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File: OZ-8486
Planner: S. Galloway

TO:	CHAIR AND MEMBERS PLANNING & ENVIRONMENT COMMITTEE
FROM:	JOHN M. FLEMING MANAGING DIRECTOR, PLANNING AND CITY PLANNER
SUBJECT:	APPLICATION BY: SPEYSIDE EAST CORPORATION 3100 COLONEL TALBOT ROAD PUBLIC PARTICIPATION MEETING ON AUGUST 24, 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 Speyside East Corporation relating to a portion the property located at 3100 Colonel Talbot Road:

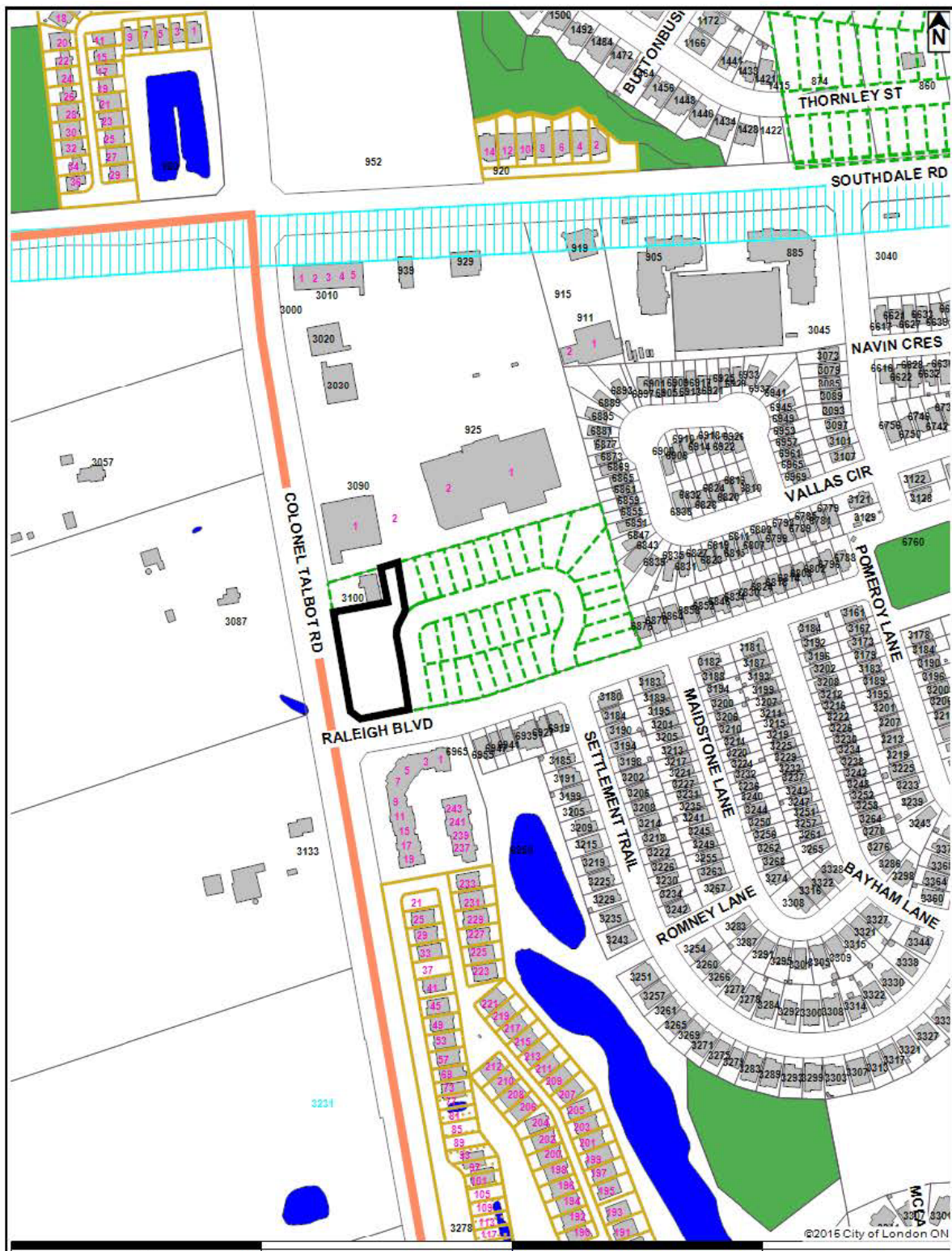
- a) the proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting on September 1, 2015 to amend the Official Plan:
 - i) by adding the subject site to the list of Locations of Convenience Commercial and Service Station Uses in section 3.6.5.vi);
 - ii) by adding the subject site to Appendix "1" to the City of London Official Plan – Convenience Commercial and Service Stations – as a Convenience Commercial use, and;
 - iii) by including a policy to permit Convenience Commercial uses in the Low Density Residential designation within the North Talbot Community special policies (3.5.11);

- b) the proposed by-law attached hereto as Appendix "B" **BE INTRODUCED** at the Municipal Council meeting on September 1, 2015 to amend Zoning By-law No. Z.-1, in conformity with the Official Plan as amended in part (a) above, to change the zoning of the subject property **FROM** a holding Residential R5/Residential R6/Community Facility (h•h-53•h-56•h-91•R5-2/R6-4/CF3) Zone **TO** a holding Residential R5/Residential R6/Community Facility/Convenience Commercial Special Provision (h•h-53•h-56•h-91•R5-2/R6-4/CF3/CC(_)) Zone;

- c) consistent with the Official Plan special policies for the North Talbot Community, the Southwest Area Secondary Plan and the Talbot Community Urban Design Guidelines, the Site Plan Approval Authority **BE REQUESTED** to consider the following design issues through the site plan process:
 - i. That the north and south units of the proposed building have their principal building entrances on the western façade of the building facing Colonel Talbot Road. This design will meet the intent of the holding provision for street orientation;
 - ii. Canopies are to be included over the principal building entrances facing Colonel Talbot Road;
 - iii. Enhanced pedestrian connections to Raleigh Boulevard and the local road. These connections should measure 2.4 metres in width provide for pedestrian priority (ie raised walkways) through the parking area to provide a safe walking environment;
 - iv. Screen exposed parking areas from Colonel Talbot Road, Raleigh Boulevard and the local road. This should consist of knee high landscape wall and appropriate landscaping;
 - v. All building façades are to contain 50% transparent glazing;
 - vi. Units not having a principal entrance facing Colonel Talbot Road ensure that their façade is not blank and provides a variety of materials, massing and transparent glazing that contributes positively to the public realm.

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LOCATION MAP

Subject Site: **3100 Colonel Talbot Rd**
 Applicant: **Speyside East Corporation**
 File Number: **OZ-8486**
 Planner: **Sonia Wise**
 Created By: **Sean Galloway**
 Date: **2015-07-06**
 Scale: **1:3700**

LEGEND

- Subject Site
- Parks
- Assessment Parcels
- Buildings
- Address Numbers



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PREVIOUS REPORTS PERTINENT TO THIS MATTER

- March 17, 2001, Planning Committee; Planning Report on Application by Speyside East Corporation, 3126 Colonel Talbot Road, 39T-00514, Z-5967
 - Talbot Community Urban Design Guidelines
 - North Talbot Community Plan (NTCP) December 13, 1999.
- April 2014 – Southwest Secondary Plan is approved by the Ontario Municipal Board and continues to apply the Low Density Residential designation

PURPOSE AND EFFECT OF RECOMMENDED ACTION

The purpose and effect of this amendment is to change the Official Plan and the Zoning By-law to permit convenience commercial uses at the northeast corner of Colonel Talbot Road and Raleigh Boulevard.

RATIONALE

The recommended amendments, based on the rationale contained in this report:

1. Are consistent with the Provincial Policy Statement 2014;
2. Are consistent with the policies of the Official Plan;
3. Conform to the general intent of the Zoning By-law;
4. Conform to the general intent of the Talbot Village Community Design Guidelines
5. Provide an opportunity to redevelop lands at a gateway intersection in the Talbot Village neighbourhood.
6. Provide an opportunity to locate neighbourhood-oriented commercial land uses in the Talbot Village area that support walkability and healthy urban environments.

BACKGROUND

Date Application Accepted: April 30, 2015	Agent: Zelinka Priamo
<p>REQUESTED ACTION: Change Official Plan and Zoning By-law to add a special policy and regulations to allow for convenience commercial uses at this location.</p> <p>Possible Change Section 3.6.5 vi.) of the Official Plan to allow convenience commercial uses at this location. Also, change the Official Plan to include a special policy to allow convenience commercial uses in the Low Density Residential designation in the North Talbot Community Plan (Section 3.5.11 of the City of London Official Plan). Possible change to Zoning By-law Z.-1 FROM a holding Residential R5/R6/Community Facility (h*h-53*h-56*h-91*R5-2/R6-4/CF3) Zone TO a holding Residential R5/R6/Community Facility/Convenience Commercial Special Provision (h*h-53*h-56*h-91*R5-2/R6-4/CF3/CC(_)) Zone to add to the permitted residential and community facility uses a broad range of convenience commercial uses, including convenience stores, florist shops, bake shops, offices, personal service establishments, studios, restaurants (take-out and eat-in), financial institutions and animal hospitals, all without a drive-through facility, and to establish a maximum exterior side yard and front yard setback, and a minimum parking area setback from the ultimate road allowance.</p>	

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SITE CHARACTERISTICS:
<ul style="list-style-type: none">• Current Land Use – Vacant Residential and Community Facility site• Frontage – 38.8 metres• Depth – 80.7 metres• Area – 0.404ha (4,040 m²)• Shape - Rectangular

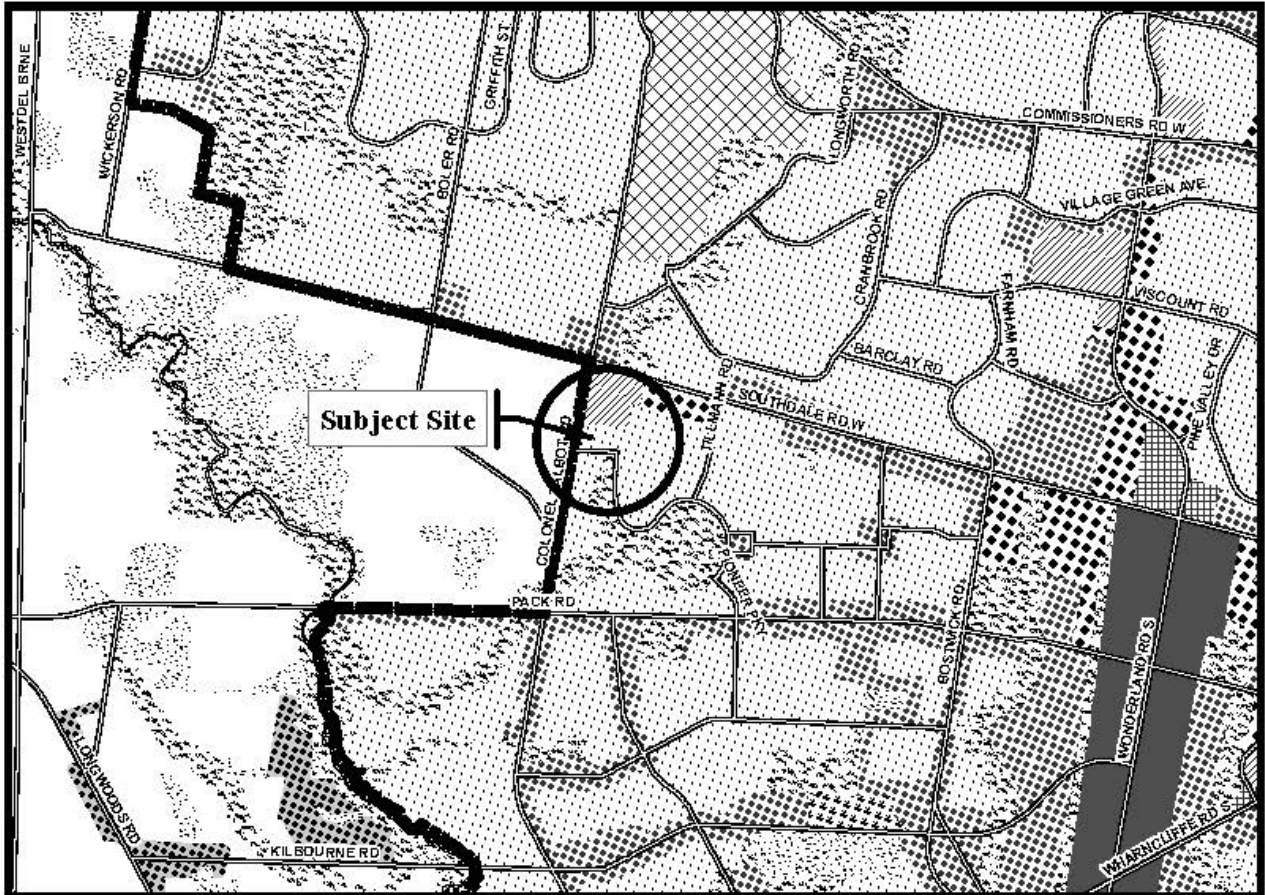
SURROUNDING LAND USES:
<ul style="list-style-type: none">• North - Community Commercial Node and Community Facility (EMS Station)• South - Low Density Residential• East - Low Density Residential• West - Agriculture

OFFICIAL PLAN DESIGNATION: (refer to Official Plan Map)
<ul style="list-style-type: none">• Low Density Residential
EXISTING ZONING: (refer to Zoning Map)
<ul style="list-style-type: none">• Holding Residential R5/Residential R6/Community Facility (h•h-53•h-56•h-91•R5-2/R6-4/CF3) Zone

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AMENDMENT NO:



Legend

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

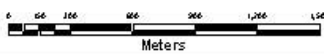
CITY OF LONDON
Department of
Planning and Development

**OFFICIAL PLAN SCHEDULE A
-LANDUSE-**

PREPARED BY: Graphics and Information Services



Scale 1:30,000



FILE NUMBER: OZ-8486

MANAGER: MT

MANAGER: SG

DATE: 2015/07/10

PROJECT LOCATION: e:\planning\projects\p_officialplan\work\consolid\amendments\oz-8486\mxd\scheduleA_b&w_8x11_with_SWAP.mxd

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COUNCIL APPROVED ZONING FOR THE SUBJECT SITE: h*h-53*h-56*h-91*R5-2/R6-4/CF3

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

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

ZONING BY-LAW NO. Z-1
SCHEDULE A



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

FILE NO:
OZ-8486 SG

MAP PREPARED:
July 24, 2015 SG



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PLANNING HISTORY

The majority of lands within this area were designated in OPA 88 as Urban Reserve - Community Growth. In the later 1990's a developer-led Area Plan(North Talbot Community Plan) was initiated for lands located in the southwest quadrant of the City bounded by the former City boundary to the north, Bostwick Road to the east, Pack Road to the south and Colonel Talbot Road to the west. The North Talbot Community Planning Area encompassed a total of 240 hectares (593 acres) of land; 190 hectares (470 acres) south of Southdale Road and 50 hectares (123 acres) north of Southdale Road.

The purpose of the Area Plan was to establish future land use within the Study Area, and through the development of area-specific policies, address key issues that affect these lands and the surrounding communities. The North Talbot Community Plan provided the basis for amendments to the City's Official Plan. The Plan provided a detailed land use planning framework for community development, primarily through the subdivision planning process.

The subject site is situated within the boundaries of the Southwest Area Secondary Plan (SWAP). Beginning in 2009, the City initiated a comprehensive area planning process for the lands generally bounded by Southdale Road West, White Oak Road, Exeter Road, Wellington Road South, Green Valley Road and the Urban Growth Boundary. The result of that comprehensive planning exercise is the Southwest Area Secondary Plan. The SWAP is intended to guide the long-term management and growth in the City's southwest quadrant. The Southwest Area Secondary Plan was adopted by Council as Official Plan Amendment 541 in November of 2012 and received final approval from the Ontario Municipal Board on April 29, 2014. The Secondary Plan is now in full force and effect.

The subject site is part of Talbot Village, a 89 hectare parcel of land located on the east side of Colonel Talbot Road, between Southdale Road W at the north limit of the plan and Pack Road at the south limit of the plan. Draft Approval for Talbot Village was granted on April 19, 2001. Corresponding zoning was passed on April 2, 2001 which zoned these lands Holding Residential R2 Special Provision/Residential R4 Special Provision/Community Facility (h-30•R2-1(13)/R4-3(1)/CF3) Zone. To date three phases of Talbot Village have been registered.

SIGNIFICANT DEPARTMENT/AGENCY COMMENTS

Wastewater and Drainage Engineering

- *The subject lands are within the draft plan for Talbot Village Phase 4. The sanitary outlet for the subject lands is to the future 200mm sanitary sewer on the west leg of Raleigh Crescent and is dependent on the construction of the Phase 4 Talbot Village sewers. There is a proposed 150mm sanitary p.d.c. @1% for the subject lands located just north of a temporary ditch inlet catch basin, north of Raleigh Boulevard.*
- *The Owner is to obtain permission from the subdivider prior to connecting into unassumed services.*
- *WADE does not object to the subject lands being zoned commercial. At the site plan stage a sanitary inspection manhole will be required and is to be constructed wholly on private property but as close to streetline as possible or as approved by the City Engineer.*

Urban Design

- Street orientation, as per the holding provision, that includes principal front entrances facing towards Colonel Talbot on the north and south units.
- Where no entrance is contemplated along Colonel Talbot Road, no blank walls are

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permitted and the building must be designed to break down the massing, provide for a variety of material types and ensure a positive pedestrian environment.

- Low rise landscaping and a knee high landscape wall (using materials such as masonry) should be used to screen exposed parking from the public right of way.

PUBLIC LIAISON:	On May 13, 2015, Notice of Application was sent to 131 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> May 14, 2015. A "Possible Land Use Change" sign was also posted on the site.	2 replies were received
<p>Nature of Liaison: Change Official Plan and Zoning By-law to add a special policy and regulations to allow for convenience commercial uses at this location.</p> <p>Possible Change Section 3.6.5 vi.) of the Official Plan to allow convenience commercial uses at this location. Also, change the Official Plan to include a special policy to allow convenience commercial uses in the Low Density Residential designation in the North Talbot Community Plan (Section 3.5.11 of the City of London Official Plan). Possible change to Zoning By-law Z.-1 FROM a holding Residential R5/R6/Community Facility (h*h-53*h-56*h-91*R5-2/R6-4/CF3) Zone TO a holding Residential R5/R6/Community Facility/Convenience Commercial Special Provision (h*h-53*h-56*h-91*R5-2/R6-4/CF3/CC(_)) Zone to add to the permitted residential and community facility uses a broad range of convenience commercial uses, including convenience stores, florist shops, bake shops, offices, personal service establishments, studios, restaurants (take-out and eat-in), financial institutions and animal hospitals, all without a drive-through facility, and to establish a maximum exterior side yard and front yard setback, and a minimum parking area setback from the ultimate road allowance.</p>		
<p>Responses:</p> <ul style="list-style-type: none"> - Concerns over increased traffic - Requests that the proposed uses be appropriate and compatible land uses (i.e. no night clubs/bars) - No drive-throughs 		

ANALYSIS

Subject Site

The subject site is located at 3100 Colonel Talbot Road and is currently vacant. The site abuts the Emergency Medical Services (EMS) facility to the north and Low Density Residential is either existing or proposed to the east and south. Additionally, there is a Community Commercial Node directly adjacent to the north of the EMS facility. The site is located at the intersection of Colonel Talbot Road (which is an arterial road) and Raleigh Boulevard (which is a secondary collector road). Raleigh Boulevard is one of the main entrance streets to the Talbot North Community.

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Nature of Application

The applicant has applied for an Official Plan and Zoning By-Law amendment to permit convenience commercial uses on a site that is designated Low Density Residential. The requested amendment is to add the subject site to the list of locations where Convenience Commercial uses may be permitted in Low Density Residential designations. The nature of the amendment is to also include a special policy to permit convenience commercial uses within the North Talbot Community. The zoning amendment seeks to add Convenience Commercial uses (with special provisions) to the existing zoning to permit the requested uses. Specifically the applicant is seeking small-scale commercial uses that support the surrounding neighbourhood and are not to the scale of the commercial uses found at the intersection of Colonel Talbot Road and Southdale Road.



Use

Provincial Policy Statement 2014

The Provincial Policy Statement (PPS) 2014 provides policy direction on matters of provincial interest related to land use and development. The proposed development of the site promotes development of a vacant lot in a coordinated manner that supports an efficient form of development and maintains the existing land use pattern. The development will accommodate an appropriate mix of commercial uses that differ from the uses permitted at the abutting Community Commercial Node to meet the long-term needs of the surrounding community. The development proposal will be subject to site plan approval, where issues related to accessibility for persons with disabilities and older persons are implemented by identifying, preventing and removing land use barriers which restrict their full participation in society. The proposed use also supports active transportation as the subject site is located at an important gateway point for the neighbourhood and will bring uses that support walkable places to live. (PPS 2014 sec. 1.1.1a,b,e,f,g, 1.6.6, 1.1.3.1, 1.1.3.2, 1.3.1)

North Talbot Community Plan

The North Talbot Community (3.5.11) special area plan policies contemplate mixed-use, residential/commercial development within the Multi-Family, Medium Density Residential designation in the form of small-scale, pedestrian-oriented, neighbourhood-serving commercial uses as community focal points within the larger area. However, within the Low Density Residential designated areas, the special area plan policies only contemplate traditional low density residential uses including single detached; semi-detached; and duplex dwellings. Therefore, an Official Plan amendment is required to allow for Convenience Commercial uses within the Low Density Residential designation. In an effort to maintain the spirit and intent of

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the “*small-scale, pedestrian-oriented, neighbourhood-serving commercial uses*” envisioned in the policies, the list of permitted uses has been specifically identified for the subject site such that they provide an amenity to the local community without duplicating the planned function of the abutting Community Commercial Node.

Official Plan

The subject site is currently designated Low Density Residential. This designation has assisted with the implementation of the North Talbot Area Plan and the associated Urban Design Guidelines for The Talbot Community (Amended 2010), which identified these lands for low-rise residential development. The Low Density Residential designation of the Official Plan allows for a range of convenience commercial uses. These uses are shown on Appendix #1 and listed in section 3.6.5 of the Official Plan. New convenience commercial uses may be added to the map and the list where various policies and criteria are met related to: use, scale, location, form and function.

3.6.5 i) Function – Low Density Residential

This section of the Official Plan identifies that convenience commercial and service station uses under the Low Density Residential Designation are to function at a neighbourhood scale providing services to the surrounding residential neighbourhood. The neighbourhood function is different than the lands noted above at the intersection of Colonel Talbot Road and Southdale Road that are designated Community Commercial Node. Those lands are to function as a commercial node serving a larger community area that includes other neighbourhoods, such as Lambeth, Byron and Westmount.

The subject site is located at a main entryway to the North Talbot neighbourhood making it a site that is suitable for providing neighbourhood scaled uses and/or services.

3.6.5 ii) Permitted Uses – Low Density Residential

The proposed uses that are recommended to be added through the Zoning By-law amendment are consistent with those identified in the Convenience Commercial policies of the Official Plan. These uses include:

- Convenience Stores
- Florist Shops
- Bake Shops
- Offices
- Personal Service Establishments
- Studios
- Restaurants (eat-in/take-out)
- Financial Institutions
- Animal Hospitals

3.6.5 iii) Location – Low Density Residential

The location policies indicate that the “*...preferred locations for convenience commercial uses...are at the intersections of major roads.*” The subject site is located at the intersection of an arterial road and a secondary collector street making this a suitable location to support these uses and/or services. Given that this secondary collector road is the main access point for the neighbourhood and that the site is situated on an arterial road makes this location ideal for convenience commercial uses at a neighbourhood scale. All convenience commercial uses in Residential designations which are recognized by the Official Plan are shown on Appendix “1”. The recommended amendment seeks to add this subject site to Appendix “1”.

Southwest Area Secondary Plan

The subject site is designated Low Density Residential under the Southwest Area Secondary Plan (SWAP). Presently the policies of SWAP do not contemplate convenience commercial-based uses in the Low Density Residential designation. Locations that would permit

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convenience commercial uses in the interior portions of neighbourhoods within the entire plan are identified on the preferred land use plan for the respective areas.

Policy 20.5.1.5 of the SWAP acknowledges that some areas within the Secondary Plan area are also subject to existing areas plans, such as the subject site. In such circumstances, where the policies of the SWAP and the special area plan policies conflict, the SWAP indicates that the special area plan policies shall prevail. Therefore, while the SWAP policies applied to the subject site would not permit convenience commercial uses in this location, the recommended amendment to the special area plan policy would supersede the policies of SWAP and facilitate its development.

Zoning By-law

As per the Official Plan discretion to permit convenience commercial uses, where appropriate, in the Low Density Residential designation, the proposed Zoning By-law amendment to apply the Convenience Commercial zone variation with special provisions to the subject site is consistent with those policies. However, the Official Plan policy also specifies that “*the exact range of permitted uses will be specified in the Zoning By-law*” and a review of this application determined that not all convenience commercial uses as noted in Section 29 of the Zoning By-law are appropriate for the site. As such, staff are supportive of the following uses by way of a special provision that includes:

- Convenience Stores
- Florist Shops
- Bake Shops
- Offices
- Personal Service Establishments
- Studios
- Restaurants (eat-in/take-out)
- Animal Hospitals
- Financial Institutions

The above list of uses are appropriate for the subject site as they can be accommodated at a neighbourhood scale and not undermine the planned function of the Commercial Community Node to the north.

Additionally, there is a holding provision on the site for street orientation. This will not be removed and the requirements to satisfy its removal are identified in the *Form* section below. Through this holding provision it will be imperative to locate the building towards Colonel Talbot Road with no surface parking between the building and the street and the principal building entrances facing Colonel Talbot Road.

Intensity

Official Plan

3.6.5 iv) a) Scale of Development

The Official Plan identifies that convenience commercial centres should not exceed 1,000m² of gross leasable area. The application submitted, as per the Planning Justification Report, states that the proposed development will consist of 929m² (10,000 sqf) building. The stated size is consistent with the Official Plan policies.

Form

Talbot North Community Plan Urban Design Guidelines

When the Talbot North Plan was prepared these lands were considered for low density residential uses only and therefore the commercial design guidance in this document did not apply. Given the nature of this application to permit convenience commercial uses the commercial design guidance (that apply to the lands adjacent to the north) can be used to

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inform the development of this property. The objectives of these guidelines that are particular to this site include:

- Roofscapes should be designed not only to provide visual interest, but to visually screen and integrate mechanical equipment from public view. Attention should be paid to principal sight lines and viewpoints;
- All building facades that address either a public street or an interior private "street" shall be designed to provide visual interest at a pedestrian scale through the use of changes in planes, overhangs, and fenestration;
- Architectural elements should be used to provide visual punctuation and add definition to long, unbroken building elevations;
- The design of front elevations should place strong emphasis on the design of main pedestrian entries. Canopies and covered articulated entry elements are encouraged. Prominent entry elements help to orient pedestrians and can form attractive and inviting visual focal points;
- Landscaping along street edges shall reinforce the image of the streetscape through the planting of trees on private property. The planting of trees along the street line should be coordinated with all other aspects of the site design to insure that the visibility of available parking and signage is not adversely affected while creating a visually attractive edge for the development;
- In general, landscape design shall unify and enhance all other elements of the development including building design, signage, pedestrian circulation, as well as views into the site from the bounding arterial roads;
- All major pedestrian walkways adjacent to the front facades with principal building entrances shall be a minimum of 2.4m in width;
- Pedestrian crossings should be provided where walkways cross interior "streets". These crossings should be clearly marked with appropriate signage and vehicular stop signs and be provided with curb cuts to support barrier free design. Changes in paving materials are encouraged in these locations.

Based on these objectives for commercial areas, it is imperative that the façade of the building provide a visually interesting edge to all three streets that border the subject site. Additionally, public walkways to the street and the through the surface parking areas require pedestrian priority and should be 2.4m in width. Through these elements it will create a development that is responsive to the surrounding context, provide convenient neighbourhood access and building that will contribute to the gateway of the community.

Official Plan

3.6.5 v) Form

Given the location of the site within a Low Density Residential designation, the form will be an important factor in ensuring the development is a good fit and compatible within its surrounding context and that it is supportive of neighbourhood design and planning principles to encourage walking and a lower scale commercial form. The intent of the Official Plan policies is to permit a form that accommodates a number of small-scale commercial uses, as opposed to a large, free-standing commercial use that should be located in other commercial designations. The proposed development is not a large, free-standing building consistent with this section of the Official Plan. The proposed building is one-storey and is generally consistent with the heights of the buildings that surround the site.

Presently there is a holding provision for street-orientation applied to the subject site. In order to ensure that the development promotes access for all modes of transportation, entrances for some of the units are to front Colonel Talbot Road. Additionally, site design and landscaping should facilitate attractive, convenient and comfortable walking and cycling connections from the surrounding neighbourhood to the building entrances. These matters will be addressed through the site plan process with adherence to the Talbot North Community Plan Urban Design Guidelines.

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The special area plan policies also contemplate the use of alternative development standards by using zoning regulations to provide for a more efficient utilization of land and to achieve an overall community design concept. The policies indicate that the, “*Alternative development standards and regulations may include, but are not limited to...reduced front yard setbacks to bring building facades closer to the street.*” The recommended Zoning amendments include maximum building setback requirements to ensure that the proposed convenience commercial building maintains the overall community design concept. The recommended zoning amendment will require the building to be situated along the Colonel Talbot Road corridor (see Figure 1 below), generally in keeping with the commercial streetwall established by the Community Commercial Node to the north.

Southwest Area Secondary Plan

20.5.3.9 Urban Design i) Development Design Policies a)

The policies of this section identify that all development within the SWAP area is to be compact, pedestrian oriented and transit friendly. In an effort to achieve this, it is recommended that the development provide principal building entrances that face Colonel Talbot Road, particularly for the north and south units. Additionally, 50% of the façade is to be transparent glass along the Colonel Talbot Road façade (the western elevation). Pedestrian connections are to be safe and provide priority for these users through parking areas. Connections are required between the building and Colonel Talbot Road, Raleigh Boulevard and the local road.

20.5.3.9 Urban Design iii) Buildings and Site Design a)

This section requires that all buildings provide visual interest for pedestrians through the landscaping and the design of the building’s facades. Given that the site is bordered by three streets with substantial views from the public realm of all four building facades, it is imperative that all facades have an appropriate design that does not promote a blank wall (ie transparent glazing) and materials that provide texture (ie masonry).

20.5.3.9 Urban Design iii) Buildings and Site Design b)

This section refers to commercial development and states “Where commercial development is permitted it will be encouraged in a “main street” format where retail and service commercial uses are oriented to the street creating a pleasant, pedestrian shopping environment, whether in stand-alone stores or in the ground floor of mixed-use buildings.” This policy also identifies that in an effort to achieve a “main street” format that the principal building entrance is to provide direct access to the public sidewalk and that the primary windows and signage are to face the street. Through these policies the building is to be designed with transparent glazing on four sides, but particularly along the Colonel Talbot Road and Raleigh Boulevard facades. It should be noted that the desired location of the building would be situated at the corner of the intersection. However, given the existing landscape wall/entry feature that is located at the intersection the location would significantly hinder the ability to deliver a main street environment. By moving the building slightly to the north it allows for the opportunity to the design development in a main street format.

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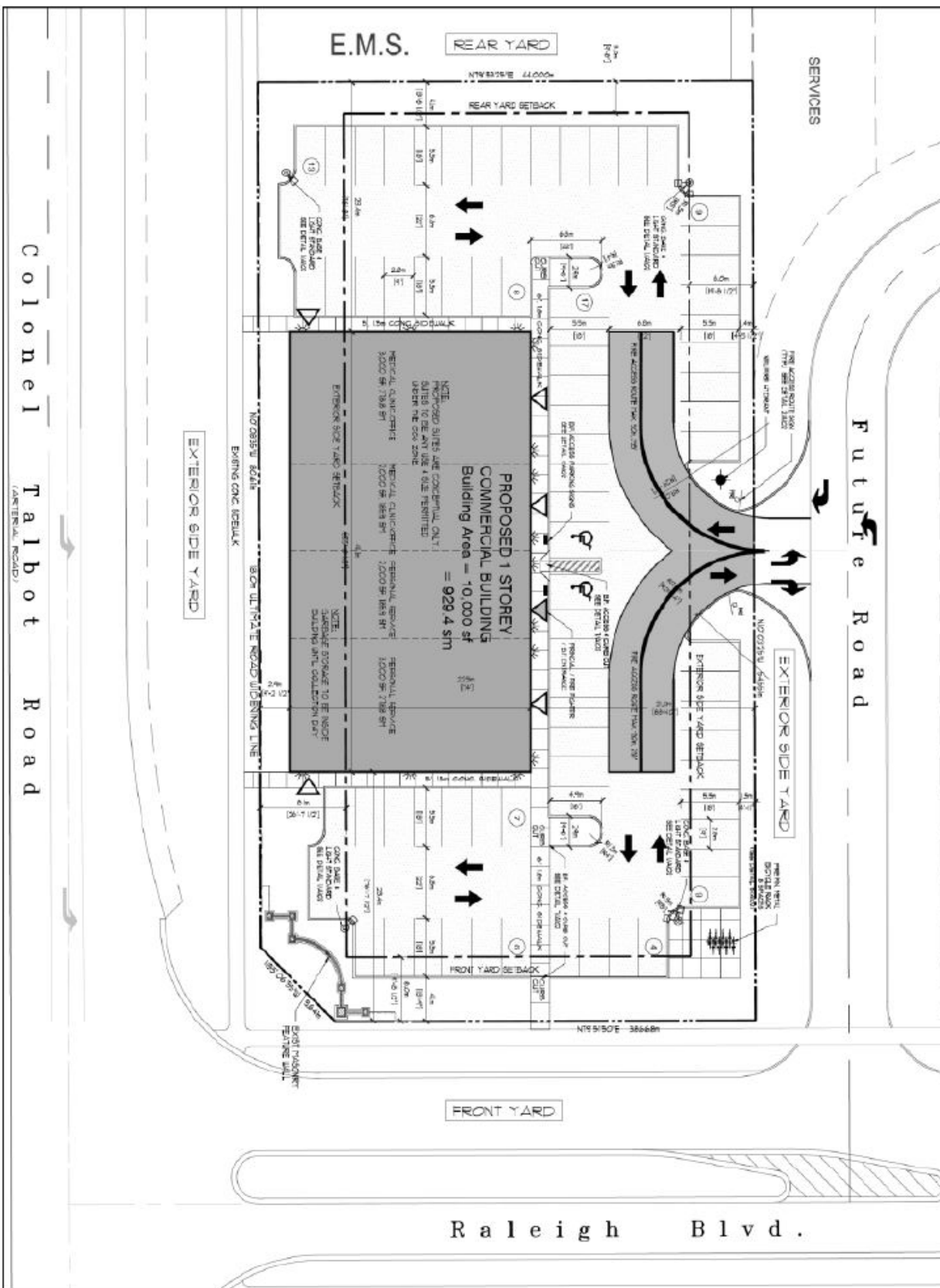


Figure 1 - Conceptual site plan depicting the proposed building situated along the Colonel Talbot Road corridor

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Planner: S. Galloway

20.5.3.9 Urban Design iii) Buildings and Site Design g)

The policies of this section pertain to the design of off-street parking facilities. To achieve a high quality public realm these identify that surface parking is to be screened from the public right-of-way using elements such as low fences, walls and landscaping. Given that three sides of the subject site are bordered by streets it is important to provide knee-high landscape walls with appropriate landscaping along those frontages to screen parking.

CONCLUSION

The recommended amendments are consistent with the policies of the Provincial Policy Statement (2014) and the Low Density Residential Policies of the City of London Official Plan as they pertain to convenience commercial uses.

The conceptual site plan is generally consistent with policies of the City of London's Official Plan, the North Talbot Area Plan and the Urban Design Guidelines for the Talbot Community (Amended 2010). Further refinement of the site plan is required through the site plan review process to ensure the proposed development meets the intent of the holding provision h-53 related to street-oriented development and h-91 related to executing a development agreement that meets the established design requirements from the zoning amendment process. The particular refinements as noted above relate to the location of the principal entrances fronting on to Colonel Talbot Road for the north and south units of the proposed development.

PREPARED BY:	SUBMITTED BY:
SEAN GALLOWAY, MCIP, RPP MANAGER, URBAN DESIGN AND GEOGRAPHIC INFORMATION SYSTEMS	MICHAEL TOMAZINCIC, MCIP, RPP MANAGER, CURRENT PLANNING
RECOMMENDED BY:	
JOHN M. FLEMING, MCIP, RPP MANAGING DIRECTOR, PLANNING AND CITY PLANNER	

June 25, 2015
 SW/SG

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File: OZ-8486
Planner: S. Galloway

Responses to Public Liaison Letter and Publication in “Living in the City”

<u>Telephone</u>	<u>Written</u>
Sabrina Merrett 5-6965 Raleigh Boulevard - Concern for increased traffic - Concern for future restaurant use and/or drive-thrus	Name/address

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File: OZ-8486
Planner: S. Galloway

**Bibliography of Information and Materials
OZ-8486**

Request for Approval:

City of London Official Plan and Zoning By-law Amendment Application Form, completed by Zelinka Priamo, April 2, 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*, April 30, 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.

City of London. *Southwest Area Secondary Plan*, April 29, 2014

City of London. *North Talbot Community Plan*, December 19, 1999

City of London. *North Talbot Urban Design Guidelines*, April 2010, as amended.

Zelinka Priamo. *Concept for Site Development*, March 31, 2015.

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File: OZ-8486
Planner: S. Galloway

Appendix "A"

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

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

A by-law to amend the Official Plan for the City of London, 1989 relating to 3100 Colonel Talbot Road.

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

1. Amendment No. (to be inserted by Clerk's Office) to the Official Plan for the City of London Planning Area – 1989, as contained in the text attached hereto and forming part of this by-law, is adopted.
2. This by-law shall come into effect in accordance with subsection 17(38) of the *Planning Act, R.S.O. 1990, c.P.13*.

PASSED in Open Council on September 1, 2015.

Matt Brown
Mayor

Catharine Saunders
City Clerk

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File: OZ-8486
Planner: S. Galloway

AMENDMENT NO.

to the

OFFICIAL PLAN FOR THE CITY OF LONDON

A. PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is to add a policy in Section 3.6.5 vi) of the Official Plan for the City of London to identify the southwest portion of the lands at 3100 Colonel Talbot Road as a location where new convenience commercial uses are permitted. And to include a special policy to allow for convenience commercial in the Low Density Residential Designation in the Talbot North Community special area policy (Section 3.5.11 of the City of London Official Plan).

B. LOCATION OF THIS AMENDMENT

This Amendment applies to lands located at the southwest portion of 3100 Colonel Talbot Road in the City of London.

C. BASIS OF THE AMENDMENT

The recommended amendment is consistent with the policies of the Provincial Policy Statement (2014) and the Official Plan criteria related to the evaluation of applications requesting convenience commercial uses in a Low Density Residential Designation.

The amendment to the Official Plan will allow for the development of a vacant site within a developing neighbourhood that will provide and function as a neighbourhood node.

D. THE AMENDMENT

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

1. By adding the following sentence to Section 3.6.5 vi) – Locations of Convenience Commercial and Service Station Uses – in the location specified:

Northeast corner of Colonel Talbot Road and Raleigh Boulevard – convenience commercial uses.

2. Appendix “1” – Convenience Commercial and Service Stations – to the City of London Official Plan is amended by identifying those lands located at the northeast corner of Colonel Talbot Road and Raleigh Boulevard in the City of London, as indicated on "Schedule 1" attached hereto, as Convenience Commercial

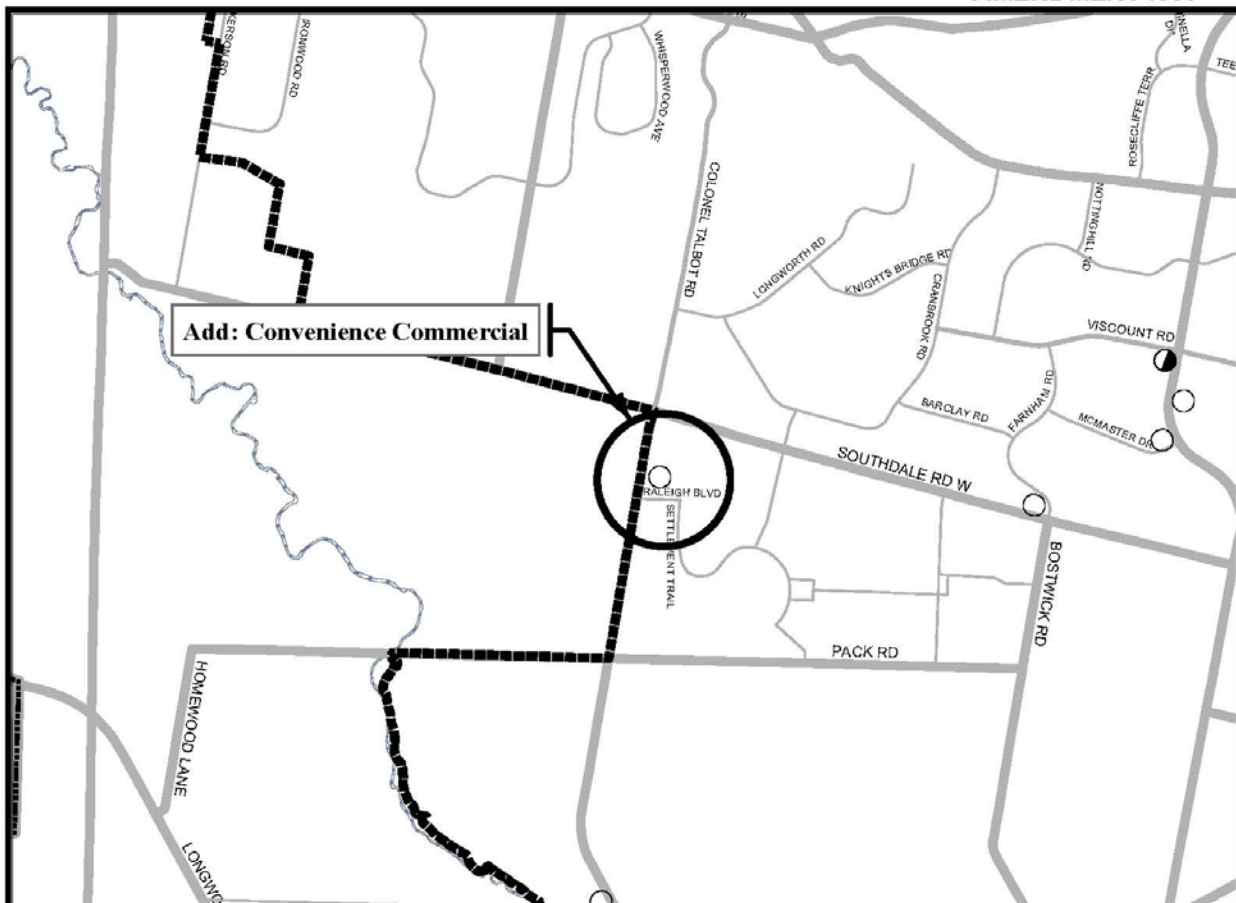
3. By adding the following sentence to the end of the third paragraph of Section 3.5.11 (North Talbot Community):

Within the Low Density Residential designation, those sites located within the North Talbot Community that are identified in Section 3.6.5 of the Official Plan may permit convenience commercial uses.

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File: OZ-8486
Planner: S. Galloway

AMENDMENT NO. _____



Legend

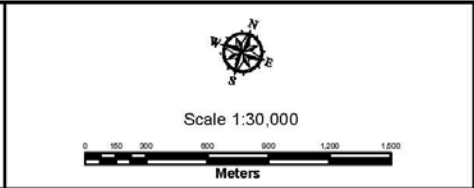
- Convenience Commercial
- Convenience Commercial and Service Station
- Service Station
- Urban Growth Boundary

Base Map Features

- Streets (refer to Schedule C)
- Secondary Collectors
 - Primary Collectors
 - Arterials
 - Freeways/Expressways
 - Railways
 - Rivers/Streams

This is an excerpt from the Planning Division's working consolidation of Appendix 1 to the City of London Official Plan, with added notations.

**SCHEDULE 1
TO
OFFICIAL PLAN**
AMENDMENT NO. _____
PREPARED BY: Graphics and Information Services



FILE NUMBER: OZ-8486
PLANNER: MT
TECHNICIAN: MB
DATE: 2015/08/10

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File: OZ-8486
Planner: S. Galloway

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 on a portion of the lands at 3100 Colonel Talbot Road.

WHEREAS Speyside East Corporation has applied to rezone an area of land located at 3100 Colonel Talbot Road, as shown on the map attached to this by-law, as set out below;

AND WHEREAS upon approval of Official Plan Amendment Number (number to be inserted by Clerk's Office) this rezoning will conform to the Official Plan;

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

- 1) Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to lands located at 3100 Colonel Talbot Road, as shown on the attached map comprising part of Key Map No. A110, from a holding Residential R5/Residential R6/Community Facility (h•h-53•h-56•h-91•R5-2/R6-4/CF3) Zone to a holding Residential R5/Residential R6/Community Facility/Convenience Commercial Special Provision (h•h-53•h-56•h-91•R5-2/R6-4/CF3/CC(_)) Zone.
- 2) Section Number 29.4 of the Convenience Commercial (CC) Zone is amended by adding the following Special Provision:

-) CC() 3100 Colonel Talbot Road
 - a) Permitted Uses:
 - i) Convenience Stores
 - ii) Florist Shops
 - iii) Bake Shops
 - iv) Offices
 - v) Personal Service Establishments
 - vi) Studios
 - vii) Restaurants (eat-in/take-out)
 - viii) Financial Institutions
 - ix) Animal Hospitals
 - b) Regulations
 - i) Yard Depth from Colonel Talbot Road (maximum) 3 metres (9.8 feet)
 - ii) Yard Depth from Raleigh Boulevard (maximum) 24 metres (78.7 feet)
 - iii) Distance of Parking Area located next to the Raleigh Crescent ultimate road Allowance (minimum) 1.4 metres (4.6 feet)
 - iv) Drive-through facilities prohibited
 - v) 50% of all building facades are to be transparent glazing

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File: OZ-8486
Planner: S. Galloway

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

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

PASSED in Open Council on September 1, 2015.

Matt Brown
Mayor

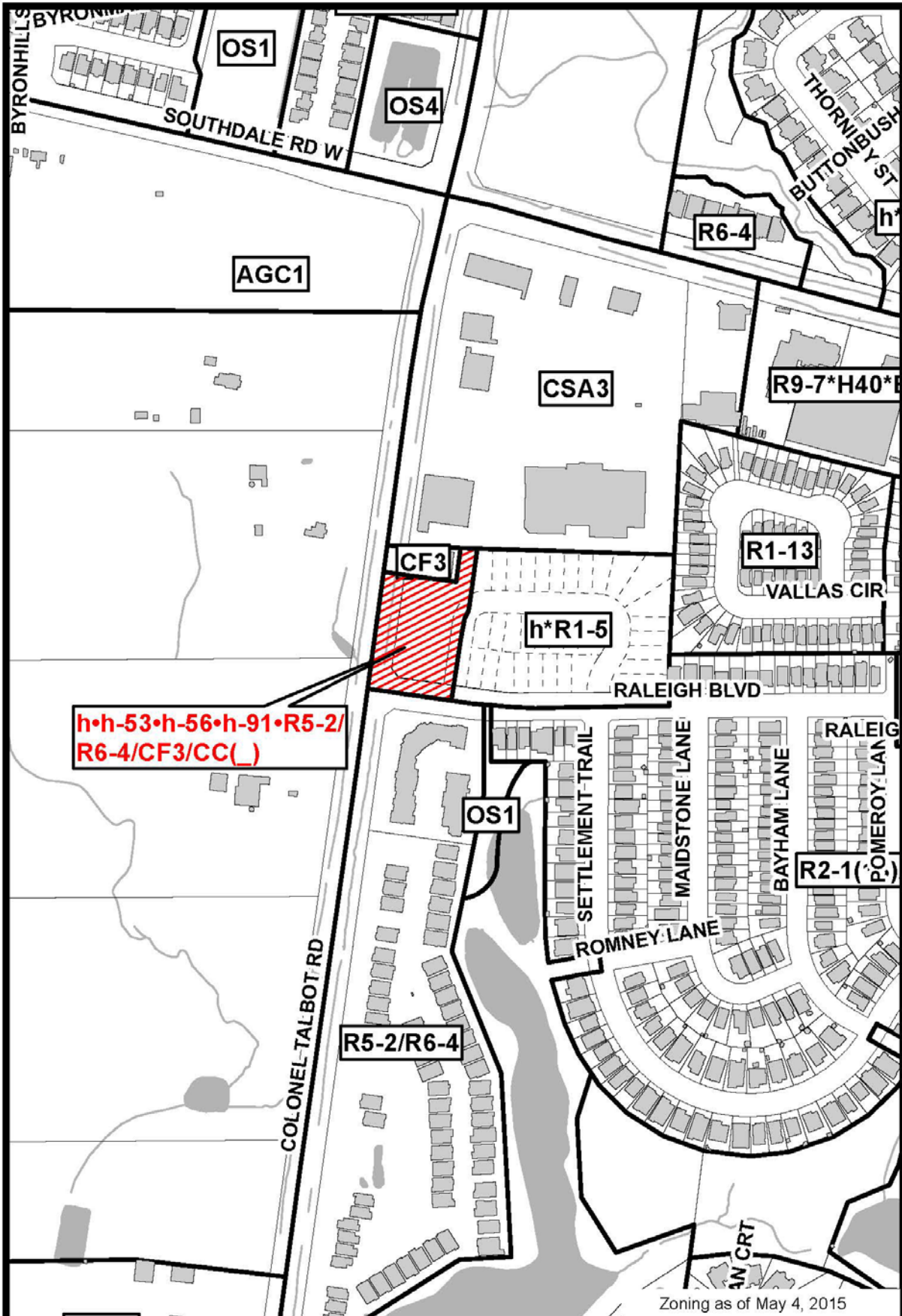
Catharine Saunders
City Clerk

First Reading - September 1, 2015
Second Reading - September 1, 2015
Third Reading - September 1, 2015

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File: OZ-8486
Planner: S. Galloway

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



File Number: OZ-8486
 Manager Current Planning: MT
 Date Prepared: 2015/06/16
 Manager UD & GIS: SG
 By-Law No: Z.-1-

SUBJECT SITE 

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