

**10TH REPORT OF THE**  
**PLANNING AND ENVIRONMENT COMMITTEE**

Meeting held on May 30, 2016, commencing at 4:01 PM, in the Council Chambers, Second Floor, London City Hall.

**PRESENT:** Councillor P. Squire (Chair) and Councillors J. Helmer, P. Hubert, T. Park and S. Turner and H. Lysynski (Secretary).

**ALSO PRESENT:** Councillors A. Hopkins, M. Salih and M. van Holst and G. Barrett, J. Bruin, C. Crossman, M. Davis, M. Elmadoon, J.M. Fleming, S. Galloway, K. Gonyou, T. Grawey, P. Kokkoros, J. MacKay, A. MacLean, A. MacPherson, L. Mottram, J. Ramsey, C. Saunders, C. Smith, S. Spring, M. Tomazincic, B. Turcotte and J. Yanchula.

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**I. CALL TO ORDER**

1. That it BE NOTED that no pecuniary interests were disclosed.

**II. CONSENT ITEMS**

2. 6th Report of the Advisory Committee on the Environment

That the 6th Report of the Advisory Committee on the Environment from its meeting held on May 4, 2016, BE RECEIVED.

Motion Passed

YEAS: P. Squire, J. Helmer, P. Hubert, T. Park, S. Turner (5)

3. Property located on a portion of 120 Gideon Drive (H-8524)

That, on the recommendation of the Managing Director, Planning and City Planner, based on the application of Johnston Brothers (Bothwell) Ltd., relating to a portion of the property located at 120 Gideon Drive, the proposed by-law appended to the staff report dated May 30, 2016, BE INTRODUCED at the Municipal Council meeting to be held on May 31, 2016 to amend Zoning By-law No. Z-1, (in conformity with the Official Plan), to change the zoning of the subject lands FROM a Holding Resource Extraction (h-194\*EX) Zone TO a Resource Extraction (EX) Zone. (2016-D09)

Motion Passed

YEAS: P. Squire, J. Helmer, P. Hubert, T. Park, S. Turner (5)

4. Property located at 905 Sarnia Road (39T-14501)

That, on the recommendation of the Manager, Development Services, the following actions be taken with respect to entering into a subdivision agreement between The Corporation of the City of London and 905 Sarnia Inc., for the subdivision of land over Part of Lots 5, 6, 7 and 8, Registered Plan No. 38 (C) and part of the unnamed road allowance as shown on Registered Plan No. 48(C), City of London, (County of Middlesex), situated on the north side of Sarnia Road, between the Canadian Pacific Railway and Coronation Drive, all east of Hyde Park Road, municipally known as 905 Sarnia Road:

- a) the Special Provisions to be contained in a Subdivision Agreement between The Corporation of the City of London and 905 Sarnia Inc., for the 905 Sarnia Subdivision (39T-14501) appended to the staff report dated May 30, 2016 as Schedule "A", BE APPROVED;
- b) the applicant BE ADVISED that the Director, Development Finance has summarized the claims and revenues appended to the staff report dated May 30, 2016 as Schedule "B",

- c) the financing for this project BE APPROVED as set out in the Source of Financing Report appended to the staff report dated May 30, 2016 as Schedule "C"; and,
- d) the Mayor and the City Clerk BE AUTHORIZED to execute the Agreement noted in a) above, any amending agreements and all documents required to fulfill their conditions. (2016-D12)

Motion Passed

YEAS: P. Squire, J. Helmer, P. Hubert, T. Park, S. Turner (5)

- 5. Property located at 1602 Sunningdale Road West (39T-11503)

That, on the recommendation of the Senior Planner, Development Planning, the following actions be taken with respect to the application of Foxwood Developments (London) Inc., relating to the property located at 1602 Sunningdale Road West:

- a) the Approval Authority BE ADVISED that the Municipal Council supports the granting of a three (3) year extension of the draft plan of subdivision, as submitted by Bob Stratford (File No. 39T-11503 prepared by AECOM Ltd, certified by David Bianchi, OLS (dated November 8, 2011), as redline revised which shows 18 low density residential blocks, six (6) medium density residential blocks, one (1) high density residential block, two (2) school blocks, two (2) park blocks, road widening blocks and various reserve blocks served by 14 new streets and the extension of Dyer Drive SUBJECT TO the conditions appended to the staff report dated May 30, 2016 as Schedule "39T-11503"; and,
- b) the applicant BE ADVISED that the Director, Development Finance has summarized claims and revenues appended to the staff report dated May 30, 2016 as Schedule "B". (2016-D12)

Motion Passed

YEAS: P. Squire, J. Helmer, P. Hubert, T. Park, S. Turner (5)

- 6. Property located at 1551 Blackwell Boulevard (H-8507)

That, on the recommendation of the Manager, Development Services and Planning Liaison, based on the application of Sifton Properties Limited, relating to the property located at 1551 Blackwell Boulevard, the proposed by-law appended to the staff report dated May 30, 2016, BE INTRODUCED at the Municipal Council meeting to be held on May 31, 2016 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject lands FROM a Holding Residential R1 (h\*h-45\*R1-4) Zone TO a Residential R1 (R1-4) Zone to remove the holding h and h-45 provisions. (2016-D09)

Motion Passed

YEAS: P. Squire, J. Helmer, P. Hubert, T. Park, S. Turner (5)

- 7. Building Division Monthly Report for March 2016

That the Building Division Monthly Report for March 2016, BE RECEIVED. (2016-A23)

Motion Passed

YEAS: P. Squire, J. Helmer, P. Hubert, T. Park, S. Turner (5)

### III. SCHEDULED ITEMS

#### 8. 6th Report of the London Advisory Committee on Heritage

That the following actions be taken with respect to the 6th Report of the London Advisory Committee on Heritage from its meeting held on May 11, 2016:

- a) the following actions be taken with respect to the Stewardship Sub-Committee Report:
  - i) the property located at 21 Wharncliffe Road South (former Riverview School, now the London Children's Museum) BE PLACED on the Register (Inventory of Heritage Resources); it being noted that the attached rationale supports the recommendation; and,
  - ii) it BE NOTED that the Stewardship Sub-Committee minutes from its meeting held on April 27, 2016, were received;
  
- b) the following actions be taken with respect to the request for the demolition of a heritage listed property located at 4402 Colonel Talbot Road:
  - i) notice BE GIVEN under the provision of Section 29(3) of the *Ontario Heritage Act, R.S.O. 1990, c. O. 18*, of Municipal Council's intention to designate the north, west and south façade of the 1925 portion of the buildings located at 4402 Colonel Talbot Road to be of cultural heritage value or interest for the reasons appended to the Managing Director, Planning and City Planner's report dated May 11, 2016;
  - ii) the Chief Building Official BE ADVISED of Municipal Council's intention in this matter; and,
  - iii) it BE NOTED that the London Advisory Committee on Heritage (LACH) heard delegations from Dr. Chawla, owner and D. Smith, S3AEC and Studio S3AEC and received the following communications with respect to this matter:
    - dated May 5, 2016 from D. Smith, S3AEC and StudioS3AEC; and,
    - dated February, 2016 from S3AEC and StudioS3AEC;
  
- c) on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, the following actions be taken with respect to the request for the demolition of a heritage listed property located at 5067 Cook Road:
  - i) the Chief Building Official BE ADVISED that Municipal Council consents to the demolition of the building located at 5067 Cook Road; and,
  - ii) the property located at 5067 Cook Road BE REMOVED from the Register (Inventory of Heritage Resources);
  
- d) clauses 1 to 6, 10 and 11 of the 6th Report of the London Advisory Committee on Heritage, BE RECEIVED;

it being noted that the Planning and Environment Committee heard a verbal delegation from D. Dudek, Chair, LACH, with respect to these matters.

Motion Passed

YEAS: P. Squire, J. Helmer, P. Hubert, T. Park, S. Turner (5)

9. 6th Report of the Environmental and Ecological Planning Advisory Committee

That the following actions be taken with respect to the 6th Report of the Environmental and Ecological Planning Advisory Committee from its meeting held on May 19, 2016:

- a) the following actions be taken with respect to the Thames Valley Parkway North Branch Connection, Class EA:
  - i) the Thames Valley Parkway Working Group comments BE FORWARDED to the Civic Administration for consideration; and,
  - ii) K. Moser and S. Madhavji, Environmental and Ecological Planning Advisory Committee, BE DIRECTED to request delegation status at the May 30, 2016 Planning and Environment Committee to speak on this matter; and,
  - iii) the Environmental and Ecological Planning Advisory Committee Working Group comments relating to the Environmental Assessment BE PLACED on a future Planning and Environment Committee Agenda as well as Agenda of the appropriate Standing Committee reviewing the Environmental Assessment; and,
  - iv) representatives of the Environmental and Ecological Planning Advisory Committee BE GRANTED delegation status when the Environmental Assessment is placed on the Agenda of the appropriate Standing Committee;
- b) clauses 1 to 8 and 10 to 17, BE RECEIVED;

it being noted that the Planning and Environment Committee received the attached presentation and heard a delegation from K. Moser, Member, EEPAC, with respect to these matters.

Motion Passed

YEAS: P. Squire, J. Helmer, P. Hubert, T. Park, S. Turner (5)

10. Property located at 1931 Jubilee Crescent (39T-16501/Z-8589)

That, on the recommendation of the Planner II, Development Services, the following actions be taken with respect to the application of Drewlo Holdings Inc., relating to the property located at 1931 Jubilee Crescent:

- a) the proposed by-law appended to the staff report dated May 30, 2016 as Appendix "C", BE INTRODUCED at the Municipal Council meeting to be held on May 31, 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 Compound Neighbourhood Facility (NF)/Residential R1 Special Provision (R1-3(4)) Zone, which permits uses such as places of worship, elementary schools and day care centres, single detached dwellings with a minimum lot frontage of 10.0 metres, a minimum lot area of 300m<sup>2</sup>, with special provisions to permit interior side yard depths of 1.2 metres, front yard and exterior side yard setbacks of 3 metres (local street)/4.5 metres (secondary collectors) for the main dwelling, and front yard and exterior side yard setback of 6 metres for garages TO a Residential Residential R1 Special Provision (R1-3(4)) Zone, to delete the Neighbourhood Facility Zone; it being noted that; it has been determined that the subject property is not required for municipal purposes;
- b) the Approval Authority BE ADVISED that, at the public participation meeting of the Planning and Environment Committee held with respect to the application by Drewlo Holdings Inc. for draft plan of subdivision relating to the property located 1931 Jubilee Crescent, issues were raised with respect to increased traffic and construction concerns;

- c) the Approval Authority BE ADVISED that the Municipal Council supports the issuance of draft approval of the proposed plan of residential subdivision, as submitted by Drewlo Holdings Inc. (File No. 39T-16501, prepared by Archibald, Gray and MacKay LTD., certified by Bruce Baker, OLS, which shows 73 single detached lots, all served by Blackacres Boulevard and Jubilee Crescent (a secondary collector road and local road), and 2 new local roads, SUBJECT TO the conditions appended to the staff report dated May 30, 2016 as Appendix "B"; and,
- d) the applicant BE ADVISED that the Director, Development Finance has summarized the claims and revenues appended to the staff report dated May 30, 2016 as Appendix "D";

it being pointed out that at the public participation meeting associated with this matter, the individuals indicated on the attached public participation meeting record made oral submissions regarding this matter. (2016-D09)

Voting Record:

Motion Passed

YEAS: P. Squire, J. Helmer, P. Hubert, T. Park, S. Turner (5)

Motion to open the public participation meeting.

Motion Passed

YEAS: P. Squire, J. Helmer, P. Hubert, T. Park, S. Turner (5)

Motion to close the public participation meeting.

Motion Passed

YEAS: P. Squire, J. Helmer, P. Hubert, T. Park, S. Turner (5)

11. Property located at 4402 Colonel Talbot Road

That, on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, the following actions be taken with respect to the request for the demolition of a heritage listed building located at 4402 Colonel Talbot Road:

- a) notice BE GIVEN under the provision of Section 29(3) of the Ontario Heritage Act, R.S.O. 1990, c. O. 18, of the Municipal Council's intention to designate the property at 4402 Colonel Talbot Road to be of cultural heritage value or interest for the reasons appended to the staff report dated May 30, 2016 as Appendix D; and,
- b) the Chief Building Official BE ADVISED of the Municipal Council's intention in this matter;

it being noted that the Planning and Environment Committee reviewed and received a communication dated May, 2016 from D.A. Smith, S3AEC + StudioS3AEC, with respect to this matter;

it being pointed out that at the public participation meeting associated with this matter, the individuals indicated on the attached public participation meeting record made oral submissions regarding this matter. (2016-P10D/R01)

Voting Record:

Motion Passed

YEAS: P. Squire, J. Helmer, P. Hubert, T. Park, S. Turner (5)

Motion to open the public participation meeting.

Motion Passed

YEAS: P. Squire, J. Helmer, P. Hubert, T. Park, S. Turner (5)

Motion to close the public participation meeting.

Motion Passed

YEAS: P. Squire, J. Helmer, P. Hubert, T. Park, S. Turner (5)

12. Property located at 5067 Cook Road

That, on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, the following actions be taken with respect to the request for the demolition of a heritage listed building located at 5067 Cook Road:

- a) the Chief Building Official BE ADVISED that the Municipal Council consents to the demolition of the building located at 5067 Cook Road; and,
- b) the property located at 5067 Cook Road BE REMOVED from the Register (Inventory of Heritage Resources);

it being pointed out that no individuals spoke at the public participation meeting associated with this matter. (2016-P10D/R01)

Voting Record:

Motion Passed

YEAS: P. Squire, J. Helmer, P. Hubert, T. Park, S. Turner (5)

Motion to open the public participation meeting.

Motion Passed

YEAS: P. Squire, J. Helmer, P. Hubert, T. Park, S. Turner (5)

Motion to close the public participation meeting.

Motion Passed

YEAS: P. Squire, J. Helmer, P. Hubert, T. Park, S. Turner (5)

13. London Psychiatric Hospital Lands & South West Area Secondary Plans (O-8364/O-8370)

That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the application of the City of London relating to the London Psychiatric Hospital Lands and the Southwest Area Secondary Plans:

- a) the attached, revised, proposed by-law (Appendix "C") BE INTRODUCED at a future meeting of Municipal Council when the adoption of The London Plan is considered to:
  - i) amend the London Psychiatric Hospital Lands Secondary Plan BY ADDING a paragraph to the end of Section 20.4.1.2 (Introduction – Purpose and Use) to explain why the policies of the Official Plan for the City of London (1989) have been added to the London Psychiatric Hospital Lands Secondary Plan appended to the staff report dated May 30, 2016 as Appendix "D"; and,

- ii) amend the London Psychiatric Hospital Lands Secondary Plan BY ADDING a new Section 20.4.8 (Official Plan Extracts – Policies) to add the required policies of the Official Plan for the City of London (1989) to the London Psychiatric Hospital Lands Secondary Plan appended to the staff report dated May 30, 2016 as Appendix “D”;
- b) the attached, revised, proposed by-law (Appendix “E”) BE INTRODUCED at a future meeting of Municipal Council when the adoption of The London Plan is considered to:
- i) amend the Southwest Area Secondary Plan BY ADDING a paragraph to the end of Section 20.5.1.2 (Introduction – Purpose and Use) to explain why the policies of the Official Plan for the City of London (1989) have been added to the Southwest Area Secondary Plan appended to the staff report dated May 30, 2016 as Appendix “F”;
  - ii) amend the Southwest Area Secondary Plan BY ADDING a new Appendix 4 Official Plan Extracts – Policies to Section 20.5.17 (Appendices – Supplementary Information) to add the required policies of the Official Plan for the City of London (1989) to the Southwest Area Secondary Plan appended to the staff report dated May 30, 2016 as Appendix “F”; and,
  - iii) amend the Southwest Area Secondary Plan BY ADDING an extract of Schedule “B-2” – Natural Resources and Natural Hazards to Section 20.5.17 (Appendix 1 Official Plan Extracts) to add the required schedule of the Official Plan for the City of London (1989) to the Southwest Area Secondary Plan appended to the staff report dated May 30, 2016 as Appendix “F”;

it being pointed out that no individuals spoke at the public participation meeting associated with this matter. (2016-D09)

Voting Record:

Motion Passed

YEAS: P. Squire, J. Helmer, P. Hubert, T. Park, S. Turner (5)

Motion to open the public participation meeting.

Motion Passed

YEAS: P. Squire, J. Helmer, P. Hubert, T. Park, S. Turner (5)

Motion to close the public participation meeting.

Motion Passed

YEAS: P. Squire, J. Helmer, P. Hubert, T. Park, S. Turner (5)

14. Property located at 2397 Oxford Street West (Z-8608)

That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the application of 2293683 Ontario Corp., relating to a portion of the property located at 2397 Oxford Street West, the proposed by-law appended to the staff report dated May 30, 2016 BE INTRODUCED at the Municipal Council meeting to be held on May 31, 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 Residential R1 (R1-14) Zone TO a Holding Residential R1 Special Provision (h-18\*R1-14( )) Zone;

it being pointed out that at the public participation meeting associated with this matter, the individuals indicated on the attached public participation meeting record made oral submissions regarding this matter. (2016-D09)

Voting Record:

Motion Passed

YEAS: P. Squire, J. Helmer, P. Hubert, T. Park, S. Turner (5)

Motion to open the public participation meeting.

Motion Passed

YEAS: P. Squire, J. Helmer, P. Hubert, T. Park, S. Turner (5)

Motion to close the public participation meeting.

Motion Passed

YEAS: P. Squire, J. Helmer, P. Hubert, T. Park, S. Turner (5)

15. Properties located at 551 and 555 Waterloo Street (Z-8599)

That the following actions be taken with respect to the application from Ryan Singh for Mystery Escape Rooms, relating to the property located at 551-555 Waterloo Street:

- a) the proposed by-law appended to the staff report dated May 30, 2016 BE INTRODUCED at the Municipal Council meeting to be held on May 31, 2016 to amend Zoning By-law Z.-1, (in conformity with the Official Plan), to change the zoning on a portion of the subject lands FROM a Residential R3 Special Provision (R3-1(6)) Zone TO a Residential R3 Special Provision/Office Conversion (R3-2(6)/OC4); and,
- b) the attached proposed by-law BE INTRODUCED at the Municipal Council meeting to be held on May 31, 2016 to change the zoning of the subject land to permit a 'place of entertainment' use and a reduction in the number of required parking spaces for the use, for a temporary period of up to 7 months as the applicant has indicated that the use will be relocated to a more appropriate location on December 31, 2016;

it being pointed out that at the public participation meeting associated with this matter, the individuals indicated on the attached public participation meeting record made oral submissions regarding this matter. (2016-D09)

Voting Record:

Motion Passed

YEAS: P. Squire, J. Helmer, P. Hubert, T. Park, S. Turner (5)

Motion to open the public participation meeting.

Motion Passed

YEAS: P. Squire, J. Helmer, P. Hubert, T. Park, S. Turner (5)

Motion to close the public participation meeting.

Motion Passed

YEAS: P. Squire, J. Helmer, P. Hubert, T. Park, S. Turner (5)



16. Properties located at 1733 Hamilton Road and 2046 Commissioners Road East (39T-15505/OZ-8555)

That, on the recommendation of the Senior Planner, Development Services, the following actions be taken with respect to the application of Sifton Properties Limited, relating to the lands located at 1733 Hamilton Road and 2046 Commissioners Road East:

- a) the Approval Authority BE ADVISED that there were no issues raised at the public participation meeting of the Planning and Environment Committee with respect to the application for draft plan of subdivision by Sifton Properties Limited relating to lands located at 1733 Hamilton Road and 2046 Commissioners Road East;
- b) the Approval Authority BE ADVISED that the Municipal Council supports the issuance of draft approval of the proposed plan of subdivision as submitted by Sifton Properties Limited, prepared by Development Engineering (London) Limited and certified by Bruce Baker, Ontario Land Surveyor (Drawing No. DEL13-123, dated April 25, 2016), as red line revised, which shows 111 single family lots, two (2) medium density residential blocks, one (1) park block, one (1) walkway block, one (1) future access block, one (1) primary collector road, two (2) local streets, two (2) road widening blocks, and seven (7) 0.3 metre reserve blocks, SUBJECT TO the conditions appended to the staff report dated May 30, 2016 as Appendix "C" and the adopted Official Plan amendment coming into effect;
- c) the proposed by-law appended to the staff report dated May 30, 2016 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on May 31, 2016 to amend the Official Plan for a portion of the lands located at 1733 Hamilton Road and 2046 Commissioners Road East to change the land use designations on Schedule 'A' – Land Use FROM "Neighbourhood Commercial Node" and "Low Density Residential" TO "Multi-family, Medium Density Residential"; and, to remove the "Aggregate Resource Area" delineation on Schedule 'B-2' – Natural Resources and Natural Hazards;
- d) the proposed by-law appended to the staff report dated May 30, 2016 as Appendix "B" BE INTRODUCED at the Municipal Council meeting to be held on May 31, 2016 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan, as amended in Part c) above), to change the zoning of the subject lands FROM an Urban Reserve (UR4) Zone TO a holding Residential R1 Special Provision (h•R1-2( )) Zone, to permit single detached dwellings with a special provision for a maximum lot coverage of 50% for one (1) storey dwellings; a holding Residential R5/Residential R6 (h•h-54•R5-4/R6-5) Zone, to permit townhouses and stacked townhouses up to a maximum density of 40 units per hectare and maximum height of 12 metres and various forms of cluster housing including single detached, semi-detached, duplex, triplex, fourplex, townhouse, stacked townhouse, and apartment buildings up to a maximum density of 35 units per hectare and maximum height of 12 metres and to an Open Space Special Provision (OS1(3)) Zone, to permit conservation lands, recreational uses, public and private parks together with a holding (h) provision to ensure adequate provision of municipal services and that a subdivision agreement or development agreement is entered into and a holding (h-54) provision to ensure completion of noise assessment reports and implementation of mitigation measures for development adjacent arterial roads; and,
- e) the Land Use Concept for the Old Victoria Area Plan BE MODIFIED by:
  - i) changing the land use designations at the northwest quadrant of Hamilton Road and the Primary Collector from "Neighbourhood Commercial" and "Low Density Residential" to "Medium Density Residential"; and,
  - ii) the applicant BE ADVISED that the Director, Development

Finance has summarized the claims and revenues appended to the staff report dated May 30, 2016 as Appendix "D";

it being pointed out that at the public participation meeting associated with this matter, the individuals indicated on the attached public participation meeting record made oral submissions regarding this matter. (2016-D09/D12)

Voting Record:

Motion Passed

YEAS: P. Squire, J. Helmer, P. Hubert, T. Park (4)

NAYS: S. Turner (1)

Motion to open the public participation meeting.

Motion Passed

YEAS: P. Squire, J. Helmer, P. Hubert, T. Park, S. Turner (5)

Motion to close the public participation meeting.

Motion Passed

YEAS: P. Squire, J. Helmer, P. Hubert, T. Park, S. Turner (5)

#### **IV. ITEMS FOR DIRECTION**

##### 17. Zoning By-law Amendment - Amplified Music on Patios

That the Civic Administration BE DIRECTED to proceed with a City initiated Zoning By-law Amendment to, notwithstanding the regulations set out in section 4.18 5) of Zoning By-law Z-1, as amended, permit amplified music and dancing on existing outside patios in the Downtown Business Improvement Area and the Old East Village, for the period of August 1 to September 30, 2016. (2016-D14)

Motion Passed

YEAS: P. Squire, J. Helmer, P. Hubert, T. Park, S. Turner (5)

##### 18. Bill 140

That the communication received from Ben Lansink, 505 Colborne Street with respect to Bill 140 BE RECEIVED. (2016-D09)

Motion Passed

YEAS: P. Squire, J. Helmer, P. Hubert, T. Park, S. Turner (5)

#### **V. DEFERRED MATTERS/ADDITIONAL BUSINESS**

None.

#### **VI. ADJOURNMENT**

The meeting adjourned at 9:05 PM.

## **Former Riverview Public School (21 Wharncliffe Road South)**

Built 1916

In 1914 an overflow of Grade 1 students from Victoria School were originally housed in a house on Riverview Avenue and the next fall a Grade 2 class was added in the kitchen and dining room. This house was torn down as the school was being built, so one class was put into a cottage by the Thames River and the other accommodated in a large tent pitched near the river. In January 1915 accommodations were found in a brick house at the corner of Becher Street and Wharncliffe Road South.

Riverview School was designed by L. E. Carrothers and J. V. Munro to hold 90 pupils in six classrooms but three classes from the old King Street School were added to the enrolment and the plans were changed to build an 11 room, two-storey school with two wings. The kindergarten room was designed to do double duty as an assembly room and household science and manual training rooms and also accommodated students from Victoria Public School and the Charles Street School of London West.

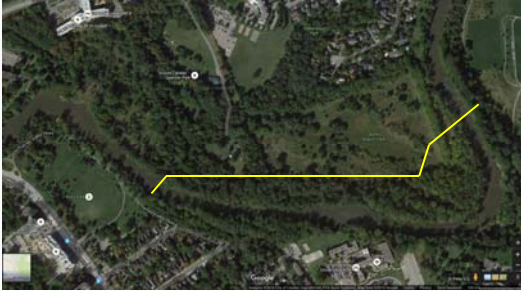
Riverview School was closed as school in 1978. The building was rented by the Christian Academy of Western Ontario for three years, until it was bought by the London Regional Children's Museum in July 1981.

Exterior details (heritage attributes): ornate Edwardian doorway with an oriel window above and two rectangular upper bay windows in the flanking east and west wings supported by modillions. Those wall surfaces that are windowless are enlivened by picture frame, herringbone brick decoration that is further enhanced by stone diamonds and blocks, with a double brick border under the eaves and above the basement and rusticated stone foundation. There are distinctive 'Boys' and 'Girls' cement cartouches over two exterior entrances. The original kindergarten room is housed in a three-storey, five-sided bay with its generous windows. Above it was the household science room.

Interior details (heritage attributes): wall cornice details, terrazzo floors. The spacious kindergarten room is lit with large windows; the centre one has nursery rhyme decoration in its leaded glass windows: the painting, etching and artwork were made by Hobbs Glass Company.

The former Riverview School was featured in the ACO's Geranium Heritage House Tour 2009 "Riverview Rendezvous."

## Planned North Branch of TVP



## Unique Urban Area Should Be Protected

- We oppose this alternative because the construction of the two bridges from the south to the north side of the Thames will greatly increase access by people and their pets to this sensitive area where SARS are located.
- The long term impacts of this project are unknown, and the risk to the environment is high.

## Public Process Flawed

- Improve public input process when species at risk are involved
  - This council has been committed to public input, but in this case the public was not fairly engaged in the process as, understandably, they were not informed about species at risk
  - This means that public input is not accurate as they did not have key information on which to base their opinions

**Recommendation: Improve process when species at risk are involved**

## Recommendations

- In the event that the city chooses to go ahead with the planned alternative, using the collective scientific expertise of our group, we have made many recommendations regarding all phases of the project, including pre-construction, construction and post-construction phases, to minimize potential impacts
- Based on our meetings with the city staff, we believe that they support many of these recommendations
- **Recommendation: City council ensures that all of our recommendations are met and that council require mitigation as per the City's Official Plan Section 15.3.3.iii.a.**

## Requests from EEPAC

- We ask that the working group comments be forwarded to the standing committee with the EA and be on the agenda for the standing committee
- We request that EEPAC continue to be involved in the next phases of the planning process for this city project

## PUBLIC PARTICIPATION MEETING COMMENTS

### 10. Property located at 1931 Jubilee Crescent (39T-16501/Z-8589)

- George Bikas, Drewlo Holdings – expressing agreement with the staff recommendation; and, appreciating the staff presentation.
- Dr. Subramanian Suppiah, 1907 Jubilee Crescent – indicating that the lots on the south side had an additional \$7,500 premium included in the base price for bordering on land that was going to be zoned as non-residential; advising that he is not clear how this is going to proceed but should there be a rezoning or building of residential areas, that \$7,500 additional premium is going to be lost; and, enquiring whether they are going to be compensated for that or the fact that they purchased the right to border on non-residential area, is that going to be respected.
- Jacqueline Bunt, 1948 Jubilee Crescent – indicating that, purchasing a home on a Crescent, you expect that it is going to be quiet and with little traffic; pointing out that there are many homes with lots of children on the street; disagreeing with what was presented about the amount of traffic that will now be coming onto Jubilee Crescent out of the one lot coming out of Jubilee Crescent; hoping that speed bumps will go onto the street as well as making the street one way in order to stop people from choosing to take the Jubilee Crescent versus Blackacres Boulevard; indicating that they are most concerned about is construction in the area and it coming out onto the Crescent rather than onto Blackacres Boulevard; noting that it looks as though that may have been decided but they want to confirm that, in fact, Jubilee Crescent will not be opened during the course of construction and will only be opened once the construction has been completed; worrying about the increase in traffic; noting that people speed already on their road; and, advising that they feel that it is going to be a big issue once that road is opened.
- Patricia Mitchell, 1923 Jubilee Crescent – advising that she borders where the new road will be; expressing concern about the amount of traffic that is coming down that road, noting that it will actually be coming by her house; expressing concern about construction as they do not want heavy equipment going through between the two houses that are adjacent to that new road as it may damage their property and house; expressing support for having a one- way entrance into that to reduce the traffic coming out of that with seventy plus homes if they decide to come through, that could be 140 people with cars coming through that into their Crescent; and, indicating that that is a huge concern as well.

## PUBLIC PARTICIPATION MEETING COMMENTS

### 11. Property located at 4402 Colonel Talbot Road

- Derek Smith, S3AEC, on behalf of the applicant – directing the Committee to pages 130 through 147 of the Planning and Environment Committee Agenda; indicating that Mr. Gonyou, Heritage Planner, did a very good job identifying the heritage aspects of the original school built in 1925 and the additions made in 1953, 1963 and 1968; realizing that the recommendation from the London Advisory Committee on Heritage is to proceed with the demolition of the 1953, 1963 and 1968 additions leaving the 1925 building as is; requesting consent for an entire demolition as they have requested through their demolition permit; pointing out that there are some technical challenges with the 1925 building which are going to cause them the challenge of redeveloping that project and it is identified in his 5.0 conclusions and recommendations; pointing to page 146 of the Planning and Environment Committee, there is a sectional view of the existing building through 1925 because it is an elevated floor system they will have to provide some form of accessibility to reuse that particular part of the building; noting that that can either be done from an external ramp system; however, the ideal situation is to remove the floor system and bring it down to grade; advising that the challenge associated with that is that once we remove floor system which is acting as a diaphragm, the exterior façade begins to become distressed and its ability to maintain its structure; noting that it is an old wood frame structure with a face brick façade; indicating that they will have to do some pretty interesting engineering in order to maintain that facade on the west, north and south walls in order to maintain the existing building; reiterating that this leaves them with some challenges associated with being able to reuse that building for anything that is going to be functional; indicating that his report identifies some accessibility challenges and in terms of the historical value, Collegiate Goth, on page 147 of the Planning and Environment Committee Agenda, there is an error on the listing and they agree with that error; outlining that as far as the context goes, yes, they understand that the school plays an important role within the community; however, the development plans are to ensure that a health and wellness clinic does also serve an important role within the community and whether they use the existing architecture of the school or not is the debate on the table; indicating that the London Advisory Committee on Heritage recommendation includes keeping the 1925 original school and they disagree with that as a statement; pointing out that, in terms of the Bozart style, he disagrees with staff and they have included, on page 149 of the Planning and Environment Committee Agenda, some outside of Lambeth contextual images of Bozart style in which you will see Ionic columns; Doric columns, Corinthian columns with greater detail associated with more civic buildings; noting that limestone is used, is typical for a Bozart building not brick so the idea that M. B. McEachren is contextually a Bozart building, they believe is not quite accurate; indicating that they have provided some site plan options in the event that the Planning and Environment Committee and then ultimately Council does go ahead with the London Advisory Committee on Heritage recommendation, then what you will see is a development that begins with a smaller building to the northwest corner which is already in for site plan approval, a professional building; moving towards a development on the northeast of the larger clinic area leaving the school alone and then moving towards possibly a third building on the site leaving the remnant school alone for a period of time when it starts to economically make sense; reiterating that they have contemplated a site plan development leaving the school alone; however, it will take some time to get to that school economically; pointing out that the other option that you have on page 151 of the Planning and Environment Committee Agenda that they have looked at is the complete demolition of the school, the northwest building going ahead as planned and then replacing the school with a similar sized structure of similar scale, similar intent of a building using similar materials such as windows and brick as identified in the northwest building that is already being studied and planned in order to recreate a similar scale building on the site; advising that they have looked at two contextual options to see

whether or not they can go ahead with the development that way in either scenario; and, reiterating that their request is for the entire demolition of the school.

- Dr. Challah, Owner Lambeth Health Organization – summarizing the slides submitted; raising the question what is the history here, what is her story; indicating that the Lambeth Health Organization will bring her story back to Lambeth; advising it is more than just a building, advising due to minimal maintenance mould has developed and is spreading, stating that this is a health risk for anyone in the building; indicating it is in the ventilation system, advising that he has experienced health issues including shortness of breath, cough, nose and eye flare ups when in the building without a mask and goggles which lasts several days; stating he does not normally have any environmental allergies; indicating that the mould is small spores that are difficult to contain and despite any efforts to do so will not catch all the spores which will result in the mould multiplying again; advising that there is mould and water damage to the ceiling, walls and floors in the 1925 section due to the compromised roof; advising of structural damage to the pillars and bricks and mortar and vandalism; asking what is her story and what are we trying to preserve; indicating that this building represents an education system; indicating that there have been significant alterations to the building from the 1925 postcard that has been presented and it no longer meets the mark of a historic building and attempts to return to original structure would result in the collapse of sidewalls; and, ending by thanking the Committee for their time; *(Councillor Turner confirms the recommendation from the London Advisory Committee on Heritage to preserve the west, north and south aspects of the building. Asking what can be done, is that a façade preservation and anything on the interior could be gutted just as long as those three aspects were maintained.)*; Mr. Gonyou, Heritage Planner, responds that the intent is to preserve the volume of the 1925 continuation school with the London Advisory Committee on Heritage noting that the primary heritage attributes can be found on the exterior of the north, west and south façade so that does allow for the opportunity for interior interventions, renovation as necessary; noting that the rear or east façade which would be routed towards the rest of the development for the site could be an appropriate location to facilitate accessibility and interventions for example; *(Councillor Turner enquires about when this came before them June 15, 2015, why this had not been applied for, why, in the site plan had that not been contemplated; this seems reverse in the process.)*; Dr. Challah responds that his intention was to keep the school as it was as he liked the characteristics of the school and he had no intention at that time to do that; noting that he had only been in the school twice in that time frame and after purchasing and he was able to explore the area in the school he realized that this is more of a health risk and more of a structural risk to the environment and to the people in Lambeth; indicating that his intention is to maintain those stories and maintain the heritage in that school by gathering the stories that exist in Lambeth and he has had a lot of community engagement; *(Councillor Park enquires about the Heritage Community Improvement Plan, the two grants that are offered throughout it and asking for an idea of what the ceiling would be on the two grants that could be utilized for this project if they went forward with the recommendation.)*; Mr. J. Yanchula, Manger, Urban Regeneration, responds that without knowing the costs he could not give you a ceiling because it is proportionate to the cost of the investment made in the building but the principle behind the heritage community improvement plan is to reach a threshold which makes the saving of the building not a factor in its reuse and redevelopment on the site; *(Councillor Park further enquires about there is no up to a certain amount in the Community Improvement Plan.)*; Mr. J. Yanchula, Manger, Urban Regeneration, responds that the up to is the threshold for which it takes to retain the heritage attributes that are there in the first place; and, noting that there is no dollar up to.



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**File: O-8364/O-8370**  
**Planner: M. Johnson**

**Appendix "C"**

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

By-law No. C.P.-1284-\_\_\_\_\_

A by-law to amend the Official Plan for the City of London, 1989 as it relates to the London Psychiatric Hospital Lands Secondary Plan.

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 (insert date of future Council meeting)

Matt Brown  
Mayor

Catharine Saunders  
City Clerk

First Reading –  
Second Reading –  
Third Reading –

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**File: O-8364/O-8370  
Planner: M. Johnson**

**AMENDMENT NO.**

**to the**

**OFFICIAL PLAN FOR THE CITY OF LONDON**

**A. PURPOSE OF THIS AMENDMENT**

The purpose of this Amendment is:

1. To establish a new paragraph to the end of Section 20.4.1.2 (Introduction – Purpose and Use) of the London Psychiatric Hospital Lands Secondary Plan to explain why the policies of the Official Plan for the City of London (1989) have been added to the London Psychiatric Hospital Lands Secondary Plan.
2. To establish a new appendix Section 20.4.8, (Official Plan Extracts – Policies) of the London Psychiatric Hospital Lands Secondary Plan for the City of London to add the required policies of the Official Plan for the City of London (1989) to the London Psychiatric Hospital Lands Secondary Plan.

**B. LOCATION OF THIS AMENDMENT**

This Amendment applies to lands located at 840 and 850 Highbury Avenue North and 1414 and 1340 Dundas Street, and lands without municipal address east of 850 Highbury Avenue North and bounded by the Canadian Pacific and Canadian National Railways, in the City of London.

**C. BASIS OF THE AMENDMENT**

The amendment was undertaken to ensure that the policy context is available after the Official Plan (1989) is no longer be in force and effect upon the adoption of the new Official Plan (The London Plan). Currently, the London Psychiatric Hospital Lands Secondary Plan contains policy references to the 1989 Official Plan that are required to understand, interpret and implement the Secondary Plan. To assist in the understanding, interpretation and implementation of this Secondary Plan, relevant policies from the 1989 Official Plan have been attached to the Secondary Plan.

**D. THE AMENDMENT**

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

1. Section 20.4.1.2 (Introduction – Purpose and Use) of the London Psychiatric Hospital Lands Secondary Plan for the City of London is amended by adding the following paragraph to the end of the section:

Upon the adoption of the new Official Plan for the City of London (The London Plan) the 1989 Official Plan will no longer be in force and effect. Given that there are policy references in this Secondary Plan to the 1989 Official Plan, the referenced policies will need to be carried forward after the 1989 Official Plan is replaced by the new Official Plan. The policies that are required to fully implement the Secondary Plan have been incorporated into a new chapter and made part of this Secondary Plan. This does not make any changes to the purpose or intent of the policies contained within this Secondary Plan, or to the policies of the 1989 Official Plan. The attached policies from the 1989 Official Plan that are referenced in this Secondary Plan are necessary to be retained in order to understand, interpret and implement this Secondary Plan.

2. Section 20.4 of the London Psychiatric Hospital Lands Secondary Plan for the City of London is amended by inserting the following new section to the London Psychiatric Hospital Lands Secondary Plan following Section 20.4.7 Official Plan Extracts:

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**File: O-8364/O-8370  
Planner: M. Johnson**

## 20.4.8 Official Plan Extracts – Policies

### 20.4.8.1 Introduction

To assist in the understanding, interpretation and implementation of this Secondary Plan, relevant policies from the 1989 Official Plan have been included in the following section. This will ensure that the policies that are required to fully implement this Secondary Plan are carried forward and become part of this Secondary Plan. Where policies of the 1989 Official Plan are referenced in the Secondary Plan and are not carried forward, it is the intent that this Secondary Plan is to be read in conjunction with the policies of the Official Plan (The London Plan). An update of the existing secondary plan or a new secondary plan may be completed and approved to conform to the provisions of the Official Plan in the future. Where sections or subsections of policies are not included, this is deliberate as these policies would not apply, or would not be required to use or interpret this Secondary Plan.

### 20.4.8.2 General References

The following General References are intended to indicate where the general policies required to use or interpret this Secondary Plan are found within the Official Plan (The London Plan).

- i. Reference to Schedules “A”, “B-1”, “B-2” and “C” of the Official Plan (1989) are found in the extracts provided in section 20.4.7 Official Plan Extracts.
- ii. In instances where the Official Plan (1989) is referenced this shall also mean the Official Plan (The London Plan).
- iii. In instances where policies for Chapter 20 of the Official Plan (1989) are referenced in the London Psychiatric Hospital Secondary Plan, the policies are now found in the Secondary Plan policies of the Official Plan (The London Plan).
- iv. In instances where policies for Urban Design of the Official Plan (1989) are referenced in the London Psychiatric Hospital Secondary Plan, the policies are now found in the City Design policies of the Official Plan (The London Plan).
- v. In instances where policies for Planning Impact Analysis of the Official Plan (1989) are referenced in the London Psychiatric Hospital Secondary Plan, the policies are now found in the Our Tools policies of the Official Plan (The London Plan).
- vi. In instances where policies for Noise, Vibration and Safety of the Official Plan (1989) are referenced in the London Psychiatric Hospital Secondary Plan, the policies are now found in the Our Tools policies of the Official Plan (The London Plan).
- vii. In instances where policies for Natural Heritage of the Official Plan (1989) are referenced in the London Psychiatric Hospital Secondary Plan, the policies are now found in the Natural Heritage policies of the Official Plan (The London Plan).
- viii. In instances where policies for Environmental Impact Study of the Official Plan (1989) are referenced in the London Psychiatric Hospital Secondary Plan, the policies are now found in the Natural Heritage policies of the Official Plan (The London Plan).
- ix. In instances where policies for Near-Campus Neighbourhoods of the Official Plan (1989) are referenced in the London Psychiatric Hospital Secondary Plan, the policies are now found in the Neighbourhood policies of the Official Plan (The London Plan).

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**File: O-8364/O-8370  
Planner: M. Johnson**

- x. In instances where policies for Active Parkland of the Official Plan (1989) are referenced in the London Psychiatric Hospital Secondary Plan, the policies are now found in the Parks and Recreation policies of the Official Plan (The London Plan).
- xi. In instances where policies for Parkland Dedication of the Official Plan (1989) are referenced in the London Psychiatric Hospital Secondary Plan, the policies are now found in the Parks and Recreation policies of the Official Plan (The London Plan).
- xii. In instances where policies for Stormwater Management of the Official Plan (1989) are referenced in the London Psychiatric Hospital Secondary Plan, the policies are now found in the Civic Infrastructure policies of the Official Plan (The London Plan).
- xiii. In instances where policies for Interpretation of the Official Plan (1989) are referenced in the London Psychiatric Hospital Secondary Plan, the policies are now found in the Our Tools policies of the Official Plan (The London Plan).

**20.4.8.3 Polices from Official Plan (1989)**

**3.3. Multi - Family, Medium Density Residential**

**3.3.1. Permitted Uses**

The primary permitted uses in the Multi-Family, Medium Density Residential designation 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. These areas may also be developed for single-detached, semi-detached and duplex dwellings. Zoning on individual sites would not normally allow for the full range of permitted uses.

**3.4. Multi-Family, High Density Residential**

**3.4.3. Scale of Development**

Criteria for Increasing Density

- (b) the development shall include provision for unique attribute and/or amenities that may not be normally provided in lower density projects for public benefit such as, but not limited to, enhanced open space and recreational facilities, innovative forms of housing and architectural design features;
- (c) parking facilities shall be designed to minimize the visual impact off-site, and provide for enhanced amenity and recreation areas for the residents of the development;
- (d) conformity with this policy and urban design principles in Section 11.1 shall be demonstrated through the preparation of an secondary plan or a concept plan of the site which exceed the prevailing standards; and
- (e) the final approval of zoning shall be withheld pending a public participation meeting on the site plan and the enactment of a satisfactory agreement with the City.

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**File: O-8364/O-8370**  
**Planner: M. Johnson**

### **5.3. Office/ Residential Areas**

#### **5.3.1. Permitted Uses**

The main permitted uses in the Office/Residential designation shall be offices and residential uses within mixed-use buildings or complexes; apartments; small scale stand alone offices and office conversions. Secondary uses which may be permitted as an accessory use include personal services; financial institutions; convenience stores; day care centres; pharmacies; laboratories; clinics; studios; and emergency care establishments. In addition, eat-in restaurants may be permitted through an amendment to the Zoning By-Law, subject to the Planning Impact Analysis as described in Section 5.4., to determine, among other things, whether the use can be integrated with minimal impact on surrounding areas. The Zoning By-law may restrict the range of uses permitted on individual sites, and will regulate the size of eat-in restaurants and other secondary uses.

(Section 5.3.1. Amended by OPA 226, approved 01/09/04)

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**File: O-8364/O-8370  
Planner: M. Johnson**

**Appendix "E"**

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

By-law No. C.P.-1284-\_\_\_\_\_

A by-law to amend the Official Plan for the City of London, 1989 as it relates to the Southwest Area Secondary Plan.

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 (insert date of future Council meeting)

Matt Brown  
Mayor

Catharine Saunders  
City Clerk

First Reading –  
Second Reading -  
Third Reading -

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**File: O-8364/O-8370  
Planner: M. Johnson**

**AMENDMENT NO.**

**to the**

**OFFICIAL PLAN FOR THE CITY OF LONDON**

**A. PURPOSE OF THIS AMENDMENT**

The purpose of this Amendment is:

1. To establish a paragraph to the end of Section 20.5.1.2 (Introduction – Purpose and Use) of the Southwest Area Secondary Plan for the City of London to explain why the policies of the Official Plan for the City of London (1989) have been added to the Southwest Area Secondary Plan.
2. To establish a new Appendix 4 Official Plan Extracts – Policies to Section 20.5.17 (Appendices – Supplementary Information) to add the required policies of the Official Plan for the City of London (1989) to the Southwest Area Secondary Plan.
3. To establish an extract of Schedule “B-2”, Natural Resources and Natural Hazards, of the Official Plan for the City of London to Appendix 1 (Official Plan Extracts) of the Southwest Area Secondary Plan to add the required schedule of the Official Plan for the City of London (1989) to the Southwest Area Secondary Plan.

**B. LOCATION OF THIS AMENDMENT**

This Amendment applies to lands located in the southwest quadrant of the City, generally bounded by Southdale Road West, White Oak Road, Exeter Road, Wellington Road South, Green Valley Road, and the Urban Growth Boundary, as amended above, in the City of London

**C. BASIS OF THE AMENDMENT**

The amendment was undertaken to ensure that the policy context is available after the Official Plan (1989) is no longer be in force and effect upon the adoption of the new Official Plan (The London Plan). Currently, the London Psychiatric Hospital Lands Secondary Plan contains policy references to the 1989 Official Plan that are required to understand, interpret and implement the Secondary Plan. To assist in the understanding, interpretation and implementation of this Secondary Plan, relevant policies from the 1989 Official Plan have been attached to the Secondary Plan.

**D. THE AMENDMENT**

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

1. Section 20.5.1.2 (Introduction – Purpose and Use) of the London Psychiatric Hospital Lands Secondary Plan for the City of London is amended by adding the following paragraph to the end of the section:

Upon the adoption of the new Official Plan for the City of London (The London Plan) the 1989 Official Plan will no longer be in force and effect. Given that there are policy references in this Secondary Plan to the 1989 Official Plan, the referenced policies will need to be carried forward after the 1989 Official Plan is replaced by the new Official Plan. The policies that are required to fully implement the Secondary Plan have been incorporated into a new chapter and made part of this Secondary Plan. This does not make any changes to the purpose or intent of the policies contained within this Secondary Plan, or to the policies of the 1989 Official Plan. The attached policies from the 1989 Official Plan that are referenced in this Secondary Plan are necessary to be retained in order to understand, interpret and implement this Secondary Plan.

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**File: O-8364/O-8370  
Planner: M. Johnson**

2. Section 20.5.17 (Appendices – Supplemental Information) of the Southwest Area Secondary Plan for the City of London is amended by inserting the following new appendix to the Southwest Area Secondary Plan following Appendix 3:

Appendix 4 Official Plan Extracts – Policies

### **20.5.17.1 Introduction**

To assist in the understanding, interpretation and implementation of this Secondary Plan, relevant policies from the 1989 Official Plan have been included in the following section. This will ensure that the policies that are required to fully implement this Secondary Plan are carried forward and become part of this Secondary Plan. Where policies of the 1989 Official Plan are referenced in the Secondary Plan and are not carried forward, it is the intent that this Secondary Plan is to be read in conjunction with the policies of the Official Plan (The London Plan). An update of the existing secondary plan or a new secondary plan may be completed and approved to conform to the provisions of the Official Plan in the future. Where sections or subsections of policies are not included, this is deliberate as these policies would not apply, or would not be required to use or interpret this Secondary Plan.

### **20.5.17.2 General References**

The following General References are intended to indicate where the general policies required to use or interpret this Secondary Plan are found with the Official Plan (The London Plan).

- i. Reference to Schedules “A”, “B-1”, “B-2” and “C” of the Official Plan (1989) are found in the extracts provided in Appendix 1 Official Plan Extracts.
- ii. In instances where the Official Plan (1989) is referenced this shall also mean the Official Plan (The London Plan).
- iii. Where references in the Southwest Area Secondary Plan to roads hierarchy (Table 18-1) or Schedule “C” of the Official Plan (1989), all references shall be in accordance with the roads hierarchy of the Mobility policies and Map 3 of the Official Plan (The London Plan).
- iv. In instances where policies of Chapter 20 of the Official Plan (1989) are referenced in the Southwest Area Secondary Plan, the policies are now found in the Secondary Plan policies of the Official Plan (The London Plan).
- v. In instances where policies for North Talbot Community and Bostwick East Area Plan of the Official Plan (1989) are referenced in the Southwest Area Secondary Plan, the policies are now found in the Neighbourhoods policies of the Official Plan (The London Plan).
- vi. In instances where policies for Parks and Recreation of the Official Plan (1989) are referenced in the Southwest Area Secondary Plan, the policies are now found in the Parks and Recreation policies of the Official Plan (The London Plan).
- vii. In instances where policies for Parkland Dedication of the Official Plan (1989) are referenced in the Southwest Area Secondary Plan, the policies are now found in the Our Tools policies of the Official Plan (The London Plan).
- viii. In instances where policies for Parkland Acquisition of the Official Plan (1989) are referenced in the Southwest Area Secondary Plan, the policies are now found in Our Tools policies of the Official Plan (The London Plan).



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London Plan).

- ix. In instances where policies for Environmental Assessments of the Official Plan (1989) are referenced in the Southwest Area Secondary Plan, the policies are now found in the Natural Heritage policies of the Official Plan (The London Plan).
- x. In instances where policies for Management and Rehabilitation Priorities of the Official Plan (1989) are referenced in the Southwest Area Secondary Plan, the policies are now found in the Natural Heritage policies of the Official Plan (The London Plan).
- xi. In instances where policies for Natural Heritage of the Official Plan (1989) are referenced in the Southwest Area Secondary Plan, the policies are now found in the Natural Heritage policies of the Official Plan (The London Plan)
- xii. In instances where policies for Environmental Impact Statements of the Official Plan (1989) are referenced in the Southwest Area Secondary Plan, the policies are now found in the Natural Heritage policies of the Official Plan (The London Plan).
- xiii. In instances where Table 15-1 Areas Subject to Environmental Impact Study Requirements of the Official Plan (1989) is referenced in the Southwest Area Secondary Plan, the table is now found in Table 15 – Areas Requiring Environmental Study of the Official Plan (The London Plan).
- xiv. In instances where policies for Acquisition of Ecological Buffers of the Official Plan (1989) are referenced in the Southwest Area Secondary Plan, the policies are now found in the Our Tools policies of the Official Plan (The London Plan)
- xv. In instances where policies for Stormwater Management of the Official Plan (1989) are referenced in the Southwest Area Secondary Plan, the policies are now found in the Civic Infrastructure policies of the Official Plan (The London Plan).
- xvi. In instances where policies for Planning Impact Analysis of the Official Plan (1989) are referenced in the Southwest Area Secondary Plan, the policies are now found in the Our Tools policies of the Official Plan (The London Plan).
- xvii. In instances where policies for Light Industrial of the Official Plan (1989) are referenced in the Southwest Area Secondary Plan, the policies are now found in the Industrial policies of the Official Plan (The London Plan).
- xviii. In instances where policies for Rural Settlement of the Official Plan (1989) are referenced in the Southwest Area Secondary Plan, the policies are now found in the Rural Neighbourhood policies of the Official Plan (The London Plan).
- xix. In instances where policies for General Industrial of the Official Plan (1989) are referenced in the Southwest Area Secondary Plan, the policies are now found in the Industrial policies of the Official Plan (The London Plan).
- xx. In instances where Urban Design objectives of the Official Plan (1989) are referenced in the Southwest Area Secondary Plan, the policies are now found in the City Design policies of the Official Plan (The London Plan).
- xxi. In instances where policies for Other Studies and Reports of the Official

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Planner: M. Johnson**

Plan (1989) are referenced in the Southwest Area Secondary Plan, the policies are now found in the Our Tools policies of the Official Plan (The London Plan).

- xxii. In instances where policies for Interpretation of the Official Plan (1989) are referenced in the Southwest Area Secondary Plan, the policies are now found in the Our Tools policies of the Official Plan (The London Plan).
- xxiii. In instances where policies for Zoning By-law Amendment Applications of the Official Plan (1989) are referenced in the Southwest Area Secondary Plan, the policies are now found in the Our Tools policies of the Official Plan (The London Plan).
- xxiv. In instances where policies for Subdivision, Condominium or Consent Applications of the Official Plan (1989) are referenced in the Southwest Area Secondary Plan, the policies are now found in the Our Tools policies of the Official Plan (The London Plan).
- xxv. In instances where policies for Site Plan Approval Applications of the Official Plan (1989) are referenced in the Southwest Area Secondary Plan, the policies are now found in the Our Tools policies of the Official Plan (The London Plan).

**20.5.17.3 Polices from Official Plan (1989)**

**3.2. Low Density Residential**

**3.2.1. Permitted Uses**

The primary permitted uses in areas designated Low Density Residential shall be single detached; semi-detached; and duplex dwellings. Multiple-attached dwellings, such as row houses or cluster houses may also be permitted subject to the policies of this Plan and provided they do not exceed the maximum density of development permitted under policy 3.2.2. Residential Intensification may be permitted subject to the provisions of policy 3.2.3. Zoning on individual sites would not normally allow for the full range of permitted uses.

**Convenience Commercial and Service Stations**

- v) Existing convenience commercial and service station uses which meet the criteria established in policy 3.6.5. are recognized as permitted uses within the Low Density residential designation and may be recognized as permitted uses in the Zoning By-law. Existing uses which do not meet the criteria in this Plan are legal non-conforming uses and may also be recognized as permitted uses in the Zoning By-law. New convenience commercial and service station uses are encouraged to locate in the Commercial designations. However, they are also permitted in the Low Density Residential designation by Official Plan amendment and zone change subject to the criteria in policy 3.6.5.

**Secondary Permitted Uses**

- vi) Uses that are considered to be integral to, or compatible with, residential neighbourhoods, including group homes, home occupations, community facilities, funeral homes, and office conversions, may be permitted according to the provisions of Section 3.6.

**3.2.2. Scale of Development**

Development within areas designated Low Density Residential shall have a low-rise, low coverage form that minimizes problems of shadowing, view obstruction and loss of privacy.

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**File: O-8364/O-8370  
Planner: M. Johnson**

Density of Residential Uses

- i) The development of low density residential uses shall be subject to appropriate site area and frontage requirements in the Zoning By-law. These requirements may vary in areas of new development according to the characteristics of existing or proposed residential uses, and shall result in net densities that range to an approximate upper limit of 30 units per hectare (12 units per acre). Densities in established low density residential areas, such as the Central London District, where dwelling conversions, existing apartment buildings, infill development, and the conversion of non-residential buildings have occurred or may be permitted, may exceed 30 units per hectare. The calculation of residential density is described in policy 3.6.10.

**3.2.3.2. Density and Form**

Within the Low Density Residential designation, Residential Intensification, with the exception of dwelling conversions, will be considered in a range up to 75 units per hectare. Infill housing may be in the form of single detached dwellings, semi-detached dwellings, attached dwellings, cluster housing and low rise apartments. Zoning By-law provisions will ensure that infill housing projects recognize the scale of adjacent land uses and reflect the character of the area.

Areas within the Low Density Residential designation may be zoned to permit the conversion of single detached dwellings to add one or more dwelling units. Site specific amendments to the Zoning By-law to allow dwelling conversions within primarily single detached residential neighbourhoods shall be discouraged. Accessory dwelling units may be permitted in accordance with Section 3.2.3.8. of this Plan.

(Section 3.2.3.2. added by OPA 438 Dec. 17/09)

**3.3. Multi-Family, Medium Density Residential**

**3.3.1. Permitted Uses**

The primary permitted uses in the Multi-Family, Medium Density Residential designation 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. These areas may also be developed for single-detached, semi-detached and duplex dwellings. Zoning on individual sites would not normally allow for the full range of permitted uses.

Convenience Commercial and Service Stations

- ii) Existing convenience commercial and service station uses which meet the criteria established in policy 3.6.5. are recognized as permitted uses within the Multi-Family, Medium Density Residential designation, and may be recognized as permitted uses in the Zoning By-law. Existing uses which do not meet the criteria in this Plan are legal non-conforming uses and may also be recognized as permitted uses in the Zoning By-law. New convenience commercial and service station uses are encouraged to locate in the Commercial designations. However, they are also permitted in the Multi-Family, Medium Density Residential designation, by Official Plan amendment and zone change subject to the criteria in policy 3.6.5. of this Plan.

Secondary Permitted Uses

- iv) Uses that are considered to be integral to, or compatible with, medium density residential development, including group homes, home occupations, community facilities, funeral homes, commercial recreation facilities, small-scale office developments, and office conversions, may be

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permitted according to the provisions of Section 3.6.

**3.3.3. Scale of Development**

Development within areas designated Multi-Family, Medium Density Residential shall have a low-rise form and a site coverage and density that could serve as a transition between low density residential areas and more intensive forms of commercial, industrial, or high density residential development.

Density

- ii) Medium density development will not exceed an approximate net density of 75 units per hectare (30 units per acre). Exceptions to the density limit may be made without amendment to the Official Plan for development which:
  - (a) are designed and occupied for senior citizens' housing;
  - (b) qualify for density bonusing under the provisions of Section 19.4.4. of this Plan; or
  - (c) are within the boundaries of Central London, bounded by Oxford Street on the north, the Thames River on the south and west, and Adelaide Street on the east.

Where exceptions to the usual density limit of 75 units per hectare (30 units per acre) are made, the height limitations prescribed in Section 3.3.3.(i) will remain in effect. Developments which are permitted to exceed the density limit of 75 units per hectare (30 units per acre) shall be limited to a maximum density of 100 units per hectare (40 units per acre). All proposals shall be evaluated on the basis of Section 3.7, Planning Impact Analysis.

**3.4. Multi-Family, High Density Residential**

**3.4.1. Permitted Uses**

The primary permitted uses in the Multi-Family, High Density Residential designation shall include low-rise and high-rise apartment buildings; apartment hotels; multiple-attached dwellings; emergency care facilities; nursing home; rest homes; homes for the aged; and rooming and boarding houses. Zoning on individual sites would not normally allow for the full range of permitted uses.

Existing Low Density Uses

- i) Existing single detached, semi-detached, and converted dwellings are permitted and may be recognized as permitted uses in the Zoning By-law.

Convenience Commercial and Service Stations

- ii) Existing convenience commercial and service station uses which meet the criteria established in policy 3.6.5. are recognized as permitted uses within the Multi-Family, High Density Residential designation and may be recognized as permitted uses in the Zoning By-law. Existing uses which do not meet the criteria in this Plan are legal non-conforming uses and may also be recognized as permitted uses in the Zoning By-law. New convenience commercial and service station uses are encouraged to locate in the Commercial designations. However, they are also permitted in the Multi-Family, High Density Residential designation by Official Plan amendment and zone change, subject to the criteria in policy 3.6.5.

Correctional and Supervised Residences

- iii) Correctional and supervised residences may be permitted along some arterial roads in the Multi-Family, High Density Residential designation by

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zone change subject to the criteria in policy 3.6.2. of this Plan.

**Secondary Permitted Uses**

- iv) Uses that are considered integral to, and compatible with, high density residential development, including group homes, home occupations, community facilities, funeral homes, commercial recreation facilities, small-scale office developments, and office conversions, may be permitted according to the provisions of Section 3.6.

**Residential Areas Subject to Specific Policies**

- v) In specified areas of the City the primary and secondary permitted uses and/or other policies relating to the nature and scale of development have been varied to meet specific policy objectives for these areas. Areas where specific policies apply are identified in Section 3.5.

**Zoning of Heritage Buildings**

- vi) Within the Multi-Family, High Density Residential designation it is recognized that Council, under the policies of Chapter 13, Heritage Resources Policies, may designate buildings of architectural and/or historical significance. Notwithstanding the Multi-Family, High Density Residential designation, these buildings may be zoned to permit only the existing structures under the provisions in Chapter 13 and the provisions for heritage zoning in the Zoning By-law.

**Residential Intensification**

- vii) Within the Multi-Family, High Density Residential designation, Residential Intensification proposals, as defined in Section 3.2.3.1. shall be subject to Public Site Plan Review, in accordance with Sections 3.2.3.5. and 19.9.2. of the Plan.  
(Clause vii) added by OPA 438 Dec. 17/09)

**3.4.2. Locations**

In addition to areas predominantly composed of existing or planned high density residential development, the preferred locations for the Multi-Family, High Density Residential designation shall include areas near the periphery of the Downtown that are appropriate for redevelopment; lands in close proximity to Enclosed Regional Commercial Nodes or New Format Regional Commercial Nodes or Community Commercial Nodes, Regional Facilities or designated Open Space areas; and, lands abutting or having easy access to an arterial or primary collector road. Other locations which have highly desirable site features and where surrounding land uses are not adversely affected may also be considered for high density residential development. Consideration will be given to the following criteria in designating lands for Multi-Family, High Density Residential use:

**Compatibility**

- i) Development of the site or area for high density residential uses shall take into account surrounding land uses in terms of height, scale and setback and shall not adversely impact the amenities and character of the surrounding area.

**Municipal Services**

- ii) Adequate municipal services can be provided to meet the needs of potential development.

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Traffic

- iii) Traffic to and from the location should not have a significant impact on stable low density residential areas.

Buffering

- iv) The site or area is of suitable shape and size to accommodate high density housing and provide for adequate buffering measures to protect any adjacent low density residential areas.

Proximity to Transit and Service Facilities

- v) Public transit service, convenience shopping facilities and public open space should be available within a convenient walking distance.  
(Clause v) added by OPA 438 Dec. 17/09)

**3.4.3. Scale of Development**

Criteria for Increasing Density

- (a) the site or area shall be located at the intersection of two arterial roads or an arterial and primary collector road, and well-served by public transit;
- (b) the development shall include provision for unique attributes and/or amenities that may not be normally provided in lower density projects for public benefit such as, but not limited to, enhanced open space and recreational facilities, innovative forms of housing and architectural design features;
- (c) parking facilities shall be designed to minimize the visual impact off-site, and provide for enhanced amenity and recreation areas for the residents of the development;
- (d) conformity with this policy and urban design principles in Section 11.1 shall be demonstrated through the preparation of an secondary plan or a concept plan of the site which exceed the prevailing standards; and
- (e) the final approval of zoning shall be withheld pending a public participation meeting on the site plan and the enactment of a satisfactory agreement with the City.

Density Bonusing

- iv) Council, under the provisions of policy 19.4.4. and the Zoning By-law, may allow an increase in the density above the limit otherwise permitted by the Zoning By-law in return for the provision of certain public facilities, amenities or design features. The maximum cumulative bonus that may be permitted without a zoning by-law amendment (as-of-right) on any site shall not exceed 25% of the density otherwise permitted by the Zoning By-law. Bonusing on individual sites may exceed 25% of the density otherwise permitted, where Council approves site specific bonus regulations in the Zoning By-law. In these instances, the owner of the subject land shall enter into an agreement with the City, to be registered against the title to the land.  
(Clause iv) amended by OPA 438 Dec. 17/09)

**3.4.4.**

The determination of appropriate height and density limitations for areas designated Multi-Family, High Density Residential, may be based on a secondary plan, in accordance with Section 19.2 of the Plan. Alternatively, for individual sites the determination of appropriate height and density limitations may be based on a concept plan showing how the area will be developed and integrated with surrounding uses.

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**3.6. General Provisions for all Residential Land Use Designations**

**3.6.5. Convenience Commercial and Service Stations**

The preferred location for convenience commercial uses and service stations 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. New convenience commercial uses and service stations within the Residential designations will require an Official Plan amendment and zone change.

Function

- i) Convenience commercial uses and service stations should be designed to function at a neighbourhood scale while providing services to surrounding residential areas and the travelling public.

Permitted Uses

- ii) Convenience commercial and service station uses permitted within the Residential designations include the following:

Convenience Commercial

- (a) Variety stores; video rental outlets; film processing depots; financial institutions; medical/dental offices; small take-out restaurants, small food stores; and gasoline sales associated with a variety store. For convenience commercial sites with a gross floor area in excess of 500m<sup>2</sup>, additional uses including offices, studios, commercial schools, day care centres, bake and florist shops, pharmacies, restaurants eat-in and convenience business service establishments may be permitted. In special circumstances, Council may permit low impact uses such as small commercial schools and day care centres in convenience commercial sites smaller than 500m<sup>2</sup> in size through a Zoning By-law Amendment. A variety store, or personal service establishment located on the ground floor of an apartment building may be permitted provided it is oriented towards serving the needs of the residents of the building and the immediate surrounding area. The exact range of permitted uses will be specified in the Zoning By-law.  
(Sub-clause (a) amended by OPA No. 146 – approved 99/02/19)

Service Stations

- (b) Service stations; gas bars; and service stations in combination with car washes. The exact range of permitted uses will be specified in the Zoning By-law.

Existing Uses

- (c) Convenience commercial uses and service stations in Residential designations which were existing on the date of adoption of this Plan, and which meet the locational criteria of the Plan are recognized as legal conforming uses. The location of those existing convenience commercial uses and service stations that are recognized by the Plan are shown on Appendix Schedule 1, Convenience Commercial and Service Stations.

Convenience commercial uses and service stations in Residential designations which were legally existing on the date of the adoption

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of this Plan, but which do not meet the locational criteria of the Plan, will be regarded as legal non-conforming uses.

#### Location

- iii) Convenience commercial uses and service stations will be located on arterial or primary collector roads where it can be demonstrated that such uses are compatible with surrounding land uses and will not have a serious adverse impact on the traffic-carrying capacity of roads in the area. The preferred locations for convenience commercial uses and service stations are at the intersections of major roads.

#### Scale of Development

- iv) The size of individual convenience commercial uses and service stations will be specified in the Zoning Bylaw, and will be at a scale which is compatible with surrounding land uses.
  - (a) Convenience commercial centres or stand-alone uses should not exceed 1,000 square metres (10,764 square feet) of gross leasable area.
  - (b) Service stations which are part of a convenience commercial centre shall be considered part of the gross leasable area of the centre.

#### Form of Development

- v) Convenience commercial uses and service stations will be permitted as stand-alone uses or as part of a convenience commercial centre. It is not the intent of convenience commercial policies to permit large freestanding uses that should be located in other commercial designations. (Clause V) amended by OPA No. 146 - approved 99/02/19)

#### Locations of Convenience Commercial and Service Stations Uses

- vi) All convenience commercial uses and service stations in Residential designations which are recognized by the policies of this Plan are shown on Appendix 1. (Note: Appendix 1 is not part of the Official Plan; for locational reference only.) In addition to existing convenience commercial uses and service stations in Residential designations, the following uses are permitted in the locations specified:
  - (19) 7024 Kilbourne Road, northwest corner at Colonel Talbot Road - convenience commercial uses.  
(Sub-clause (19) added by OPA 329, approved June 28, 2004)

### **3.6.9. Office Conversions**

#### Definition of Office Conversions

- i) For the purposed of the Plan, office conversion shall be defined as the total or partial conversion of a residential building for office use. Office conversions may involve minor additions to the existing building where these facilitate the use of the building for offices. Retention of the general form and character of buildings converted for office use will be required.

#### Site Plan Approval Required

- iv) All office conversion proposals will require site plan approval which will be evaluated on the basis of the following criteria:
  - (a) whether provisions have been made for landscaping, privacy screening or any other appropriate measures necessary to protect the amenity of adjacent residential properties;



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- (b) whether the residential appearance of the existing building is maintained and the external evidence of the office use is minimized. Minor additions that are compatible with the external design and appearance of the existing building may be permitted, where necessary, to facilitate the use of the building for office purposes;
- (c) the use of common driveways and parking areas to serve adjacent office conversions shall be encouraged. Where access is proposed to be provided through a side yard to a local street an assessment will be made on the possible negative impacts on adjacent residential uses, and whether access would be more appropriately directed to the main street;
- (d) whether provision is made for the on-site manoeuvrability of vehicles so that egress from the site does not require vehicle reversals onto the street; and
- (e) conformity with all other applicable provisions of the City’s Site Plan Control By-law.

Permission for Office Use

- vi) Where office conversions are permitted in Residential designations through the provisions of the Plan, the permission for office use shall be retained only as long as the life of the building, and shall not be used as the basis for a redesignation or rezoning of the property for office use.

**3.6.10. Measurement Density**

“Net density” is calculated as the total area of the land designated and proposed for residential development, including of lands dedicated for the purpose of widening existing roads, less any parcels of land to be used for schools, parks, public roads or other non-residential uses.

Where an area proposed for development comprises more than one residential designation, each part shall be subject to the density provision applicable to its designation.

**4.3.6. New Format Regional Commercial Node**

**4.3.6.3. Permitted Uses**

Permitted uses including all types of large and small-scale retail outlets; including supermarkets and food stores; department stores; retail warehouses, building supply, and home improvement and furnishings stores; convenience commercial uses; personal services; restaurants; commercial recreation establishments; financial institutions and services; a limited range of automotive services; service-oriented office uses; community facilities, such as libraries; and professional and medical/dental offices. Within New Format Regional Commercial Nodes, office uses and places of entertainment will be permitted in limited amounts. Transit facilities and commuter parking lots are also encouraged in this designation. Hotels may also be permitted through a zoning by-law amendment. Zoning on individual sites may be for less than the full range of permitted uses.

**4.4.1. Main Street Commercial Corridor**

**4.4.1.4. Permitted Uses**

Permitted uses in Main Street Commercial Corridors 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,

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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. Zoning on individual sites may not allow the full range of permitted uses.

**4.4.2. Auto-Oriented Commercial Corridor**

**4.4.2.4. Permitted Uses**

Areas designated Auto-Oriented Commercial Corridor are primarily intended for commercial uses that cater to the commercial needs of the traveling public. Types of service commercial uses that generate significant amounts of traffic and draw patrons from a wide area may also be located within these areas. These uses have limited opportunity to locate within Commercial Nodes or Main Street Commercial Corridors by reason of their building form, site area, location, access or exposure requirements; or have associated nuisance impacts that lessen their suitability for a location near residential areas.

Uses considered to be appropriate include hotels; motels; automotive uses and services; commercial recreation establishments; restaurants; sale of seasonal produce; building supply outlets and hardware stores; furniture and home furnishings stores; warehouse and wholesale outlets; self-storage outlets; nursery and garden stores; animal hospitals or boarding kennels; and other types of commercial uses that offer a service to the traveling public. Zoning on individual sites may not allow the full range of permitted uses. (self-storage outlets added by OPA 558)

Light industrial uses which have ancillary retail, wholesale or service functions; construction and trade outlets; repair, service and rental establishments; service trades; assembly halls and private clubs or similar types of uses that require large, open or enclosed display or storage areas; and service commercial uses which may create potential nuisance impacts on adjacent land uses may be permitted at certain locations subject to Provincial regulations.

Secondary uses which serve employees of adjacent employment areas including eat-in restaurants; financial institutions; personal services; convenience commercial uses; a limited amount and range of retail uses; day care centres; medical and dental offices and clinics; and offices associated with wholesale warehouse or construction and trade outlets, and similar support offices may also be permitted in appropriate locations.

**4.8 Wonderland Road Community Enterprise Corridor**

(OPA 541-OMB File No. PL130020-April 29, 2014)

**4.8.1 Description of Boundaries**

The Wonderland Road Community Enterprise Corridor applies to those lands fronting on Wonderland Road South between Southdale Road West and Hamlyn Street.

(OPA 541-OMB File No. PL130020-April 29, 2014)

**4.8.2 Function of Corridor**

The centrepiece of the Wonderland Boulevard Neighbourhood as described in the Southwest Area Secondary Plan is Wonderland Road South, which is the primary north-south arterial corridor into the City from Highways 401 and 402.

Wonderland Road South also serves as a significant gateway to the City, and a focal area for the broader Southwest Secondary Planning Area. The intent of the Wonderland Road Community Enterprise Corridor is to provide for a broad

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range and mix of uses including commercial, office, residential and institutional uses. The policies of the Secondary Plan will describe the intensity and mix of these land uses. The intent is to ultimately develop a mixed-use corridor characterized by a high density built form to support transit service and active transportation modes. A road pattern and potential road pattern that will facilitate the future redevelopment of the area will be established. In the short term, it is recognized that retail uses will be the predominant activity along the corridor. The Wonderland Road Community Enterprise Corridor will establish the identity of the broader Southwest Secondary Planning Area, and accommodate a range and mix of land uses to meet service, employment, residential and community activity needs. Development in the Corridor will provide an enhanced pedestrian environment, and be at the greatest densities and intensity in the Southwest Area Secondary Plan area.  
(OPA 541- OMB File No. PL130020- April 29, 2014)

**4.8.3 Permitted Uses**

Within the Wonderland Road Community Enterprise Corridor, a broad range of commercial, residential, office and institutional uses are permitted subject to the policies of the Southwest Area Secondary Plan. Mixed use developments will be particularly encouraged to develop in this area.  
(OPA 541-OMB File No. PL130020-April 29, 2014)

**5.2. Office Areas**

**5.2.2. Permitted Uses-Office Areas**

The main permitted use within the Office Area designation shall be offices within purpose-designed office buildings, and buildings converted for office use. Secondary uses which may be permitted as accessory to offices include eat-in restaurants; financial institutions; personal services; day care centres; pharmacies; laboratories; and clinics. The Zoning By-law will regulate the size of secondary uses individually and relative to the total floor area of the building, and may restrict the range of uses permitted on individual sites.

**5.3. Office/Residential Areas**

**5.3.1. Permitted Uses**

The main permitted uses in the Office/Residential designation shall be offices and residential uses within mixed-use buildings or complexes; apartments; small scale stand alone offices and office conversions. Secondary uses which may be permitted as an accessory use include personal services; financial institutions; convenience stores; day care centres; pharmacies; laboratories; clinics; studios; and emergency care establishments. In addition, eat-in restaurants may be permitted through an amendment to the Zoning By-Law, subject to the Planning Impact Analysis as described in Section 5.4., to determine, among other things, whether the use can be integrated with minimal impact on surrounding areas. The Zoning By-law may restrict the range of uses permitted on individual sites, and will regulate the size of eat-in restaurants and other secondary uses.

(Section 5.3.1. Amended by OPA 226, approved 01/09/04)

**6.2. Regional and Community Facilities**

**6.2.2. Permitted Uses**

Regional and Community Facilities designations shall be developed for institutional type uses which may be supported by a range of permitted secondary uses. Specific ranges of permitted uses for the two designations will be determined on the basis of the following guidelines:

Regional Facilities

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- i) Permitted uses include hospitals; universities; community colleges; major recreational facilities; cultural facilities; large religious institutions; military establishments; and correctional or detention centres. Uses permitted in the Community Facilities designation will also be permitted in the Regional Facilities designation. Zoning on individual sites may not allow for the full range of permitted uses.

**6.2.5. Scale of Development**

Community Facilities shall be developed at a scale which is compatible with surrounding land uses. Appropriate height, site coverage, and setback restrictions to provide for this compatibility shall be contained in the Zoning Bylaw.

**10. Policies for Specific Areas**

**10.1.3. Specific Areas**

North Longwoods Community

- ci) The following policy applies to the lands bounded on the north by Southdale Road E, the west by Wharncliffe Road S, the south by the future Bradley Avenue extension, and on the east by White Oak Road, in keeping with the North Longwoods Area Plan, as adopted pursuant to Section 19.2.1. of the Official Plan, as a guideline document for the review of development applications.

Within this area, the primary permitted uses for future re-zonings of the lands designated "Restricted Service Commercial" and "Light Industrial" within a 300 metre area of influence of 3280 and 3300 White Oak Road shall restrict manufacturing and processing uses and range of uses to Class I category consistent with MOE guidelines, and shall prohibit sensitive land uses for any building or associated amenity area (i.e. may be indoor or outdoor space) which is not directly associated with the industrial use, where humans or the natural environment may be adversely affected by emissions generated by the operation of a nearby industrial facility. Such uses include, but are not limited to, the building or amenity area that may be associated with residences, senior citizen homes, schools, day care facilities, hospitals, churches and other similar institutional uses, campgrounds, assembly hall, clinic, commercial recreation establishment, emergency care establishment, funeral home, medical/dental office, private club, convenience service establishment, convenience store, financial institution, florist shop, personal service establishment, restaurant, video rental establishment, park, hotel and motel.

In the absence of a compatibility study which meet Ministry of Environment guidelines, the potential area of influence is 300 metres from the front yard building setback for the properties located at 3280 and 3300 White Oak Road until such time as the incompatible use ceases to exist. The area of influence has been mapped and included in the North Longwoods Area Plan. For Class I industrial uses, there must still be adequate separation, mitigation and/or buffering measures during detailed draft plan of subdivision approval, site plan approval or Zoning By-law amendments to prevent or eliminate adverse effects on any sensitive land uses in the vicinity. Also, residential subdivisions shall be developed in phases so that the maximum possible separation distance between areas of residential development and the existing Class III industrial use is maintained. Reduction of the 300 metre area of influence will only be supported by a study acceptable to the Ministry of Environment and the City of London. (Added by OPA No. 290-approved by the OMB 03/08/10)

- 3. Section 20.5.17 (Appendices – Supplemental Information) of the Southwest Area Secondary Plan for the City of London is amended by deleting Appendix

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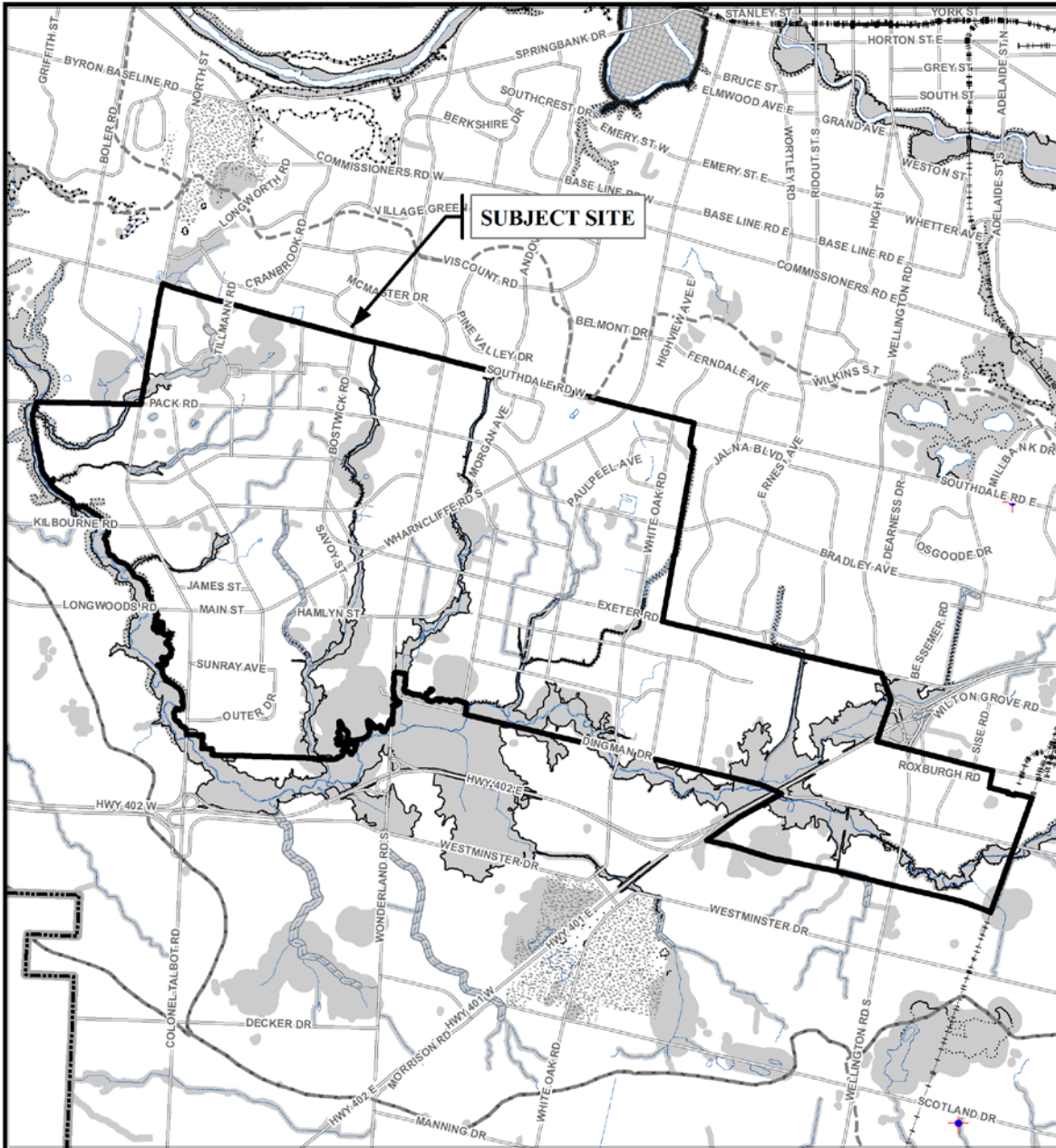
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2 Woodland Table.

4. Appendix 3 of the Southwest Area Secondary Plan for the City of London is amended by renumbering it Appendix 2.
5. Appendix 4 of the Southwest Area Secondary Plan for the City of London is amended by renumbering it Appendix 3.
6. Appendix 1 (Official Plan Extracts) of the Southwest Area Secondary Plan is amended by adding an extract of Schedule "B-2", Natural Resources and Natural Hazards, of the Official Plan for the City of London.

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<p><b>NATURAL RESOURCES</b></p> <ul style="list-style-type: none"> <li> Aggregate Resource Areas</li> <li> Extractive Industrial</li> <li> Emergency Municipal Water Wells</li> </ul> <p><b>Base Map Features</b></p> <ul style="list-style-type: none"> <li> Railways</li> <li> Water Courses/Ponds</li> <li> Streets (refer to Schedule "C")</li> <li> Conservation Authority Boundary</li> <li> Subwatershed Boundary</li> <li> Potential Special Policy Areas</li> <li> Special Policy Area</li> </ul>	<p><b>NATURAL HAZARDS</b></p> <ul style="list-style-type: none"> <li> Regulatory Flood Line  <small>NOTE 1: Flood Lines shown on this map are approximate. The precise delineation of flood plain mapping is available from the Conservation Authority having jurisdiction.</small>  <small>NOTE 2: Flood Fringe mapping for certain areas of the city is available from the Upper Thames River Conservation Authority.</small></li> <li> Riverine Erosion Hazard Limit For Confined Systems</li> <li> Riverine Erosion Hazard Limit For Unconfined Systems</li> <li> Steep Slopes Outside of the Riverine Erosion Hazard Limit</li> <li> Abandoned Oil/Gas Wells</li> <li> Conservation Authority Regulation Limit</li> </ul>	
<p><b>CITY OF LONDON</b>                  Department of                  Planning and Development                  OFFICIAL PLAN SCHEDULE B2                  NATURAL RESOURCES                  AND                  NATURAL HAZARDS  <small>PREPARED BY: Graphics and Information Services</small></p>	<p>Scale 1:30,000</p> <p>Meters</p>	<p><b>FILE NUMBER:</b> O-8370</p> <p><b>PLANNER:</b> MJ</p> <p><b>TECHNICIAN:</b> MB</p> <p><b>DATE:</b> 2016/04/20</p>

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## PUBLIC PARTICIPATION MEETING COMMENTS

### 14. Property located at 2397 Oxford Street West (Z-8608)

- Laverne Kirkness, Kirkness Consulting – indicating that Chantal Feltman, is a noted businesswoman in this City and she, with Steris Research, has won the City's Best Small Business Award, has been recognized under the Profit Top 50 Canada's Emerging Growth Companies, Profit W100 Canada's Top Female Entrepreneurs and she has been ranked ninth as Canada's Top Women Entrepreneurs; advising that there has been a lot of discussion about this application with staff and they have brought forward what they think is a pretty restricted form of home occupation given its context; pointing out that Ms. Feltman wishes to provide an employment environment for her employees that is a really second to none; appreciating that the staff put together a report that is very thorough and that is supportive of the expanded home occupation; hoping to use an existing facility and not adding new buildings or altering the site; advising that before she went to him or the City, she went to her neighbours, London Awning, Woodeden Camp and one rural resident, asking them how it would meet her efforts and in his report he put the letters that they gave to her that support the expanded home occupation; (*Councillor Helmer enquires that when it comes to the number of employees that reside in the dwelling, what precisely does that mean, is it concurrent on the site that, at any one time, there could be ten people*); Mr. Fleming, Managing Director, Planning and City Planner responds that it means how many people that are employed that use the site so when you are talking about a home occupation, you are looking for a very small number and the Zoning By-law prescribes that, a small number of employees and the intention is to allow for some flexibility for something, for example, a hair salon in the basement with one employee who is there contributing to the business but not allowing for a hair salon that you conventionally think of; indicating that, in this case, they are making an exception; believing that it does not set a precedent as the location is unique and the many other features of the application, the sit and the proposal make it unique; thinking that this is a reasonable approach given the circumstances to assist a fledgling business that will grow and move onto another location when it requires a site that is larger and more commercial in character; reiterating that that is the restriction that is currently on home occupations and the number of employees; (*Councillor Helmer indicates that he did not quite get what he is looking for so he is going to try again; this is the headquarters of the business and the staff is saying that if there are ten employees in the business that is the limit because it is located here, it is a home occupation and regardless of where these employees are working, it is ten people plus the person who lives at the residence; asking if eleven people in total is what it means*); Mr. Grawey, Manager, Development Services and Planning Liaison responds that there would be ten employees at that business that would be permitted to work at that premises at any given time in addition to the resident and they do not anticipate any employees beyond ten that would be permitted to work at that location; (*Councillor Helmer asks a question of the applicant; enquiring as to what the plan is; are you expecting more than ten employees or are you setting it just in case*); Mr. Kirkness responds that there are currently ten employees and that is where they will work so there will be most of the work week, ten employees there; indicating that they also go and do monitoring so there is not necessarily ten people there but ten is the maximum; (*Councillor Turner enquires that if this was not a special provision zoning by-law amendment, would this have to change the Official Plan designation to a commercial property; and if this was normal conforming what would the normal process be to achieve that.*); Mr. Tomazincic, Manager, Current Planning, responds that even if this was commercial you would lose the ability to live there, if this was, for example, an office; indicating that the Zoning By-law and Official Plan do not have the marriage of an office and residential together on a site like this and so that is why the home based business was the best way to go so that the applicant can live on site and work there; reiterating that there really is not a normal, this is a marriage of trying to marry a couple of things that you would not find anywhere else in the Official Plan; (*Councillor Turner indicates that the other option is that the business exists within the accessory structure and the proponent*

*lives in the residence component and you could sever the two and create a commercial parcel and a residential parcel.); Mr. Tomazincic responds that theoretically you could sever the parcel but then you would lose the ability to have a home occupation because there would be no home on the business side of the property; (Councillor Turner responds that he is not looking to muddy it by any means, he is just looking if there was a normal course of action for this to occur they would have to be separated so it would not be a home occupation, it would be a commercial site and a residential site and the person just happened to live next door; and, indicating that this sounds like the most reasonable option to put forward.)*



Bill No. 226  
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 551-555 Waterloo Street.

WHEREAS **Ryan Singh for Mystery Escape Rooms** has applied for a Temporary Use (T-\_\_\_) Zone as it applies to lands located at 551-555 Waterloo Street as shown on attached map for a period not to exceed seven (7) months;

AND WHEREAS the Municipal Council of the Corporation of the City of London deems it advisable to approve the Temporary Use for the said property for a period not to exceed seven (7) months;

AND WHEREAS this rezoning conforms to the Official Plan;

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

1. Section Number 50.2 of the Temporary Use (T) Zone is amended by adding the following subsection for the property known municipally as 551-555 Waterloo Street

\_\_\_) T-\_\_\_

“Lands located at 551-555 Waterloo Street may be used as a place of entertainment for a period not to exceed seven (7) months beginning May 31, 2016 as shown on the map attached to the amending by-law.”

2. 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.

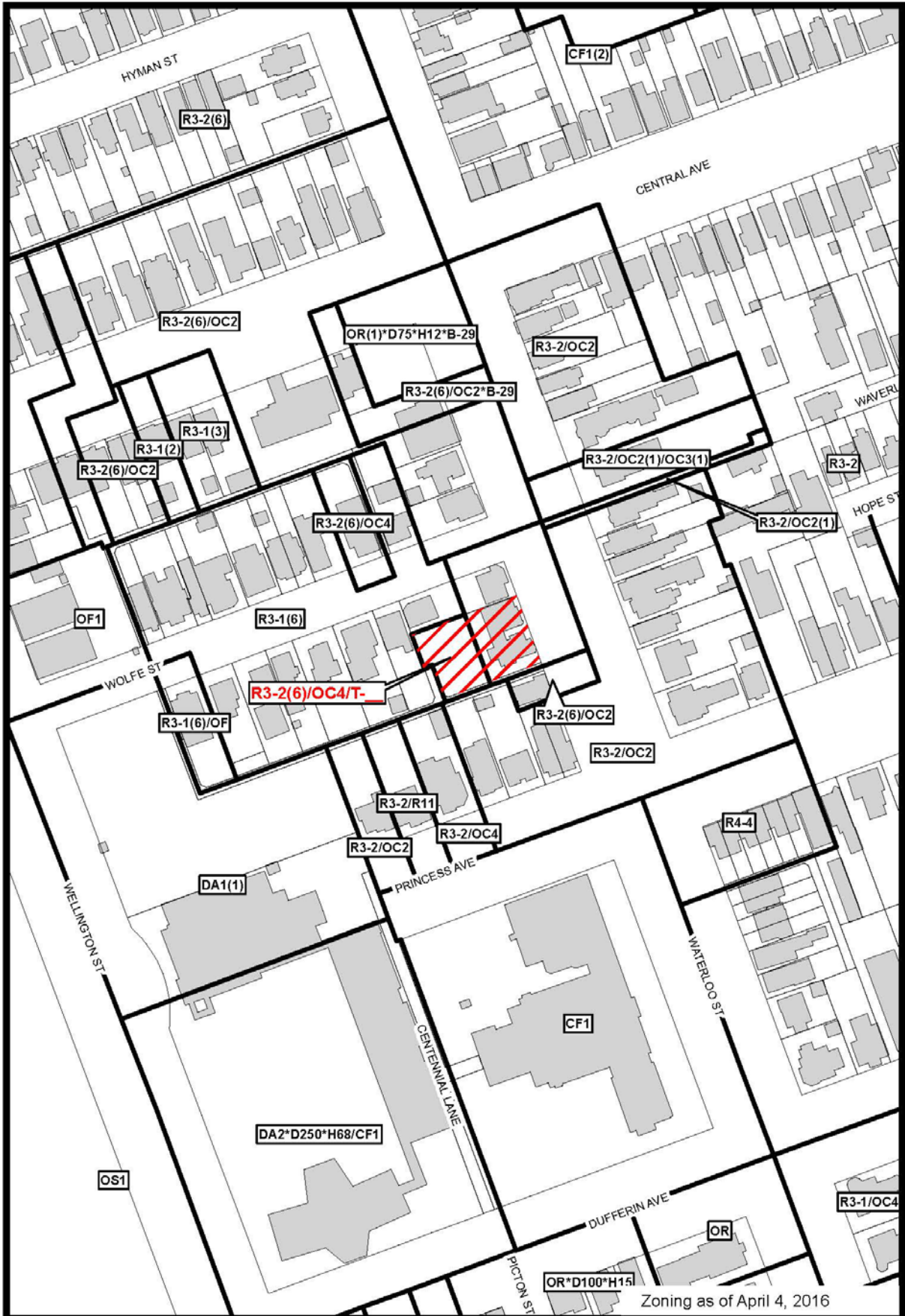
PASSED in Open Council on May 31, 2016.

Matt Brown  
Mayor

Catharine Saunders  
City Clerk

First Reading - May 31, 2016  
Second Reading – May 31, 2016  
Third Reading - May 31, 2016

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

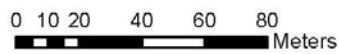


Zoning as of April 4, 2016

File Number: Z-8599  
 Planner: BT  
 Date Prepared: 2016/05/31  
 Technician: RN  
 By-Law No: Z.-1-16 \_\_\_\_\_

SUBJECT SITE 

1:2,000



## PUBLIC PARTICIPATION MEETING COMMENTS

### 15. Properties located at 551 and 555 Waterloo Street (Z-8599)

- Benita Senkevics, Monteith Brown Planning Consultants – see attached presentation.
- Ryan Singh, Owner – indicating that an escape room is essentially an activity where you and your team mates get put in a room to find clues and solve puzzles in order to get out before the time expires; pointing out that it is a fun, educational, learning activity that requires the mind and working together in groups to solve puzzles; advising that it is something that people in London have really enjoyed to date and it has really caught on; realizing that some of the letters that were received that were attached to the staff report addressed things because they were unaware of what an escape room was; advising that because they are categorized under the broad term ‘place of entertainment’, people assumed that they served alcohol and it might be some loud rambunctious activity but if you think about people in rooms solving puzzles, it is fairly quiet and it is fairly innocuous and they do not serve alcohol; advising that if anyone does come intoxicated, they turn them away because they will not have a good time and they might damage parts of the room; advising that people are only there for approximately one hour and they work together and usually form bonds doing so; noting that the puzzles that they have set up are set up for people to engage and interact so it is great for team building exercises for corporate groups and that was their primary target market but it caught on with the public; advising that the ages are from 7 to 10 years old, they have had a lot of 10 year old birthday parties come in, all the way up to senior citizens; indicating that the professor’s office is one of their mystery escape rooms and is very popular with seniors; noting that the most successful groups in the professor’s office are grandkids with their grandparents because it has the old school knowledge they do very, very well; advising that escape rooms in general started in Japan in 2006 originally it came from an idea in a video game in the 1990’s called “Mist” and someone in Japan decided what if we make a real life escape room; indicating that this caught on and spread throughout Asia, the first one in North America was in San Francisco in 2012 and it spread throughout the States, the first one in Canada was in British Columbia and in October, 2013, the first one in Toronto opened; indicating that there are over 45 escape rooms in Toronto right now, each having several rooms; noting that it has become a very popular activity; advising that when they decided to open in London, they were on the fence because they did not know how well it would do in London; noting that they really hoped it would catch on but their target market was corporate team building because they thought that would be a great market to get and they knew teams would come in from corporate groups in order to experience games because everyone is seeking team building exercises; indicating that they have a Corporate Psychologist on board who is able to design specific puzzles in order to test particular traits and corporations still take advantage of that all the time; reiterating that it caught on with the public and they are very happy with that but they felt that they would fall under the Office use and when they were looking for many of the places to lease when they first started in August, September and October, 2014, they looked at some of their competitors locations including where Exodus is right now but they felt that Mystery Escape Rooms would be best served at 551 Waterloo Street, the atmosphere felt right and they thought there would be no issue; if not, they would have gone with one of the other locations; reiterating that they really thought that they would be ok; indicating that they opened up and it caught on with the public; pointing out that in January, 2015, they received the complaint that they were not zoned properly for the area; indicating that they decided to seek out a consulting firm and explained their plight and the firm indicated that they would have a good chance of getting temporary zoning; advising that they thought it would be great and give them lots of time to decide what to do; indicating that in April, when they went to the pre-application consultation, the person they were speaking with until that point was a junior on the file and that was the only contact that they had; noting that they found out, after that application meeting that their chances really were not good and they need to do something about this and they started looking for a place to buy rather

than lease because the current lease that they have, they were not able to change a lot of the things in the escape rooms; noting that there are cool little things in escape rooms like trap doors and secret passageways that they could not do because they are in a heritage building; indicating that the only place that they could have the zoning was in the Downtown core; advising that they put an offer in to purchase the building in May, 2015; and because of the City strike and all of the due diligence could not be performed between May and August, 2015; noting that, in August, 2015, the sale went through and they took possession of the building; thinking that it would be easy to get up and running as they needed a handicap washroom and a couple of walls put up; nothing that required a permit and then they found out that they required architectural approval and engineering approval in order to receive the permit; indicating that they had already put an ad in Business London magazine saying that they would be open October, 2015; indicating that they have been in the stage of dealing with architects and engineers since then and they finally have approved documents submitted and they have that application for the permit; working very hard; pointing out that they had tenants in the building until very recently when he asked them to move out because they thought they were moving in; noting that he would not have done that if they thought this process would not be moving forward quickly; indicating that they have asked for a year but now it is probably going to only be seven more months until that permit is in for them to stay in their current location; reiterating that they just need enough time to build their location and finish the renovations because it is a four storey building and it is requiring a lot; indicating that they will have put over \$1,500,000 by the time that they are done; advising that they may need to close and their employees will lose their jobs; trying their best to stay open; noting that when they expand to the new location they are going to hire even more people but if they are not allowed to do that because they get shut down and they do not have the ability to pay for those renovations, they are not going to be able to do it and they are going to have to stop; working as fast as they can; noting that they have taken out commercial and personal mortgages to make this happen; indicating that they have replied to everyone who wrote a letter to everyone who wrote in; pointing out that they did not have parking signs up beforehand which possibly created some confusion and they have since remedied that; pointing out that they have never had an issue or any complaints in terms of parking; noting that they have not had their entire lot full when they are busy; and, indicating that they have done their best to make this work and they have completed drawings ready for their new location; *(Councillor Helmer notes that, on the other side of the block is Centennial Hall, and enquires if it is classified as a 'place of entertainment')*; Mr. B. Turcotte, Senior Planner, responds that it is classified as a 'place of entertainment' and is also designated in the Downtown area as well.

## 551 WATERLOO STREET

### TEMPORARY USE ZONE CHANGE – ONE YEAR PERIOD

Public Meeting  
For City of London File # Z-8599

Planning and Environment Committee  
May 30, 2016  
7:00 PM

Prepared by: Monteith Brown Planning Consultants for Mystery Escape Rooms






## 551 WATERLOO STREET


### TEMPORARY USE ZONE CHANGE – ONE YEAR PERIOD


Monteith Brown Planning Consultants (MBPC) was retained by Ryan Singh of Mystery Escape Rooms (MER) on November 17, 2015.

A notice of Non Compliance was issued in October 2015 to the owner, noticing the permitted use as Mystery Escape Rooms is not included in the current zoning.

As a new venture in London, the use was understood by the operator to be a business office at the time they established the operation on the subject lands. MER has since been advised they are not a permitted use in the existing zone.

No new development or alterations are proposed on the subject lands and the owner of the property, David Russell has authorized this request on behalf of his tenant MER who is leasing the lands for this use. The hours of operation for MER are evenings and weekends with special reservations taken during weekdays.



- ## 551 WATERLOO STREET
- ### TEMPORARY USE ZONE CHANGE – ONE YEAR PERIOD
- Requesting a Temporary Zone change to permit 'place of entertainment' at 551 Waterloo Street for a period of one year. This would allow the current tenant known as Mystery Escape Rooms (MER) to remain open while renovations at NEW LOCATION 388 Richmond Street are complete.
  - Requesting a special provision to reduce the required parking spaces by 2 for 'place of entertainment' for a period of one year.
  - Rectify the existing split zoning on the subject lands which separates the parking area from the buildings on the subject lands. (requested by City Staff through Pre Consultation meeting).
- 

## 551 WATERLOO STREET

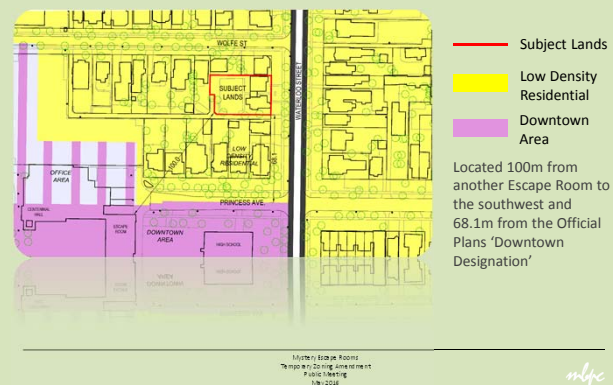
### TEMPORARY USE ZONE CHANGE – ONE YEAR PERIOD

The subject lands are located in Low Density Residential land use in the City of London Official Plan. The designation permits Community Facilities as a secondary use.

The policies and objectives of the Official Plan should allow for a little flexibility. Where lists or examples of permitted uses are provided in the policies related to specific land use designations, they are intended to indicate the possible range and types of uses to be considered. Specific uses which are not listed in the Plan, but which are considered by Council to be similar in nature to the listed uses and to conform to the general intent and objectives of the applicable land use designation, may be recognized as permitted uses in the Zoning By-law (S. 19.1.1.iv).

*mlpc*

### 551 WATERLOO STREET – OFFICIAL PLAN DESIGNATION



*mlpc*

## 551 WATERLOO STREET

### TEMPORARY USE ZONE CHANGE – ONE YEAR PERIOD

Temporary Use By-Laws in section 19.4.5 of the Official Plan indicate temporary uses not exceeding 3 years in accordance with the Planning Act may be authorized by Council. As per Section 19.4.5, the enacting provisions should have:

- a) Compatibility of the proposed use with surrounding land uses.  
Yes, compatible with office conversions and surrounding residential land uses which has been proven over the last year. Participants are onsite for approximately an hour, similar to office conversion use without any outdoor activities.
- b) Any requirement for temporary buildings or structures in association with the proposed use.  
No, there are no buildings or additions proposed.
- c) Any requirement for temporary connection to municipal services and utilities.  
No, they already exist.
- d) The potential impact of the proposed use on transportation facilities and traffic in the immediate area.  
There have been no known issues to date as the amount of traffic generated is minimal.
- e) Access requirements for the proposed use.  
Vehicle access is provided via shared asphalt laneway to the south of the subject lands and the existing building has several access points from the north, east and west via concrete sidewalks.
- f) Parking required for the proposed use, and the ability to provide adequate parking onsite.  
There is parking provided on-site in the rear yard of subject lands. A minor reduction of approximately 10% is being sought as part of the temporary use zone. The close proximity to public transit and on street parking are available in all directions from the subject lands with exception to Waterloo Street. Also, parking space sharing with other uses after regular business hours could be utilized as MER is open in the evening bringing people to the downtown area for other activities.
- g) The potential long term use of the temporary use.  
By requesting a 1 year Temporary Use instead of the normal 3 years shows that the business plans to move to a new location within that time period. As noted previously, MER has purchased their NEW LOCATION for their business in the downtown.

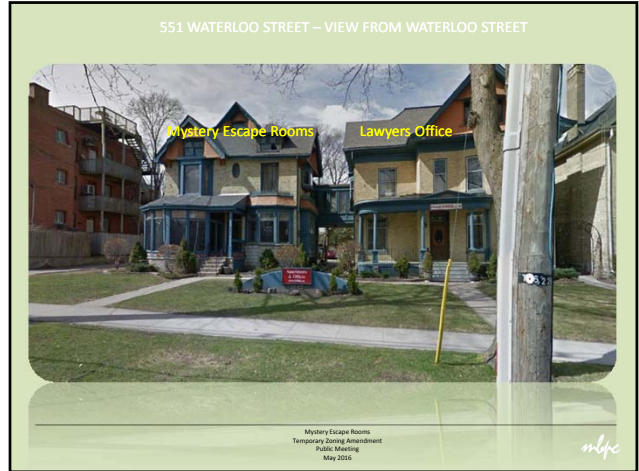
*mlpc*

## 551 WATERLOO STREET

### TEMPORARY USE ZONE CHANGE – ONE YEAR PERIOD

- Current zone on the subject lands is Residential (R3-1(6)) and Office Conversion (OC4) which permits dwelling units and offices in existing buildings.
- The current tenants on the subject lands are MER (since November 2014) on main and second floors of south building (totals 230m<sup>2</sup>) and Lawyers Office on the main and second floor of the north building (totals 260m<sup>2</sup>).
- A residential unit exists in both buildings.
- Hard surface parking lot in the rear yard for 18 parking spaces.

*mlpc*



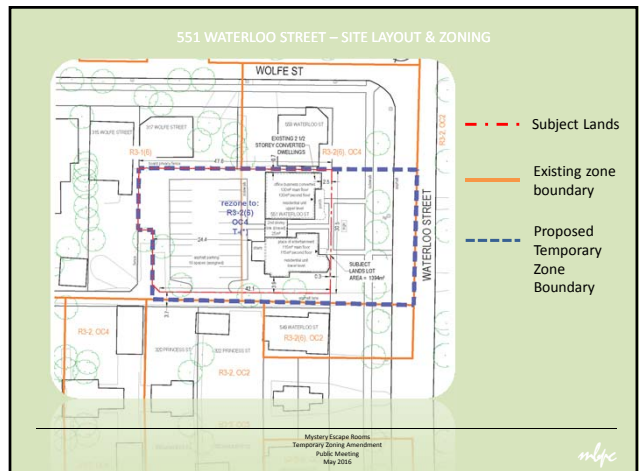
## 551 WATERLOO STREET

TEMPORARY USE ZONE CHANGE – ONE YEAR PERIOD

Parking breakdown for the current uses are as follows:

Land Use	Permitted Use	Current Use	Floor Area	Parking Req.	Total	Provided	%
Office	Office Business Converted	Law Office & Vacant	260m <sup>2</sup>	1/45m <sup>2</sup>	6	6	
Residential	Converted units	2 Converted Units	250m <sup>2</sup>	1/unit	2	2	
Commercial Facility	Place of Entertainment	Mystery Escape Rooms (MER)	230m <sup>2</sup>	1/20m <sup>2</sup>	12	10	
<b>TOTAL</b>			<b>740m<sup>2</sup></b>		<b>20</b>	<b>18</b>	<b>90%</b>

Requesting a minor reduction in parking for Mystery Escape Rooms regular hours of operation from 12 spaces to 10 spaces.



## 551 WATERLOO STREET

TEMPORARY USE ZONE CHANGE – ONE YEAR PERIOD

- The requested zone change is temporary to allow MER to complete interior renovations on a building purchased in August 2015 at 388 Richmond Street in London to relocate their business to the 'Downtown Designation' where their use is permitted and parking is not required.
- Ryan Singh is the owner of Mystery Escape Rooms and here to discuss the past, present and future of MER and answer questions.

*mlpc*

## 551 WATERLOO STREET

TEMPORARY USE ZONE CHANGE – ONE YEAR PERIOD

We realize that "place of entertainment" is very broad, so we would like to explain what our business is. It is essentially a team-building exercise where people are in a room solving puzzles and riddles. There are various types of problems, including logical, analytical and word games, where people work together in small groups to complete them.

When we first opened, we thought we would fit under the Office Use category for which this building was zoned, as we believed the vast majority of our clientele would be corporate groups. However, it caught on with the public and the city has since moved Mystery Escape Rooms to the broad category of place of entertainment.

Since we received the categorization, we began planning our move and purchased a new building in the downtown core. We are only seeking a temporary period to allow us to move. When we initially applied, it was less than a year, and now there is only seven more months. We have been at this location since November of 2014, and have not received any complaints. It is a positive and fun exercise promoting learning and critical thinking skills and finding ways to work well in groups.

No alcohol is served or allowed.

*mlpc*

## 551 WATERLOO STREET

TEMPORARY USE ZONE CHANGE – ONE YEAR PERIOD

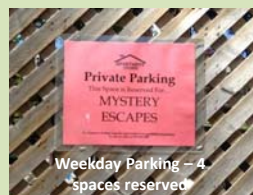
- MER has not received any complaints from surrounding lands since opening late 2014.
- MER has sent letters to the responses provided through this process explaining their business.
- MER intends to relocate business to 388 Richmond Street in London within one year.
- MER has posted parking signs in the parking lot for their clients to use.

*mlpc*

## 551 WATERLOO STREET

TEMPORARY USE ZONE CHANGE – ONE YEAR PERIOD

Photos taken May 30 2016



Weekday Parking - 4 spaces reserved



Weeknight and weekend parking - 10 spaces reserved

*mlpc*



## 551 WATERLOO STREET

TEMPORARY USE ZONE CHANGE – ONE YEAR PERIOD

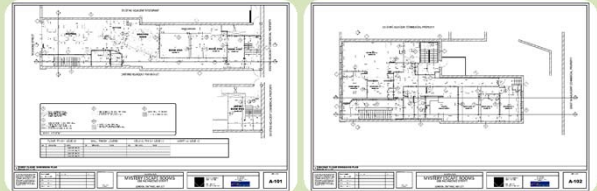
Mystery Escape Rooms have donated to countless causes in London since we started, and have raised over \$30,000 for local charities including the Make a Wish Foundation, the Ronald McDonald House, the MS Bike Tour, the Brain Injury Association, the Sunshine Foundation, the Pregnancy and Infant Loss Network, Mission Services of London, Ministry of Children and Youth Services, Camp Trillium, London Health Sciences Centre, the Pink Party Fundraiser for Breast Cancer, the Social Justice Club, the Special Olympics, Habitat for Humanity, and over 30 other smaller organizations. For a charity event for the Lung Association, we even created an entire mini-escape room for their one-day event.

*mlypc*

## 551 WATERLOO STREET

TEMPORARY USE ZONE CHANGE – ONE YEAR PERIOD

Floor plans for NEW LOCATION at 388 Richmond Street



*mlypc*

## 551 WATERLOO STREET

TEMPORARY USE ZONE CHANGE – ONE YEAR PERIOD

Building Permit for NEW LOCATION at 388 Richmond Street submitted and paid. Permit # 16146678-1692895



*mlypc*

## 551 WATERLOO STREET

TEMPORARY USE ZONE CHANGE – ONE YEAR PERIOD

'Mystery Escape Rooms has three full-time staff members and twelve part-time staff members who would lose their jobs if we are shut down before our renovations are completed at 388 Richmond Street. Our staff is comprised of several very intelligent and hard-working people that love their jobs. We are a small business, and if we are shut down before we move, it would be crippling.'

Ryan Singh

*mlypc*

## PUBLIC PARTICIPATION MEETING COMMENTS

16. Properties located at 1733 Hamilton Road and 2046 Commissioners Road East (39T-15505/OZ-8555)
  - Maureen Zunti, Sifton Properties Limited – expressing agreement with the staff recommendation; expressing appreciation to the staff as there was back and forth discussion relating to the additional access onto Commissioners Road; noting that they have been able to make the plan work; *(Note: Councillor Hubert on the diagram that was shown at the meeting, the parkland dedication is in the centre and enquiring what is meant by “constrained” and wondering where, on the map, where is the neighbourhood park; realizing that it is 300 metres but he is not sure where it is located on the map; Mr. L. Mottram, Senior Planner, references the Victoria Area Plan and points out where the neighbourhood park is located; noting that it is the Victoria on the River subdivision, which has a full neighbourhood park with playground facilities provided and other recreational amenities and it is an active park; advising that the smaller park that is being proposed would not meet the City’s standards based, primarily, on its small size, to provide for that level of activity; noting that playground equipment is required to be a certain setback away from public roads and this is a small park which is really more like a landscaped island that would not be able to meet the City’s criteria for the playground based on its setback; advising that it is constrained in that regard similar to the approach that is taken for lands that are constrained by physical constraints such as hazard lands; Councillor Hubert further enquires whether or not it is true that it is less than half of the appropriate parkland dedication; pointing out that what is unconstrained is the .356 of a hectare and he gets concerned when we short an area on its parkland; advising that, at the end of the day we talk about physical, active and healthy neighbourhoods but when there is nowhere else to go in a neighbourhood but on the street to play, that is not great; asking staff and the applicant to explain why he should approve an application that shorts 112 houses out of the appropriate parkland.);* Ms. Zunti responds that the Old Victoria Area Plan does not show any parkland within this area; advising that they felt that by providing at least something that would allow for a community gathering space where you could have some benches and some landscaping, and a bit of a hard surface area that provides an opportunity for people to get together and have some social interaction; advising that the Area Plan does not indicate any need for it at any point; pointing out that the parkland that is to the west; noting that there is an extensive amount of green space within that area; pointing out that there is a linear trail connection, a multi-use trail that goes all the way to Hamilton Road; Mr. A. MacLean, Manager, Development Planning, responds that the Community Plan does not identify anything as far as parkland; advising that this has been vetted by all of the Parks Planning staff as well as a complete consultation to make sure that if there were items such as additional parkland required, that they would have asked for it; pointing out that there is significant open space adjacent to the River; indicating that the lands to the west are draft approved; *(Councillor Turner enquires about the h-54 holding provision for noise attenuation barriers and how that works in terms of the general concept that they are looking to avoid noise walls for and wondering if this is to seek methods other than walls along Hamilton Road and Commissioners Road to enclose the neighbourhood.);* L. Mottram, Senior Planner, indicates that they typically add to the Zoning the h-54 for these multi-family dwellings that are adjacent to arterial roads in keeping with the City of London’s Official Plan policies and, if the subdivider sells those blocks to another developer, that holding provision will be in place to ensure that the development is meeting the City’s policies and the Provincial policies and it will also make sure that the all of the elements, including the building, meet the noise criteria; pointing out that these are blocks that will provide for the orientation of the dwelling unit to be front facing towards the noise source and the traffic as well as providing for the outdoor amenities area, which is the sensitive area, to be to the rear to have some protection by the actual building; Ms. Zunti responds that one of the reasons that they have to complete the noise attenuation studies is that, even if you have the rear yard amenity area protected

from the street noise, you still have to provide heating, ventilation and certain types of windows depending on the noise levels; and, pointing out that any time the property is located near an arterial road, they have to do them to identify the building components that are required; (*Councillor Turner clarifies that there is no anticipation of noise barrier walls.*); Ms. Zunti responds that no, there are no plans; indicating that sometimes, when it is a flanking lot, there is no way that you can completely eliminate it, you may need a wing wall and that is the only way that you can do it when you have got a window street that is exposed on two sides.