.mxd

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**OZ-8423
Eric Lalande**

Appendix "B"

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 710
Proudfoot Lane.

WHEREAS ESAM Construction Limited has applied to rezone an area of land located at 710 Proudfoot Lane, 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:

- 1) Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to lands located at 710 Proudfoot Lane, as shown on the attached map comprising part of Key Map No. A102, from a Neighbourhood Shopping Area (NSA1) Zone to an Office Special Provision (OF2()) Zone.
- 2) Section Number 19.4 of the Office (OF2) Zone is amended by adding the following Special Provision:
 -) OF2() 710 Proudfoot Lane
 - a) Additional Permitted Use:
 - i) Commercial Recreation Establishment

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 November 25, 2014.

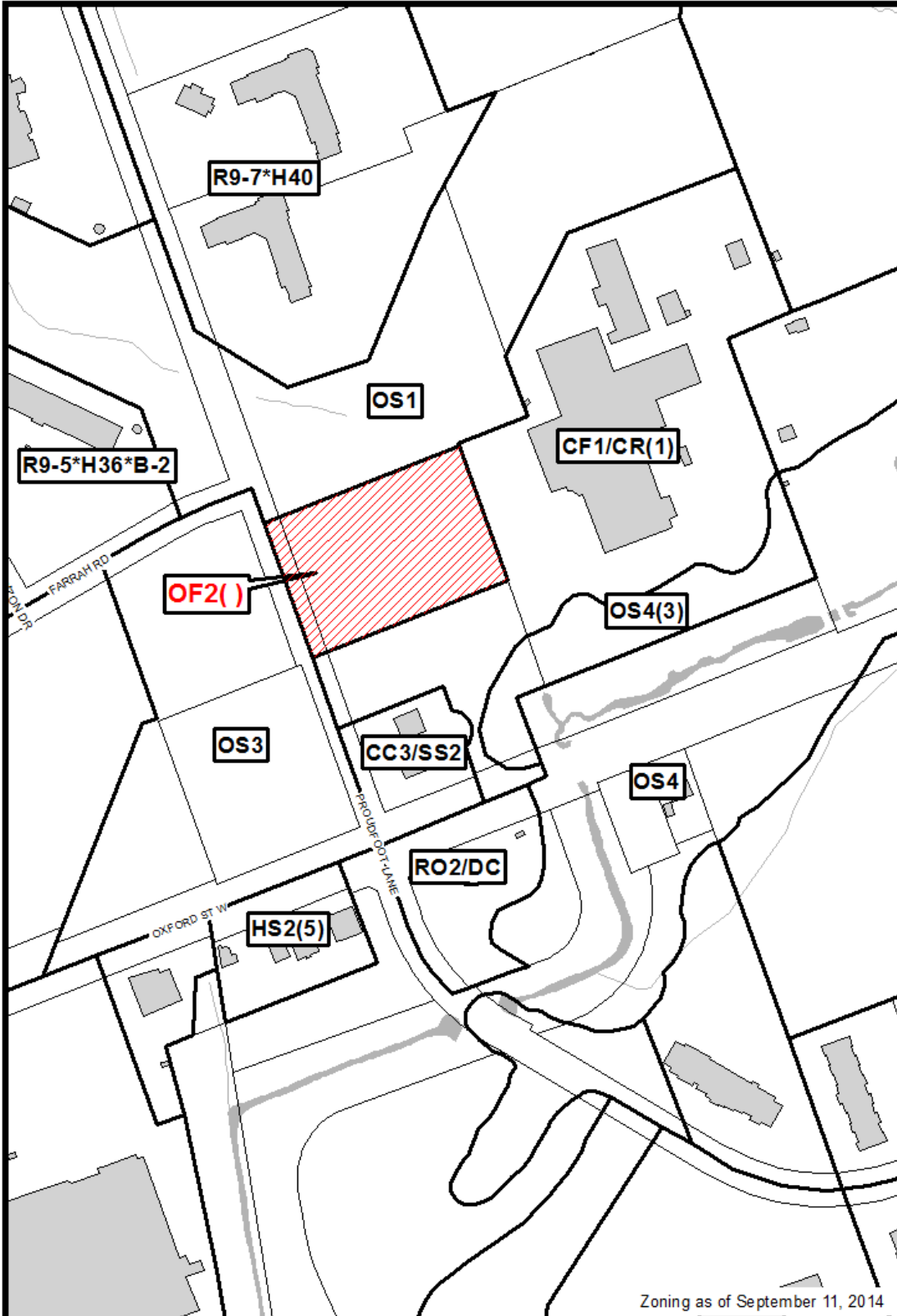
J. Baechler
Mayor

Catharine Saunders
City Clerk

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OZ-8423
Eric Lalande

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



Zoning as of September 11, 2014

<p>File Number: OZ-8423 Planner: EL Date Prepared: 2014/10/03 Technician: MB By-Law No: Z.-1-</p>	<p>SUBJECT SITE </p> <p>1:3,000</p> <p>0 15 30 60 90 120 Meters</p>
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Geobase