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File: Z-8414  
S. Wise

<b>TO:</b>	<b>CHAIR AND MEMBERS PLANNING &amp; ENVIRONMENT COMMITTEE</b>
<b>FROM:</b>	<b>JOHN M. FLEMING MANAGING DIRECTOR, PLANNING AND CITY PLANNER</b>
<b>SUBJECT:</b>	<b>APPLICATION BY: 2233747 ONTARIO INC. 711 OXFORD STREET WEST PUBLIC PARTICIPATION MEETING ON DECEMBER 15, 2014</b>

<b>RECOMMENDATION</b>
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That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the application of 2233747 Ontario Inc. relating to the property located at 711 Oxford Street West 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 Restricted Office/Residential R5/Day Care (RO2/R5-3/DC) Zone **TO** a Restricted Office Special Provision/Residential R5/Day Care (RO2(\_)/R5-3/DC) Zone.

<b>PREVIOUS REPORTS PERTINENT TO THIS MATTER</b>
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None

<b>PURPOSE AND EFFECT OF RECOMMENDED ACTION</b>
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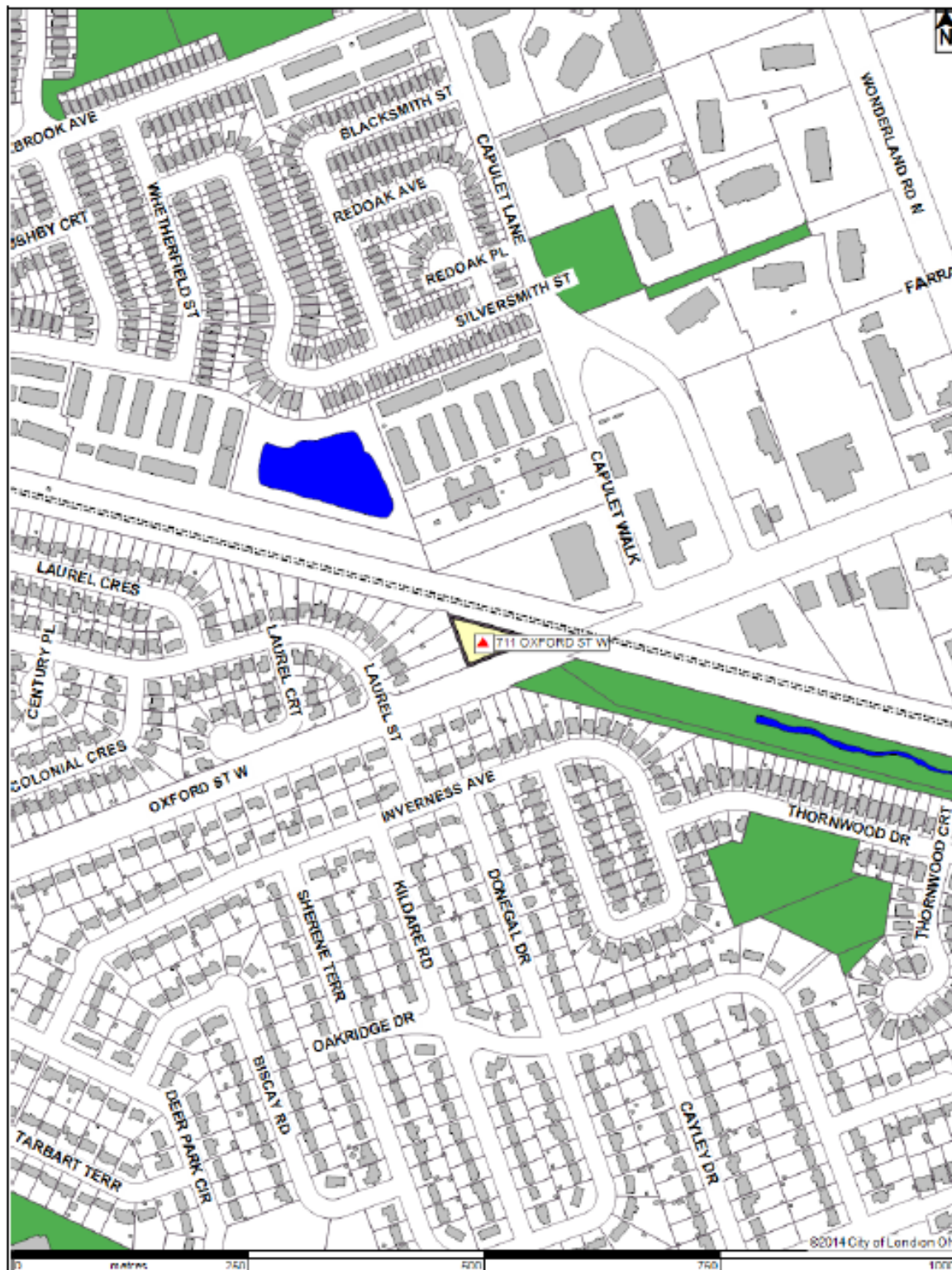
The purpose and effect of the recommended Zoning By-law amendment is to adopt the new use of a "sports simulation facility" and add it to the list of permitted uses on the site, in addition to the existing permitted uses.

<b>RATIONALE</b>
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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.
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 secondary land uses in the Multi-Family, Medium Density Residential land use designation;
3. The recommended zone allows for an appropriate use that is consistent with the character of the neighbourhood; and
4. The property is of sufficient size to support the use and is adequately buffered from the neighbouring residential lands.

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<p style="text-align: center;"><b>LOCATION MAP</b></p> <p>Subject Site: 711 Oxford St W                  Applicant: Brian Gallant                  File Number: Z-8414                  Planner: Sonia Wise                  Created By: Sonia Wise                  Date: 2014-09-15                  Scale: 1:5000</p>	<p style="text-align: center;"><b>LEGEND</b></p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 20px; text-align: center;">■</td> <td>Subject Site</td> </tr> <tr> <td style="width: 20px; text-align: center;">■</td> <td>Parks</td> </tr> <tr> <td style="width: 20px; text-align: center;">■</td> <td>Assessment Parcels</td> </tr> <tr> <td style="width: 20px; text-align: center;">■</td> <td>Buildings</td> </tr> <tr> <td style="width: 20px; text-align: center;">■</td> <td>Address Numbers</td> </tr> </table>	■	Subject Site	■	Parks	■	Assessment Parcels	■	Buildings	■	Address Numbers
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<p>Corporation of the City of London Prepared By: Planning and Development</p>											

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<b>BACKGROUND</b>
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<b>Date Application Accepted:</b> September 4, 2014	<b>Agent:</b> Zelinka Priamo Ltd.
<b>REQUESTED ACTION:</b> Possible change to Zoning By-law Z.-1 from a Restricted Office/Residential R5/Day Care (RO2/R5-3/DC) Zone to a Restricted Office Special Provision/Residential R5/Day Care (RO2( )/R5-3/DC) Zone to introduce and permit the new use of an “indoor training facility”, in addition to the existing permitted uses.	

<b>SITE CHARACTERISTICS:</b>
<ul style="list-style-type: none"> <li>• <b>Current Land Use</b> - Vacant</li> <li>• <b>Frontage</b> – 77m</li> <li>• <b>Depth</b> - Irregular</li> <li>• <b>Area</b> – 2195m<sup>2</sup></li> <li>• <b>Shape</b> - Triangular</li> </ul>

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

<b>OFFICIAL PLAN DESIGNATION:</b> (refer to Official Plan Map)
<ul style="list-style-type: none"> <li>• Multi-family, Medium Density Residential</li> </ul>
<b>EXISTING ZONING:</b> (refer to Zoning Map)
<ul style="list-style-type: none"> <li>• Restricted Office/Residential R5/Day Care (RO2/R5-3/DC) Zone</li> </ul>

**Subject Site**

The subject site is a triangular shaped parcel with a lot area of 2,195m<sup>2</sup> (23,627 sq ft) and a lot frontage of 77m (254 ft). The site is currently vacant and fronts onto Oxford Street West which is an arterial road. There is an existing Canadian National (CN) Railway Corridor to the north and east of the site, and residential uses to the west and south.

The site abuts steep slopes to the east and northeast which is due to the elevated CN railway embankment. There is an earthen berm and noise attenuation wall to the west of the site which protects the adjacent dwellings from the rail corridor.

An established residential neighbourhood is located to the west of the site that was developed by plan of subdivision during the late 1980's into the late 1990's. A total of three residential dwellings directly abut the subject site, and are buffered by the existing berm and noise wall to both the rail corridor, and subsequently, to the proposed development of 711 Oxford Street West.





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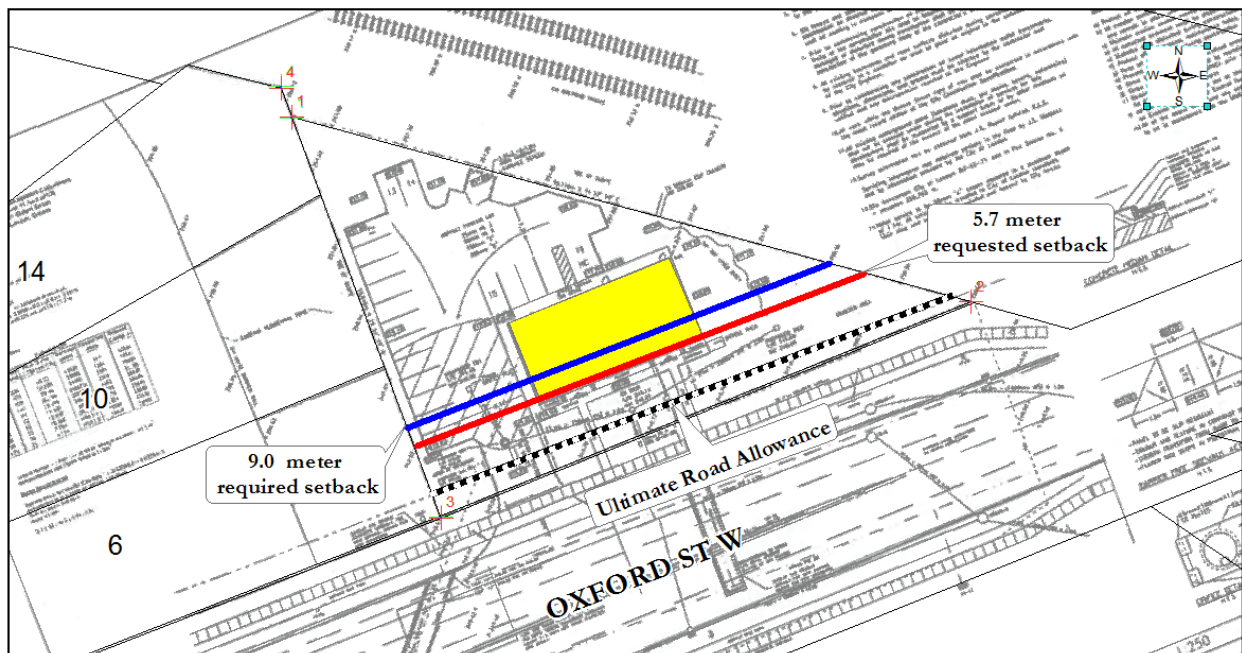
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The site plan approval was for a one-storey, two-unit medical/dental office building with a total gross floor area of 290m<sup>2</sup> (3,122 sq ft) and 19 parking spaces. One unit is proposed to be occupied by a Pedorthic Clinic with a gross floor area of 92m<sup>2</sup> (1,000 sq ft), and the second unit is proposed to be occupied by an indoor golf training facility with a gross floor area of 186m<sup>2</sup> (2,000 sq ft). The two units share a common parking area and feature separate pedestrian entrances from Oxford street West. A raised median will be constructed along Oxford Street West to restrict the access into the site to rights in and rights out.



**Minor Variance**

A minor variance application A.017/14 was heard on February 10, 2014 to permit a reduced front yard setback of 5.7m (18.7') from the required 9.0m (29.5') for the medical/dental office. The application was approved without conditions and came into effect on March 4, 2014.



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**SIGNIFICANT DEPARTMENT/AGENCY COMMENTS**

Development Services – Engineering

- The applicant is advised that access to this site will be restricted to right in and right out only, through the construction of a centre median island.
- It is noted that the applicant wishes to outlet sanitary flows by gravity from the proposed development at 711 Oxford Street West to the upstream sanitary manhole on Oxford Street West, located in front of 722 Oxford Street West. This puts the proposed sanitary private drain connection (sanitary p.d.c.) on a north easterly angle that crosses the extended frontage of 722 Oxford Street West, a small portion of the rear yard of 657 Inverness Avenue and the side yard of 6 Laurel Street. Normally, the Wastewater and Drainage Engineering Division (WADE) would not allow this configuration of the sanitary p.d.c. from 711 Oxford Street West, let alone outletting to a sanitary manhole. However, in this case, the sanitary sewer on Oxford Street West cannot be extended to the east as there are storm sewer conflicts. This is the only way to service 711 Oxford Street West. A sanitary inspection manhole will be required for the subject lands, the City of London standards.

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

UTRCA

- No objection

Planning – Urban Design and GIS

- As there are no proposed changes to the previously approved site plan, Urban Design staff have no immediate concerns. Comments may be provided at the Site Plan Approvals stage, if a change to the approved site plan is proposed.

<b>PUBLIC LIAISON:</b>	<p>On Wednesday, September 17, 2014, Notice of Application was sent to 86 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 Thursday, September 18, 2014. A “Possible Land Use Change” sign was also posted on the site.</p>	Two replies were received
<p><b>Nature of Liaison:</b> The purpose and effect of this zoning change is to permit a pedorthic clinic and an indoor training facility. Possible change to Zoning By-law Z.-1 <b>FROM</b> a Restricted Office/Residential R5/Day Care (RO2/R5-3/DC) Zone <b>TO</b> a Restricted Office Special Provision/Residential R5/Day Care (RO2( )/R5-3/DC) Zone to introduce and permit the new use of an “indoor training facility”, in addition to the existing permitted uses.</p>		

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**Comments:** 1) Concern for site plan related issues such as access to site and parking.  
2) Concern from abutting owners to the west regarding how their properties will be maintained and accessed if the (now vacant) site is developed.

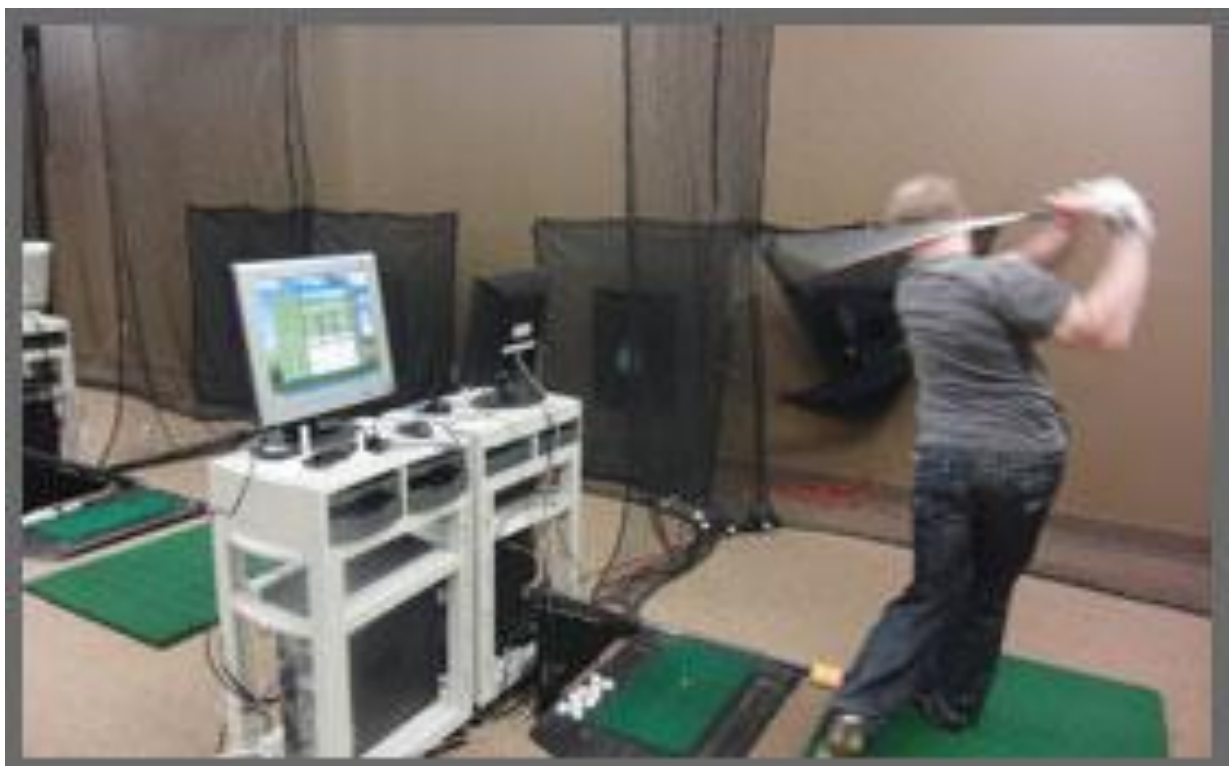
**Response:** 1) The site plan review for the proposed building is complete and there is approval for the building, layout, access and parking. The zoning by-law amendment is not proposing to change any features of the site plan and will be limited to the internal use of one unit of the building.

2) The development of the site will not change or alter how adjoining lands may be accessed. The residential lands to the west feature an earthen berm which is bisected at the crest with a noise wall. This feature was constructed as part of the plan of subdivision 33M-164, presumably to ensure exclusive ownership of the berm to maintain the grade and noise wall. If there is an existing easement which burdens 711 Oxford Street West to grant benefit to the Laurel Street residential properties for access, any development of the site must maintain and respect such an arrangement. If there is no such easement in place, the Laurel Street dwellings do not have the right to traverse the subject site without the express consent of the owner.

**ANALYSIS**

**Proposal**

The sports simulation training facility is an indoor operation that will utilize one unit of the approved two-unit office building. The site allows a user to practice his or her golf swing in a small enclosed area, with a total gross floor area of 186m<sup>2</sup> (2,000 sq ft). The sports simulation facility utilizes high speed cameras to analyze a golfer's swing and predict the path of a golf ball. Immediate feedback is provided to the player that shows how each shot would travel as it would outdoors, and provides shot data such as face angle, club path and distance. The facility provides personalized coaching and operates at a low intensity, with few trainees at the facility at any one time.



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**Provincial Policy Statement**

The Provincial Policy Statement (PPS) 2014, 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 encourages healthy, livable and safe communities which are sustained by accommodating an appropriate range and mix of residential, employment and institutional uses to meet long-term needs. New development taking place in designated growth areas should occur adjacent to the existing built-up area and shall have a compact form, mix of uses and densities that allow for the efficient use of land. The site is within an existing settlement area and is appropriate for and efficiently uses the infrastructure, public transit and existing public service facilities.

Section 1.3 *Employment* requires planning authorities to promote economic development and competitiveness by providing for an appropriate mix and range of employment uses, and providing opportunities for a diversified economic base. The proposed use of the site is suitable for employment uses and contemplates a new use which supports the needs of existing and future businesses.

Section 1.7 *Long-Term Economic Prosperity* in the PPS supports opportunities for economic development and community investment-readiness, which is consistent with the development of the subject site to attract and grow small businesses.

**Official Plan**

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 subject lands are designated Multi-Family, Medium Density Residential which permits multiple-unit residential developments with low-rise profiles. The Multi-family, Medium Density Residential designation may serve as a suitable transition between Low Density Residential areas and more intensive forms of land use. Some secondary permitted uses that are considered to be integral to, or compatible with, medium density residential development may be permitted, such as small-scale office developments, commercial recreation establishments and office conversions.

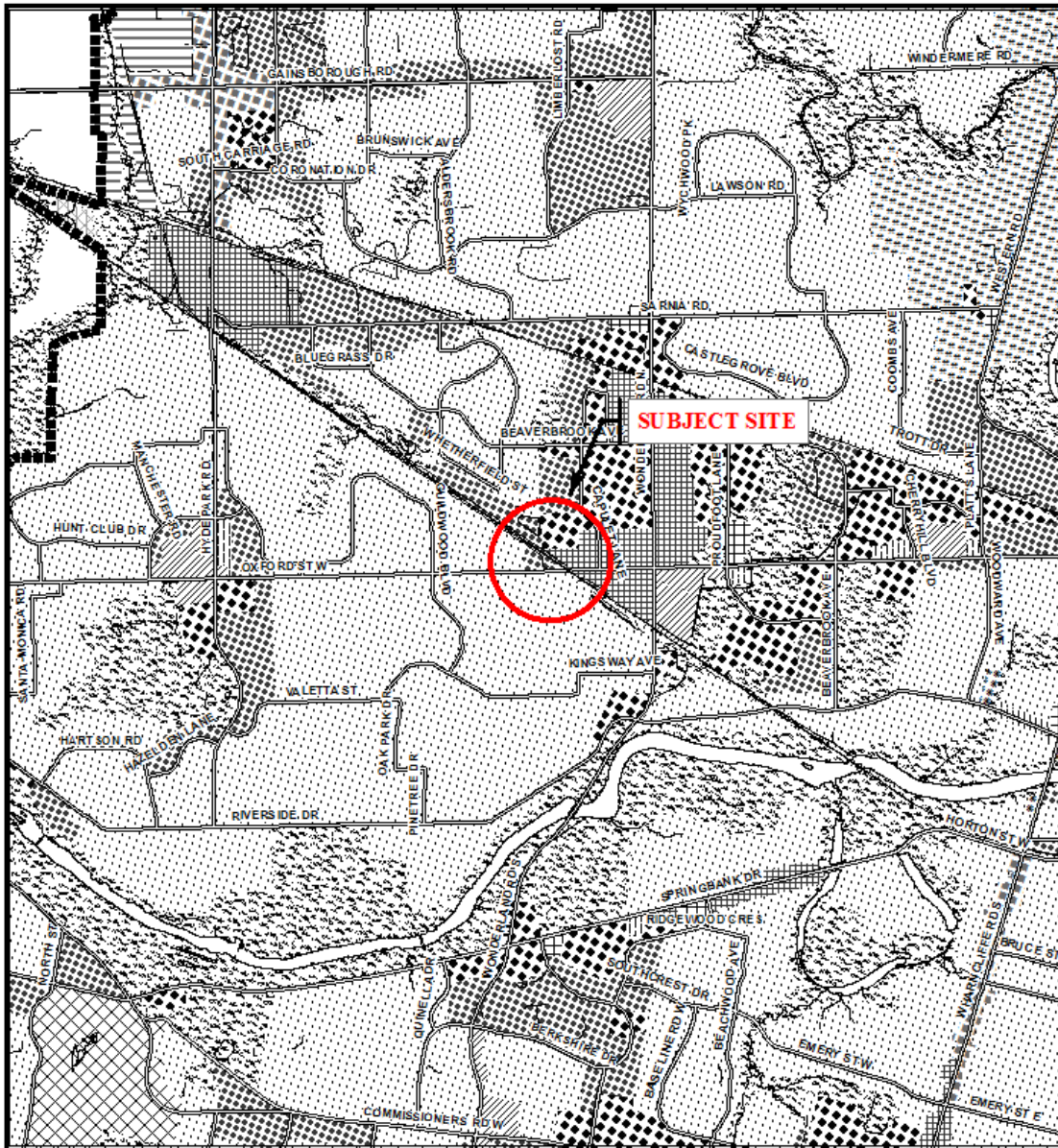
Commercial recreation establishments may be permitted within the Multi-family, Medium Density Residential designation in locations that do not abut a Low Density Residential zone. In the case of the subject site, there are low density residential zones to the west which would not permit the use.

The proposal is to permit a sports simulation facility, which is a very specific use and does not include the full range of potential activities captured under the commercial recreation establishment use. The operation of a sports simulation facility is considered to be similar in nature and comparable to the function and intensity of a medical/dental office, in conformity with the Official Plan.



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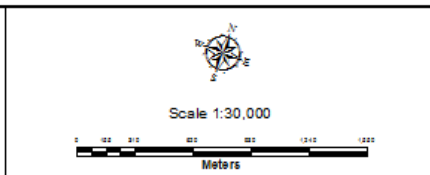
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Legend	
	Downtown
	Wonderland Road Community Enterprise Corridor
	Enclosed Regional Commercial Node
	New Format Regional Commercial Node
	Community Commercial Node
	Neighbourhood Commercial Node
	Main Street Commercial Corridor
	Auto-Oriented Commercial Corridor
	Multi-Family, High Density Residential
	Multi-Family, Medium Density Residential
	Low Density Residential
	Office Area
	Office/R 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

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

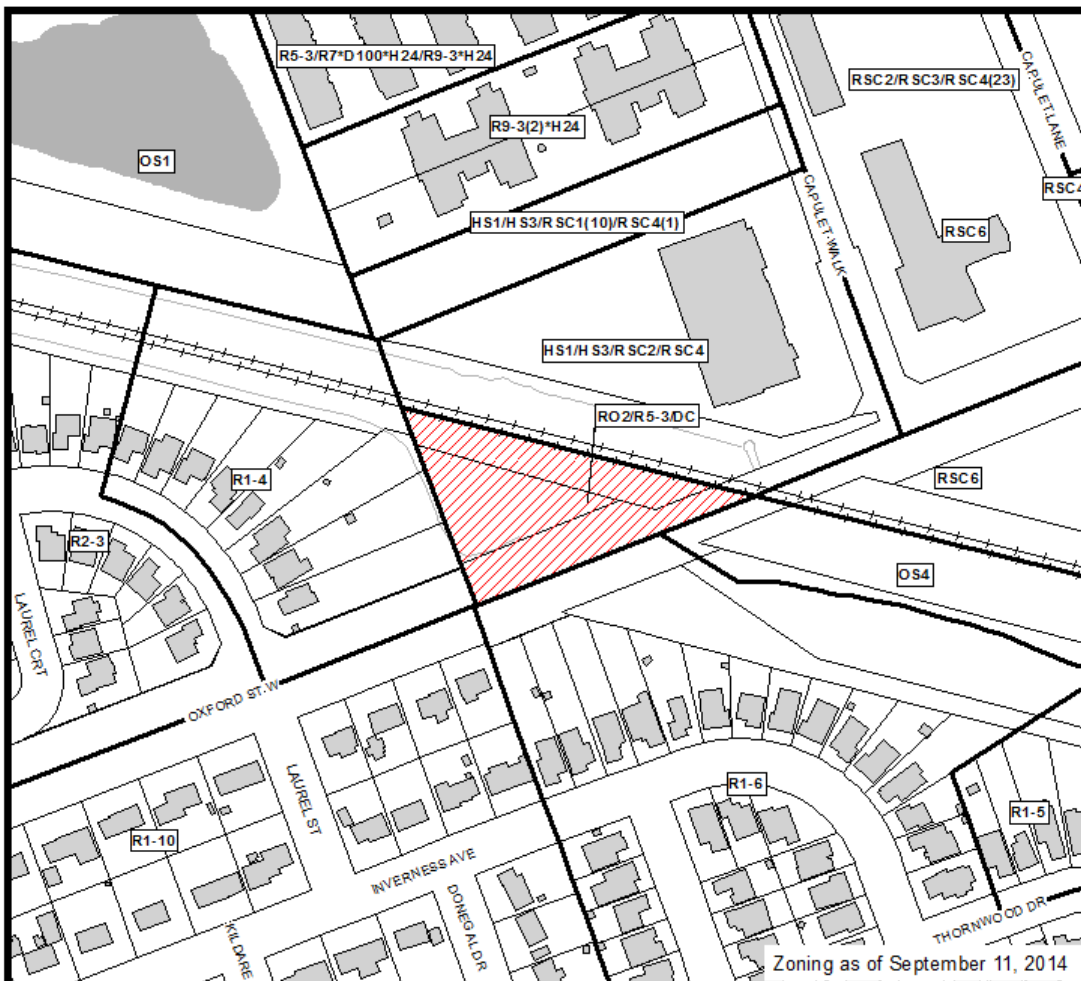
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PLANNER: SW  
TECHNICIAN: MB  
DATE: 2014/11/10

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**COUNCIL APPROVED ZONING FOR THE SUBJECT SITE: RO2/R5-3/DC**

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

- |  |   |
|--|---|
| <ul style="list-style-type: none"> <li>R1 - SINGLE DETACHED DWELLINGS</li> <li>R2 - SINGLE AND TWO UNIT DWELLINGS</li> <li>R3 - SINGLE TO FOUR UNIT DWELLINGS</li> <li>R4 - STREET TOWNHOUSE</li> <li>R5 - CLUSTER TOWNHOUSE</li> <li>R6 - CLUSTER HOUSING ALL FORMS</li> <li>R7 - SENIOR'S HOUSING</li> <li>R8 - MEDIUM DENSITY/LOW RISE APTS.</li> <li>R9 - MEDIUM TO HIGH DENSITY APTS.</li> <li>R10 - HIGH DENSITY APARTMENTS</li> <li>R11 - LODGING HOUSE</li> <br/> <li>DA - DOWNTOWN AREA</li> <li>RSA - REGIONAL SHOPPING AREA</li> <li>CSA - COMMUNITY SHOPPING AREA</li> <li>NSA - NEIGHBOURHOOD SHOPPING AREA</li> <li>BDC - BUSINESS DISTRICT COMMERCIAL</li> <li>AC - ARTERIAL COMMERCIAL</li> <li>HS - HIGHWAY SERVICE COMMERCIAL</li> <li>RSC - RESTRICTED SERVICE COMMERCIAL</li> <li>CC - CONVENIENCE COMMERCIAL</li> <li>SS - AUTOMOBILE SERVICE STATION</li> <li>ASA - ASSOCIATED SHOPPING AREA COMMERCIAL</li> <br/> <li>OR - OFFICE/RESIDENTIAL</li> <li>OC - OFFICE CONVERSION</li> <li>RO - RESTRICTED OFFICE</li> <li>OF - OFFICE</li> </ul> | <ul style="list-style-type: none"> <li>RF - REGIONAL FACILITY</li> <li>CF - COMMUNITY FACILITY</li> <li>NF - NEIGHBOURHOOD FACILITY</li> <li>HER - HERITAGE</li> <li>DC - DAY CARE</li> <br/> <li>OS - OPEN SPACE</li> <li>CR - COMMERCIAL RECREATION</li> <li>ER - ENVIRONMENTAL REVIEW</li> <br/> <li>OB - OFFICE BUSINESS PARK</li> <li>LI - LIGHT INDUSTRIAL</li> <li>GI - GENERAL INDUSTRIAL</li> <li>HI - HEAVY INDUSTRIAL</li> <li>EX - RESOURCE EXTRACTIVE</li> <li>UR - URBAN RESERVE</li> <br/> <li>AG - AGRICULTURAL</li> <li>AGC - AGRICULTURAL COMMERCIAL</li> <li>RRC - RURAL SETTLEMENT COMMERCIAL</li> <li>TGS - TEMPORARY GARDEN SUITE</li> <li>RT - RAIL TRANSPORTATION</li> <br/> <li>"h" - HOLDING SYMBOL</li> <li>"D" - DENSITY SYMBOL</li> <li>"H" - HEIGHT SYMBOL</li> <li>"B" - BONUS SYMBOL</li> <li>"T" - TEMPORARY USE SYMBOL</li> </ul> |
|--|---|

<p><b>CITY OF LONDON</b> PLANNING, ENVIRONMENTAL AND ENGINEERING SERVICES</p> <p><b>ZONING BY-LAW NO. Z-1</b></p> <p><b>SCHEDULE A</b></p>	<p>FILE NO: Z-8414 SW</p> <hr/> <p>MAP PREPARED: 2014/11/10 MB</p> <hr/> <p style="text-align: center;">1:2,500</p> <p style="text-align: center;">0 12.525 50 75 100 Meters</p>
<p>THIS MAP IS AN UNOFFICIAL EXTRACT FROM THE ZONING BY-LAW WITH ADDED NOTATIONS</p>	

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### 3.7 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 criteria reviewed by municipal staff through the application review process to assess an application for change. Depending upon the situation, other criteria may also be considered.

- a) *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 building is in accordance with a recently approved site plan and is of a similar form and scale to the nearby residential area. The approved building is for a one-storey, two-unit office building. The proposed use of the sports simulation facility will occupy one unit of the approved building and is not proposing any exterior modifications to the approved site plan.

The site represents a unique infill opportunity as it is currently vacant and within an established area. Although the site directly abuts a residential neighbourhood, the proposed sports simulation facility will not reduce the residential amenity of the immediate area, and the site is adequately buffered from adjoining uses.

- b) *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 property is appropriate for the development as the site has been considered and vetted through the site plan approval process. A minor variance application was granted for a reduced front yard setback and all other assessment criteria has been met. There is an existing development agreement for the site which has been entered into with the City. The proposed new use of the sports simulation facility represents an internal change of one unit, and is considered to be comparable and consistent with the intensity of the currently permitted medical/dental office.

- c) *The supply of vacant land in the area which is already designated and/or zoned for the proposed use;*

The proposed zoning amendment introduces a new use for the site which is not yet defined. Currently, the proposed use may be permitted in areas zoned for the commercial recreation establishment use. There are two sites which permit commercial recreation establishments in the immediate area located at 689 Oxford Street West (Highway Service (HS3) Zone) and 609 Oxford Street West (Restricted Service Commercial (RSC3) Zone). There are existing buildings on both sites which appear to be occupied by tenants. It is unclear if there are vacancies in either building or if they would be suitable for the proposed use. The land within the immediate area is well-established and mostly built out with few opportunities for development on vacant sites.

- d) *The proximity of any proposal for medium or high density residential development to public open space and recreational facilities, community facilities, and transit services, and the adequacy of these facilities and services.*

The site will be developed as a secondary use permitted in the Multi-family, Medium Density Residential designation and is not proposed to provide any residential dwellings. The site has direct access to transit services along Oxford Street West, route 17.

- e) *The need for affordable housing in the area, and in the City as a whole, as determined by the policies of Chapter 12 - Housing.*

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There are examples of low, medium and high density housing forms within the immediate area of the subject site which provide housing diversity and variety. The site is not providing residential dwellings units and Chapter 12 – Housing is not applicable.

- f) *The height, location and spacing of any buildings in the proposed development, and any potential impacts on surrounding land uses;*

The height of the building is within the permitted range and is consistent with the height of other single storey dwellings along the south of Oxford Street West. The location of the building has received minor variance approval for a reduced front yard setback and has obtained site plan approval for the site layout.

The abutting dwellings to the west have frontage on Laurel Street and are rear-lotted to the subject site. There is an existing berm on the residential lands that was initially designed to buffer the CN railway. An existing noise attenuation wall is also located on the crest of the berm which further mitigates impacts from the rail corridor, and subsequently the proposed development at 711 Oxford Street West.

- g) *The extent to which the proposed development provides for the retention of any desirable vegetation or natural features that contribute to the visual character of the surrounding area;*

There is an existing development agreement for the construction of the building and an associated landscape plan which introduces new plantings and landscaping. Through the site plan review process it was observed that no trees of significant landscape value exist on the site to be retained or protected. Tree planting is proposed along the western boundary of the site, as well as additional plantings to the east, and landscaping on portions of the site which are not hard surfaced. The proposed use of the sports simulation facility utilizes one unit in the approved building and is not proposing any exterior or site related modifications to the approved site plan.

- h) *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 access to the site will be restricted to right-in and right-out only from the arterial road (Oxford Street West), through the construction of a centre median island. The access comments received from Development Services – Engineering staff are consistent with the site plan approval and development agreement which requires the construction of a median along Oxford Street West. There are no traffic, parking or movement concerns on the surrounding properties or impacts on safety. The proposed use of the site is similar in intensity and impact to the use associated with the approval of the medical/dental office and will be considered under the same parking demand and rate.

- i) *The exterior design in terms of the bulk, scale, and layout of buildings, and the integration of these uses with present and future land uses in the area;*

Elevations for the building have been considered and approved with input from the City's urban design division, through the site plan approval process. There are no concerns regarding the bulk, scale, or layout of the building and the proposed development is well integrated with the existing land uses and should not have any impact on future development in the surrounding area.

- j) *The potential impact of the development on surrounding natural features and heritage resources;*

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The proposed development and use will not have any impact on surrounding natural features and there are no heritage resources that may be impacted.

- k) 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;*

The site is located adjacent to the Canadian National Railway Corridor and any potential noise, vibration or rail related impacts on the site have been previously considered through the site plan approval process. The Canadian National Railway has been notified of the application to amend the zoning by-law and provided no comments or objections.

- l) Compliance of the proposed development with the provisions of the City's Official Plan, Zoning By-law, Site Plan Control By-law, and Sign Control By-law;*

The proposal is consistent with the Official Plan and requires a Zoning By-law amendment to permit the new use. Site plan approval has been granted for the office building and the site is in compliance with the Site Plan Control By-law. Any proposal for a future sign must be in accordance with the Sign Control By-law.

- m) 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 development of the site will change the current access from Oxford Street West. The site plan approval for the proposed building requires the construction of a centre median along Oxford Street West to manage traffic into and out of the site by restricting left turns. No other mitigating measures have been identified.

- n) Impacts of the proposed change on the transportation system, including transit.*

The proposed use of the sports simulation facility will occupy one unit of the approved office building and is not expected to have any negative impacts on the transportation system. The site is supported by an existing sidewalk, adjacent cycle path and direct access to bus route 17 along Oxford Street West. There are an additional three bus routes within 600m of the subject site.

**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 Restricted Office (RO2) Zone permits offices, medical/dental offices, clinics and medical/dental laboratories. One unit of the building will be utilized for a pedorthic clinic, while the proposed zoning amendment will permit the sports simulation facility in the other.

The sports simulation facility may be permitted as part of the existing definition for the commercial recreation establishment use, however as the subject site is located in close proximity to low density residential uses, it may not be appropriate to permit the wide range of uses associated with the commercial recreation establishment. It is instead preferred to create a new definition which specifically reflects the function of only a sports simulation facility to recognize the desired use without permitting additional uses which may not be compatible with the neighbourhood scale and character. Limiting the zone to the sports simulation facility



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considers the use of the site to be more aligned with the restricted office uses than the broad commercial recreation uses and more appropriate for the subject site. A new parking rate to be applied to the sports simulation facility is also being recommended which supports the anticipated level of intensity.

<b>CONCLUSION</b>
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The recommended Zoning By-law amendment is consistent with the policies of the Provincial Policy Statement (2014) and the City of London Official Plan. The subject site is currently vacant and within an established area with access to full municipal services. The recommended zone allows for an appropriate development that is consistent with the character of the neighbourhood and the use of the land.

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

November 20, 2014  
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**Responses to Public Liaison Letter and Publication in “The Londoner”**

<u>Telephone</u>	<u>Written</u>
Kelley Cates, 30 Laurel Street, London ON N6H 4W4	
Councillor Paul Hubert, 300 Dufferin Ave, Suite 314, PO Box 5035, London ON N6B 1Z2	

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**Bibliography of Information and Materials  
Z-8414**

**Request for Approval:**

City of London Zoning By-law Amendment Application Form, completed by Mathew Campbell, September 4, 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.

Melchers Construction. *Concept for Site Development*, January 2013.

Zelinka Priamo Ltd. *Planning Justification Report*, September 3, 2014.

Virtual Golf Academy. [www.virtualgolfacademy.ca](http://www.virtualgolfacademy.ca) Accessed September – November 2014.

**Correspondence: (all located in City of London File No. Z- 8414 unless otherwise stated)**

**City of London**

Sooley, L., City of London Planning – Urban Design and GIS. Memo to S. Wise. October 6, 2014.

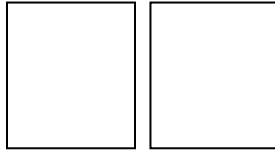
Abushehada, I., City of London Development Services - Engineering. Memo to S. Wise. November 04, 2014.

**Departments and Agencies**

Creighton C., UTRCA. Letter to S. Wise. October 6, 2014.

**Other:**

Site visit October 22, 2014 and photographs of the same date.



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**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 711  
Oxford Street West.

WHEREAS 2233747 Ontario Inc. has applied to rezone an area of land located  
at 711 Oxford Street 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 711 Oxford Street West, as shown on the attached map comprising part of Key Map No. A101, from a Restricted Office/Residential R5/Day Care (RO2/R5-3/DC) Zone to a Restricted Office Special Provision/Residential R5/Day Care (RO2(\_)/R5-3/DC) Zone.
- 2) Section Number 18.4 of the Restricted Office (RO2) Zone is amended by adding the following Special Provision:

RO2(_)	711 Oxford Street West	
a)	Additional Permitted Use	
	i) Sports Simulation Facility	
b)	Regulations	
	i) Front Yard Depth (minimum)	5.7m (18.8 ft.)
	ii) Parking Rate for additional permitted use (minimum)	1 per 15m <sup>2</sup> of gross floor area (161 sq. ft.)

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

"SPORTS SIMULATION FACILITY" means a building, or part thereof used for technology based interactive training, including simulation of a sport or activity, catering to the individual needs of persons, but does not include commercial recreation establishments, amusement game establishment, studios or places of entertainment. The sale of merchandise shall be permitted only as an accessory use to the interactive training provided.

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.

Agenda Item # Page #

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Matt Brown  
Mayor

Catharine Saunders  
City Clerk

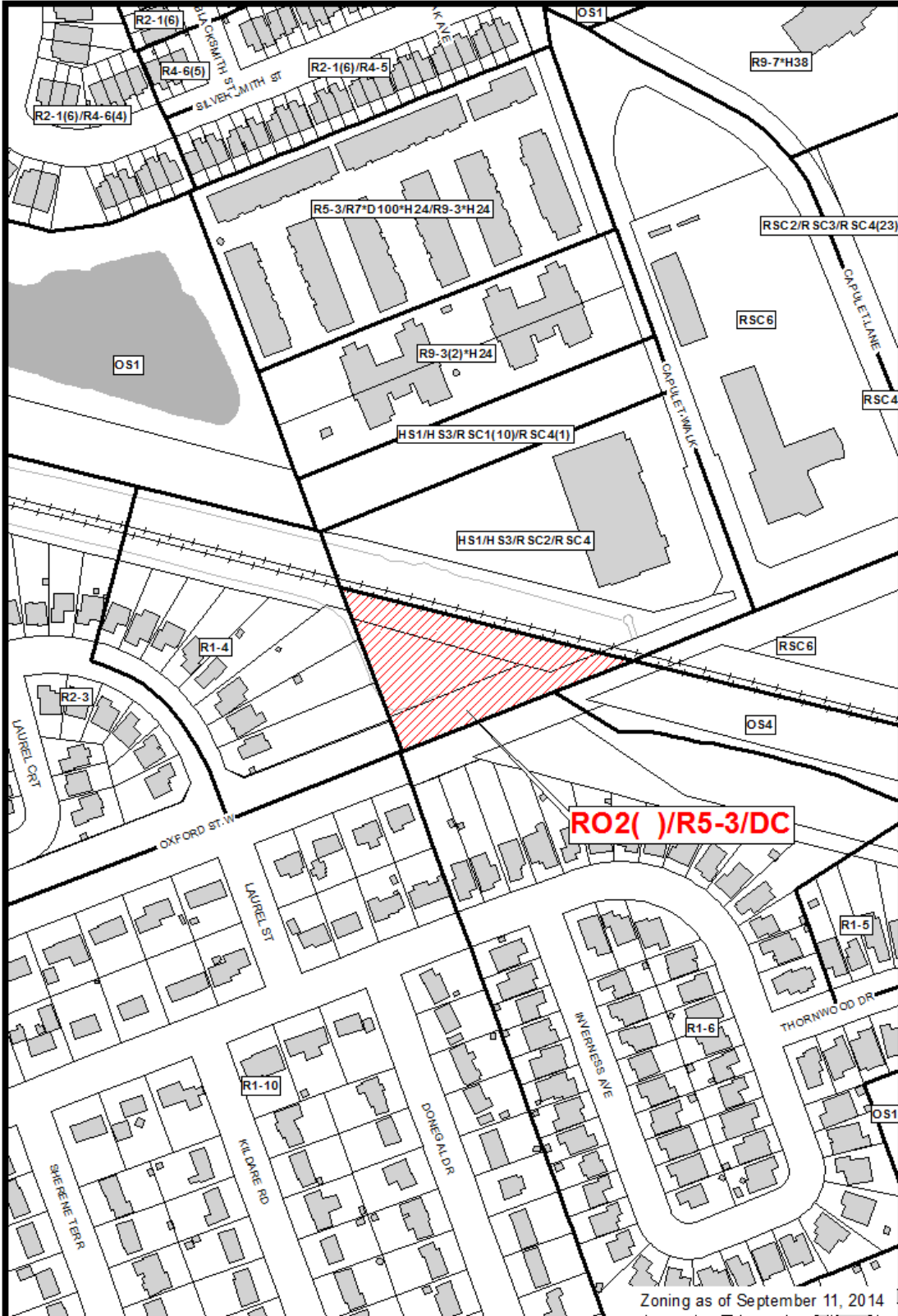
First Reading - January 13, 2015  
Second Reading - January 13, 2015  
Third Reading - January 13, 2015



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



<p>File Number: Z-8414                  Planner: SW                  Date Prepared: 2014/11/10                  Technician: MB                  By-Law No: Z.-1-</p>	<p>SUBJECT SITE </p> <p>1:2,500</p> <p>0 12.525 50 75 100 Meters</p> <p style="text-align: right;"></p>
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Geobase