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Z-8576
B. Turcotte

TO:	CHAIR AND MEMBERS PLANNING & ENVIRONMENT COMMITTEE
FROM:	JOHN M. FLEMING MANAGING DIRECTOR, PLANNING AND CITY PLANNER
SUBJECT:	APPLICATION BY: 2208402 ONTARIO INC. 925 WONDERLAND ROAD SOUTH PUBLIC PARTICIPATION MEETING ON MARCH 7, 2016

RECOMMENDATION

That, on the recommendation of the Managing Director, Planning and City Planner, with respect to the application of 2208402 Ontario Inc. relating to the property located at 925 Wonderland Road South, the proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting on March 22, 2016 to amend Zoning By-law No. Z.-1, in conformity with the Official Plan, to change the zoning of the subject property **FROM** a Convenience Commercial (CC2) Zone, **TO** a Convenience Commercial Special Provision (CC(10)/CC2) Zone.

PREVIOUS REPORTS PERTINENT TO THIS MATTER
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None.

PURPOSE AND EFFECT OF RECOMMENDED ACTION

The purpose and effect of the requested Zoning By-law amendment is to permit a pharmacy (without a drive-through facility) in an existing convenience commercial plaza. The recommended action also includes a Special Provision requiring a total of 57 on-site parking spaces for the existing convenience commercial plaza.

RATIONALE

1. The recommended Zoning By-law amendment is consistent with the Provincial Policy Statement 2014, which promotes healthy, livable and safe communities by accommodating an appropriate range and mix of uses.
2. The recommended amendment is consistent with the permitted uses of the Official Plan contemplated in the Multi-family, Medium Density Residential designation.
3. The recommended action provides for an opportunity to infill on-site vacancies in an existing convenience commercial plaza by accommodating a range of uses that are similar to, and compatible with, the existing commercial uses and surrounding neighbourhood.
4. The property is of sufficient size and configuration to accommodate the additional permitted use without resulting in any negative impacts on abutting properties.

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LOCATION MAP

Subject Site : 925 Wonderland Rd S
Applicant: 2208402 Ontario Inc.
File Number : Z-8576

Planner : BT
Created By : MB
Date : 2016/01/06
Scale : 1:1,500

Legend

 Subject Site

Prepared by : Graphics & Information Services , Planning Division
Corporation of the City of London
File-planning\project\p_locationmaps\MDOs



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BACKGROUND

Date Application Accepted: January 4, 2016	Agent: E. Cormier on behalf of 2208402 Ontario Inc.
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REQUESTED ACTION: Possible change to Zoning By-law Z.-1 **FROM** a Convenience Commercial (CC2) Zone **TO** a Convenience Commercial Special Provision (CC(10)/CC2) Zone to permit, in addition to those uses permitted in the Convenience Commercial (CC2) Zone, a pharmacy (without a drive-through facility) use. The Council of the Corporation of the City of London may also consider additional Special Provisions to the required number of parking spaces for the site

- SITE CHARACTERISTICS:**
- **Current Land Use** – existing convenience commercial plaza
 - **Frontage** – 31 metres (103 feet)
 - **Depth** – 75.5 metres (248 feet)
 - **Area** – 0.4 hectares (0.9 acres)
 - **Shape** – Irregular

- SURROUNDING LAND USES:**
- **North** - medium/high density residential development
 - **South** - high density residential development
 - **East** - medium/high density residential development
 - **West** - medium density residential development

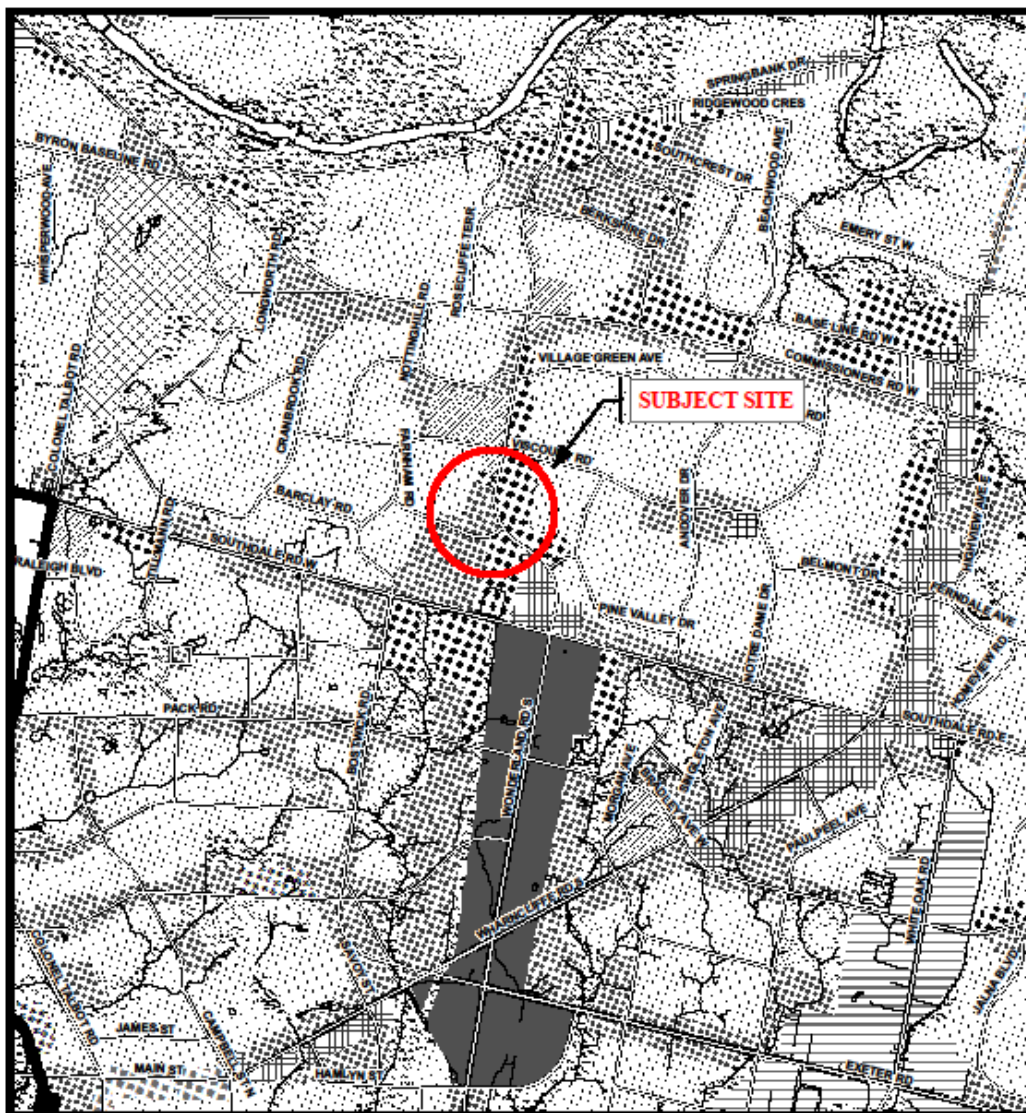
- OFFICIAL PLAN DESIGNATION:** (refer to Official Plan Map)
- Multi-family, Medium Density Residential (MFMDR)
- EXISTING ZONING:** (refer to Zoning Map)
- Convenience Commercial (CC2)

PLANNING HISTORY

A minor variance, approved by the Committee of Adjustment in 1999, provided for the establishment of a retail flower shop in the existing building.

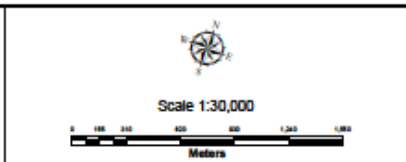
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Legend	
Downtown	Office/Residential
Wonderland Road Community Enterprise Corridor	Office Business Park
Enclosed Regional Commercial Node	General Industrial
New Format Regional Commercial Node	Light Industrial
Community Commercial Node	Regional Facility
Neighbourhood Commercial Node	Community Facility
Main Street Commercial Corridor	Open Space
Auto-Oriented Commercial Corridor	Urban Reserve - Community Growth
Multi-Family, High Density Residential	Urban Reserve - Industrial Growth
Multi-Family, Medium Density Residential	Rural Settlement
Low Density Residential	Environmental Review
Office Area	Agriculture
	Urban Growth Boundary

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

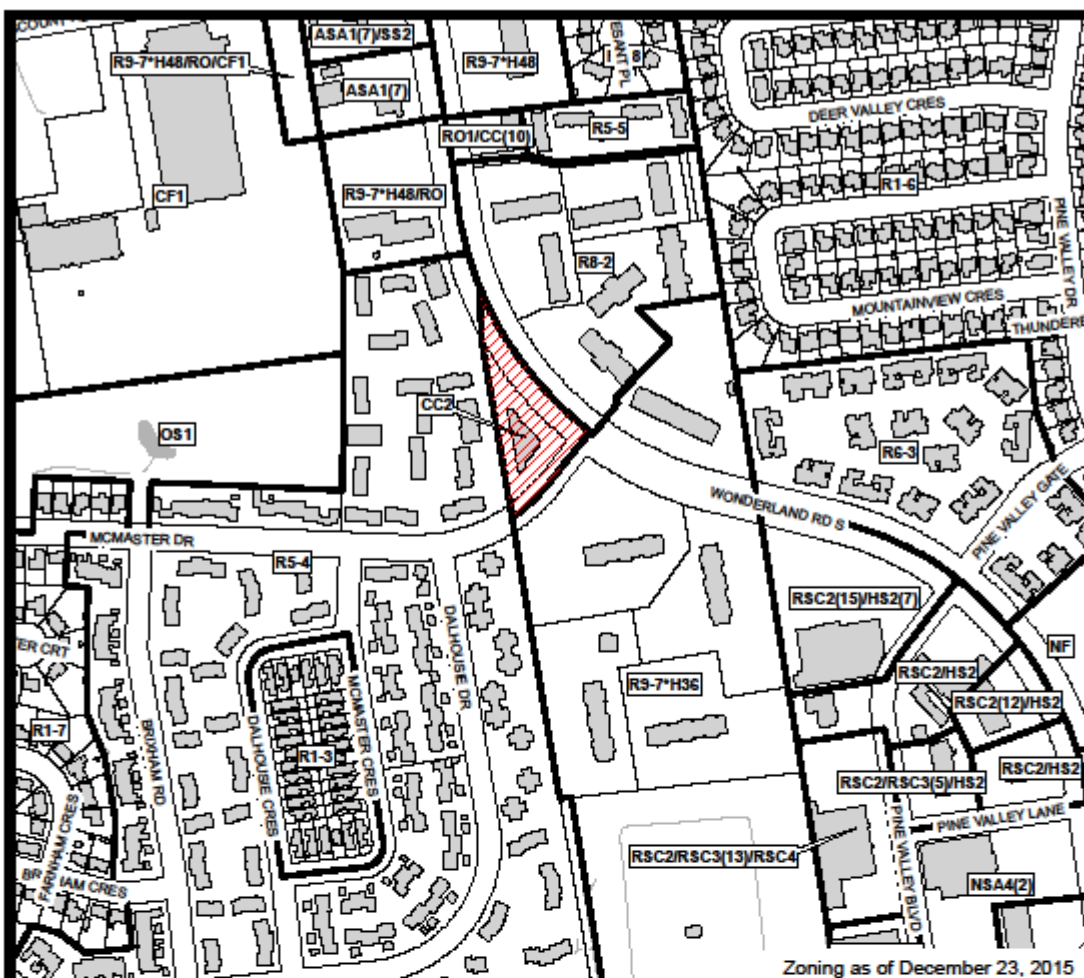


FILE NUMBER: Z-8576
PLANNER: BT
TECHNICIAN: MB
DATE: 2016/01/05

PROJECT LOCATION: e:\planning\projects\p_official\plan\work\consolid\excerpts\mad_templates\scheduleA_b&w_8r14_with_SWAP.mxd

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Zoning as of December 23, 2015

COUNCIL APPROVED ZONING FOR THE SUBJECT SITE: CC2

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 |
|--|---|

<p>CITY OF LONDON PLANNING, ENVIRONMENTAL AND ENGINEERING SERVICES</p>	<p>FILE NO: Z-8576</p>	<p>BT</p>
<p>ZONING BY-LAW NO. Z-1 SCHEDULE A</p>	<p>MAP PREPARED: 2016/01/05</p>	
	<p>1:5,000</p> <p>0 25 50 100 150 200 Meters</p>	
<p>THIS MAP IS AN UNOFFICIAL EXTRACT FROM THE ZONING BY-LAW WITH ADDED NOTATIONS</p>		

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SIGNIFICANT DEPARTMENT/AGENCY COMMENTS

Transportation Planning and Design comment:

“A road widening dedication of 19.5 metres from the centerline of Wonderland Road South will be required. A 6m x 6m daylight triangle at the northwest corner of McMaster Drive and Wonderland Road South is further required.”

WADE comments:

No comment.

London Hydro comments:

No objection.

UTRCA:

No objection.

PUBLIC LIAISON:	On January 14, 2016 March 18, 2015, Notice of Application was sent to 165 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 January 14, 2016. A “Possible Land Use Change” sign was also posted on the site.	1 e-mail inquiry was received.
<p>Nature of Liaison: Possible change to Zoning By-law Z.-1 FROM a Convenience Commercial (CC2) Zone TO a Convenience Commercial Special Provision (CC(10)/CC2) Zone to allow, in addition to those uses permitted in the Convenience Commercial (CC2) Zone, a pharmacy (without a drive-through facility) use. The Council of the Corporation of the City of London may also consider additional Special Provisions to the required number of parking spaces for the site.</p>		
<p>Responses: The respondent inquired if the requested pharmacy use would allow, or provide for, the dispensing of methadone.</p>		

ANALYSIS

Site Description and the Development Proposal:

The subject site is located at the northwest corner of Wonderland Road South (an Arterial Road) and McMaster Drive (a Secondary Collector). The lands are fully serviced with municipal works and are flanked by a mixture of medium and high density residential development. The site is further serviced by bus routes along Wonderland Road South and McMaster Drive.

The existing commercial plaza was constructed approximately 35 years ago in 1982. A Development Agreement (registered on title at that time), included “City stamped” drawings illustrating the spatial arrangement of specific site elements including: the building footprint;

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landscaping; servicing; and, a parking configuration to accommodate 57 on-site parking stalls. These stalls flanked the perimeter of the site on the east, west, north and south side of the building.

The subject site is occupied by a single storey, 780 square metre (8,400 square foot) multi-unit convenience commercial plaza (see Figure 1) the tenancy of which currently includes: a walk-in dental clinic; a walk-in medical clinic; a take-out restaurant; a hair salon; and, a convenience store. A 130 square metre (1,400 square foot) unit is currently vacant. It is this vacancy that the requested amendment seeks to address. No exterior alterations to the existing structure are contemplated by way of the current requested action.

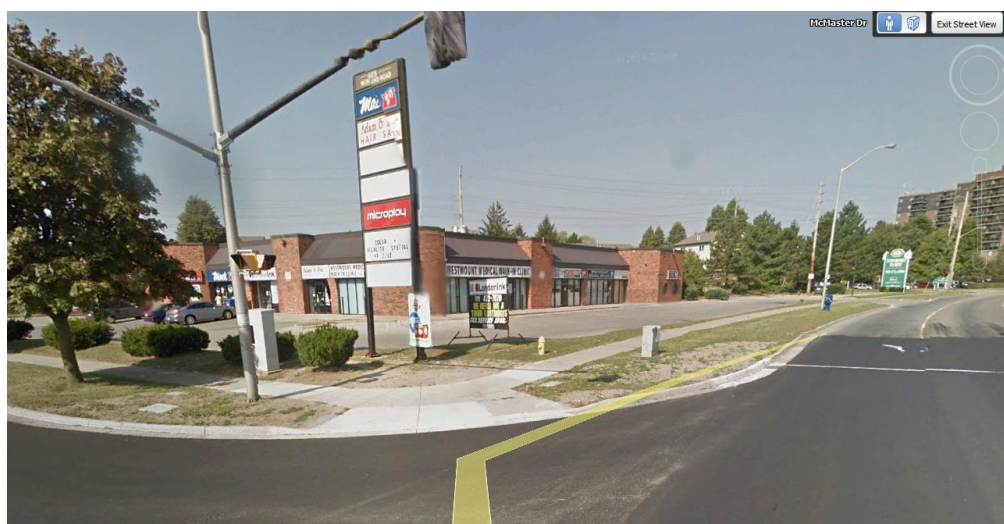


Figure 1 – 925 Wonderland Road South

It would appear from a site visit conducted at noon hour on January 26th, 2016 that the parking lot for the plaza was recently restriped to provide for 63 vehicle spaces – 17 of which at the time were occupied.

Provincial Policy Statement

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

Section 1.1 *Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns* of the PPS encourages healthy, livable and safe communities which are sustained by accommodating an appropriate range and mix of residential, employment and recreational uses to meet long-term needs. New development taking place in designated growth areas should occur adjacent to the existing built-up area and shall have a compact form, mix of uses and densities that allow for the efficient use of land. The site is within an existing settlement area and appropriately enhances the mix of convenience commercial uses. The proposed convenience commercial uses efficiently utilize the existing infrastructure, public service facilities and supports public transit.

Section 1.3 *Employment* requires planning authorities to promote economic development and competitiveness by providing for an appropriate mix and range of employment uses, and providing opportunities for a diversified economic base. The site is suitable for small-scale commercial employment uses. The requested action proposed the introduction of a land use that is: consistent with; complimentary to; and, supportive of the mix of existing permitted uses on the site.

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Official Plan

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

The subject lands are designated Multi-Family, Medium Density Residential which permits multiple-unit residential developments with low-rise profiles as primary permitted uses. The Multi-family, Medium Density Residential designation may serve as a suitable transition between Low Density Residential areas and more intensive forms of land use. Some secondary permitted uses that are considered to be integral to, or compatible with, medium density residential development may be permitted in this designation including such convenience commercial uses as, but not limited to: variety stores, small-take-out restaurants; medical/dental offices; florists; and, pharmacies.

Convenience Commercial Uses:

The preferred location for convenience commercial uses is within the various Commercial land use designations; however, it is recognized that on some sites in residential designations where specific locational and land use compatibility criteria are met, this type of development may be appropriate as a secondary use. The policies of the Plan recognize existing convenience commercial uses and service stations that are appropriately located in Residential designations.

Convenience commercial uses such as variety stores, medical/dental offices, small take-out restaurants, and pharmacies may be permitted in the Multi-Family, Medium Density Residential designation through an amendment to the Zoning By-law where the location, scale, and form of development policies of the Official Plan are met.

The existing convenience commercial plaza is located in a well-established residential community. The plaza, operating as it has since the time of its construction in 1982, is an amenity resource to the local area and has achieved a high degree of compatibility with the adjacent neighbourhoods. The commercial nature of the site has not reduced or interfered with the suitability of the surrounding neighbourhood to accommodate residential uses, as the adjacent residential area is entirely built out. The site has made use of landscaping, privacy screening and building setbacks to protect the amenity of adjacent residential properties to the north and west. Any potential land use impacts on the residential neighbourhoods to the east and south of the site are mitigated by the presence Wonderland Road South and McMaster Drive.

As is the case with the subject site, new convenience commercial uses are intended to be located on arterial roads, primary collector roads, or at the intersections of major roads, where it can be demonstrated that such uses are not only compatible with surrounding uses (as demonstrated in the analysis above) but where they will not have a serious adverse impact on the traffic-carrying capacity of roads in the area. The subject site, located as it is at the junction of an Arterial Road and a Secondary Collector Road, provides good access to the surrounding residential community and travelling public. Further, the site is well served by transit and pedestrian infrastructure.

Convenience Commercial Form:

The policies of the Official Plan state that convenience commercial uses will be permitted as stand-alone uses or as part of a convenience commercial centre. The requested action would provide for the establishment of a contemplated land use in an existing built form that is recognized by policy.

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Convenience Commercial Intensity:

While the form policies of the Official Plan state that convenience commercial uses will be permitted as stand-alone uses or as part of a convenience commercial centre, the intensity of individual convenience commercial uses are to be specified in the Zoning By-law at a scale which is compatible with surrounding land uses. For the purposes of the Official Plan, convenience commercial centres or stand-alone uses should not exceed 1,000 square metres (10,764 square feet) of gross leasable area. For those centres with more than 500m² of gross floor area a broader range of uses are permitted, including such uses as, but not limited to, pharmacies and offices.

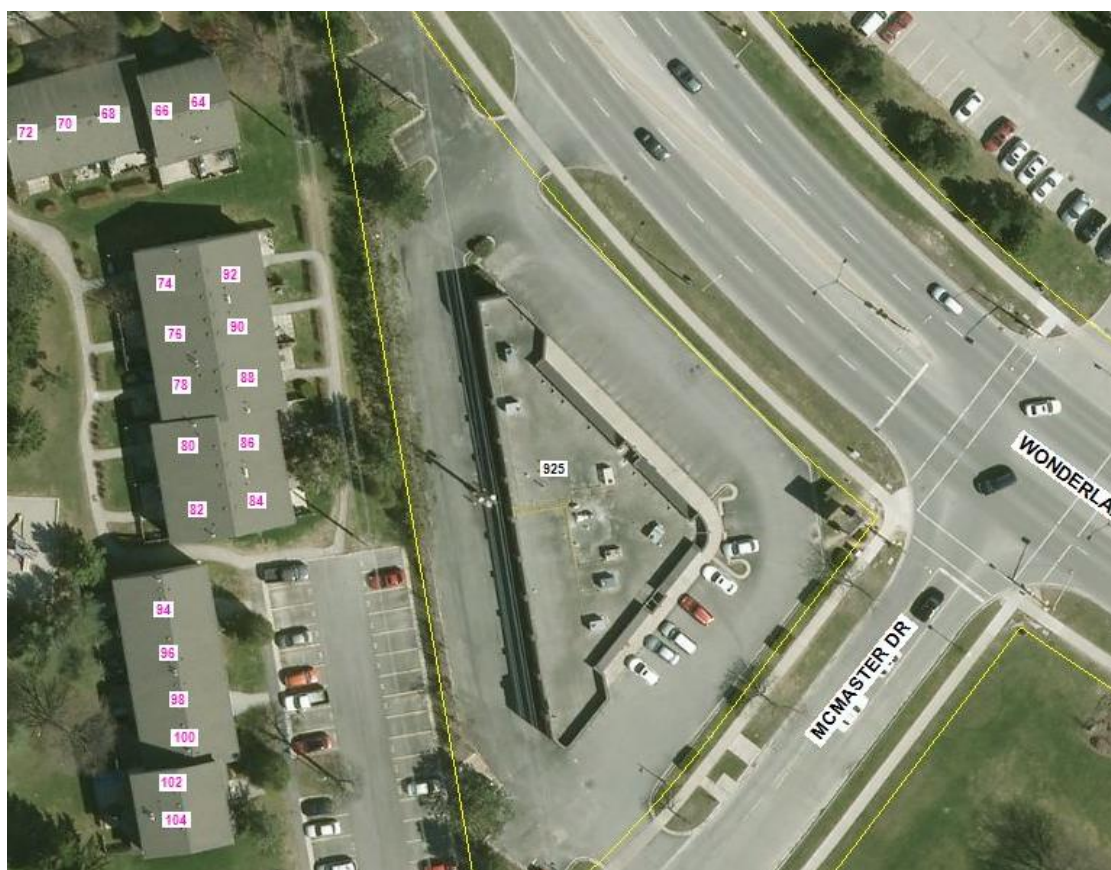


Figure 2 - 925 Wonderland Road South

The existing commercial plaza was constructed in 1982 under a Site Plan and Development Agreement between the former owner and the Corporation of the City of London. The Site Plan provided for the construction of a one-storey, 780 square metre (8,400 square foot), convenience commercial structure centrally positioned on an irregularly shaped lot so as to maximize its frontage on (and direct vehicular access to) Wonderland Road South and McMaster Drive (see Figure 2 above). The Site Plan further called for the provision of 57 on-site parking spaces and various landscaping and screening elements to mitigate potential land use impacts on abutting properties. For all intents and purposes, the built form and use thereof for convenience commercial purposes has achieved an acceptable measure of compatibility with surrounding properties.

The regulations of the Z-1 Zoning By-law, including the general provisions speaking to the minimum number of required parking spaces for a particular land use, serve to regulate the intensity of the site and hereby mitigate potential land use impacts on surrounding properties. In this particular case, the City's parking regulations would require a total of 49 parking spaces based on current tenancy and floor area occupied (see Chart 1). The proposed pharmacy, based on an assumed floor area of 130 square metres, would require a total of 5 parking spaces. The total number of required parking spaces for the site would be 54 parking spaces. The existing

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parking on the site, providing as it does for 57 parking spaces, is capable of accommodating the intensity of the proposed use.

The gross floor area requirements of the Z.-1 Zoning By-law further serve to regulate intensity and limit potential land use impacts on adjacent properties. In this particular case, the regulations limit the total gross floor area of the site to 1,000 square metres (10,764 square feet). As the current building is only 780 square metres (8,400 square feet) in gross floor area, there theoretically exists an opportunity to alter the existing structure to provide for an additional 220 square metres (2,368 square feet) of leasable space. That being said, future additions to the existing structure may be severely constrained given the irregularity of the site, the positioning of the existing structure on the site, and the site’s ability (given the other requirements of the Convenience Commercial CC2 Zone) to “find the space” to provide for additional parking spaces.

Chart 1 – Tenant Mix and Floor Area Allocation

Unit	Area (sq. m)	Use	Parking Rate	Required Parking
1	184	Walk-in dental clinic	1 per 15 sq. m	12
2	97	Take-out restaurant	1 per 8 sq. m	12
3	96	Walk-in medical clinic	1per 15 sq. m	6
4	185	Convenience store	1 per 15 sq. m	12
5	69	Hair salon	1 per 10 sq. m	7
6	130	Vacant (proposed pharmacy)	1 per 25 sq. m.	5

The subject site is designed to function at a neighbourhood scale while providing for services to the surrounding residential area and the travelling public. The existing commercial plaza at 925 Wonderland Road South was purpose-built to accommodate convenience commercial activities, and the proposed pharmacy use is contemplated by the Official Plan. The proposed use will service the day to day convenience needs of the immediate neighbourhood.

The proposed pharmacy use is viewed as a compatible and complimentary use given: the existing tenant mix (which includes a walk-in medical clinics and a walk-in dental clinic); the size of the existing structure; and, the ability of the site itself to accommodate the level of anticipated intensity.

The Recommended Zoning By-law

The applicant has requested that the Convenience Commercial Special Provision (CC(10)) Zone be added to the existing Convenience Commercial (CC2) Zone. The requested Convenience Commercial (CC(10)) Zone provides for a pharmacy use only (without a drive-through facility). The requested zone specifically precludes the use of the site for a methadone dispensary or a methadone clinic. The existing Convenience Commercial (CC2) Zone provides for a range of uses that are viewed as being complimentary to, and compatible with, the requested use (including medical/dental offices).

The lot may be used exclusively for any use permitted in any one of the zones included in the compound zone, or for any combination of uses permitted in any of the zones included in the compound zone. Parking for the development of the lands is required to be calculated for each of the individual uses, whether it is for a single use or a combination of uses.

The recommended Convenience Commercial Special Provision (CC(10)/CC2) Zone is appropriate to allow for a broader range of uses on-site. The additional use is community focused and of a local scale, which will occupy an existing vacancy within an existing commercial plaza. Drive-through facilities are not permitted with the use to ensure the that site is not dominated by vehicular activity and to minimize potential impacts on surrounding residential properties.

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The existing regulations of the compound zone are seen as appropriate for the development of the subject lands. The existing regulations of the compound zone are further viewed as being sufficient to mitigate potential impacts associated with the establishment of the new use.

CONCLUSION

The recommended Zoning By-law amendment is consistent with the policies of the Provincial Policy Statement (2014) and the City of London Official Plan. Permitting the additional convenience commercial use will enhance the site’s viability and encourage revitalization of the existing commercial built form to make better use of existing City infrastructure. The recommended zone will provide for a pharmacy use that is consistent with the character of the neighbourhood and the use of the land.

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

February 2, 2016

/BT

Y:\Shared\implemen\DEVELOPMENT APPS\2016 Applications 8573 to\8576Z - 925 Wonderland Rd S (BT)\Final Final PEC Report for 925 Wonderland Road South.docx

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

<u>Telephone</u>	<u>Written (e-mail)</u>
	Sam Hajar No address given in the e-mail

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B. Turcotte

Bibliography of Information and Materials
Z-8576

Request for Approval:

City of London Zoning Amendment Application Form, completed by E. Cormier, December 16, 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

Correspondence: (all located in City of London File No. Z-8576 unless otherwise stated)

Departments and Agencies - (all located in City of London File No. Z-8576 unless otherwise stated)

Other:

Site visit December 21, 2015

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Appendix "A"

Bill No. (number to be inserted by Clerk's Office)
2016

By-law No. Z.-1-16_____

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 925 Wonderland Road South.

WHEREAS 2208402 Ontario Inc. has applied to rezone an area of land located at 925 Wonderland Road South, 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 925 Wonderland Road South, as shown on the attached map comprising part of Key Map No. A106, from a Convenience Commercial (CC2) Zone to a Convenience Commercial Special Provision (CC(10)/CC2) Zone.

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 March 22, 2016.

Matt Brown
Mayor

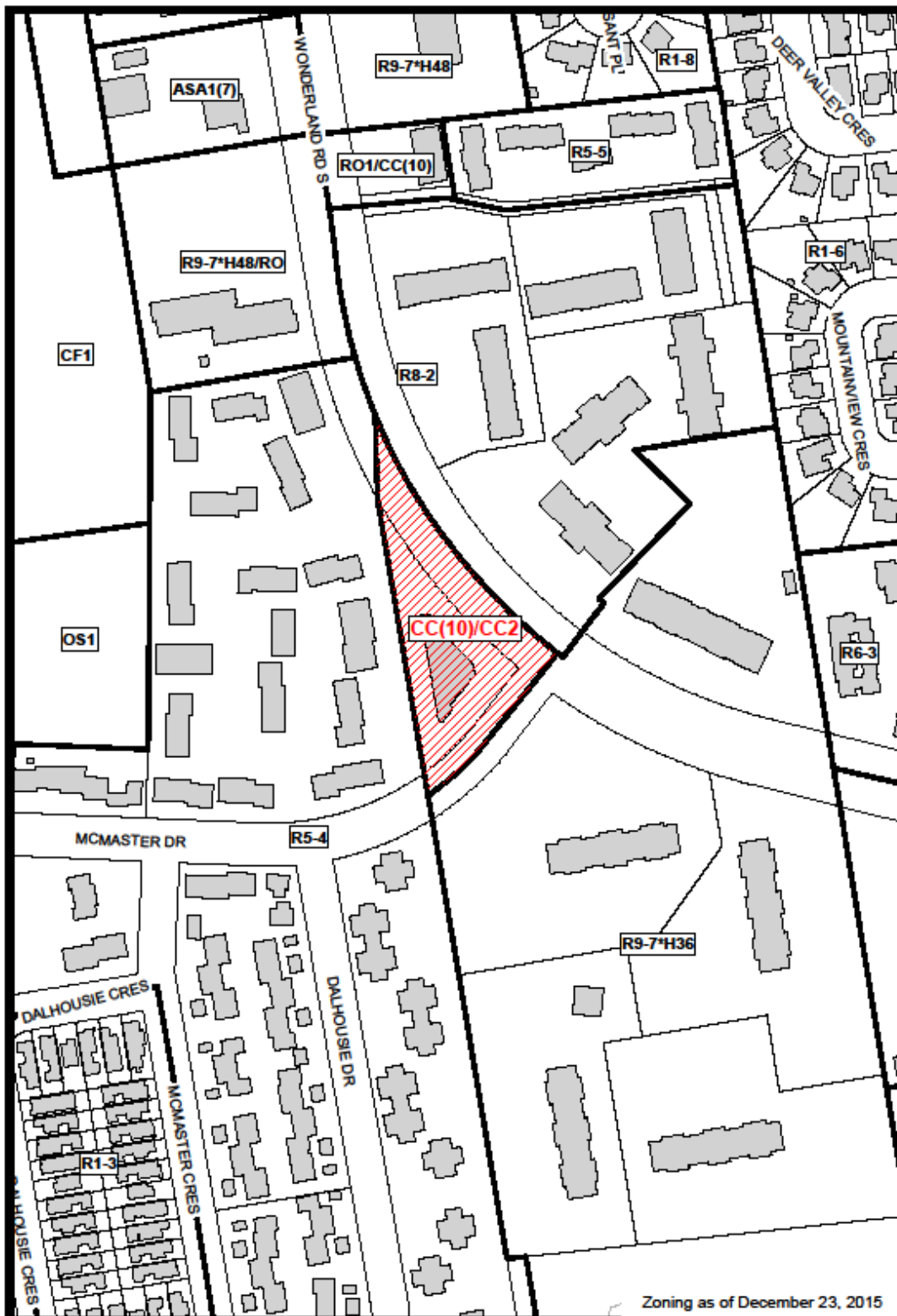
Catharine Saunders
City Clerk

First Reading - March 22, 2016
Second Reading - March 22, 2016
Third Reading - March 22, 2016


Empty boxes for Agenda Item # and Page #

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



File Number: Z-8576
 Planner: BT
 Date Prepared: 2016/02/08
 Technician: MB
 By-Law No: Z-1-

SUBJECT SITE 

1:2,500

0 12.525 50 75 100
 Meters



GeoDatabase