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Z-8411
Sonia Wise

TO:	CHAIR AND MEMBERS PLANNING & ENVIRONMENT COMMITTEE
FROM:	JOHN M. FLEMING MANAGING DIRECTOR, PLANNING AND CITY PLANNER
SUBJECT:	APPLICATION BY: REVEREND JOHN TRUDGEON 300 COLBORNE STREET AND 405-411 BATHURST STREET PUBLIC PARTICIPATION MEETING ON DECEMBER 15, 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 Reverend John Trudgeon relating to the property located at 300 Colborne Street and 405-411 Bathurst Street, the proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting on January 13, 2015 to amend Zoning By-law No. Z.-1, in conformity with the Official Plan, to change the zoning of the subject property **FROM** a Light Industrial (LI1/LI7) Zone **TO** a Light Industrial Special Provision (LI1(_)/LI7) Zone.

PREVIOUS REPORTS PERTINENT TO THIS MATTER
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OZ-8219 – City-wide amendment to regulate non-supportive, non-industrial uses in the industrial areas.

PURPOSE AND EFFECT OF RECOMMENDED ACTION

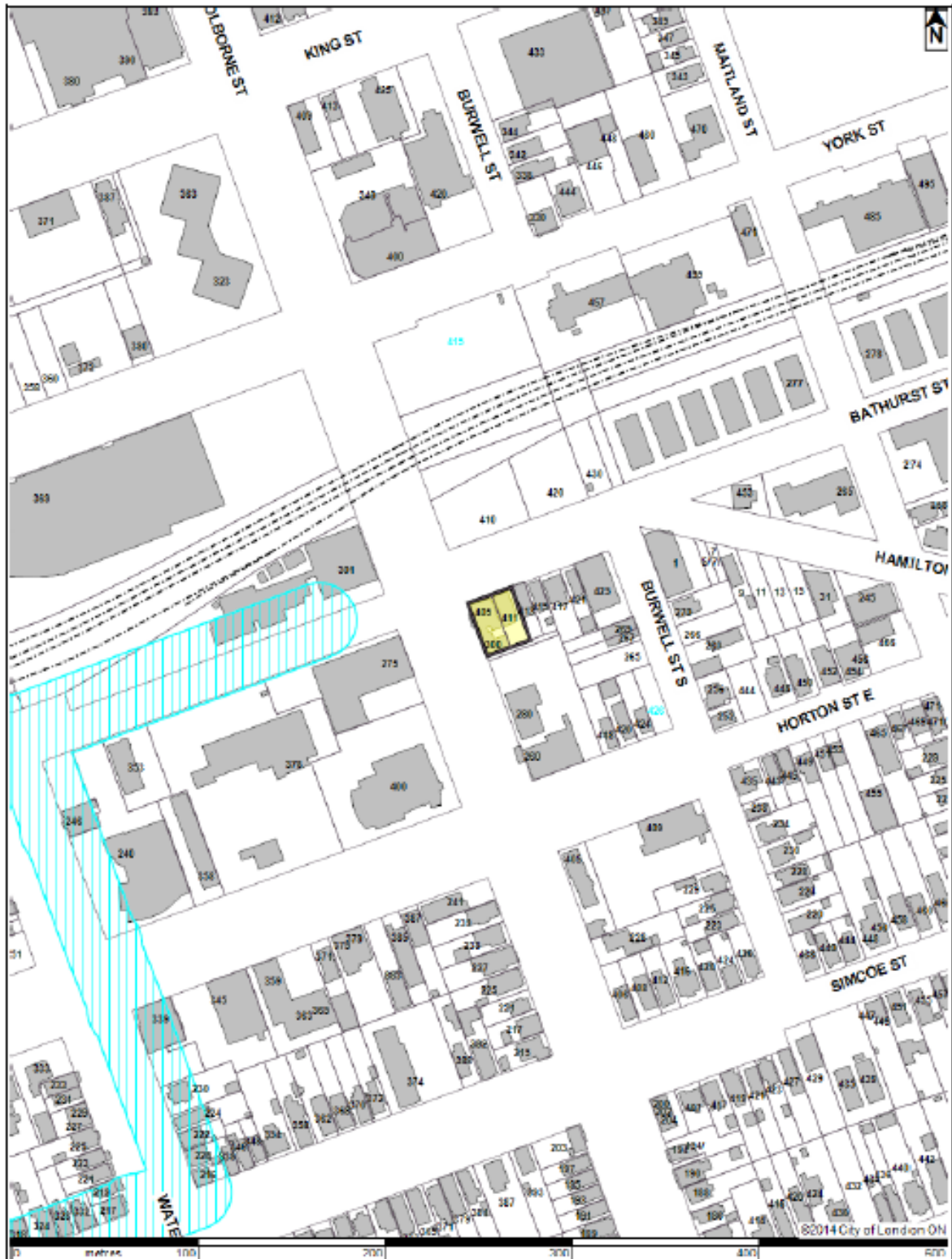
The purpose and effect of the recommended Zoning By-law amendment is to permit a place of worship, recognize the existing dwelling units, and introduce the new use of a social service establishment in addition to the currently permitted light industrial uses.

RATIONALE

1. The recommended Zoning By-law amendment is consistent with the Provincial Policy Statement 2014, which promotes healthy, liveable and safe communities by accommodating an appropriate range and mix of uses and affordable housing;
2. The recommended amendment is consistent with, and would serve to implement, the locational and compatibility criteria of the Official Plan as they pertain to non-industrial secondary land uses in the Light Industrial land use designation;
3. The recommended zone allows for an appropriate development that is consistent with the character of the neighbourhood. The permitted uses on the site will be restricted to the existing structures to ensure compatibility with the general form and character of the area;
4. The property is of sufficient size to support the use and provide adequate buffers from the neighbouring residential uses; and
5. The proposed development will provide an opportunity for affordable housing within the City.

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Z-8411
Sonia Wise



<p style="text-align: center;">LOCATION MAP</p> <p>Subject Site: 300 Colborne St, 405 and 411 Bathurst St Applicant: Rev. John Trudgeon File Number: Z-8411 Planner: Sonia Wise Created By: Eric Lalande Date: 2014-08-26 Scale: 1:2500</p>	<p style="text-align: center;">LEGEND</p> <ul style="list-style-type: none"> Subject Site Parks Assessment Parcels Buildings 123 Address Numbers
<p>Corporation of the City of London Prepared By: Planning and Development</p>	

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Z-8411
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BACKGROUND

Date Application Accepted: August 20, 2014	Agent: Reverend John Trudgeon
REQUESTED ACTION: Possible change to Zoning By-law Z.-1 from a Light Industrial (LI1/LI7) Zone which permits a range of light industrial uses to a Light Industrial Special Provision (LI1()/LI7) Zone which permits the existing range of uses and adds a Place of Worship and Social Service Establishment to the list of permitted uses.	

SITE CHARACTERISTICS: <ul style="list-style-type: none"> • Current Land Use – Place of Worship and related activities, and two dwelling units • Frontage – 24.72m • Depth – 29.87m • Area – 737.49m² • Shape - Rectangular
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SURROUNDING LAND USES: <ul style="list-style-type: none"> • North - Parking/Railway uses • South - Institutional • East - Residential • West - Light Industrial
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OFFICIAL PLAN DESIGNATION: (refer to Official Plan Map) <ul style="list-style-type: none"> • Light Industrial
EXISTING ZONING: (refer to Zoning Map) <ul style="list-style-type: none"> • Light Industrial (LI1/LI7)

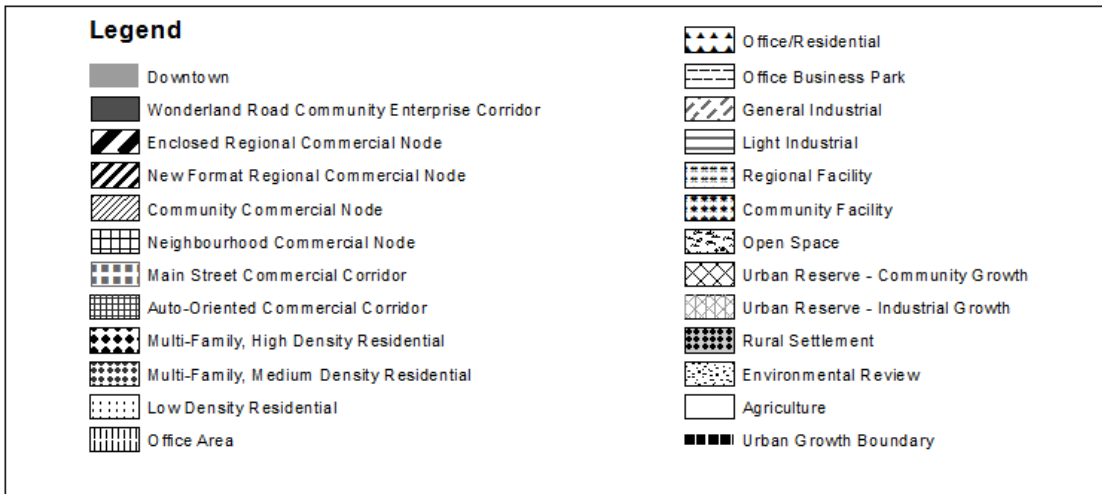
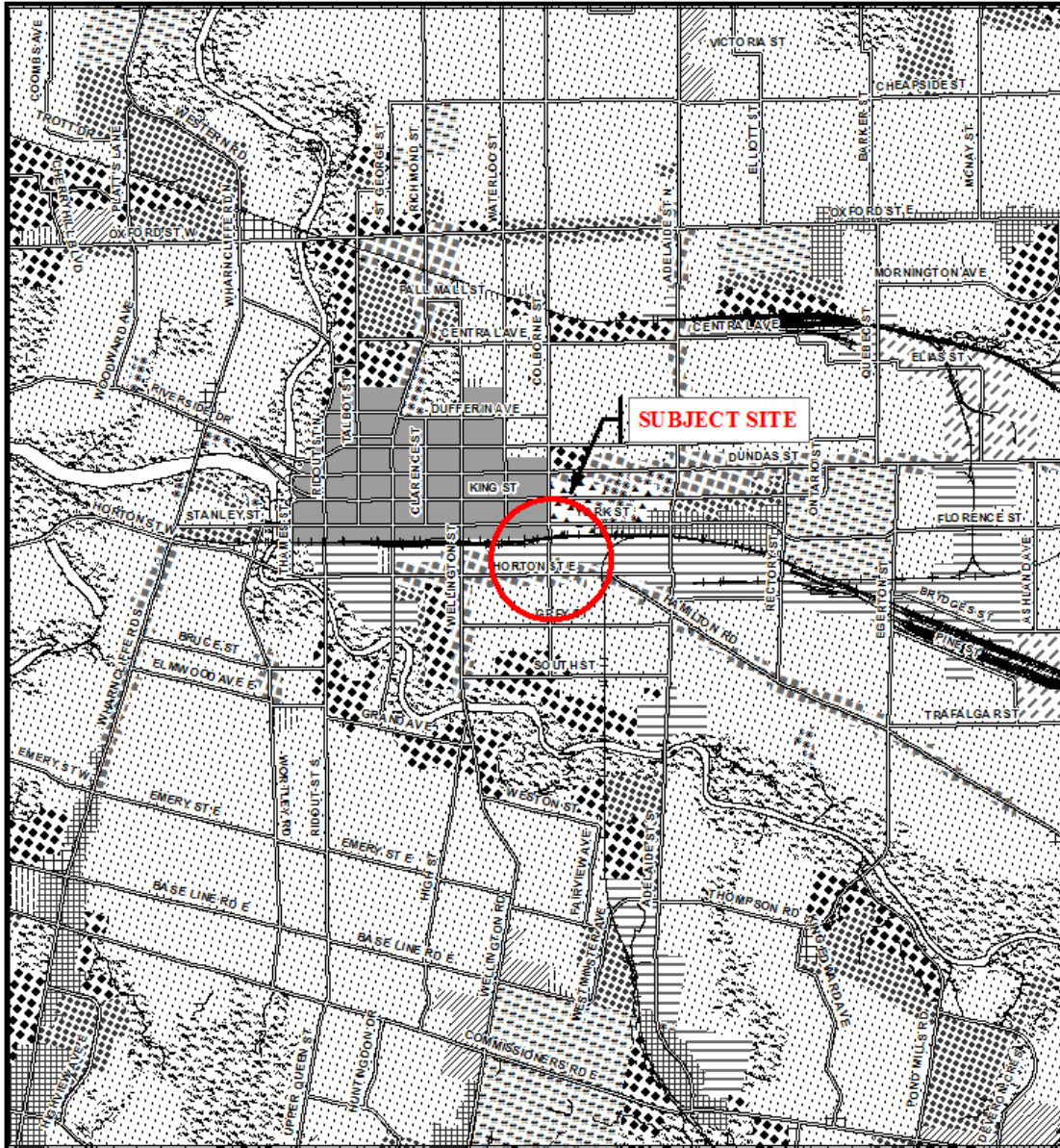
Subject Site

The site is comprised of two separate buildings with an area of approximately 738.5m² (7,949 sq ft), and a lot frontage of 24.7m (81 feet). The building municipally known as 300 Colborne and 405-407 Bathurst Street is used as a place of worship and social service establishment on the ground floor, and has a residential dwelling unit located on the second floor. The building municipally known as 411 Bathurst Street is a single detached dwelling and used predominantly for residential purposes, but also has a storage component associated with the place of worship and social service establishment.

The site is located at the intersection of a primary collector (Colborne Street) and a local street (Bathurst Street). A Canadian National Railway Corridor is located to the north of Bathurst Street and four (4) residential dwellings exist to the east. The residential properties along Bathurst Street were built between 1870-1875 and continue to be used as residential dwellings (413, 415, 417 & 421 Bathurst Street). Existing dwellings are not permitted uses in the light industrial (LI1/LI7) Zone which reflects a non-conforming status for the properties along the immediate street.

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Z-8411
Sonia Wise

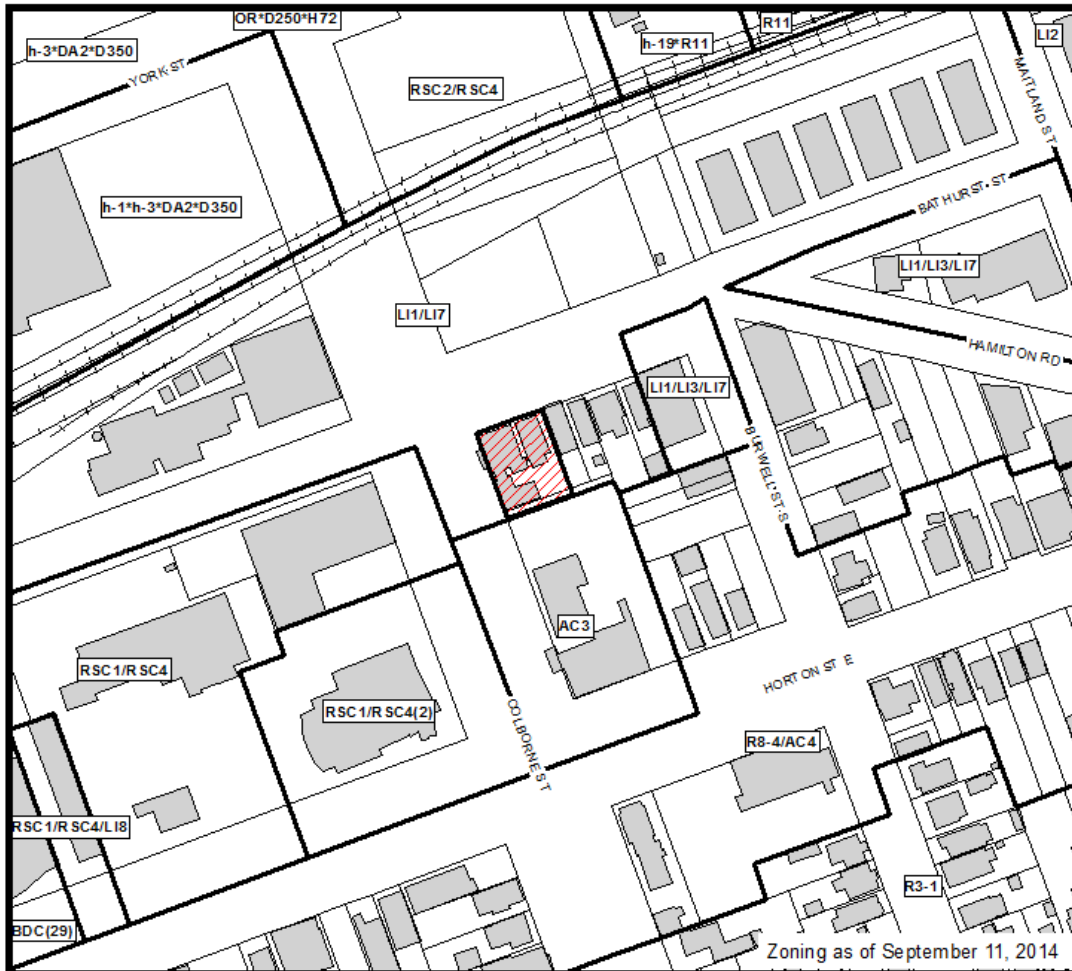


<p>CITY OF LONDON Department of Planning and Development</p> <p>OFFICIAL PLAN SCHEDULE A - LANDUSE -</p> <p><small>PREPARED BY: Graphics and Information Services</small></p>	 Scale 1:30,000 Meters	<p>FILE NUMBER: Z-8411</p> <p>PLANNER: SW</p> <p>TECHNICIAN: MB</p> <p>DATE: 2014/11/10</p>
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PROJECT LOCATION: e:\planning\proj\p_o\officialplan\work\consol\00\excerpts\mxd_templates\scheduleA_b&w_8x14_with_SWAP.mxd

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Z-8411
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COUNCIL APPROVED ZONING FOR THE SUBJECT SITE: LI1/LI7

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

- | | |
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| <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**



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

FILE NO:
Z-8411 SW

MAP PREPARED:
2014/11/10 MB

1:2,000
0 10 20 40 60 80
Meters

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Z-8411
Sonia Wise

There is an institutional/community centre use (N'Amerind Centre) to the south, and office, digital imaging and printing uses to the west (Astley Gilbert Reprographics Provider and the Windley Ely Training Centre). The London District Energy Centre is also located to the northwest of the subject site, representing a light industrial use.

The building at 300 Colborne Street and 405-407 Bathurst Street was previously used as the restaurant *Under the Volcano* which was considered to be a legal non-conforming use, as restaurants are not listed as a permitted use in the Light Industrial (LI1/LI7) Zone. After the restaurant ceased operation, the Wings of Prayer Ministries bought the site circa 2009/2010 for the operation of the current uses. There may have been a number of interim uses prior to the current use which may have included a day care centre and electoral office. The building at 411 Bathurst Street was acquired by the Wings of Prayer and maintained as a residence which continues to be the predominant use of the building.

Proposed Use

The place of worship and social service establishment primarily utilizes the main floor of 405 Bathurst Street and 300 Colborne Street. The combined gross floor area of these uses is 240m², which includes a kitchen area, storage and the actual worship space. The worship area occupies 60m² which translates to a maximum occupant load of 50 persons; with the normal congregation gatherings rarely exceeding 30 persons. The various uses associated with the place of worship and social service establishment include the following:

- Worship services;
- Prayer meetings;
- Bible study;
- Pastoral support;
- Storage of good used furniture;
- Emergency food boxes;
- Used clothing storage and distribution;
- Job readiness and training;
- Computer services; and
- Administrative offices.

The second floor above the place of worship and social service establishment at 405-407 Bathurst Street is used as a three bedroom residential dwelling unit associated with the main floor uses. The tenants of the residential unit are affiliated with the Wings of Prayer Ministries and benefit from the accommodation as a transitional housing option and affordable housing.

The dwelling unit located at 411 Bathurst Street is predominantly used as a single detached dwelling. The majority of the building is used as a residence with the capacity for three bedrooms/tenants and a portion of the site is used as a supplementary storage space for the place of worship and social service establishment uses.

The residential units associated with the Wings of Prayer for both the single detached dwelling at 411 Bathurst Street and the residential unit at 405-407 Bathurst Street, located above the place of worship, are licensed under the Residential Rental Unit Licensing By-law (RRUL). The process to license a residential unit for rental purposes requires a fire inspection and zoning compliance to ensure conformity with regulations.

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Z-8411
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Figure 1: Aerial Photo of Subject Site (City Map)

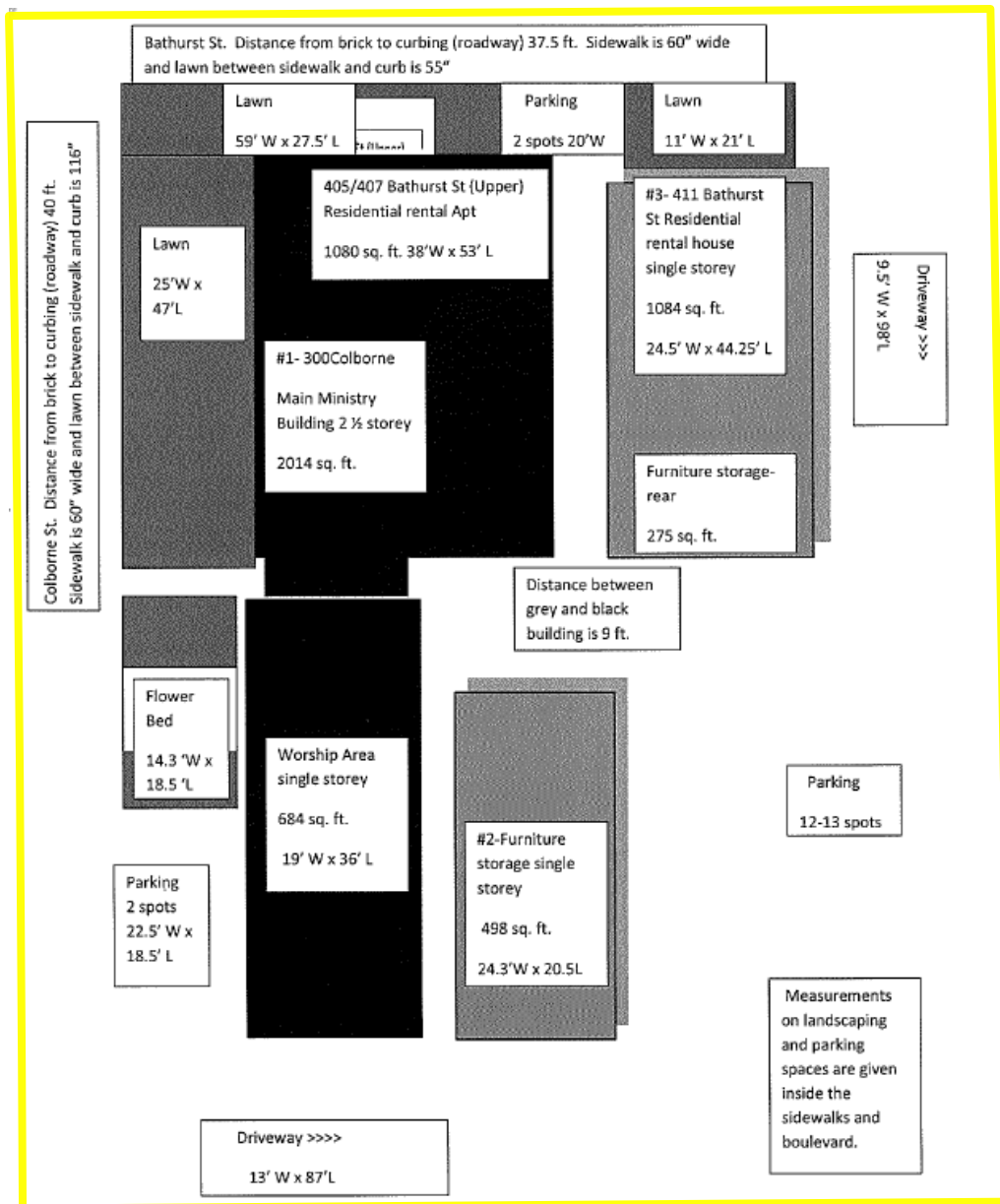


Figure 1: Depiction of Lot Configuration of Subject Site (provided by applicant)

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Z-8411
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PLANNING HISTORY

OZ-8219

A recent City-wide amendment to the Official Plan and Z.-1 Zoning By-law (OZ-8219) was undertaken to clarify and regulate how and where non-industrial uses within industrial areas can operate. The amendment limited the location of possibly sensitive land uses to arterial and primary collector roads and at locations at least 300m from General Industrial and Heavy Industrial Zones. The amendment also clarified the distinction between assembly halls and places of worship.

Site Plan

In December of 1990, site plan approval was granted and a development agreement was entered into with the City for the expansion of the previous restaurant use. Site plan approval requires compliance with the regulations of the Zoning By-law and a parking deficiency was identified and considered by way of a minor variance application.

Minor Variance

A minor variance application was approved to reduce the total number of parking spaces from 15 required to ten provided. In addition to the ten off-street parking spaces, a further four boulevard parking spaces were provided by way of a commercial boulevard parking agreement.

Commercial Boulevard Parking Agreement

A commercial boulevard parking agreement was entered into for the provision of four parking spaces which was initially associated with the restaurant use. The commercial boulevard parking agreement is updated every five years and the latest renewal reflects the current owner.

SIGNIFICANT DEPARTMENT/AGENCY COMMENTS

Wastewater and Drainage Engineering

- No Objection.

Development Services – Engineering

- It should be noted that there is insufficient on-site parking for the intended uses compared to the Zoning by-law requirements. It should also be noted that the existing site has been operation for a few years with no parking problems, and the previous restaurant use also operated with few on-site parking spaces.

Please note that this response has been made without input from the Water Engineering Division.

UTRCA

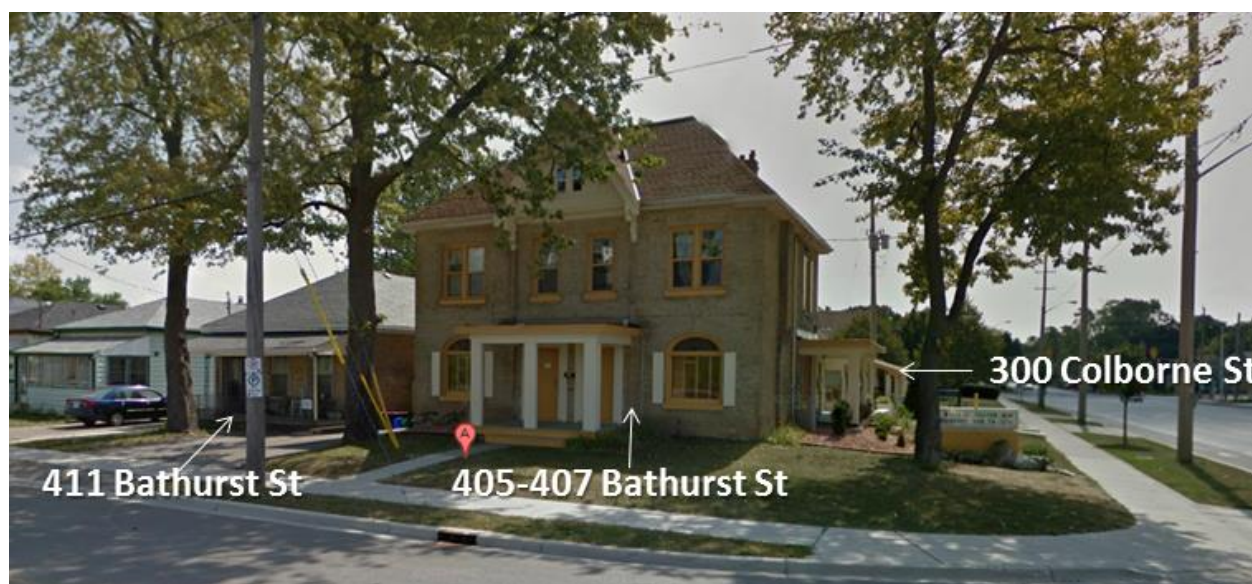
- No Objection.

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Z-8411
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PUBLIC LIAISON:	On August 26, 2014, Notice of Application was sent to 32 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 September 4, 2014. A "Possible Land Use Change" sign was also posted on the site.	0 replies were received
<p>Nature of Liaison: 405 - 411 Bathurst Street - The purpose and effect of the requested Official Plan and Zoning By-law amendments is to permit a Place of Worship, an ancillary Community Outreach Centre and two (2) Dwelling Units. Change Zoning By-law Z.-1 FROM a Light Industrial (LI1/LI7) Zone which permits range of light industrial uses TO a Light Industrial Special Provision (LI1()/LI7) Zone which permits the existing range of uses and adding Place of Worship and dwelling units to the list of permitted uses.</p>		
<p>Responses: No responses were received</p>		

PUBLIC LIAISON:	On November 12, 2014, Revised Notice of Application was sent to 32 property owners in the surrounding area. Revised Notice of Application was also published in the <i>Public Notices and Bidding Opportunities</i> section of <i>The Londoner</i> on November 13, 2014.	0 replies were received
<p>Nature of Liaison: 300 Colborne Street and 405 - 411 Bathurst Street - The purpose and effect of the requested Zoning By-law amendment is to permit a Place of Worship, a Social Service Establishment (Community Outreach Centre) and two (2) Dwelling Units. Possible change to Zoning By-law Z.-1 FROM a Light Industrial (LI1/LI7) Zone which permits a range of light industrial uses TO a Light Industrial Special Provision (LI1()/LI7) Zone which permits the existing range of uses and adds a Place of Worship, Dwelling Units and introduces the new use of a Social Service Establishment to permit the operation of a non-profit organization intended to promote and improve the independence, economic self-sufficiency, social and health development of persons, to the list of permitted uses</p>		
<p>Responses: No responses were received</p>		



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Z-8411
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ANALYSIS

Provincial Policy Statement

The Provincial Policy Statement, 2014 (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The PPS is intended to be read in its entirety and the relevant policies are to be applied to each situation.

Section 1.1 Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns of the PPS includes healthy, livable and safe communities which are sustained by accommodating an appropriate range and mix of residential, employment, institutional uses, including places of worship and affordable housing among other uses to meet long-term needs. The site is within an existing settlement area and is appropriate for and efficiently uses the infrastructure and existing public service facilities. The site supports active transportation and has access to existing public transit.

Section 1.3 Employment in the PPS requires the protection and preservation of employment areas, especially those in close proximity to major goods movement corridors such as rail lines for current and projected needs. The proposed use does not reduce the potential for the area to develop for light industrial uses and provides job readiness training, which indirectly supports employment areas.

Section 1.4 Housing, requires an appropriate range and mix of housing types and densities to meet projected requirements of current and future residential demands of the regional market. Minimum targets are established and implemented for the provision of housing which is affordable to low and moderate income households, including all forms of housing required to meet the social, health and well-being requirements of current and future residents, including special needs requirements. The site contributes to the housing policy objective by providing transitional housing options to patrons in need.

Official Plan

Light Industrial

The Official Plan contains Council's objectives and policies to guide the short-term and long-term physical development of the municipality. The policies promote orderly urban growth and compatibility among land uses. While the objectives and policies in the Official Plan primarily relate to the physical development of the municipality, they also have regard for relevant social, economic and environmental matters.

The Light Industrial designation and related policies of Chapter 7 provide direction for industries which have a limited impact on the surrounding environment, are frequently small in scale, and which can normally be located in close proximity to other land uses without significant conflicts if appropriate site planning techniques are utilized. One objective is to provide guidance for the development of older industrial areas in close proximity to residential neighbourhoods to meet appropriate operation, design and scale criteria.

Section 7.3.2 identifies certain non-industrial uses which may also be permitted, provided that they are complementary to, and supportive of, the surrounding industrial area, subject to a specific zoning amendment and review of a Planning Impact Analysis. Uses such as private clubs, commercial recreation establishments and day care centres are considered where they are more than 300m from any lands zoned for General Industrial (GI) or Heavy Industrial (HI) uses and located on higher order roads.

The place of worship is not specifically identified as an example of a permitted use within the light industrial designation. The uses specified in section 7.3.2 are intended to indicate the possible range and types of uses to be considered such as private clubs or day care centres. In accordance with section 19.1.1 iv) of the Official Plan, specific uses which are not listed in the

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**Z-8411
Sonia Wise**

Plan, but which are considered to be similar in nature to the listed uses and to conform to the general intent and objectives of the applicable land use designation may be recognized as permitted uses in the Zoning By-law. This is evident as per the list of secondary permitted uses in section 40.3 4) in the Light Industrial Zone which would allow consideration of places of worship where locational criteria are met.

Dwelling Units

There is one existing dwelling unit located at 411 Bathurst Street, and another existing unit at 405-407 Bathurst Street. The two dwelling units were lawfully established and have been consistently and continuously used for residential purposes. They are considered as legal non-conforming uses, or 'deemed' to conform, and regulated by policies in Chapter 19 of the Official Plan. As per section 19.5.1, a legally established land use which does not conform to the Plan may be recognized as a permitted use in the Zoning by-law through Council approval.

The dwelling units are well-maintained and have achieved an acceptable measure of compatibility with adjacent uses. The dwelling units do not involve hazardous materials, create nuisances or threaten the safety of the surrounding area.

The proposal to add the dwellings units as permitted uses in the Zoning By-law will recognize the unique existing situation of the site and will restrict the dwellings to their current form within the existing buildings. The continuation of the dwelling units in this location will not detract from the general intent of the Official Plan and is unlikely to set a precedence for other similar properties, as each site must be evaluated on its individual merits.

Planning Impact Analysis

Planning Impact Analysis will be used to evaluate applications for an Official Plan amendment and/or zone change, to determine the appropriateness of a proposed change in land use and to identify ways of reducing any adverse impacts on surrounding uses. Planning Impact Analysis is intended to document the majority of criteria reviewed by municipal staff through the application review process to assess an application for change. Depending upon the situation, other criteria may be considered. An evaluation of the relevant Planning Impact Analysis policies for general (7.6.1 i) and site specific (7.6.2 ii) proposals for land use changes in Light Industrial designation is found below.

Impact and Compatibility of Surrounding Land Uses 7.6.1. i) a) b) & 7.6.1. ii) c) f)

The general character of the area to the west and south of the subject site is commercial and industrial with some office uses, including a private club to the south (N'Amerind Centre), a digital imaging and printing service (Astley Gilbert Reprographics Provider), and office uses (Windley Ely training centre for Worker's Compensation and Occupational Health and Safety Issues) to the west of the site, and light industrial uses to the northwest (London District Energy).

The properties adjacent to the subject site east along Bathurst Street are residential in nature. The dwellings have consistently been used for residential purposes and have not transitioned to light industrial uses, despite being zoned for industrial uses prior to, and including Z.-1.

The subject site is comprised of two existing buildings, fully connected to existing municipal services, which have been adapted for the social service establishment, dwelling units and place of worship uses. The bulk, scale and form of the existing buildings is consistent with the character and streetscape of the eastern part of Bathurst Street as the buildings were adaptively repurposed and only portions of the interior of the buildings are changing. The use of the building at 411 Bathurst Street remains mostly residential as a rental property which is sympathetic to and compatible with the existing land uses along Bathurst Street.

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**Z-8411
Sonia Wise**

The building municipally addressed as 300 Colborne Street was an addition to the original building at 405-407 Bathurst Street, which facilitated the previous non-residential use of a restaurant. The transition of the site from a residential form at the northeast corner of the property (411 Bathurst Street) to the non-residential use at 300 Colborne Street is consistent with the character of the uses along Colborne Street, and provides an appropriate transition to the existing commercial and industrial uses.

Movement and Transportation System

7.6.1. i) e) & 7.6.1. ii) e)

The site has existing vehicular access from Bathurst Street and Colborne Street which is not proposed to change. A common, off-street parking area is located at the rear of the property which is accessed by two separate driveways from Bathurst Street and Colborne Street. In order to maximise on-site parking, the driveway from Bathurst Street will provide two tandem parking spaces and the remaining six parking spaces in the parking area will be accessed entirely from Colborne Street, increasing the total number of off-street parking spaces to eight. The number of parking spaces provided is less than the number required by the zoning by-law, thereby requiring a reduction in the zoning standards to recognize the use. The reduced number of parking spaces provided is considered to be functional and adequate to support the full range of proposed uses.

There are two boulevard parking spaces accessed off of Bathurst Street, located between 405/407 and 411 Bathurst Street, and two boulevard parking spaces accessed off of Colborne Street adjacent to the access leading to the rear of the property. A total of four boulevard parking spaces are provided and have been recognized by way of a commercial boulevard parking agreement. The commercial boulevard parking agreement requires renewal every five years and has been renewed by the existing owner Wings of Prayer Ministries Inc.

The site has convenient access to two bus routes along York Street (route 22), and along Horton Street (route 3). The nearest bus stop for both routes is no more than 150m away. The proposed use of the site is expected to support the local transit routes.

There are existing sidewalks along Colborne Street and Bathurst Street, and an existing on-road cycle lane along Colborne Street. The site is well supported by various transportation modes and provides mobility options to patrons. There are no changes proposed to the existing accesses or location of parking area, no concerns of the traffic generated on site, and no negative transportation impacts or concerns for safety.

Natural Vegetation and Heritage

7.6.1. ii) d) g)

The built form of the site is not proposed to change, and as such, will not result in the loss or removal of any landscaping or street trees. The City-owned boulevard along Colborne Street and Bathurst Street contains the majority of the green space and landscaping shared by the site. The rear portion of the site which is not occupied by buildings or structures is used as a paved parking area.

The building at 405-407 Bathurst Street & 300 Colborne Street was built circa 1904 and is identified as a Priority 2 property listed on the Inventory of Heritage Resources. A Priority 2 building merits evaluation for designation under Part IV of the Ontario Heritage Act due to significant architectural and/or historical values which may be worthy of protection. The building is proposed to be retained in its current form, and no changes are proposed to the exterior.

Availability of Zoned Land and Impact on Industrial Developments

7.6.1. i) c) d) f)

The proposed use of the site is for a place of worship, dwelling units and introduces a new use of a social service establishment. The nature of the associated social service establishment requires a central location which is highly accessible and within the identified area of demand

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**Z-8411
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for the services. In the surrounding area, there are existing examples of similar types of uses which provide social services and accommodation for patrons in need, though there are no vacant sites which would permit the use as-of-right.

There are no known proposals for light industrial development in the immediate area; however, there are two sites directly north of the subject site which are zoned for light industrial that are currently vacant. The vacant parcels of land have access to the primary collector road, (Colborne Street) and are located adjacent to the rail corridor.

Future industrial development must be considerate of the existing residential dwellings along Bathurst Street, which are considered to be of a similar or more sensitive nature to the proposed place of worship and social service establishment. The proposed use of the subject site does not introduce any new or additional constraints than the existing situation already represents for a future industrial development.

The non-conforming residential properties along Bathurst Street represent existing sensitive uses, which are held in multiple ownership with average lot sizes of between 240m² – 540m² (2,583 sq ft – 5,812 sq ft). It is anticipated that the establishment of any new light industrial use in this general location would require property consolidation, and a purpose built form for a viable site.

Secondary Uses in the Light Industrial Designation

7.6.1. i) g)

The proposed use of a place of worship and social service establishment are considered to be sensitive land uses in the Light Industrial area. The subject site has frontage on a primary collector road (Colborne Street) and is not closer than 300m from the nearest General Industry or Heavy Industry zoned area. The introduction of the Place of Worship use in this location will not suffer from reduced amenity associated with existing light industrial uses, and will not negatively impact or diminish the potential for nearby light industrially zoned land to develop.

Compliance with relevant legislation

7.6.1. i) h)

The proposal is consistent with the Official Plan policies and requires a Zoning By-law amendment to permit the use. The proposed use of the site does not require site plan approval.

Zoning By-law

The Zoning By-law is a comprehensive document used to implement the policies of the Official Plan by regulating the use of land, the intensity of that use, and the built form. This is achieved by applying various zone variations to all lands within the City of London which identify a list of permitted uses and regulations that frame the context within which development can occur. These regulations may include: setbacks from property lines, building height, lot coverage requirements, floor area, and parking requirements, among others. Collectively, the permitted uses and regulations assess the ability of a site to accommodate a development proposal.

The existing Light Industrial (LI1/LI7) Zone provides for a range of traditional light industrial uses such as manufacturing, assembling, and warehousing. A place of worship could be considered as per the range of secondary uses in section 40.3.4, subject to location criteria and review through a Zoning By-law amendment.

The requested zoning is for a special provision to permit a place of worship, dwelling units, and to introduce a new use of a social service establishment to recognize the operation of the Wings of Prayer Ministries Inc. at this location, in addition to the existing permitted uses. The 'place of worship' use will permit the worship services on-site, and other associated 'charitable activities', however does not address the broader range of activities that are associated with the Wings of Prayer Ministries Inc.

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**Z-8411
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The initial request to permit the charity, training and related activities was for a 'community outreach centre' which has since evolved to become a 'social service establishment'. The proposed use of a social service establishment provides greater clarity and certainty to the types of uses operating on-site and is consistent with the terminology and application of the use in a number of other Municipalities' Zoning By-laws.

The existing buildings were converted from their initial use as dwellings. The range of uses permitted on site will be restricted to the existing buildings and associated gross floor area. Restricting the uses to the existing buildings will permit the desired function of the property and maintain the scale and compatibility of the local neighborhood. The number of parking spaces is also considered in the context of the existing situation.

Parking Demand

The parking demand for a place of worship is based on the capacity of the site for the congregation at a rate of one space per four persons. The subject site has a gathering space capacity of 50 persons for the worship services which would equate to 13 parking spaces. The remaining gross floor area of 180m² on the ground floor is used for the social service establishment uses which could be considered similar to the charitable office use with a parking rate of 1 space per 40m² or an additional 5 spaces. The dwelling unit at 405 Bathurst Street would generate an additional 1 required space, and the dwelling at 411 Bathurst Street would require an additional 2 parking spaces. The total parking demand for the site is 21 parking spaces for all proposed uses.

There are eight off-street parking spaces provided which are located at the rear of the site. A further four parking spaces are provided on-street through a boulevard parking agreement which are available for the exclusive use of the Wings of Prayer Ministries, for a total of 12 parking spaces. Additional on-street, public parking is provided directly north of the subject site along Bathurst Street, which are free and unmetered spaces.

The specific clientele that the Wings of Prayer Ministries cater to are not typically reliant on personal vehicular trips or considered to be vehicle-dependant for mobility. The site is in a central location which is easily accessible from the downtown and by using existing public transit services. It is expected that the majority of the site's patrons would be utilizing transit, walking, cycling or car-pooling to access the site and the various services provided. In order to ensure that the parking spaces provided are adequate for the site function, the proposed uses will be restricted to the gross floor area of the existing buildings.

CONCLUSION

The recommended zone allows for an appropriate development that is consistent with the character of the neighbourhood and recognizes the use of the land. The subject lands are of a suitable size and shape to accommodate the proposal. The recommended Zoning By-law amendment provides appropriate regulations to control the use and intensity of the building and limits the development to the existing buildings.

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**Z-8411
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PREPARED BY:	SUBMITTED BY:
SONIA WISE PLANNER II, CURRENT PLANNING	MICHAEL TOMAZINCIC, MCIP, RPP MANAGER, CURRENT PLANNING
RECOMMENDED BY:	
JOHN M. FLEMING, MCIP, RPP MANAGING DIRECTOR, PLANNING AND CITY PLANNER	

November 18, 2014

SW

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PEC Report 300 Colborne 405-411 Bathurst.docx

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Z-8411
Sonia Wise

**Bibliography of Information and Materials
Z-8411**

Request for Approval:

City of London Zoning Amendment Application Form, completed by Helen Trudgeon, August 19, 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.

Tim Castle. *Building Code Compliance*. August 19, 2014.

Craig Porter. *Planning Justification Report*. August 19, 2014.

Correspondence: (all located in City of London File No. Z-8411 unless otherwise stated)

Departments and Agencies -

Abushehada, I. City of London Development Services - Engineering. Memo to S. Wise. September 30, 2014.

Creighton C., UTRCA. Letter to S. Wise. September 25, 2014.

Moore, R. City of London - Wastewater and Drainage Engineering. Email to S. Wise. August 29, 2014.

Other:

Site visit October 29, 2014 and photographs of the same date.

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**Z-8411
Sonia Wise**

Appendix "A"

Bill No. (number to be inserted by Clerk's Office)
2015

By-law No. Z.-1-15_____

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 300 Colborne Street and 405-411 Bathurst Street.

WHEREAS Reverend John Trudgeon has applied to rezone an area of land located at 300 Colborne Street and 405-411 Bathurst Street, as shown on the map attached to this by-law, as set out below;

AND WHEREAS this rezoning conforms to the Official Plan;

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

- 1) Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to lands located at 300 Colborne Street and 405-411 Bathurst Street, as shown on the attached map comprising part of Key Map No. A107, from a Light Industrial (LI1/LI7) Zone to a Light Industrial Special Provision (LI1(_)/LI7) Zone.
- 2) Section Number 40.4 of the Light Industrial Zone (LI1) Zone is amended by adding the following Special Provision:

LI1(_)	300 Colborne Street and 405-411 Bathurst Street	
a)	Additional Permitted Uses	
	i) Place of Worship	
	ii) Social Service Establishment	
	iii) Existing Dwelling Units	
b)	Regulations	
	i)	Additional permitted uses shall be within buildings or structures existing on the date of the passing of the by-law.
	ii)	Parking (minimum) 8 spaces for the existing buildings
	iii)	Number of Dwelling Units (maximum) 1 at 405-407 Bathurst St. 1 at 411 Bathurst St.
	iv)	Notwithstanding the provisions of Table 40.3, all other zoning provisions not specified in the above zone are as existing on the date of the passing of the By-law.

- 3) Section 2.0, Definitions, to By-law No. Z.-1 is amended by adding the following definition:

"SOCIAL SERVICE ESTABLISHMENT" shall mean a building or part thereof in which services intended to promote and improve the independence, economic self-sufficiency, social and health development of citizens are provided by a non-profit agency; and shall include but not be limited to clerical, administrative, consulting, counselling, training, distribution and storage of food, clothing or household items, preparing or serving of food for immediate consumption either on or off the premises, drop-in services and recreational functions.

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**Z-8411
Sonia Wise**

The inclusion in this By-law of imperial measure along with metric measure is for the purpose of convenience only and the metric measure governs in case of any discrepancy between the two measures.

This By-law shall come into force and be deemed to come into force in accordance with Section 34 of the *Planning Act, R.S.O. 1990, c. P13*, either upon the date of the passage of this by-law or as otherwise provided by the said section.

PASSED in Open Council on January 13, 2015.

Matt Brown
Mayor

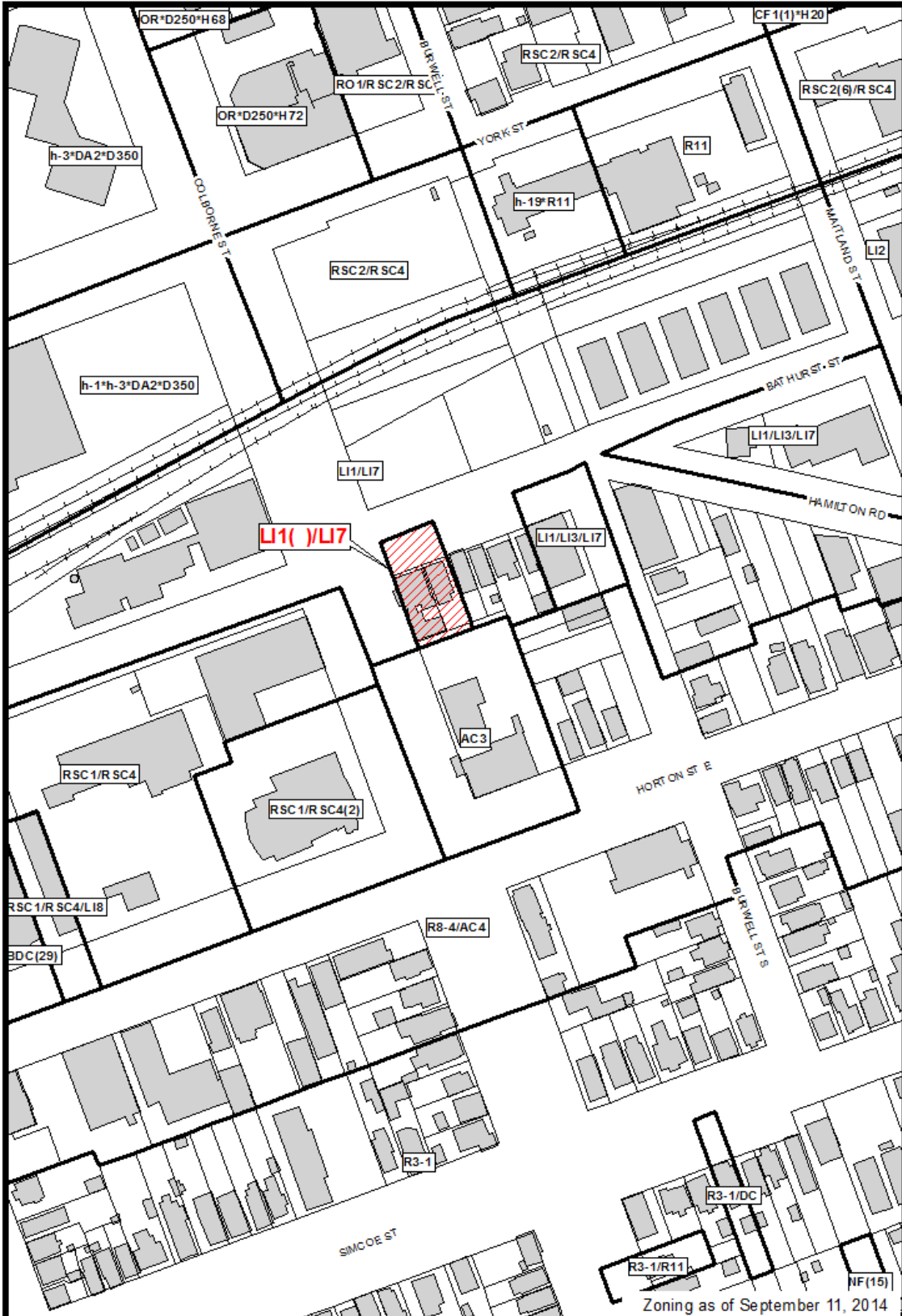
Catharine Saunders
City Clerk


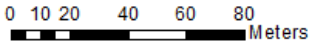

First Reading - January 13, 2015
Second Reading - January 13, 2015
Third Reading - January 13, 2015

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Z-8411
Sonia Wise

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



<p>File Number: Z-8411 Planner: SW Date Prepared: 2014/11/10 Technician: MB By-Law No: Z.-1-</p>	<p>SUBJECT SITE </p> <p>1:2,000</p> <p> Meters</p> <p></p>
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