

--	--

File: Z-8461
Planner: M. Tomazincic

TO:	CHAIR AND MEMBERS PLANNING & ENVIRONMENT COMMITTEE
FROM:	JOHN M. FLEMING MANAGING DIRECTOR, PLANNING AND CITY PLANNER
SUBJECT:	APPLICATION BY: LAMBETH WELLNESS CENTRE LTD 4366 & 4402 COLONEL TALBOT ROAD PUBLIC PARTICIPATION MEETING ON JUNE 15, 2015

RECOMMENDATION

That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the application of Lambeth Wellness Centre Ltd. relating to the property located at 4366 & 4402 Colonel Talbot Road:

- (a) The proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting on June 24, 2015 to amend Zoning By-law No. Z.-1, in conformity with the Official Plan, to change the zoning of the subject property **FROM** an Arterial Commercial (AC2) and Neighbourhood Facility (NF) Zone **TO** a holding Arterial Commercial (h-17*h-18*h-124*AC2) Zone, a holding Business District Commercial Special Provision (h-18*BDC(□)) Zone, and a Holding Urban Reserve (h-18*UR1) Zone;
- (b) The Site Plan Approval Authority **BE REQUESTED** to consider the following design issues through the site plan process:
 - i) Maintain access for the proposed health and wellness centre entirely from Colonel Talbot Road;
 - ii) Plan for a joint vehicular access between 4366 Colonel Talbot Road and 4402 Colonel Talbot Road;
 - iii) Review a tree preservation report which evaluates any impact from the development on relevant vegetation, and implement any mitigating measures or site modifications to reduce the impact;
 - iv) Install privacy fencing and enhanced landscaping to screen the parking lot from the adjacent residential dwellings;
 - v) Ensure exterior lighting provided for the Wellness Centre is directed to minimize the impact on abutting residential dwellings;
 - vi) Replace a portion of the existing surfaced front yard parking area at 4402 Colonel Talbot Road with landscaped open space to create a better separation between vehicular and pedestrian areas.

PREVIOUS REPORTS PERTINENT TO THIS MATTER
--

None

PURPOSE AND EFFECT OF RECOMMENDED ACTION

The purpose and effect of the recommended Zoning By-law amendment is to re-use the existing school building for a health and wellness centre and pharmacy, while maintaining the east parcel as vacant for future development, and maintaining the existing development potential on the north parcel.

--	--

File: Z-8461
Planner: M. Tomazincic

RATIONALE

- i) The recommended amendment is consistent with the policies of the *Provincial Policy Statement (PPS), 2014*, which promote an appropriate range and mix of uses to meet long-term needs, regeneration of existing settlement areas, employment opportunities, and protection for areas of potential archaeological significance;
- ii) The recommended amendment is consistent with the City of London Official Plan and conforms to the Southwest Area Secondary Plan policies for the Mainstreet Lambeth North, Mainstreet Lambeth South, and Lambeth Neighbourhood designations;
- iii) The recommended amendments will provide for a range of uses which achieves the intended re-use of the school block as per the SWAP policies;
- iv) The subject lands satisfy the Lambeth Neighbourhood, Low Density Residential designation by maintaining the site as Urban Reserve until a future development can be proposed, subject to a future public process;
- v) The recommended amendment retains a priority two listed structure (McEachren School) and provides for the adaptive re-use of the building to maintain the character of the area;
- vi) The Zoning By-law amendment, as recommended, will facilitate an appropriate range of uses for the site and allow the requested health and wellness centre, while providing direction for the vacant parcels.

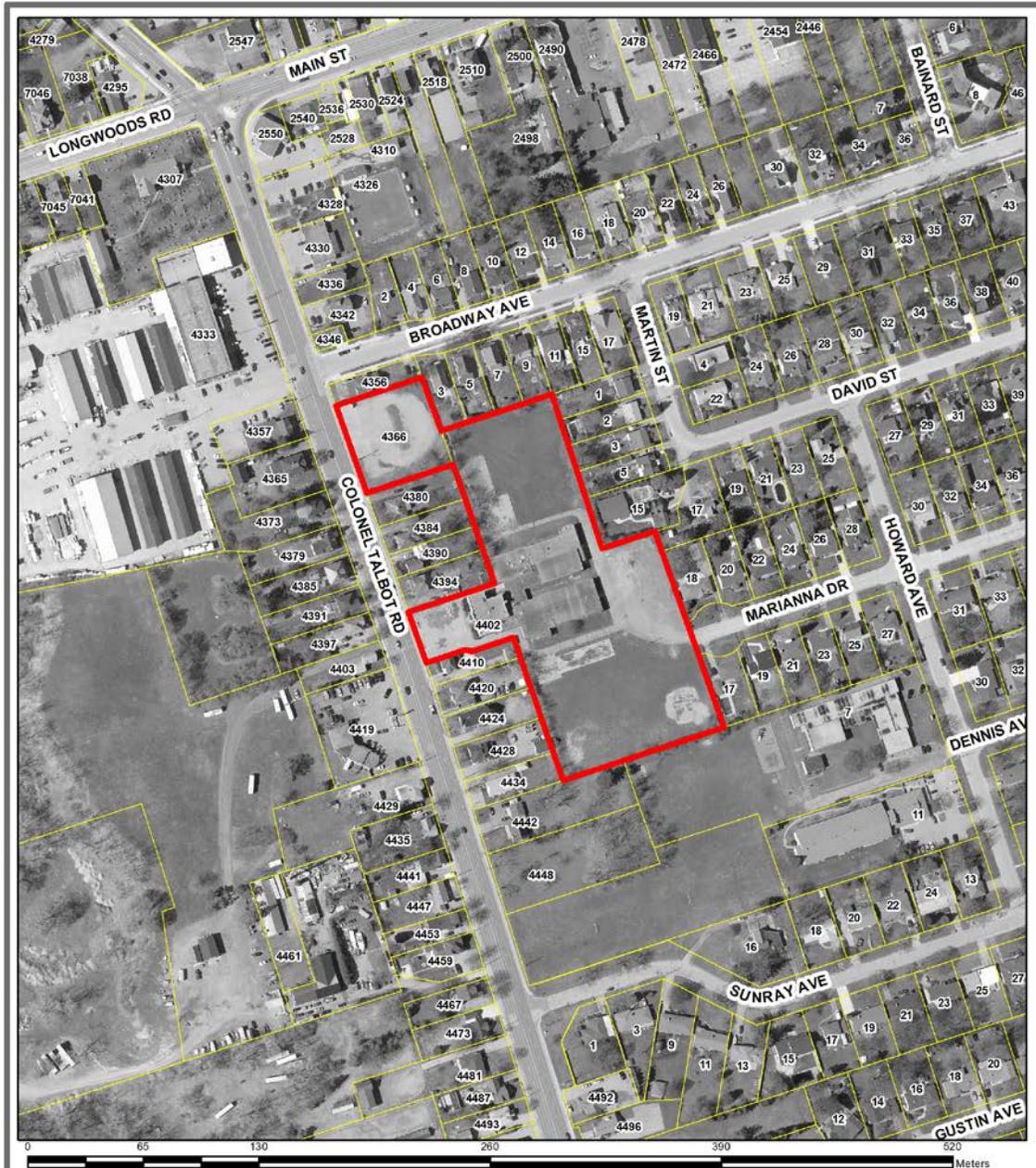
BACKGROUND

Date Application Accepted: February 24, 2015	Agent: S3 AEC Consulting
<p>REQUESTED ACTION: Possible change from an Arterial Commercial (AC2) and Neighbourhood Facility (NF) Zone to an Arterial Commercial (AC2) Zone, a Business District Commercial Special Provision (BDC(_)) Zone, and a Urban Reserve Special Provision (UR4(4)) Zone, to permit the adaptive re-use of the former McEachren School to a medical/dental facility with a pharmacy, and to maintain the rear (eastern) portion of the site as vacant land for future residential uses.</p>	

<p>SITE CHARACTERISTICS:</p> <ul style="list-style-type: none"> • Current Land Use – School (vacant) • Frontage – Combined total of 80m along Colonel Talbot Road • Depth - Irregular • Area – 2.2ha • Shape - Irregular

Two empty rectangular boxes for agenda item and page numbers.

File: Z-8461
Planner: M. Tomazincic



LOCATION MAP

Subject Site : 4366 and 4402
Colonel Talbot Rd
Applicant: Lambeth Health Organization Inc
File Number : Z-8461

Planner : SW
Created By : MB
Date : 2015/05/06
Scale : 1:3000

Legend

 Subject Site

Prepared by : Graphics & Information Services , Planning Division
Corporation of the City of London
File=planning/projects/p_locationmaps/MXD's



--	--

File: Z-8461
Planner: M. Tomazincic

SURROUNDING LAND USES:
<ul style="list-style-type: none"> • North - Residential and Commercial • South - Commercial and Neighbourhood Facility • East - Residential • West - Commercial and Residential

SOUTHWEST AREA SECONDARY PLAN DESIGNATION: (refer to SWAP Map)
<ul style="list-style-type: none"> • Main Street Lambeth North (MSLN), Main Street Lambeth South (MSLS) & Lambeth Neighbourhood (LN)
OFFICIAL PLAN DESIGNATION: (refer to Official Plan Map)
<ul style="list-style-type: none"> • Main Street Commercial Corridor (MSCC) & Low Density Residential (LDR)
EXISTING ZONING: (refer to Zoning Map)
<ul style="list-style-type: none"> • Arterial Commercial (AC2) & Neighbourhood Facility (NF)

PLANNING HISTORY

The Thames Valley District School Board (TVDSB) declared the M.B. McEachren School surplus to their needs in 2010. A Notice of Disposition of the property was provided to the City of London in January 2013, in accordance with section 13 of Regulation 444/98 under the Education Act, which also requires the TVDSB to dispose of the property at Fair Market Value (FMV). The City circulated the notice to relevant departments in January, 2013 and no responses were received identifying a municipal need for the lands. The site has since been put up for sale to the general public.



Figure 1 – Existing West Elevation

--	--

File: Z-8461
Planner: M. Tomazincic

SIGNIFICANT DEPARTMENT/AGENCY COMMENTS

March 19, 2015: London Hydro – No objection

March 25, 2015: WADE - In the application to amend zoning there was reference made that the UR zone to the south of the existing school as a possible future residential. The density isn't clear in this application.

Please be advised that the subject lands do not have a sanitary outlet in close proximity. Therefore, if a sanitary outlet is required for the proposed usage on these lands an alternative sewage disposal system will have to be considered, subject to the Ministry of the Environment and Building Control guideline and approvals.

Septic systems should have regard for the water table, proximity to water wells, open watercourses and the effects any proposed septic systems will have on them. Given the nature of the intended use, the developer is to ensure that all criteria/ requirements/approvals have been met with respect to the governing external agencies and authorities. A holding provision should be applied to reflect that the site may perhaps develop using individual on-site wastewater treatment systems.

March 30, 2015: Bell - No objection

March 31, 2015: Transportation - A transportation Impact Assessment was included with the application and undertaken to determine if a left turn lane is required to accommodate development of this site into a medical/dental office. The study indicated that traffic volume generated by the site did not warrant the construction of a turn lane on Colonel Talbot Rd. Other issues to be discussed through the site plan process include road widening dedication, access design and future internal connection with Block A to the north.

April 2, 2015: Water Engineering - Water Engineering has no objections with regards to the Zoning By-law amendment.

The existing building is currently supplied by a 150mm water service. The owner shall determine if this pipe is adequately sized to provide water for domestic and fire purposes for the intended use of the building. If it is determined that the existing pipe is not adequately sized or the structural condition of the pipe is such that it would need replacing, then water is available from the existing 1500mm watermain on Col. Talbot Rd.

April 7, 2015: Building Division – A change of use permit is required. All existing septic system components need to meet the requirements of Part 8 of the 2012 Ontario Building Code. A report from a qualified designer will be required as part of the change of use permit. Based on the results of this report additional upgrading of the septic system may be required.

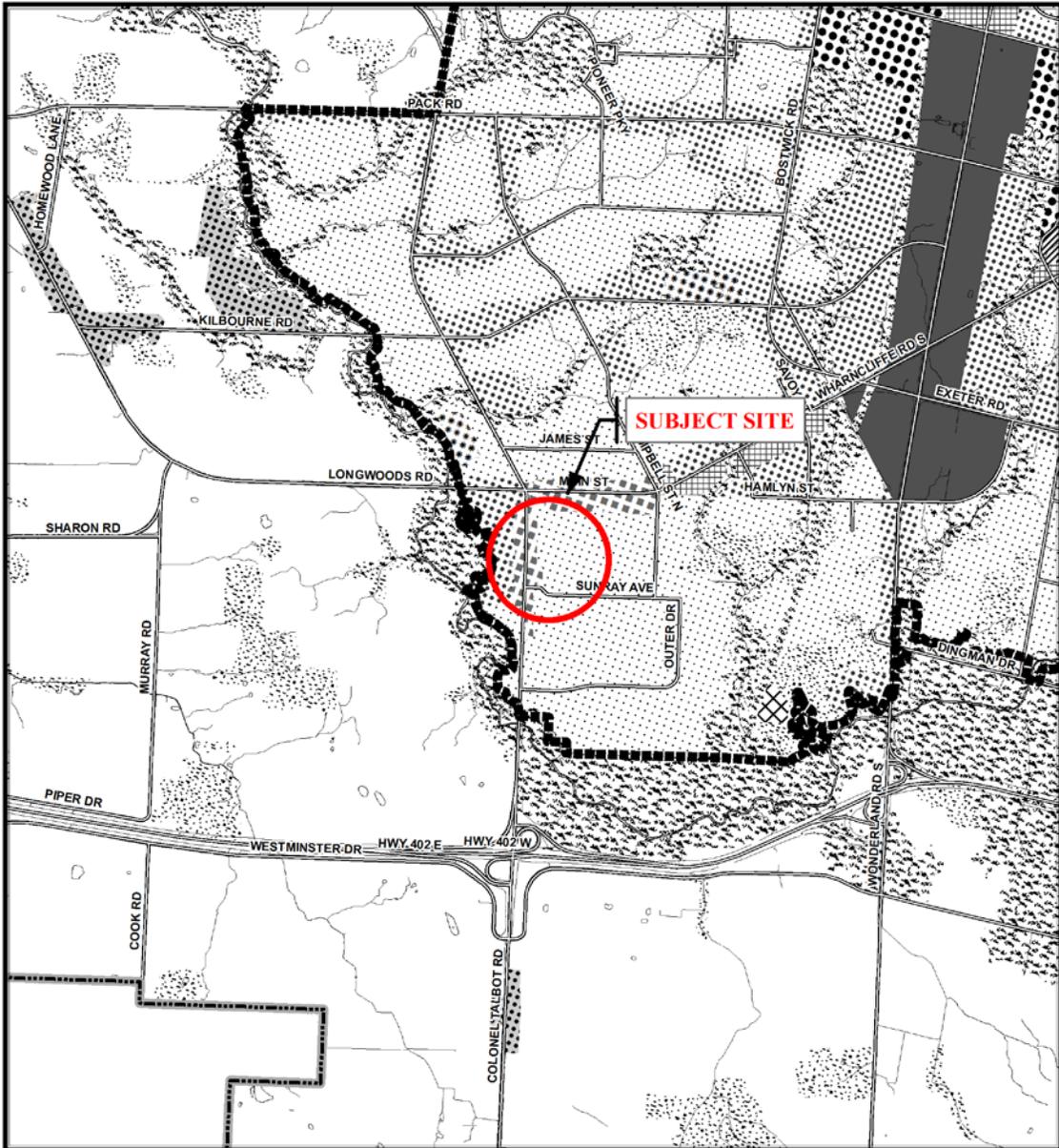
April 15, 2015: Urban Regeneration – The LACH “noted in file” the circulation of this zoning by-law amendment and did not articulate any particular concern regarding the information provided.

May 4, 2015: Environmental & Park Planning – Parkland dedication has not been collected for the subject lands. Parkland dedication will be taken at the time of site plan approval based on the following condition:

- Consistent with the regulations of the Ontario Planning Act, the applicant will provide cash-in-lieu of parkland equal to 2% of the value of the property assessed on the day before the day of issuance of a building permit for the site for the expanded area including the required parking, landscaping and setbacks. An appraisal undertaken by an Accredited Appraiser (AACI) is to be submitted to Development Services for review and the value of payment is to be included as a condition of site plan approval.

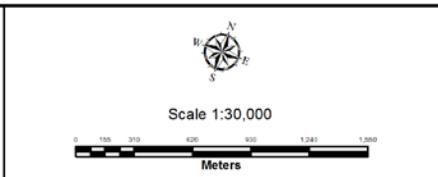
--	--

File: Z-8461
 Planner: M. Tomazincic



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/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

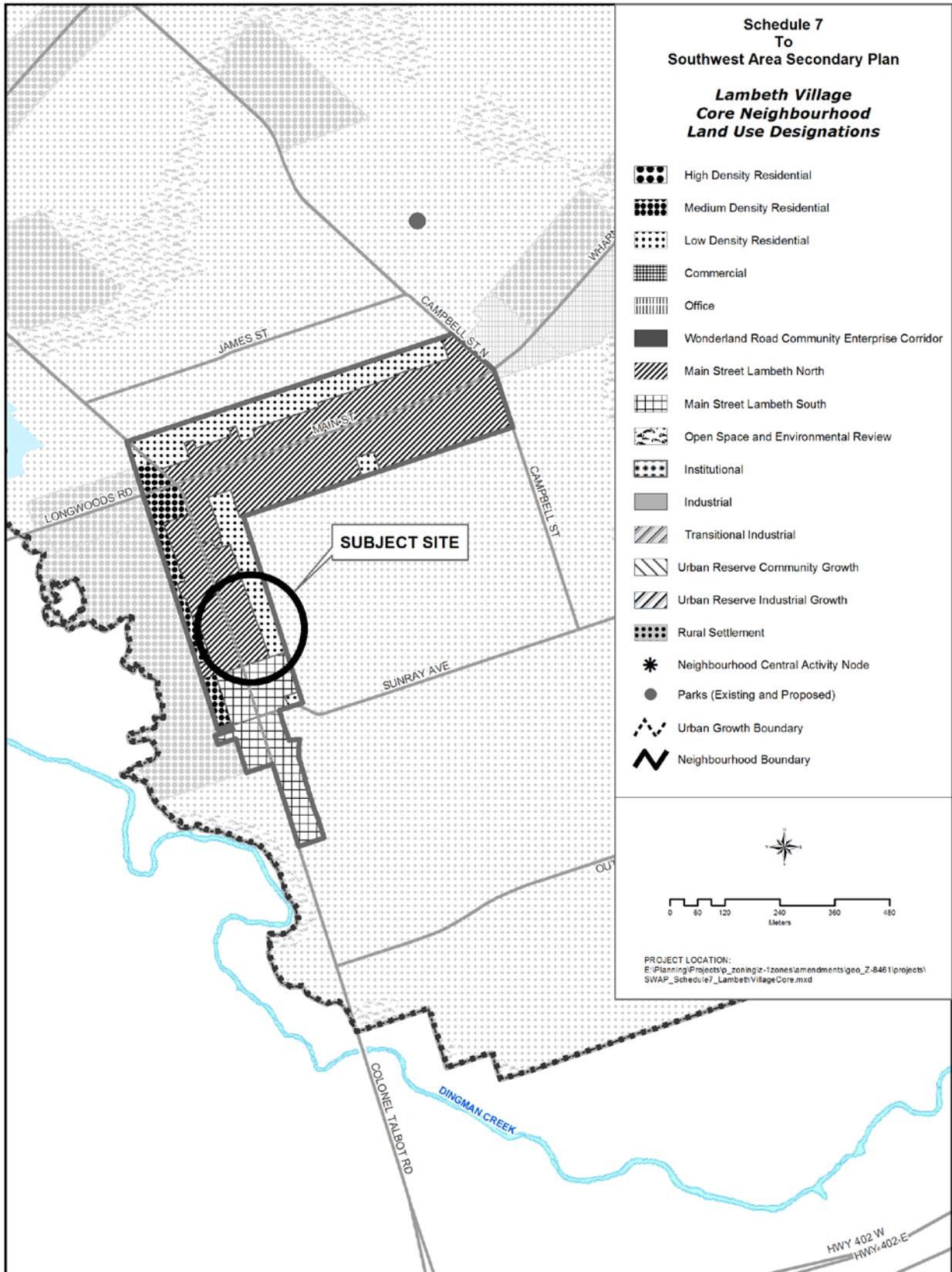
CITY OF LONDON
 Department of
 Planning and Development
 OFFICIAL PLAN SCHEDULE A
 - LANDUSE -
 PREPARED BY: Graphics and Information Services



FILE NUMBER: Z-8461
 PLANNER: SW
 TECHNICIAN: MB
 DATE: 2015/05/06

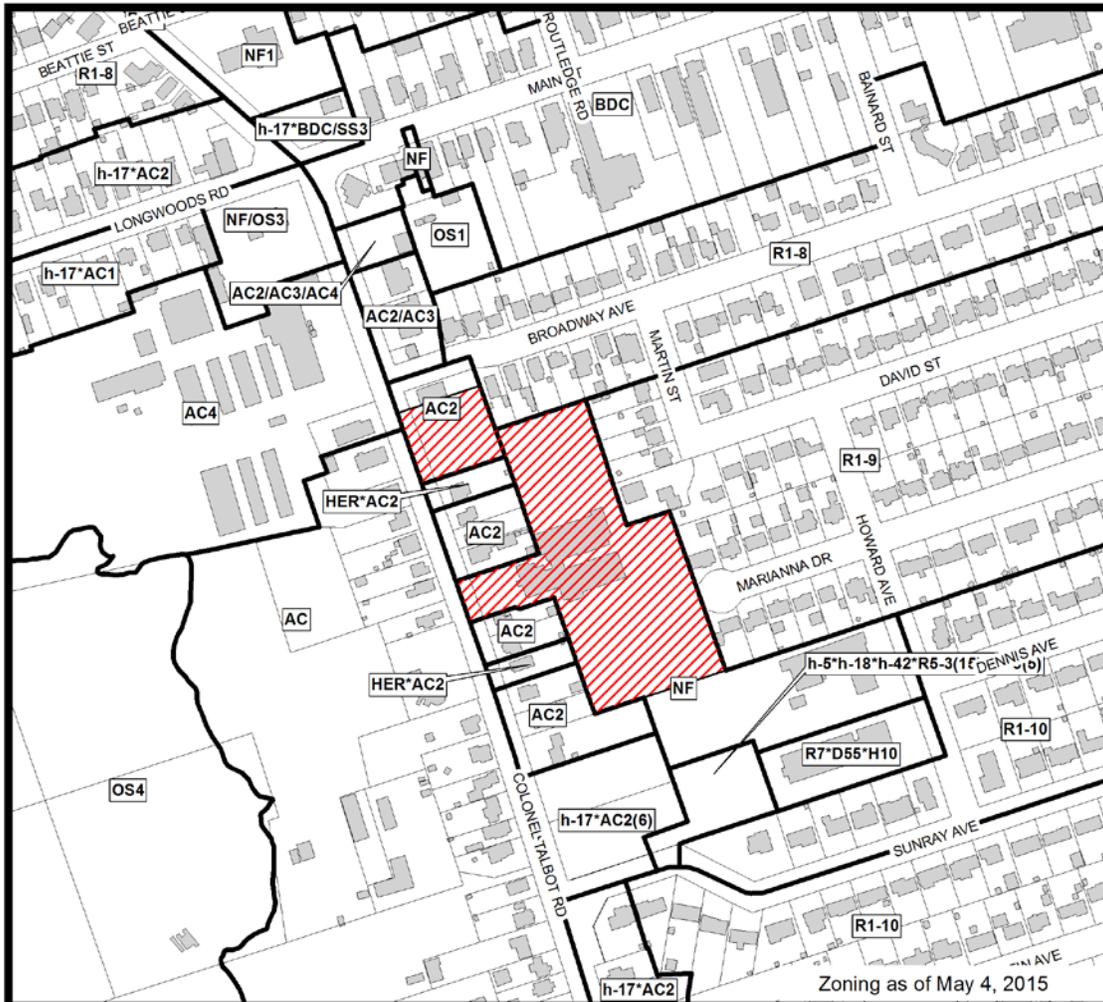
--	--

File: Z-8461
 Planner: M. Tomazincic



--	--

File: Z-8461
Planner: M. Tomazincic



Zoning as of May 4, 2015



COUNCIL APPROVED ZONING FOR THE SUBJECT SITE: AC2 and NF

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:
Z-8461 SW

MAP PREPARED:
2015/05/06 CK

1:4,000
0 20 40 80 120 160 Meters

--	--

File: Z-8461
Planner: M. Tomazincic

PUBLIC LIAISON:	<p>On March 11, 2015, Notice of Application was sent to 99 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 March 12, 2015. A “Possible Land Use Change” sign was also posted on the site.</p>	<p>25 replies were received</p>
<p>Nature of Liaison: Possible change to Zoning By-law Z.-1 from an Arterial Commercial (AC2) Zone which permits accessory dwellings units, converted dwellings, day care centres, emergency care establishments, existing dwellings, group home type 2, lodging house class 2, animal hospitals, dwelling units above the first floor, clinics, convenience stores, convenience service establishments, duplicating shops, florist shops, medical/dental laboratories, medical/dental offices, offices, personal service establishments, and studios; and a Neighbourhood Facility (NF) Zone which permits places of worship, elementary schools and day care centres to an Arterial Commercial (AC2) Zone which permits the above listed uses, a Business District Commercial Special Provision (BDC(_)) Zone which permits animal hospitals, apartment buildings with any or all of the other permitted uses on the first floor, bake shops, clinics, commercial recreation establishments, commercial parking structures and or lots, converted dwellings, day care centres, dry cleaning and laundry depots, duplicating shops, emergency care establishments, existing dwellings, financial institutions, grocery stores, laboratories, laundromats, libraries, medical/dental offices, offices, personal service establishments, private clubs, restaurants, retail stores, service and repair establishments, studios, video rental establishments, lodging house class 2, cinemas, brewing on premises establishment, food store, animal clinic, convenience store, post office, convenience service establishments, dwelling units restricted to the rear portion of the ground floor or on the second floor or above with any or all of the other permitted uses in the front portion of the ground floor, bed and breakfast establishments, antique store, police stations and pharmacy with permission for a greater front yard depth and front yard parking; and an Urban Reserve Special Provision (UR4(4)) Zone which permits existing dwellings, agricultural uses except for mushroom farms, commercial greenhouses, livestock facilities and manure storage facilities, conservation lands, managed woodlots, wayside pits, passive recreation uses, kennels, private outdoor recreation clubs and riding stables on a lot with a frontage of 18m (59 ft) and a lot area of 750m² (8,073 sq ft).</p>		

--	--

<p>Responses: 25 responses were received including: 8 phone calls, 16 written (email/letters), and 1 petition = 13 signatures</p>	
<p>Summary of Responses Received:</p>	
Comment	Consideration
Access for health and wellness centre should be provided from Colonel Talbot Rd only not Marianna Drive (Petition =13 signatures +1 comment)	Acknowledged; access is confirmed from Colonel Talbot Road, not Marianna Drive.
Using the access from Marianna Drive could help alleviate some of the traffic from Colonel Talbot Road (1 comment).	Marianna Drive is only intended to provide access to future residential uses consistent with the Lambeth Neighbourhood designation, not for the wellness centre.
Colonel Talbot Rd can be very congested, adding cars will increase inconvenience and traffic (2 comments)	A TIS accompanied the application which has been reviewed and accepted by the CoL transportation division. There are no adverse impacts on the transportation system associated with the proposal.
Request a maximum height of two storeys for the main school portion and future residential area (Petition =13 signatures +2 comments)	The height for this area is governed by the SWAP policies which indicate a 3 storey maximum for the school portion, which is in keeping with the area. The future residential lands will require a subsequent ZBA which would be a more appropriate time to consider a maximum height.
Hold the public participation (PEC) meeting on site (Petition = 13 signatures)	The PEC meeting will be held at City Hall as there are multiple items on the agenda, including other public participation meetings.
Concern that the pharmacy proposed will become a Methadone Pharmacy (7 comments)	All pharmacies are able to dispense methadone, however the CoL differentiates between those that primarily dispense (more than 40 units a day) and those that do not. A ZBA would be required to propose a methadone pharmacy.
Concern for the existing asbestos in the building and the environmental concerns for removal (3 comments)	The removal of asbestos must be done carefully by a qualified professional; however the municipality is not an approval authority for the removal of asbestos.
Concern that once the zoning is amended the result may not be the wellness centre that is currently proposed (3 comments).	The consideration of the proposed zone is to facilitate the specific development of the health and wellness centre, however any of the permitted uses in the zone may be allowed to establish in the future.
Concern that any of the uses in the new zone can be used on site, including undesirable uses (3 comments)	The proposed zone allows for a wide range of uses which are appropriate at this location and to implement a 'mainstreet' outcome. The zone is intentionally flexible to allow for many different users.
Concern zone change will lead to a safe haven for criminals, drug addicts and undesirables (2 comments)	The intention for this site is to encourage a walkable, urban mixed-use 'mainstreet' with an emphasis on maintaining and enhancing high quality design and character.
Concern for a negative impact on property values (2 comments)	There is nothing to suggest that the proposal will have an impact on property values which are determined by a wide range of variables.
Concern for the survival of existing similar businesses and that there is no need for additional businesses (health/pharmacy enterprises) (5 comments)	The proposed health and wellness centre is intended to complement existing businesses, not replace them. The applicant has identified available floorspace in the wellness centre if any existing health related local businesses wish to relocate.
Site Plan is illegible (1 comment)	The site concept plan was provided in the notice of application to offer additional available information to the community. The site concept plan is subject to change and is intended to be considered at a high level.
Inadequate notice of application to neighbours and general area, inadequate response time (4 comments)	The notice for this application is consistent with all CoL ZBAs. The initial notice encouraged responses within 20 days, but all comments received by the CoL were considered. A community information meeting was held by the applicant on April 29, 2015 to provide more clarification. Comments have been referred to the communication improvement review for planning notices.

Agenda Item # Page #

--	--

File: Z-8461
Planner: M. Tomazincic

<p>Concern for the ability of the existing septic system to be used for the wellness centre (1 comment)</p>	<p>A septic system feasibility study has been submitted and accepted, supporting the proposal; and part 8 of the OBC must be met prior to obtaining a building permit.</p>
---	--

Agenda Item # Page #

--	--

File: Z-8461
Planner: M. Tomazincic

--

--	--

Comment	Consideration
Provide more handicapped parking spaces (1 comment)	Noted – CoL minimum requirements must be satisfied at site plan approval. No deficiency has been identified currently.
Concern that there are already surface flooding issues associated with stormwater issues that would be exacerbated by additional hard surface paving (2 comments)	Noted – Stormwater sewers exist along Colonel Talbot Road and a lot grading and drainage plan is a standard requirement of site plan, which will provide engineering justification for flows and stormwater management.
Vehicle parking spaces should be located further from properties, concern for impact of emissions, lights, noise (4 comments)	Noted for site plan – The parking spaces must be located in accordance with the Site Plan Control Area By-law. A perimeter fence may assist with lighting, emissions and noise concerns.
Fence materials could be like noise walls (1 comment), should minimize impact of parking and site function (board on board, 6-8ft) (3 comments)	Noted for site plan – perimeter fencing will be determined at site plan including consideration for fence height, type and materials.
Concern that the lighting of the site will cause a nuisance for adjacent properties (2 comments)	Noted for site plan – Photometrics study may be undertaken to ensure there are no adverse impacts on neighbouring properties.
Concern for boundary tree and mature shrub health with hard surfacing works (2 comments). Request for CoL forestry to provide private inspection (1 comment)	Noted for site plan – A tree preservation report is required which inventories trees on site and within a 3m buffer and evaluates the impact of development on their health and survival. This is prepared by a private qualified professional and confirmed by the CoL.
Concern parcel off of Marianna Dr could become low income housing (1 comment)	There are no details to suggest what form of development will take place. Any future ZBA requires additional public involvement and must be consistent with relevant policy.
Maintain NF zone at rear of Marianna Dr (1 comment)	There is no intention to use the lands for NF purposes and the UR1 zone maintains the site as vacant until future development is proposed.
Loss of green space used by community, should be maintained as open space (2 comments)	The City did not identify a need to acquire the site as open space when offered. The site is privately owned and there is no ability to restrict the site for public space.
Concern for hours of operation and security after hours (1 comment)	Hours of operation and security are not managed by the Z.-1 by-law, however have been indicated by the applicant as: doctors offices 9-5, 9-7, pharmacy 9-9, and some after hours security is intended.
Support for the proposed uses (1 comment)	Noted

ANALYSIS

Subject Site Description

The subject site is located on the east side of Colonel Talbot Road and is the former McEachren Primary School. The school ceased operation in 2010 and the site has been vacant until present. The site is a total of 2.2 hectares (5.4 ac), and the school has a gross floor area of 2,650m² (28,524 sq ft). The main entrance of the building is located at 4402 Colonel Talbot Road, and the site also comprises a vacant portion of land used for parking at 4366 Colonel Talbot Road.

The site fronts on to a portion of the Lambeth Mainstreet area which is a commercial corridor with a mix of uses including existing residential uses. There are residential uses to the northeast of the site which were established through a plan of subdivision in 1914, and dwellings to the east created through subdivisions registered in 1949-1950. There is an existing school, the Covenant – Christian School, located to the southeast, and the London Senior’s Housing Corporation south of the Christian School.

--	--

File: Z-8461
Planner: M. Tomazincic

Proposal

The proposed zoning amendment is to permit the medical/dental clinic and pharmacy uses for a portion of the site, while guiding the development of the remnant parts for the future. There are three distinctive portions of the site which have different characteristics and intentions for development, which include the north parcel at 4366 Colonel Talbot Road (“AC2”), the main parcel at 4402 Colonel Talbot Road (“BDC”), and the southeast parcel at Marianna Drive (“UR1”).

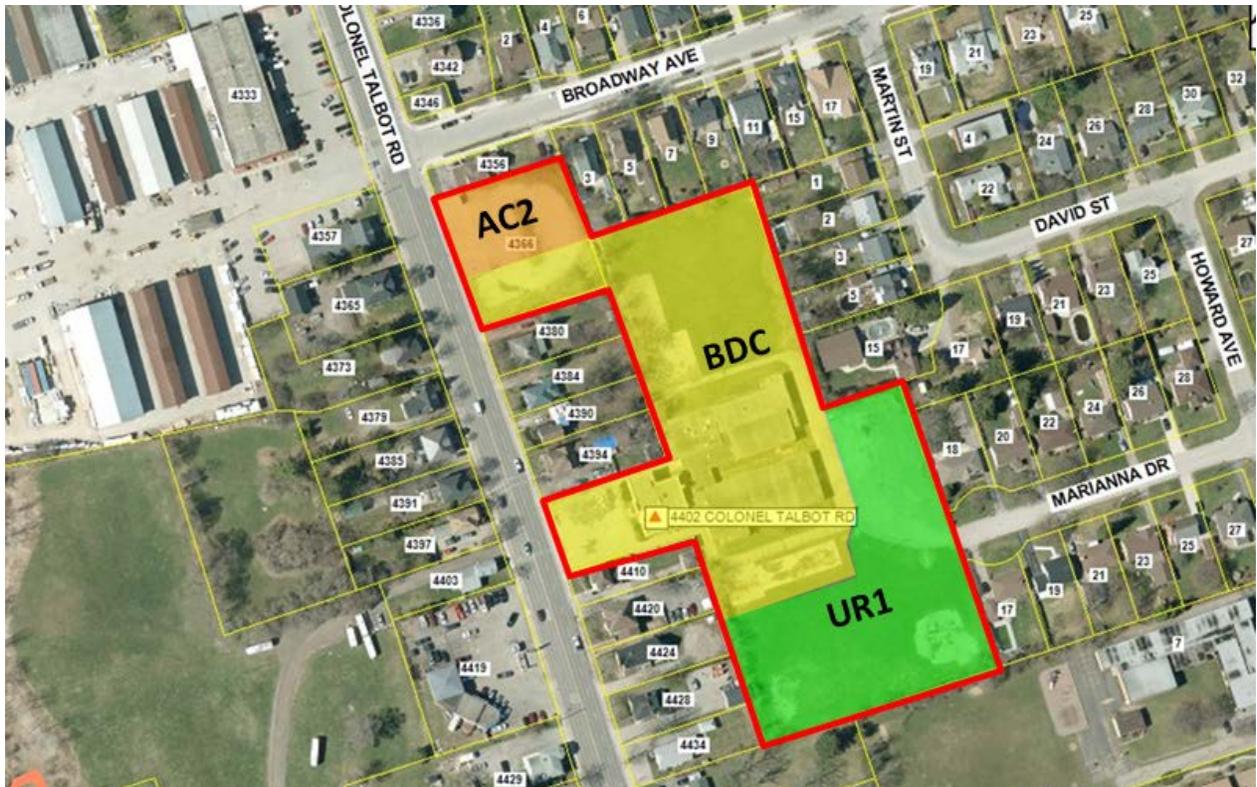


Figure 2 – Proposed Zoning (General)

North Parcel – 4366 Colonel Talbot Road

The north portion of the site at 4366 Colonel Talbot Road is vacant and predominantly hard-surfaced, which was previously used as a parking area for the school. The site is currently designated and zoned for commercial activities which are intended to be maintained. The proponent has no immediate plans to develop this portion of the site, and has identified a possible future severance of the lands to provide a future development opportunity. The eventual use of 4366 Colonel Talbot Road will have a coordinated access with the main access proposed for 4402 Colonel Talbot Road to minimize the number of driveways onto the arterial road.

Main Parcel – 4402 Colonel Talbot Road

The primary objective of the Zoning By-law amendment is to allow for the adaptive re-use of the school building to permit a health and wellness centre as well as a pharmacy. The building is proposed to be retained in the existing form with only minor structural changes planned. A portion of the southwest corner of the school building is to be removed to facilitate vehicular access to the south and east of the site. Improvements are proposed to the façade along Colonel Talbot Road including the construction of a door, stairs and a ramp to improve accessibility.

--	--

File: Z-8461
Planner: M. Tomazincic

The health and wellness centre will be staffed by health care professionals, including approximately 8-9 physicians as well as specialists. The range of on-site uses is intended to focus on: family medicine, women’s health clinic, optometry, diagnostic imaging and cardiac clinic, laboratory, physiotherapy, massage therapy, audiology, pharmacy, naturopathy/natural health centre and diabetic and wound clinic. A small-scale fitness centre may also be accommodated within the building.



Figure 3 – Proposed Floorplan

East Parcel – Marianna Drive

The rear (eastern) portion of the site is currently vacant and intended to be retained for future residential uses. There is no proposal for the development of these lands, and no intention to undertake such a project by the applicant. Since the exact details of the use, intensity and form are unknown at this time, the selection of an arbitrary residential zone would not be appropriate without the supporting details. As such, the parcel will remain vacant and zoned as Urban Reserve until a time when a feasible proposal could be prepared. A subsequent application to amend the zoning, including additional public involvement, would be required to change the zone to facilitate residential uses in the future.

PPS Compliance

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. Settlement areas shall be the focus of growth and development, and their vitality and regeneration shall be promoted. Land use within settlement

--	--

**File: Z-8461
Planner: M. Tomazincic**

areas shall be based on densities and land uses which efficiently use land and resources, and are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available and support active transportation. 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 appropriately enhances the mix of commercial uses. The proposed pharmacy and medical/dental facility efficiently uses the existing infrastructure, public service facilities and supports public transit.

Opportunities for intensification and redevelopment shall be promoted where they can be accommodated taking into account existing building stock or areas and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs. Development which facilitates intensification and redevelopment in a compact form, such as the adaptive re-use of the school building, shall be promoted while avoiding or mitigating risks to public health and safety.

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 to meet long term needs. The site is suitable for commercial employment uses and contributes to the diversity of the mainstreet activities while supporting existing and future businesses.

Section 1.6 *Infrastructure and Public Service Facilities* identifies development on municipal services as the preferred form of servicing for settlement areas wherever feasible. Where municipal sewage services are not provided, individual on-site sewage services may be used provided that site conditions are suitable for the long-term provision of such services with no negative impacts. In settlement areas, these services may only be used for infilling and minor rounding out of existing development. The site has an existing septic system which is adequate to support the change of use, and would be considered an appropriate change to an existing development area. If sufficient reserve sewage system capacity for individual on-site sewage services is demonstrated, it may facilitate the potential of a future severance and lot creation.

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

Section 2.6 *Cultural Heritage and Archaeology* requires conservation of cultural heritage and archaeological resources or areas of archaeological potential prior to site alteration or development is permitted. The site has been identified as an area having potential archaeological significance, and a holding provision is recommended to ensure that any items of significance are identified and recovered prior to development.

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. A Secondary Plan may be adopted pursuant to Section 19.2.1 of the Official Plan to provide guidance and direction for a specific geographic area of the City. The City's Official Plan shall apply to all lands within the study area, except in instances where more detailed or alternative direction is provided in the secondary plan, in which case, the secondary plan shall prevail.

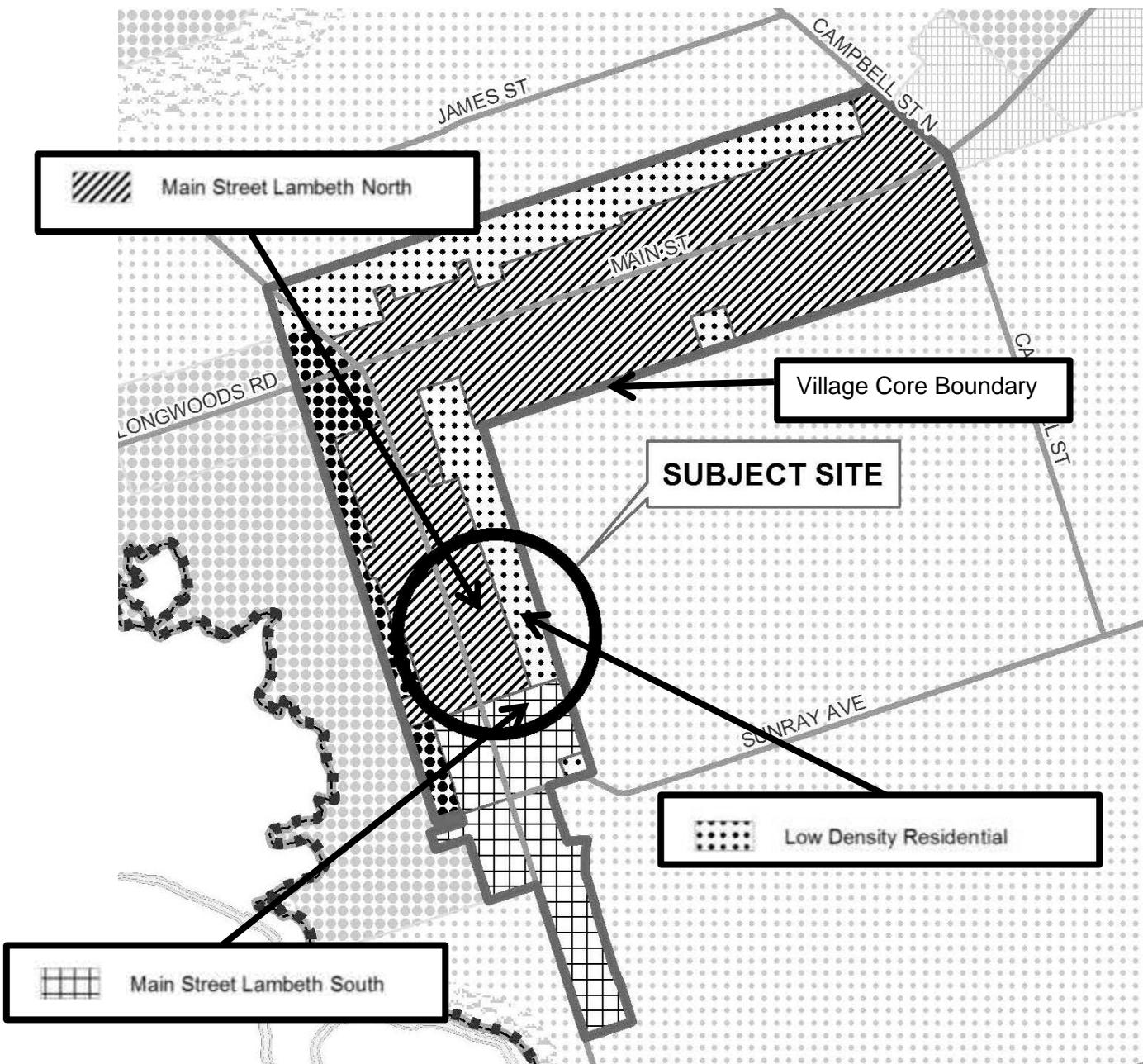
Southwest Area Secondary Plan

The subject lands are within the boundaries of the Southwest Area Secondary Plan which provides specific land use designations and policies for the area. The Southwest Area Secondary Plan was the result of a City-led process to guide the long-term management of growth for one of

--	--

File: Z-8461
Planner: M. Tomazincic

the City's last and largest reserves of land. The secondary plan provides vision, principles and policies to develop the Southwest Planning Area as a vibrant community, and recognize it as a significant gateway into the City. The plan encourages elements of mixed-use development, an increased range and density of residential built form, long-term sustainability, preservation of significant cultural heritage resources, increased walkability, and high quality urban design. The plan identifies various neighbourhoods as a basis for the focused review of planning applications to be used in conjunction with other Official Plan policies.



Village Core

The subject site is located primarily within the Village Core Designation in the Southwest Area Secondary Plan which serves as a central community focal point and provides a neighbourhood level of service. The Village Core allows for the development of live-work residential opportunities, and provides for a mix of uses and civic functions. The area promotes a pedestrian-oriented main street environment within comfortable walking distance of most residents. High quality architectural design is intended to be maintained and enhanced to provide an identifiable character for the core. The Village Core Designation is further divided into sub-sections and the western part of the site is partially within both the Main Street Lambeth North (MSLN) and the Main Street Lambeth South (MSLS) designations. The eastern portion of the site is also in the

--	--

File: Z-8461
Planner: M. Tomazincic

Low Density Residential Designation (LDR) subject to the Lambeth Neighbourhood (LN) Designation Policies.

Main Street Lambeth North

The Main Street Lambeth North (MSLN) Designation is intended to continue the existing ‘mainstreet’ development for lands with frontage on Main Street and Colonel Talbot Road. It is intended that new ‘mainstreet’ development will not extend significantly beyond the existing commercial boundaries. The permitted uses within the MSLN include:

- i) the uses within the Main Street Commercial Corridor (MSCC) designation of the Official Plan, and
- ii) the residential uses permitted in the Multi-Family, Medium Density Residential designation of the Official Plan, with the exception of single detached, semi-detached and duplex dwellings, up to 75 units per hectare.

Building heights shall not exceed three storeys and shall be sensitive to the scale of development in the surrounding neighbourhood.

i) Main Street Commercial Corridor

Permitted uses in the Main Street Commercial Corridor (MSCC) Designation include small-scale retail uses, service and repair establishments, food stores, convenience commercial uses, personal and business services, pharmacies, restaurants, financial institutions, small-scale offices, small-scale entertainment uses, galleries, studios, community facilities such as libraries and day care centres, correctional and supervised residences, residential uses (including secondary uses) and units created through the conversion of existing buildings, or through the development of mixed-use buildings.

ii) Medium Density Residential

The primary residential uses permitted in the MFMDR, shall include multiple-attached dwellings, such as row houses or cluster houses, low-rise apartment buildings, rooming and boarding houses, emergency care facilities, converted dwellings and small-scale nursing homes, rest homes and homes for the aged.

Main Street Lambeth North - Analysis

A future development proposal for 4366 Colonel Talbot Road is not being considered at this time and there are no immediate plans to develop this parcel by the proponent. A potential option may be to sever the property in the future and sell the site as vacant. Any development of 4366 Colonel Talbot Road would need to conform to the existing MSLN designation and be in accordance with the existing zoning – which is not proposed to change as part of this application. Any future use which is not in keeping with the existing policy would need to return to the City for an amendment to consider the request.

Main Street Lambeth South

The Main Street Lambeth South (MSLS) Designation is intended to provide for residential and non-residential uses that may not be in a mixed-use format and are generally developed at a smaller scale than within the Main Street Lambeth North Designation. The permitted uses in the MSLS designation along the east side of Colonel Talbot Road shall include the permitted uses in the Main Street Commercial Corridor Designation of the Official Plan (as identified above) but at a smaller scale than the uses in the MSLN.

--	--

File: Z-8461
Planner: M. Tomazincic

Main Street Lambeth South – School Block

The Main Street Lambeth South (MSLS) designation contains specific policies for the subject site which provides directions for its future use. The portion of the remnant school block located adjacent to Colonel Talbot Road may redevelop for non-residential uses, and the east (rear) portion of the remnant school block shall develop with residential uses. The range of small-scale commercial and office uses permitted for those lands located within the MSLS designation may include professional and service offices, medical/dental offices, personal service establishments, retail stores, convenience stores, studios and galleries, day care centres, small-scale restaurants, specialty food stores, and fitness and wellness establishments. The lands located in the Lambeth Neighbourhood designation may develop with the uses as permitted in the “Low Density Residential” Designation of the Official Plan, and at a scale and height that is compatible with the existing residential uses located to the east of the remnant school site.

Main Street Lambeth South - Analysis

The specific school block policies within the MSLS designation encompass the portion of the site with the school building and the lands to the north of the building. The proposed use of the remnant school block is in keeping with the range of uses identified in the policies, and achieves the intent of the MSLS designation. The proposal allows for the uses of medical/dental office and fitness and wellness establishment, which are two of the specific uses listed as appropriate for the site. The MSLS designation also permits the uses identified in the MSCC designation, and since the pharmacy use is listed as one of the permitted use in the MSCC policies, the pharmacy is also specifically identified as a permitted use. The range of uses proposed directly implements the policies and intent of the MSLS designation in the existing built form.

Lambeth Neighbourhood

The Lambeth Neighbourhood designation includes the Low Density Residential and Medium Density Residential designations, and is primarily intended to provide a population base to support the commercial uses associated with the village core. Neighbourhoods south of Longwoods Road will develop or redevelop at low intensities in keeping with existing development.

Low Density Residential Designation

The areas designated Low Density Residential (LDR) will provide for low-intensity residential uses consistent with existing and planned development. The primary permitted uses are those in the Official Plan LDR designation including single detached, semi-detached and duplex dwellings. Some forms of attached dwellings such as row housing or cluster housing may also be permitted. New convenience commercial uses and secondary uses shall not be permitted.

Lambeth Neighbourhood - Analysis

The portion of the site located east of the school at the rear of the site with access to Marianna Drive is within the Low Density Residential designation governed by the Lambeth Neighbourhood policies. The future use of the lands is not currently known as the intention is to sever and sell the parcel as vacant. As such, the recommended amendment intends to zone the lands as Urban Reserve which permits a limited range of existing uses and preservation activities to protect these lands from premature subdivision and development. The specific details of development would be determined at a future time when a feasible proposal could be considered. Any development of the eastern portion of the site would need to conform to the existing designation or return to the City for a Zoning By-law amendment to change the permitted uses on site and initiate a public participation process.

Issues

--	--

File: Z-8461
Planner: M. Tomazincic

Fit and Compatibility

The site provides a unique opportunity for adaptive reuse of the existing building. The proposed use of the site for health and wellness centre and pharmacy is compatible with the surrounding land uses and complements the main street uses existing along Colonel Talbot Road. The subject site is an irregularly shaped parcel of land, though is of a sufficient size to support the intensity and function of the proposed uses.

The building is situated in the middle of the site with the front façade facing Colonel Talbot Road and the bulk of the building extended towards the east. The building is two storeys along the Colonel Talbot Road frontage and one storey for the remainder. The total height of the structure is 6.5m, which is compatible with the surrounding area, and lower than the scale of adjoining properties along Colonel Talbot Road. The height of development for the main and north parcel will be permitted up to a maximum of three storeys to be consistent with the Southwest Area Secondary Plan policies and the general area. However, no new building construction has been proposed at this time.



Figure 4 – Proposed West Elevation

The structure will be largely maintained in the existing form, and only moderate changes are proposed. The main building façade, which is oriented towards Colonel Talbot Road, currently does not provide any access into the building. Changes are proposed to install doors and construct stairs and a ramp to provide direct access into the pharmacy and connect with the rest of the Health and Wellness Centre. Utilizing the existing façade as a functional and main entrance provides better integration of the building with the rest of the community, and improves connectivity. The other change to the building includes removing a portion of the southwest corner to facilitate vehicular access through the site (see site concept plan on p. 20).

Traffic, Parking and Transportation

A traffic impact study was submitted to consider the proposed change of use and evaluate the impacts. The study reviewed the existing conditions (2014) as well as future traffic conditions for a five-year horizon (2019) at which point the site is expected to be built out and operational. The interrelated nature of the uses on-site, where patients of the wellness centre would also be patrons of the pharmacy, resulted in a site interaction adjustment and accounted for a 50% reduction in

--	--

File: Z-8461
Planner: M. Tomazincic

trips. To ensure a conservative approach, no reduction in vehicle trips was made to account for travel to the site by non-automobile modes.

Table 1: Trip Generation

Land Use	Peak Hour			
	AM		PM	
	In	Out	In	Out
Medical/Dental	35	9	18	48
Pharmacy	6	4	14	14
Site Interaction Adjustment	-3	-2	-7	-7
Total Site Trips	38	11	25	55

The parking rate for medical/dental offices and clinics is the same at 1/15m², though the parking rate for *converted* medical/dental offices is 1/20m². The request is to apply the same rate to the clinic use, as the By-law currently does not consider a reduced rate for a clinic *conversion*. The change in rate for a building conversion, rather than a new build situation reflects the challenges with reduced usability when re-purposing a structure. As an example, given that the parking calculation is based on *gross floor area* not *usable floor area* and given the existing building's interior location for mechanical equipment, all the floor area occupied by mechanical equipment would be required to allocate parking spaces. Conversely, the construction of a new building would likely locate the mechanical equipment in the exterior of the building or on the roof which would not require additional building space and reducing the parking requirement though no additional demand generated would be generated. The converted building parking rate of 1/20m² requires 133 parking spaces, and 137 parking spaces are provided. The rate of 1/20m² is appropriate to recognize the existing constraints associated with re-using the building and site, and is consistent with the rate that the adjacent properties along Colonel Talbot Road would be subject to for a similar medical office conversion.

The study was prepared with the intended provision of 129 parking spaces, and accepted by the City's transportation division to confirm there are no adverse impacts to the City's transportation system. The number of parking spaces has since been increased to 137 through site re-configuration.

There are two vehicular accesses for the site. The primary, two-way access is located at 4366 Colonel Talbot and an auxiliary access is located at the front of 4402 Colonel Talbot Road. The access at 4402 Colonel Talbot Road leads to a small parking area at the front of the building for convenient access to the pharmacy. A portion of the existing hard-surfaced lot will be converted to green space which will provide an attractive buffer to the sidewalk from the parking area and create better separation from the vehicular and pedestrian realm. The access location for the entrance will be better defined and restricted to one entry point instead of the two that currently exist. The driveway continues along the south of the building and leads to an additional small parking area catering to staff before connecting with the main parking area towards the north (see site concept plan on p. 20).

The majority of customer and patient parking is located to the north of the school building which provides access to the main entrance of the medical/dental facility. The parking area is not visually dominant from Colonel Talbot Road as it is screened by a row of buildings due to the irregular shape of the lot.

--	--



Figure 5 – Proposed North Elevation

The main access for the site leading to the main parking area is coordinated with the vacant parcel at 4366 Colonel Talbot Road to minimize the number of entrances on the arterial road. The two parcels are currently consolidated on one legal title, and the future development of the vacant portion will be required to share access from the driveway instead of a creating a new separate access directly to Colonel Talbot Road.

The access off of Marianna Drive will not be used for the medical/dental facility and pharmacy. Marianna Drive is intended to provide access to future residential uses which are in the Lambeth Neighbourhood and Low Density Residential Designation. At the time of this amendment, there is no specific proposal to utilize the land.

The site has direct access to LTC transit services along Colonel Talbot Road, though the current schedule for bus route 28 - Lambeth, is limited to weekday service from the morning to the evening. The route extends to Westmount Mall which provides additional bus connections. The use of the site would support the existing bus services and would not create adverse issues for the transit system.

There are existing sidewalks along Colonel Talbot Road which will connect the pedestrian to the site and encourage walking and foot trips as a mode of travel. The boulevard and landscaping will be improved through the conversion of some of the existing hard surfacing to create a more vibrant main street village environment.

Site Plan Approval

The Zoning By-law amendment will permit the proposed use, though the specific layout and function of the site will be considered through a subsequent application for Site Plan Approval. The applicant initiated the pre-application consultation stage of site plan review prior to applying for the Zoning By-law amendment to determine if there were any major issues with the site design. City Staff reviewed the preliminary proposal and highlighted some minor issues with the layout, though there were no substantial items that required any major site alteration.

There have been comments relevant to the site plan approval process which have been submitted by the community through the Zoning Amendment Process. The site plan related comments have been compiled and will be provided to Site Plan Staff to consider during the review process.

Once an application is received by the City, the site plan process will review such items as the lot grading, stormwater drainage, location and number of parking spaces, landscaping and tree preservation, lighting, fencing and road widening. The site plan approval process will further vet the site layout and function to ensure compliance with the Site Plan Control Area By-law and municipal standards prior to the issuance of a building permit.

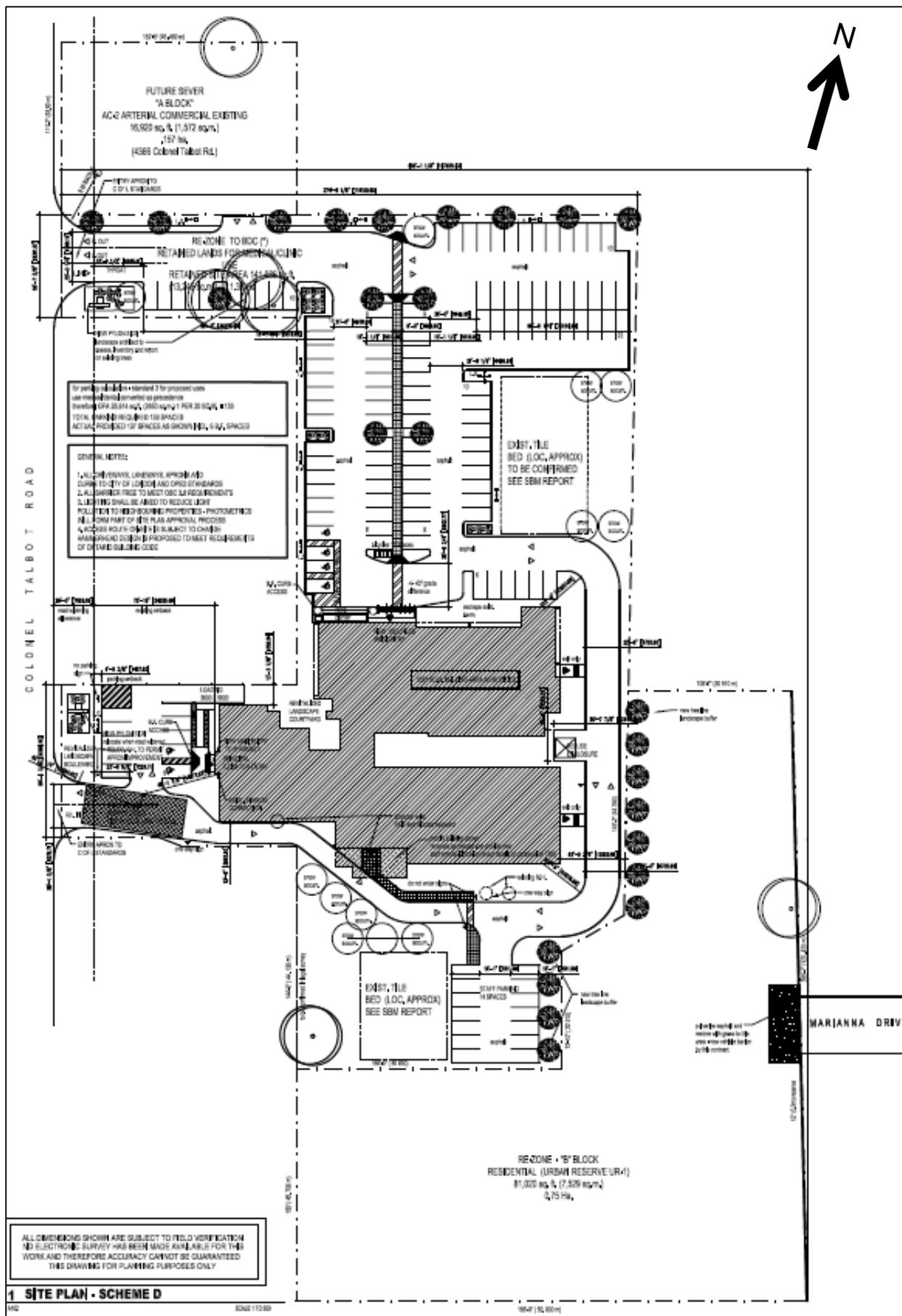
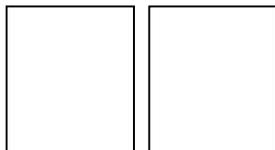


Figure 6 – Site Concept Plan

--	--

File: Z-8461
Planner: M. Tomazincic

Heritage and Archaeological potential

The Southwest Area Secondary Plan recognizes that there are many examples of quality heritage buildings in Lambeth, and identifies the Village Core Neighbourhood as an area to be recognized as a potential Heritage Conservation District. There are a number of existing buildings along Colonel Talbot Road, both north and south of the school building that are more than one hundred years old, of which, some individual properties are heritage listed and zoned.

The school building is an example of Collegiate Gothic architectural style constructed circa 1915 and is listed as a priority 2 structure in the City of London Inventory of Heritage Resources. The school was previously part of the Middlesex County Public School Board, the London Public School Board, and most recently, the Thames Valley District School Board. The school was renamed from S.S. #17 - Lambeth, in 1965 to honour Miss Margaret B. McEachren, who had taught at the school for the twenty-three years prior.

The adaptive re-use of the building will largely maintain the existing built form, but requires a partial demolition of the southwest corner of the building to allow for vehicle maneuverability (see figure 7 below). The portion of the building to be removed was initially constructed circa 1954 as an addition to the original school building. The London Advisory Committee on Heritage (LACH) has reviewed the proposed zoning amendment and related modification to the exterior of the building on April 8, 2015, and indicated no concern or objection.



Figure 7 – Proposed Removed Portion (Southwest corner of the building)

A portion of the site is within an area identified as having potential archaeological significance. No grading, development, or disturbance of the site is permitted until an archaeological assessment has been undertaken and accepted to the satisfaction of the Ministry of Citizenship, Culture and Recreation, and the City of London. A holding provision has been recommended for the main and northern portions of the site to ensure that the study occurs prior to the issuance of a building permit.

Septic

A Septic System Feasibility Report was submitted to address the change in flows associated with the medical/dental facility and pharmacy instead of the elementary school. The report has been reviewed by the City of London Building Division and accepted, noting that the system may be required to undergo improvements in the future.

A change of use permit will be required for the conversion of the school which requires the septic system components to meet Part 8 of the 2012 Ontario Building Code. The feasibility study will be supported by a qualified designer’s report detailing the actual condition and specifics of the existing system at the time of building permit review. Wastewater and Drainage Staff have requested the application of a holding provision (h-17) requiring a municipal sanitary outlet for future development on the vacant parcel at 4366 Colonel Talbot Road.

--	--

**File: Z-8461
Planner: M. Tomazincic**

Zoning By-law

There are three separate zones proposed which divide the site into distinctive areas including the holding Arterial Commercial (h-17*h-18*h-124*AC2) Zone on a portion of the lands at 4366 Colonel Talbot Road; the holding Business District Commercial Special Provision (h-18*BDC(_)) Zone on the northwestern portion of the lands at 4402 Colonel Talbot Road; and, the Urban Reserve (UR1) Zone for the southeast portion of the lands at 4402 Colonel Talbot Road.

North Parcel – 4366 Colonel Talbot Road

The northern portion of the site is currently zoned Arterial Commercial (AC2). The existing zoning is appropriate for the site, and implements the intent of the MSLN designation. There are three holding provisions that are proposed to form part of the zone to address issues of future municipal servicing, archaeological potential, and joint vehicular access.

The ‘h-17’ holding provision requires full municipal sanitary sewer and water services to service the site prior to future development while still permitting a limited range of “dry uses” on individual sanitary facilities on an interim basis.

The ‘h-18’ holding provision requires an archaeological survey to be completed prior to development to assess the site for the presence of archaeological resources. Though the identified location of archaeological potential does not encompass this portion of the site, the consideration is given to the entire legal title to ensure there is a comprehensive review.

The ‘h-124’ holding provision requires joint rights of access to be registered on title prior to development to ensure that the access is shared with the lands at 4402 Colonel Talbot Road.

Main Parcel – 4402 Colonel Talbot Road

The Business District Commercial (BDC) Zone normally implements a ‘mainstreet’ form of development, which is achieved by requiring a strong streetscape with buildings brought close to the street and restricting parking to rear or side yards. The zone provides for and regulates a mix of retail, restaurant, office and residential uses located along pedestrian-oriented business districts in older parts of the City. The pharmacy use is not specified as a permitted stand-alone use in the BDC zone and requires a special provision to allow the additional use on site.

There is a maximum building setback of 3m for the BDC zone which is intended to promote a consistent streetscape with street-oriented buildings. As the proposal is to reuse the existing built form, it is not possible to shift the location of the existing building closer to the street to achieve the intended setback of the BDC zone. A special provision will recognize the existing location of the building and the front yard setback of 24m.

Parking between the front of a building and the street is similarly not permitted in the BDC zone to ensure buildings are brought forward to define the streetscape instead of allowing empty areas that are dominated by parking lots. The intention is to enhance the pedestrian environment without requiring walking trips to navigate through rows of parking to reach a building.

Although parking is not typically permitted in the front yard of a BDC zone, there is an existing parking area in front of the school which extends from the building to the street and encompasses the entire front yard as hard-surfacing. Given that this parking configuration represents an existing situation, the proposal is to retain some of the existing parking area located in the front yard and to convert some of the hard surfacing back to a natural state with landscaping. A special provision will recognize the location and setback of the parking area in the front yard and limit the number of spaces to no more than the 11 proposed by the applicant.

--	--

File: Z-8461
Planner: M. Tomazincic

The total number of parking spaces for the site will be determined by the amount of floorspace occupied by specific uses. The intention is for the building to be used entirely for the health and wellness centre. Had the proposal been for a new build situation rather than an adaptive reuse, the gross floor area of 2,650m² would be calculated at 1/15m² for a total of 177 required spaces. As the site is for an adaptive re-use, the parking rate is requested to be considered at 1/20m² similar to a medical/dental office conversion, which requires 133 spaces. There are a total of 137 parking spaces proposed for the site. A special provision will be required to consider the parking rate at 1/20m² to recognize the conversion of an existing building to a clinic.

The height for development in the MSLS designated lands, including the school site, considers a height of three storeys to be an appropriate scale. The default BDC zone permits 12m of building height which could equate to four storeys. A special provision is required to permit a reduced development height up to 9m or three storeys to be consistent with the SWAP policies.

It is recommended that the 'h-18' holding provision form part of the zone and requires an archaeological survey to be completed prior to development to ensure that there are no items of significance which may be disturbed.

East Portion – Marianna Drive

The Urban Reserve (UR) Zone is intended to protect large tracts of land from premature subdivision and development in order to provide for future comprehensive development on those lands. Land in the Urban Reserve (UR) Zone is primarily undeveloped with limited structures. The land at the rear (southeast) of the site is recommended to be set aside in the Urban Reserve (UR) Zone to protect for future residential development as there are no current details or plans. The eventual development of the site requires an additional public consultation process as part of a future rezoning application to determine the specific use, intensity and form of the lands and their compatibility with surrounding uses.

The UR portion of the site does not have access to municipal sanitary infrastructure, and an alternative sewage disposal system will have to be considered for the site to develop. A future planning application will be required to address the servicing based on the specific requirements of the development. Holding provisions would normally be applied to identify the lack of sanitary services and the presence of archaeological potential, however the urban reserve zone itself acts like a holding zone, where no development could take place without first satisfying the servicing and archaeological requirements.

CONCLUSION

The recommended Zoning By-law amendment is consistent with the policies of the Provincial Policy Statement (2014) the City of London Official Plan, and the Southwest Area Secondary Plan. The proposed amendment retains the existing school building and permits the use of the health and wellness centre and pharmacy. The adaptive re-use strengthens the streetscape of the area by preserving this historically significant building and contribute to achieving the intended 'mainstreet' outcome. The existing commercial zone for the north parcel (4366 Colonel Talbot Road) is appropriate to facilitate future development, and the southeast portion of the parcel is within a zone that safeguards the site for future development. The recommended zoning amendment allows for an appropriate development that is consistent with the character of the neighbourhood and the use of the land.

Agenda Item # Page #

--	--

File: Z-8461
Planner: M. Tomazincic

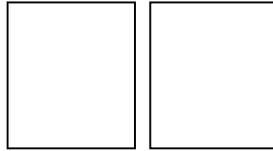
PREPARED AND SUBMITTED BY:	RECOMMENDED BY:
MICHAEL TOMAZINCIC, MCIP, RPP MANAGER, CURRENT PLANNING	JOHN M. FLEMING, MCIP, RPP MANAGING DIRECTOR, PLANNING AND CITY PLANNER

12/05/2015

/SW

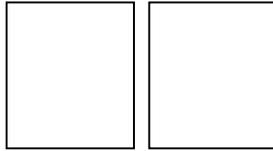
"Attach." or "encl." (where applicable)

Y:\Shared\implemen\DEVELOPMENT APPS\2015 Applications 8451 to\8461Z - 4402 Colonel Talbot Rd (SW)\PEC Report\Z-8461
PEC Report v5.docx



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

<u>Written</u>	<u>Telephone</u>
Eagan Peter 4380 Colonel Talbot Road London N6P 1R2	Eagan Peter 4380 Colonel Talbot Road London N6P 1R2
Howett Nancy and Peter 3 Martin Street London N6P 1B2	Howett Nancy 3 Martin Street London N6P 1B2
Sutton Brian 24 David St London N6P 1B2	Smith and Anderson (engineering) Nick 148 Fullarton
Soepboer Jade 28 David Street London N6P 1B7	McMahon Jeff 3 Broadway Ave London N6P 1B2
White Gene/Tanya 15 David Street London N6P 1B2	Soepboer Jade 28 David Street London N6P 1B7
Feltham Shantal 4420 Colonel Talbot Road London N6P 1B6	Rompf Tara-lynn 4424 Colonel Talbot Road London N6P 1P9
McHardy Dave 4394 Colonel Talbot Road London N6P 1R2	Laporte Noel
Faul Geoffrey	Drost Marianna 4448 Colonel Talbot Road
Welsh Peter and Grethe 7 Broadway Avenue London N6P 1B2	
Mullan Stephen 4390 colonel Talbot road London N6P 1B6	
Christensen Thomas/Rosemary London N6P 1P9	
Soepboer Deanna 28 David Street London N6P 1B7	
Nomadin Stella	
Com Org Lambeth	
Zuech Karen 4356 Colonel Talbot Road London N6P 1B2	
Zuech Karen 9055 Westminster Dr London N6P 1S1	
Oder Lou 2550 Main Street London N6P 1A2	
Dees Angela 4499 Colonel Talbot Road	
Petition	
McMahon Jeff 3 Broadway Ave London N6P 1B2	
White Gene/Tanya 15 David Street London N6P 1B2	
Howett Peter 3 Martin Street London N6P 1B2	
Bartlett Susan 2 Martin Street London N6P 1B2	
MacGregor Gord 1 Martin Street London N6P 1B2	
Gambriel Paul London N6P 1B2	
Welsh Peter 7 Broadway Avenue London N6P 1B2	
Clough Lisa/Wayne 17 Marianna Drive London N6P 1B7	
Jay David 15 Broadway Avenue London N6P 1B2	
Palmla? Rose? 15 Broadway Avenue London N6P 1B2	
Campbell Nicole 9 Broadway Avenue London N6P 1B2	
Seaman Brett 5 Martin Street London N6P 1B2	
Toogood Don/Josie 18 Marianna Drive London N6P 1B7	

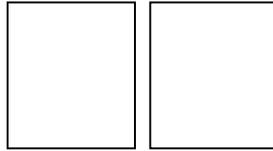


File: Z-8461
Planner: M. Tomazincic

Petition to Re-Assess Zoning Amendment Application Z-8461

Petition summary and background	We the undersigned support the requests for changes to Z-8461 outlined on page 1 and would like to be advised of any further developments or meetings.
Action petitioned for	We, the undersigned, are concerned citizens who urge our Council and Planners to reconsider Z-8461

Printed Name	Signature	Address	E-Mail	Phone
Peter Howett	<i>P. Howett</i>	3 Martin St. London	[REDACTED]	[REDACTED]
Suzanne Bartlett	<i>S. Bartlett</i>	2 martin St-London	[REDACTED]	[REDACTED]
Gord MacGyver	<i>G. MacGyver</i>	1 Martin St London	N/A	[REDACTED]
PAUL GAMBARO	<i>Paul Gambaro</i>	11 BROADWAY AV	/	[REDACTED]
Peter Welsh	<i>Peter Welsh</i>	11 Broadway Ave.	[REDACTED]	[REDACTED]
Gene Tanya	<i>G. White</i>	15 DAVID ST.	[REDACTED]	[REDACTED]
LISA WAYNE CLONIA	<i>Lisa Wayne Clonia</i>	17 MARIANNA DR	[REDACTED]	[REDACTED]
Kate Clonja				
David Jay	<i>David Jay</i>	15 BROADWAY	[REDACTED]	[REDACTED]
Lise Ann Miller	<i>Lise Ann Miller</i>	"	"	"
Nicole Campbell	<i>Nicole Campbell</i>	9 Broadway	[REDACTED]	[REDACTED]
Brett Secor	<i>Brett Secor</i>	5 Martin St.	[REDACTED]	[REDACTED]
Jeff McMahon	<i>Jeff McMahon</i>	3 Broadway	[REDACTED]	[REDACTED]
Dont Josie	<i>Dont Josie</i>	18 MARIANNA	/	[REDACTED]



--	--

File: Z-8461
Planner: M. Tomazincic

Bibliography of Information and Materials
Z-8461

Request for Approval:

City of London Zoning By-law Amendment Application Form, completed by S3 AEC Consulting on behalf of Lambeth Health Organization Inc., February 24, 2015

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.

S3 AEC Consulting Ltd. *Planning Justification Report*. January 15, 2015.

Dillon Consulting Limited. *Traffic Impact Study*. November, 2014.

Strik Baldinelli Moniz. *Septic System Feasibility Study*. October 28, 2014.

Concentric. *Phase II – Environmental Site Assessment*. September 24, 2014.

Correspondence: (all located in City of London File No. Z-8461 unless otherwise stated)

City of London

City of London Planning Division. Various e-mails. February 12, 2015 to May 12, 2015.

Page B., City of London Environmental & Parks Planning. Memo to S. Wise. May 4, 2015.

Moore, R. City of London WADE. AMANDA update. March 25, 2015.

Couvillon, A. City of London Transportation. AMANDA update. March 31, 2015.

Negas, G. City of London Water Engineering. AMANDA update. April 2, 2015.

DiCicco, A. City of London Building Division. Email to S. Wise. April 7, 2015.

Gonyou, K. Urban Regeneration. Email to S.Wise. April 15, 2015.

Departments and Agencies

Hugh-Yuen, S. Bell. Email to S. Wise. March 30, 2015.

Dalrymple, D., London Hydro. Memo to S.Wise. March 19, 2015.

Other:

Site visit March 27, 2015 and photographs of the same date.

--	--

File: Z-8461
Planner: M. Tomazincic

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 4366 & 4402 Colonel Talbot Road.

WHEREAS Lambeth Wellness Centre Ltd. has applied to rezone an area of land located at 4366 & 4402 Colonel Talbot Road, 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 4366 & 4402 Colonel Talbot Road, as shown on the attached map comprising part of Key Map No. A103, from an Arterial Commercial (AC2) Zone and a Neighbourhood Facility (NF) Zone to a Holding Arterial Commercial (h-17*h-18*h-124*AC2) Zone; a Holding Business District Commercial Special Provision (h-18*BDC(_)) Zone and a Holding Urban Reserve (h-18*UR1) Zone.
- 2) Section Number 25.4 of the Business District Commercial (BDC) Zone is amended by adding the following Special Provision:

BDC(_)	4402 Colonel Talbot Road	
a)	Additional Permitted Use	
	i)	Pharmacy
b)	Regulations	
	i)	Front Yard Setback (maximum) 24m (78.7 ft)
	ii)	Parking is permitted in the front yard up to a total of 11 spaces.
	iii)	Parking Area Setback (minimum) 1.4m (4.6 ft)
	iv)	Parking Standard The minimum parking requirement for the clinic use shall be 1 per 20m² (215 sq ft)
	v)	Height (maximum) 9m (29.5 ft)

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.

Agenda Item # Page #

--	--

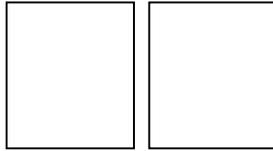
File: Z-8461
Planner: M. Tomazincic

PASSED in Open Council on June 24, 2015.

Matt Brown
Mayor

Catharine Saunders
City Clerk

First Reading - June 24, 2015
Second Reading - June 24, 2015
Third Reading - June 24, 2015



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



Zoning as of May 4, 2015

File Number: Z-8461
Planner: SW
Date Prepared: 2015/05/06
Technician: MB
By-Law No: Z.-1-

SUBJECT SITE 

1:2,500

0 12.525 50 75 100 Meters

