

--	--

OZ-8598
Sonia Wise

TO:	CHAIR AND MEMBERS PLANNING & ENVIRONMENT COMMITTEE
FROM:	JOHN M. FLEMING MANAGING DIRECTOR, PLANNING AND CITY PLANNER
SUBJECT:	APPLICATION BY: CREATIVE PROPERTIES DESIGN BUILD INC. 240 WATERLOO STREET & 358 HORTON STREET EAST PUBLIC PARTICIPATION MEETING ON JUNE 20, 2016

RECOMMENDATION

That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the application of Creative Properties Design Build Inc. relating to the property located at 240 Waterloo Street & 358 Horton Street East:

- (a) The proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting on June 23, 2016 to amend the Official Plan **BY ADDING** a policy to section 10.1.3 – Policies for Specific Areas;
- (b) The proposed by-law attached hereto as Appendix "B" **BE INTRODUCED** at the Municipal Council meeting on June 23, 2016 to amend Zoning By-law No. Z.-1, in conformity with the Official Plan as amended in part (a) above, to change the zoning of the subject property **FROM** a Business District Commercial Special Provision (BDC(29)) Zone, and a Restricted Service Commercial (RSC1/RSC4) Zone, and a Restricted Service Commercial/Light Industrial (RSC1/RSC4/LI8) Zone, **TO** a Business District Commercial Special Provision (BDC(29)) Zone;
- (c) The Site Plan Approval Authority **BE REQUESTED** to consider the following design issues through the site plan process:
 - i) Remove existing parking areas south of the building line along Horton Street and restore the Horton Street Boulevard to City standards, including the use of sensitive landscaping that does not conceal the heritage features of 240 Waterloo Street;
 - ii) Two parking spaces may be permitted to remain in the front yard of 358 Horton Street East with the provision that they will be removed upon completion of the third phase of this development;
 - iii) Minimize the existing curb cut and amount of asphalt in front of 358 Horton Street East by reducing it to the maximum width and size required for two parking spaces and explore opportunities to use an alternate paving material to give this space less of a driveway appearance;
 - iv) Ensure all parking areas are screened from the street using landscaping;
 - v) Provide for a sidewalk along Waterloo Street to Horton Street East, and extend the existing sidewalk north to Bathurst Street;
 - vi) Include walkways from the City sidewalks along Horton Street and Waterloo Street to the existing and proposed primary entrances of the buildings; and
 - vii) Ensure the use of transparent glazing on the façade of 358 Horton Street East, and the addition facing Horton Street East.

PREVIOUS REPORTS PERTINENT TO THIS MATTER
--

2009-2011: OZ- 7662: SOHO Community Improvement Plan
 May, 2012: O-8029: Official Plan amendment to implement SOHO Community Improvement

--	--

OZ-8598
Sonia Wise

Plan
April, 2014: Z-8317: Zoning By-law amendment to allow the converted office uses at 240 Waterloo Street (the Roundhouse)

PURPOSE AND EFFECT OF RECOMMENDED ACTION

The purpose and effect of the requested amendment is to facilitate a redevelopment incorporating two existing buildings and allow for an increase to the maximum amount of office gross floor area permitted.

RATIONALE

- i) The proposal is consistent with the policies of the *Provincial Policy Statement, 2014*;
- ii) The proposal is consistent with the City of London Official Plan relating to the Main Street Commercial Corridor policies and objectives;
- iii) The proposal adaptively reuses a building which has been identified as having significant heritage value and is listed on the City’s Inventory of Heritage Resources.
- iv) The recommended amendment complies with the Vision and Principles of the Community Improvement Plan for London’s SoHo District.
- v) The proposal allows for appropriate revitalization and will not detract from the viability of the downtown as the major office centre

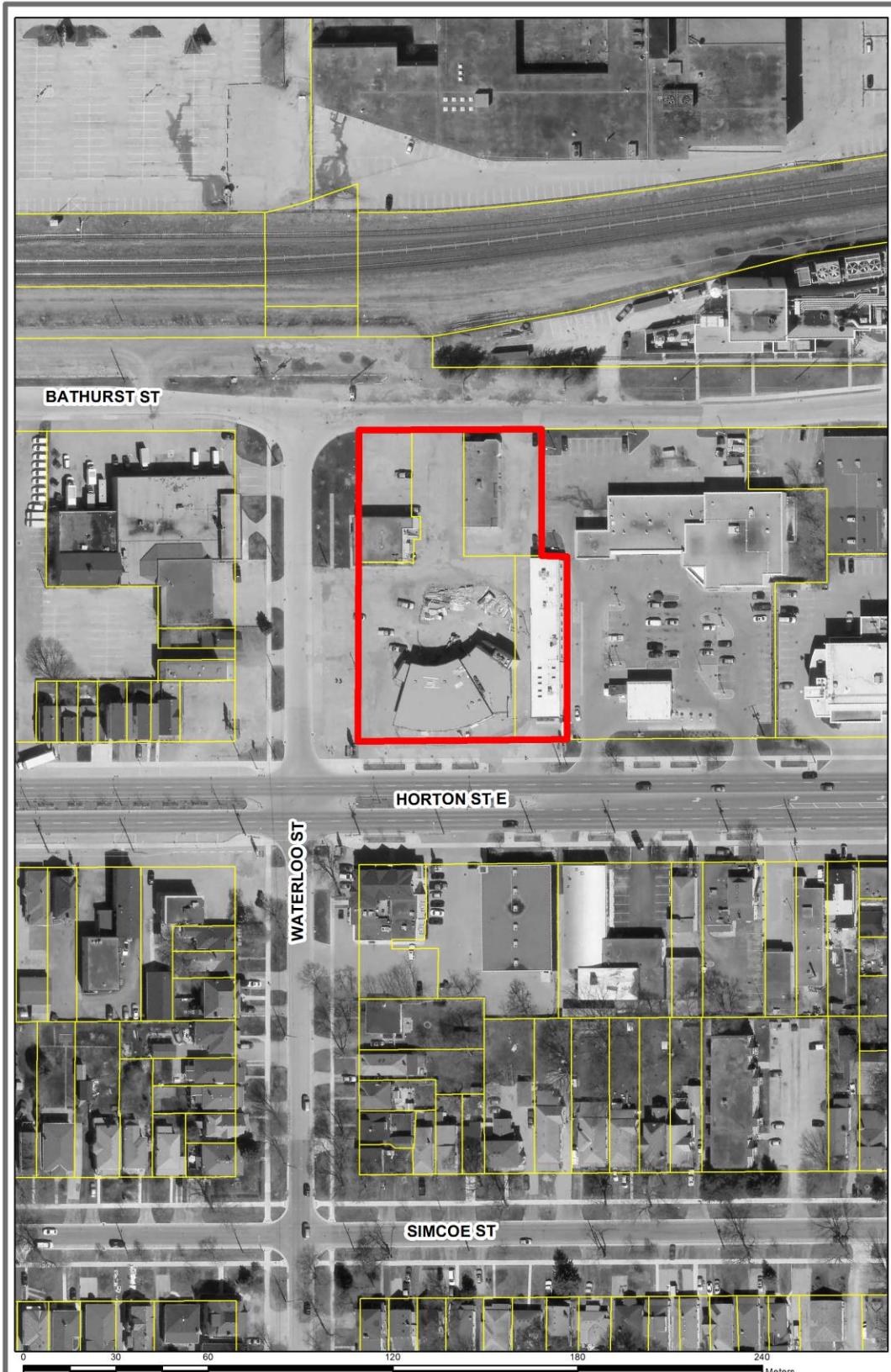
BACKGROUND

Date Application Accepted: March 1, 2016	Agent: Kirkness Consulting Inc.
<p>REQUESTED ACTION: Change Official Plan to add a Special Provision to allow for an increase in office gross floor area from a maximum of 2,000m² to a maximum of 3,000m².</p> <p>Change Zoning By-law Z.-1 from a Business District Commercial Special Provision (BDC(29)) Zone; a Restricted Service Commercial (RSC1/RSC4), Light Industrial (LI8) Zone which permits a wide range of office and commercial uses as well as existing industrial uses, to a Business District Commercial Special Provision (BDC(_)) Zone to permit a wide range of office and commercial uses including professional offices, with special provisions to allow: an increased front yard setback, a reduction in parking of 30 spaces provided whereas 75 spaces are required, permission for two front yard parking spaces, a reduced parking area setback of 0m and an increased gross floor area for offices from 2,000m² to 3,000m².</p>	

<p>SITE CHARACTERISTICS:</p> <ul style="list-style-type: none"> • Current Land Use – Office • Frontage – 67.7m • Depth - Varies • Area – 4,442.6m² • Shape - Irregular
--

--	--

OZ-8598
Sonia Wise




LOCATION MAP

Subject Site: @40 Waterloo St and 358 Horton St E
Applicant: Creative Properties Design Build INC.
File Number : OZ-8598

Planner : SW
Created By : MB
Date : 2016/05/17
Scale : 1:1,500

Legend

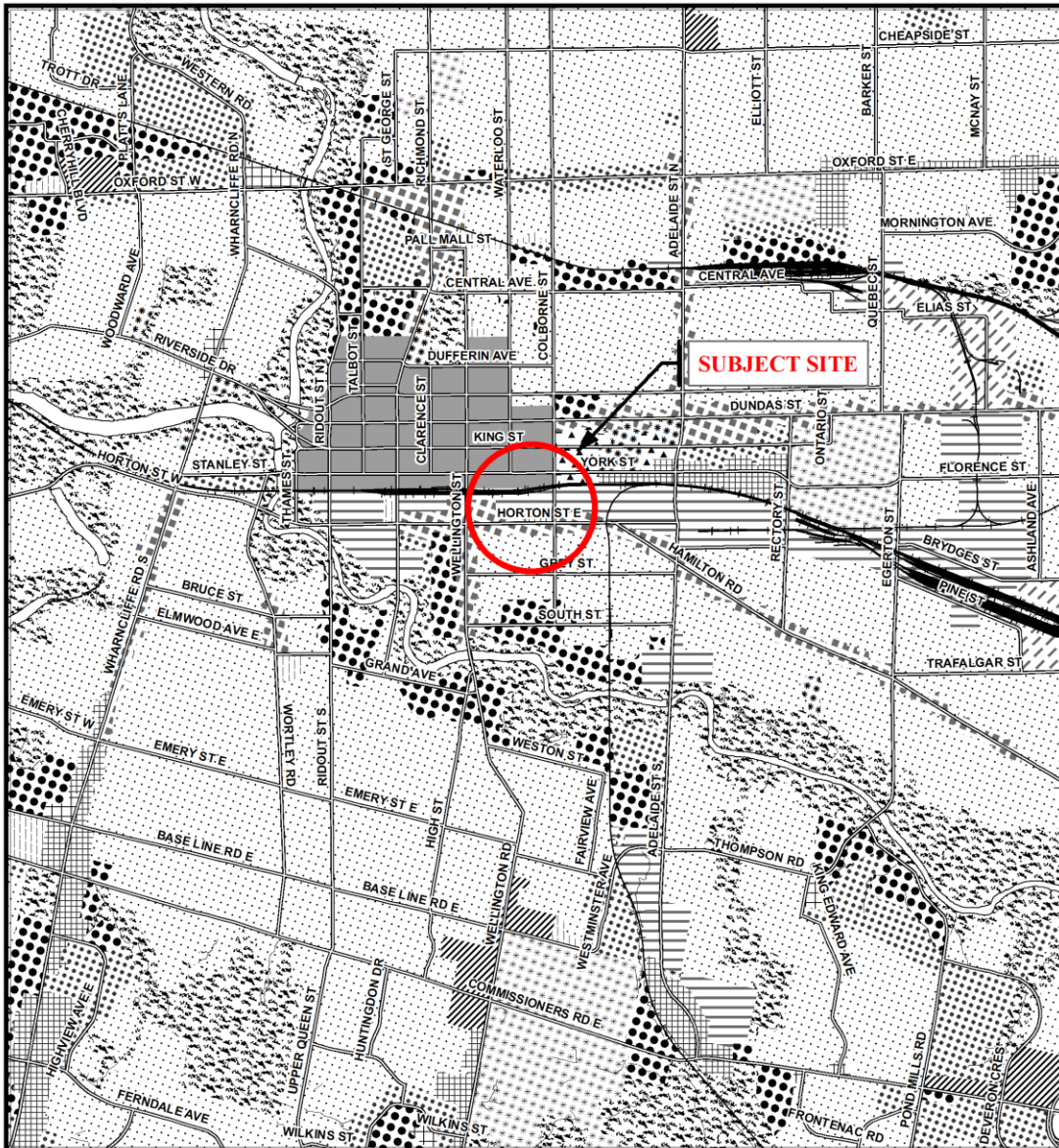
 Subject Site

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



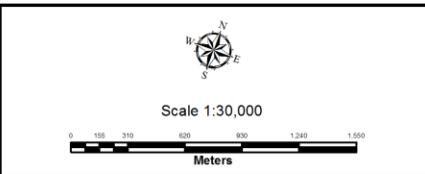
--	--

OZ-8598
Sonia Wise



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

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

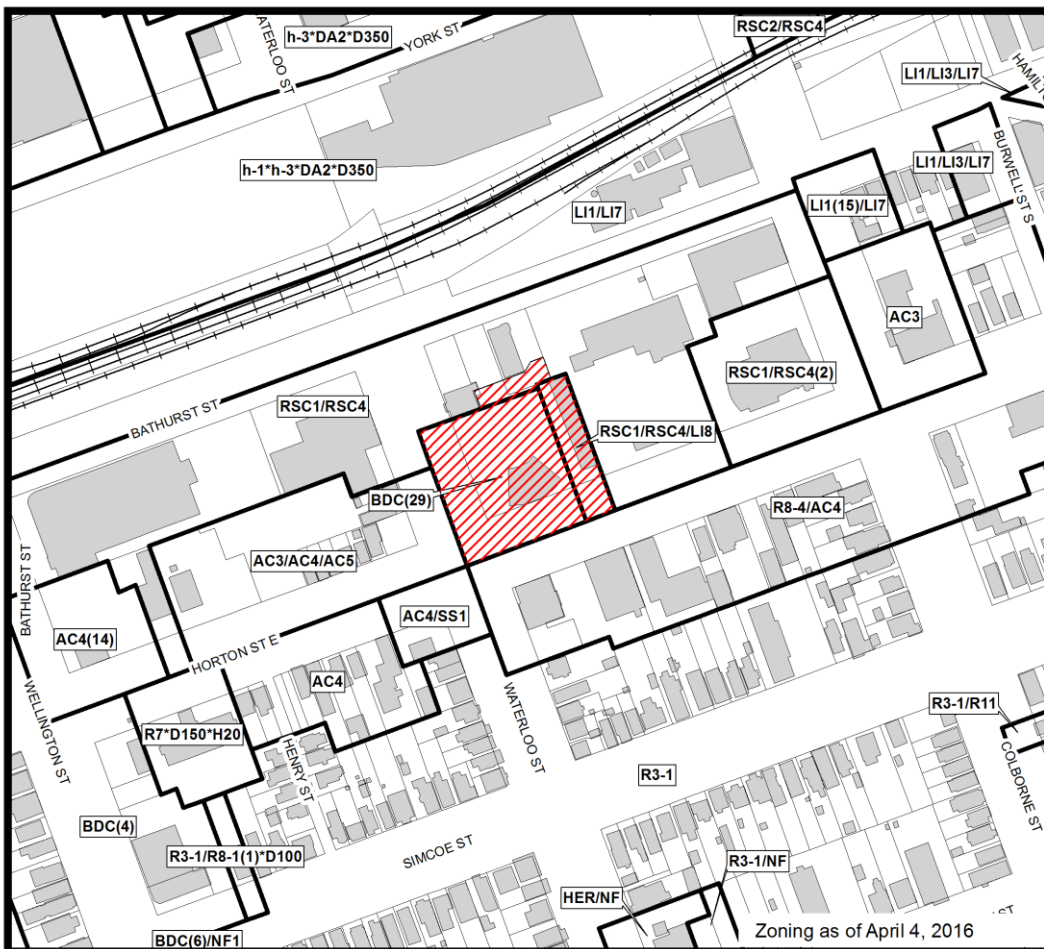


FILE NUMBER: OZ-8598
PLANNER: SW
TECHNICIAN: MB
DATE: 2016/05/17

PROJECT LOCATION: e:\planning\projects\p_officialplan\work\conso\l0\excerpts\mxd_templates\scheduleA_b&w_8x14_with_SWAP.mxd

--	--

OZ-8598
Sonia Wise



COUNCIL APPROVED ZONING FOR THE SUBJECT SITE: RSC1/RSC4, RSC1/RSC4/LI8. and BDC(29)

1) LEGEND FOR ZONING BY-LAW Z-1

- | | |
|--|---|
| <p>R1 - SINGLE DETACHED DWELLINGS
R2 - SINGLE AND TWO UNIT DWELLINGS
R3 - SINGLE TO FOUR UNIT DWELLINGS
R4 - STREET TOWNHOUSE
R5 - CLUSTER TOWNHOUSE
R6 - CLUSTER HOUSING ALL FORMS
R7 - SENIOR'S HOUSING
R8 - MEDIUM DENSITY/LOW RISE APTS.
R9 - MEDIUM TO HIGH DENSITY APTS.
R10 - HIGH DENSITY APARTMENTS
R11 - LODGING HOUSE</p> <p>DA - DOWNTOWN AREA
RSA - REGIONAL SHOPPING AREA
CSA - COMMUNITY SHOPPING AREA
NSA - NEIGHBOURHOOD SHOPPING AREA
BDC - BUSINESS DISTRICT COMMERCIAL
AC - ARTERIAL COMMERCIAL
HS - HIGHWAY SERVICE COMMERCIAL
RSC - RESTRICTED SERVICE COMMERCIAL
CC - CONVENIENCE COMMERCIAL
SS - AUTOMOBILE SERVICE STATION
ASA - ASSOCIATED SHOPPING AREA COMMERCIAL</p> <p>OR - OFFICE/RESIDENTIAL
OC - OFFICE CONVERSION
RO - RESTRICTED OFFICE
OF - OFFICE</p> | <p>RF - REGIONAL FACILITY
CF - COMMUNITY FACILITY
NF - NEIGHBOURHOOD FACILITY
HER - HERITAGE
DC - DAY CARE</p> <p>OS - OPEN SPACE
CR - COMMERCIAL RECREATION
ER - ENVIRONMENTAL REVIEW</p> <p>OB - OFFICE BUSINESS PARK
LI - LIGHT INDUSTRIAL
GI - GENERAL INDUSTRIAL
HI - HEAVY INDUSTRIAL
EX - RESOURCE EXTRACTIVE
UR - URBAN RESERVE</p> <p>AG - AGRICULTURAL
AGC - AGRICULTURAL COMMERCIAL
RRC - RURAL SETTLEMENT COMMERCIAL
TGS - TEMPORARY GARDEN SUITE
RT - RAIL TRANSPORTATION</p> <p>"h" - HOLDING SYMBOL
"D" - DENSITY SYMBOL
"H" - HEIGHT SYMBOL
"B" - BONUS SYMBOL
"T" - TEMPORARY USE SYMBOL</p> |
|--|---|

CITY OF LONDON
PLANNING, ENVIRONMENTAL AND ENGINEERING SERVICES

**ZONING
BY-LAW NO. Z.-1
SCHEDULE A**



FILE NO:
OZ-8598 SW

MAP PREPARED:
2016/05/17 MB

1:3,000
0 15 30 60 90 120
Meters

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

--	--

OZ-8598
Sonia Wise

SURROUNDING LAND USES:
<ul style="list-style-type: none"> • North - Office • South - Commercial/Office • East - Commercial • West - Office/Industrial

OFFICIAL PLAN DESIGNATION: (refer to Official Plan Map)
<ul style="list-style-type: none"> • MSCC/LI
EXISTING ZONING: (refer to Zoning Map)
<ul style="list-style-type: none"> • BDC(29);RSC1/RSC4/LI8; RSC1/RSC4

PLANNING HISTORY

The subject site is comprised of the properties municipally known as 240 Waterloo Street, 246 Waterloo Street, 358 Horton Street East and 353 Bathurst Street. The southern half of the site which includes the two municipally addressed properties of 240 Waterloo Street and 358 Horton Street East, is the subject of the Official Plan/Zoning By-law amendment application. There is a converted office building known as ‘The Roundhouse’ on 240 Waterloo Street which is located at the corner of Waterloo Street and Horton Street East, and a one-storey office building located further east at 358 Horton Street East.

In April 2014, a Zoning By-law amendment was approved to zone the property at 240 Waterloo Street Business District Commercial Special Provision (BDC(29)) to allow for the adaptive reuse of the Roundhouse. The interior of the building was renovated for office space, while maintaining and enhancing the exterior façade. In 2015 the renovation was completed and the building began operating for office uses.

SIGNIFICANT DEPARTMENT/AGENCY COMMENTS

London Hydro – April 1, 2016: No objection

WADE – April 11, 2016: No comment

UTRCA – April 12, 2016: No objection

Urban Design – May 13, 2016:

Urban design staff have reviewed the submitted concept plan and urban design brief for the application at the above mentioned property and provide the following comments:

- Remove existing parking areas south of the building line along Horton Street and restore the Horton Street Boulevard to City standards. Two parking spaces may be permitted to remain in the front yard of 358 Horton Street with the provision that they will be removed upon completion of the third phase of this development.
- Through the staff recommendation, the site plan authority should be requested to address the following design issues through the site plan process:
 - Ensure all parking areas are screen from the street using landscaping.

--	--

OZ-8598
Sonia Wise

- Include walkways from the City sidewalks along Horton Street and Waterloo Street to the existing and proposed primary entrances of the building.
- Minimize the existing curb cut and amount of asphalt in front of 358 Horton Street by reducing it to the maximum width and size needed for two parking spaces.
 - Explore opportunities to use an alternate paving material to give this space less of a driveway appearance.
 - Restore the Horton Street Boulevard to City standards including the addition of a planter with trees, to continue the existing streetscape.
- Ensure the use of transparent glazing on the façade of the addition facing Horton Street.

Transportation – April 1, 2016:

Access off of Bathurst Street to be formalised, a revised boulevard parking agreement will need to be entered into to reflect any changes to parking within the City Boulevard.

These comments and more will be discussed in further detail at site plan application.

PUBLIC LIAISON:	On March 16, 2016, Notice of Application was sent to 56 property owners in the surrounding area. Notice of Application was also published in the <i>Public Notices and Bidding Opportunities</i> section of <i>The Londoner</i> on March 17, 2016. A “Possible Land Use Change” sign was also posted on the site.	1 reply was received
<p>Nature of Liaison: Change Official Plan to add a Special Provision to allow for an increase in office gross floor area from a maximum of 2,000m² to a maximum of 3,000m².</p> <p>Change Zoning By-law Z.-1 from a Business District Commercial Special Provision (BDC(29)) Zone; a Restricted Service Commercial (RSC1/RSC4), Light Industrial (LI8) Zone which permits a wide range of office and commercial uses as well as existing industrial uses, to a Business District Commercial Special Provision (BDC(_)) Zone to permit a wide range of office and commercial uses including professional offices, with special provisions to allow: an increased front yard setback, a reduction in parking of 30 spaces provided whereas 75 spaces are required, permission for two front yard parking spaces, a reduced parking area setback of 0m and an increased gross floor area for offices from 2,000m² to 3,000m².</p>		
<p>Responses: Support for the proposal and the positive impact the development will have for the area.</p>		

Community Information Meeting

The applicant held an open house Community Information Meeting on April 26, 2016 on site which was attended by municipal staff, the owner and planning consultant.

ANALYSIS

Proposal

The proposal is to renovate the building at 358 Horton Street East and construct an addition between 358 Horton Street East and 240 Waterloo Street to connect the two buildings. Both buildings are currently used for offices and the intent is to continue the office uses, and utilize the buildings comprehensively as one, rather than separately.

The initial renovation of the interior of the Roundhouse property was considered to be ‘phase 1’,

--	--

OZ-8598
Sonia Wise

and the proposed works associated with 358 Horton Street East is referred to as 'phase 2', which is the subject of this application. The northerly portion of the site may be contemplated for possible future development, which is referred to as phases 3 & 4; however they are outside of the scope of this application and will be considered at a future date if/when an application is made.



Figure 1: Streetview (google 2014)

Provincial Policy Statement 2014

Healthy, livable and safe communities are supported by accommodating a range and mix of residential, employment, institutional and other uses to meet long-term needs (PPS 1.1.1.a)). The proposed office use is complementary to the commercial corridor of Horton Street East and broader surrounding uses. The PPS requires that settlement areas are to be the focus of growth and development, and that their vitality and regeneration shall be promoted (PPS 1.1.3.1). The site is located within an existing settlement area which has been fully built out and the proposal will revitalize an existing property.

The PPS requires planning authorities to promote economic development and competitiveness by providing for an appropriate mix and range of employment uses, and opportunities for a diversified economic base to meet long term needs (1.3.1 PPS). The proposed use of the site will support nearby businesses and provide additional employment opportunities within an existing commercial corridor. The PPS supports opportunities for economic development and community investment-readiness, which is consistent with the enhanced ability of the subject site to attract businesses (1.7 PPS).

The PPS requires that land use patterns within settlement areas shall be based on densities and a mix of land uses which efficiently use land and resources, and are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available (PPS 1.1.3.2a) 1 & 2). The site has access to full municipal services and the use of the property as an office building represents an appropriate use for this location. The PPS encourages compact, mixed-use development that incorporates compatible employment uses to support livable and resilient communities (1.3.1c)). The site provides a compact, mixed-use development form in a central location that will facilitate additional employment opportunities.

The PPS encourages a sense of place, by promoting well-designed built form and cultural planning, and by conserving features that help define character, including built heritage resources and cultural heritage landscapes (1.7.1.d)). The Roundhouse building was initially constructed in 1886 and has contributed to defining the character of the area, and the proposed office development will integrate the unique building features.

--	--

OZ-8598
Sonia Wise

Community Improvement Plan for London’s SoHo District (CIP):

In 2009, a Community Improvement Plan (CIP) was launched for the SoHo area to: promote the long-term sustainability of the area, stimulate re-investment, improve the community and build the neighbourhood capacity. The Plan was adopted by Council in June, 2011 and included a strategic direction to create strong mainstreet commercial corridors along Wellington Road south and Horton Street, which was implemented through an amendment to the Official Plan. The designation of the properties on the north side of Horton Street generally between Wellington Road and Colborne Street was amended in May 2012 from Auto-Oriented Commercial Corridor (AOCC) to Main Street Commercial Corridor (MSCC), to shift the priority from vehicles to pedestrians. There were also streetscape improvements as part of the Horton Street Reconstruction Project, which were undertaken by the City in 2012. The works included median construction, landscaping and island installation, to improve the aesthetics and function of the street.

Consistent with section 14.3.4 of the Official Plan, applications for Official Plan and/or Zoning By-law Amendments are required to be reviewed in the consideration for the policies of the Community Improvement Project Area. The proposal is in accordance with, and will implement the vision of, the Community Information Plan through desirable re-development along a prominent portion of the mainstreet commercial corridor.

Official Plan

The site is within the Main Street Commercial Corridor (MSCC) designation, which is applied to either long-established, pedestrian-oriented business districts, or newer mixed-use areas. The Main Street Commercial Corridor designation extends along the north side of Horton Street East from Richmond Street at the east, to fully encompass the subject site as the west boundary. The subject site is within a MSCC applied to an older part of the City which is transitioning to a mix of commercial, office and remnant residential uses. The intent of the Main Street Commercial Corridors is to provide for the strengthening of these areas for retail, personal service, office, and residential uses through rehabilitation, redevelopment and the implementation of improvement plans (4.4.1).

The site is an amalgamation of previously separate properties and extends from Horton Street East to Bathurst Street. The boundary of the Main Street Commercial Corridor designation applies to only those properties that have frontage on the relevant arterial road, which includes approximately half the subject site along Horton Street East. The remainder of the site along Bathurst Street is within the Light Industrial designation, and outside of the scope of this application.

Use

Main Street Commercial Corridors include a broad range of uses that cater to adjacent residential neighbourhoods within easy walking distance. There are a variety of existing uses within immediate proximity including residential, light industrial, institutional/community facility, office and commercial.

The permitted uses in the Main Street Commercial Corridors designation include: small-scale retail uses; service and repair establishments, food stores; convenience commercial uses; personal and business services; pharmacies; restaurants; financial institutions; small-scale offices; small-scale entertainment uses; galleries; studios; community facilities such as libraries and day care centres, correctional and supervised residences; residential uses (including secondary uses) and units created through the conversion of existing buildings, or through the development of mixed-use buildings (4.4.1.4). The proposed office uses are listed as permitted uses, and are considered complementary and compatible with the surrounding land uses.

The Main Street Commercial Corridor designation provides flexibility to facilitate redevelopment opportunities to encourage vibrant and successful corridors (4.4.1.9.ii). The additional office

--	--

OZ-8598
Sonia Wise

uses will provide employment opportunities in the area, while also supporting other local businesses within the corridor.

Intensity

The height and scale of office buildings in a Main Street Commercial Corridor designation shall be limited through regulations in the Zoning By-law to a size that is compatible with surrounding land uses. Larger office buildings which would be more appropriately located in the Downtown or Office Area Designations shall be discouraged within Main Street Commercial Corridors, as the intention is to maintain the Downtown as the most prominent and concentrated location for office space in the city (4.4.1.7).

The permission for office uses in the Business District Commercial Zone is up to 2,000m² and the proposal is for 2,498m² of gross floor area for office uses, with a request to allow up to 3,000m² to provide future flexibility. The result is a request for 1,000m² more office space than is currently permitted for a development that incorporates two existing buildings into the design.

The re-use of the buildings retains the existing height, character and scale, though must also assimilate the existing utilities, infrastructure and structural elements into the design, which can result in less usable floor area than a purpose-built new construction. The proposal incorporates the two separate buildings into a comprehensive development which improves the function and viability of the site. The adaptive re-use and retention of the heritage listed building represents a unique development opportunity that results in a reasonable increase to the office gross floor area, and is unlikely to detract from the downtown demand. The site is appropriately located with access to existing infrastructure, services, and utilities to support the proposed redevelopment.

Parking

Demand

The requested permission for up to 3,000m² of office gross floor area generates the need for 75 parking spaces based on the office rate of 1/40m². There are a total of 26 parking spaces that are able to be counted as they: 1) meet the minimum dimensions, 2) are located on site and 3) are within the zone boundary. Though the legal parcel extends from Horton Street East to Bathurst Street, the zone boundary divides the property in half, which results in two separate 'lots' for the purpose of the regulations of the by-law, including parking.

Northern Portion

The use of the two businesses on the northern portion of the property (office/private club) require 29 spaces, which has been met and exceeded with a total of 39 spaces provided on site. The result is a surplus of 10 parking spaces; however, as they are considered to be on a separate 'lot', they cannot count towards the total number of parking spaces allocated to the use subject to this amendment. Despite not being recognized as part of the official parking calculation, as long as the existing uses and parking demand is maintained, there are functional spaces available that can informally supplement the required parking of the southern portion of the site, that is the subject of this amendment.

Boulevard Parking

There are an additional 9 spaces located on the northern portion of the property which have a portion of the required parking space length of 5.5m located on-site and a portion in the City boulevard which results in 'deficient' or partial boulevard spaces which cannot be counted as parking spaces. Similarly, there are 13 full boulevard parking spaces which are entirely located on the City road allowance along Waterloo Street which are permitted through an existing agreement.

--	--

OZ-8598
Sonia Wise

The boulevard parking spaces (full or partial) which are not located on-site do not count towards the total number of spaces to ensure no deficiency would be created if the boulevard parking agreement was to expire, or if the spaces were physically eliminated in the event of a road widening or other municipal use of the boulevard. Though the spaces are not recognized in the total number of parking spaces, they are functional and contribute to meeting the parking demand informally.

Front Yard Parking

Four parking spaces are currently located in front of 358 Horton Street East with two spaces in the boulevard, and two spaces in the front yard between the building and sidewalk. Parking in the front yard is not supported by the MSCC policies, to ensure that the buildings are brought as close to the street as possible and to foster a pedestrian oriented development that is not dominated by vehicle storage or maneuvering. In the case of the subject site, both the building location and front yard setback are existing, as well as the paved area used for front-yard parking. However, as a result of this development proposal, the site will be improved by reducing the hard surfaced area from the current provision of four spaces, to a total of two spaces. The reduction removes two parking spaces that were located on the City's boulevard which allows for boulevard restoration such as sod, trees and other landscaping, which brings the site into greater compliance with the Official Plan policies.

The long-term intent for the for the development of these lands is to remove the front yard parking and restore the boulevard to a natural state. If a proposal to develop the northern portion of the site proceeds, underground parking will be required to support the demand, and the front yard spaces will need to be removed as part of the future phases of development. This will be reflected in both the Council resolution and the Development Agreement through the site plan approval process.

Summary of Parking Calculation

The total number of required parking spaces for phase 2 is 75, and the total number of parking spaces that can be formally recognized is 26. If the unofficial parking spaces were to be tallied, there would be a total of 58 spaces available to support the development. Given the unique circumstances associated with the site and parking arrangement, the reduction from 75 required, spaces to 26 provided spaces, is considered acceptable and functional for this site.

Transportation

The development will be supported by the existing transportation network and City streets, with the main vehicle access for the site provided from Waterloo Street. The Waterloo Street frontage has no distinctive driveway to access the site, though one will be delineated and curbing will be restored for the remainder of the street. The proposed development will require improvements to the site access to conform to City guidelines, which will lead to enhanced motorist and pedestrian safety.

There are existing sidewalks along Horton Street East, and through the proposed development, sidewalks will be established along Waterloo Street, from Horton Street East to Bathurst Street, where there is currently no delineation in the hard surfacing.

The nearest on-street cycle lane is located along Colborne Street which is the next intersection east of the property. The central location of the site, and convenient access to pedestrian and cycling infrastructure supports active transportation options.

The site has direct access to LTC route #3 with a stop at the corner of Waterloo Street and Horton Street East and there are an additional three routes, #1, #13 & #26 within convenient walking distance. The site is also within approximately 1km of the Downtown core which has connections to the broader transit network, including the majority of the LTC bus routes, the Greyhound Regional Bus Station and Via Rail Station.

--	--

OZ-8598
Sonia Wise

Form

The built form within Main Street Commercial Corridors is mostly comprised of small, separately-owned and often pedestrian-oriented commercial uses (4.4.1.3). The renewal or rehabilitation of Main Street Commercial Corridors is encouraged and allows for flexibility, including the enhancement of any distinctive functional or visual characteristics (4.4.1.2 i)).

Infilling and Redevelopment

The redevelopment of vacant, underutilized or dilapidated properties within the designation is encouraged where it is of a compatible scale with adjoining properties (4.4.1.1 i)). The property at 240 Waterloo Street has recently been updated and converted, and the additional works proposed to renovate and connect the adjacent building at 358 Horton Street East, will retain the existing height, setbacks and general scale of the buildings.

The designation encourages development or redevelopment which conforms to the existing form and character of development, and that improves the aesthetics of the business area (4.4.1.2 viii)). The redevelopment incorporates a distinctive structure which maintains building diversity within the urban environment, and includes exterior improvements for a cohesive development.

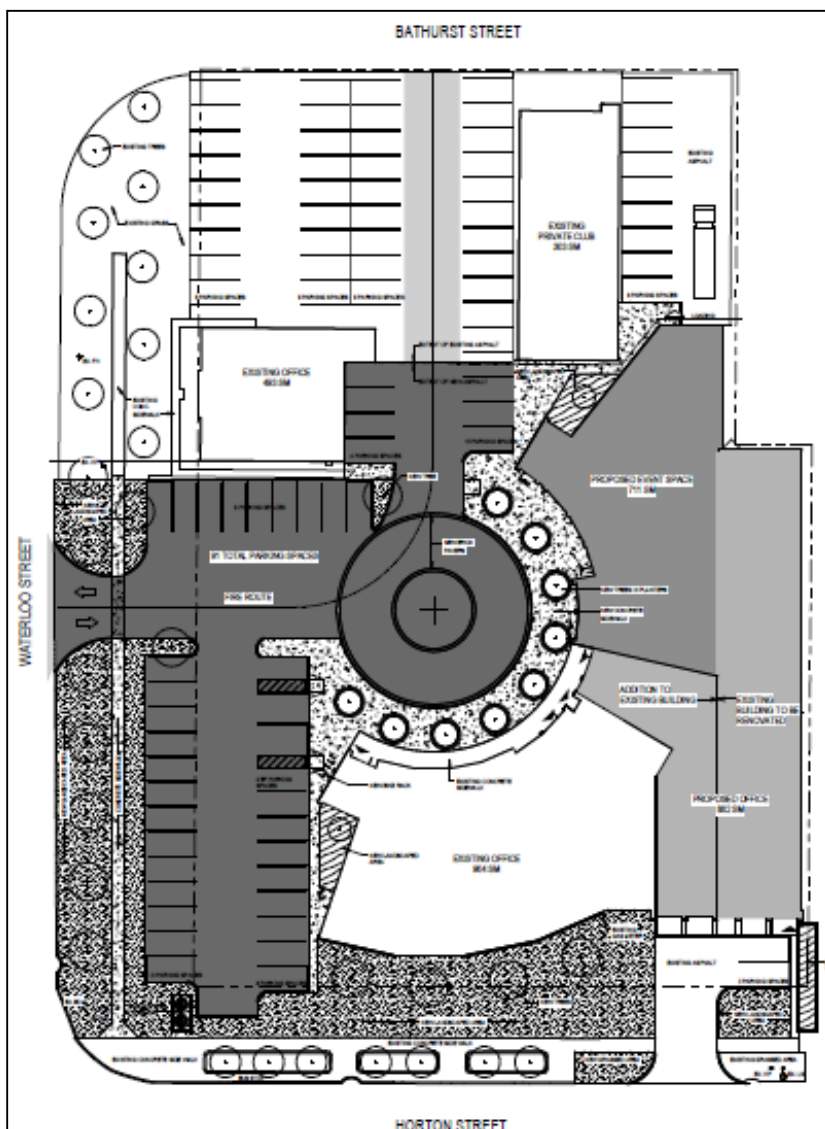


Figure 2: Conceptual Site Plan

Infill development should contribute to a continuous, pedestrian oriented shopping area, with consistent setbacks and storefront orientation with adjacent uses (4.4.1.7). The proposed development will connect the two buildings providing a consistent streetscape of similar materials and setback along the Horton Street East frontage. The existing building at 358 Horton Street East is slightly further setback from the street than the Roundhouse at 240 Waterloo Street, which provides increased views to, and visual prominence of, the Roundhouse.

Layout

The use of common parking areas instead of individual access points and individual parking areas is encouraged in the MSCC (4.4.1.1 iii)), which is achieved by a shared parking area in the rear of the site available for both 240 Waterloo Street and 358 Horton Street East.

--	--

OZ-8598
Sonia Wise

Heritage

The Roundhouse is a priority 1 listed structure which was initially built in 1886 for the Michigan-Central Railway as a steam locomotive repair facility. The Michigan Central Railway ceased operations in the 1920’s and the roundhouse was later occupied by Sansone & Sons Fruit and Produce Company from 1955 to the 1960s and then as the Great West Steakhouse in the 1980’s. A Heritage Impact Statement was prepared and considered by the London Advisory Committee on Heritage (LACH) on June 8, 2016.

Additionally, the Council Resolution for file Z-8317, included direction “to work with the London Advisory on Heritage and the Owner to prepare a statement of cultural heritage value and interest for the property at 240 Waterloo Street and report back to the Planning and Environment Committee with respect to a possible Notice of Intent to Designate, at a future date”. Such an application will be submitted at a future date to consider the merits of heritage designation for the property.

Boulevard landscaping

Some hard surfacing and boulevard parking is proposed to be removed along the Horton Street East and Waterloo Street frontages which allows for boulevard restoration. The restoration will include sod and tree planting as well as the installation of curbs and the delineation of sidewalks, where required. The boulevard works will be implemented through the site plan approval process, and will improve the pedestrian environment, both aesthetically and functionally, which is consistent with a key objective for the Main Street Commercial Corridor to prioritize pedestrian movement (4.4.1.2 ii).

Zoning

The Business District Commercial Special Provision (BDC(29)) zone is proposed to be amended to include the property at 358 Horton Street East, and update the required site specific provisions. The Business District Commercial (BDC) zone will continue to permit a broad range of commercial uses, and requires certain exemptions to facilitate the proposed development, including special provisions to:

- Recognize the existing front yard setback of 6.9m which exceeds the maximum front yard setback of 3m;
- Recognize two existing front yard parking spaces located between 358 Horton Street East and the boulevard;
- Reduce the number of parking spaces to the provision of 26 spaces whereas 75 spaces are required;
- Recognize the existing deficient parking area setback of 0m whereas 3m is required;
- Interpret the front lot line to be Horton Street East; and
- Allow for up to 3,000m² of office space whereas 2,000m² maximum is currently permitted.

CONCLUSION

The proposed office development provides a unique opportunity to incorporate a listed heritage building as part of an adaptive re-use of existing buildings. The integration of the existing buildings at 240 Waterloo Street and 358 Horton Street East retains the scale and height of the built form, and strengthens the Horton Street East façade by promoting a consistent

--	--

OZ-8598
Sonia Wise

streetscape. The proposed development supports the revitalization of the main street commercial corridor, and the office use is compatible with the surrounding area and will not detract from the Downtown as the primary office centre for the City.

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

May 17, 2016

/SW

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

Y:\Shared\implemen\DEVELOPMENT APPS\2016 Applications 8573 to\8598OZ - 353 Bathurst St, 358 HOnton St, 240-246 Waterloo St (SW)\PEC Report\OZ-8598 PEC Report.docx

--	--

OZ-8598
Sonia Wise

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

<u>Telephone</u>	<u>Written</u>
Janet Buck 9972 Longwoods Road, London ON N6P 1P2	

--	--

OZ-8598
Sonia Wise

Bibliography of Information and Materials
OZ-8598

Request for Approval:

City of London Official Plan/Zoning Amendment Application Form, completed by Laverne Kirkness, February 18, 2016.

Reference Documents:

Ontario. Ministry of Municipal Affairs and Housing. *Planning Act, R.S.O. 1990, CHAPTER P.13*, as amended.

Ontario. Ministry of Municipal Affairs and Housing. *Provincial Policy Statement*, 2014.

City of London. *Official Plan*, June 19, 1989, as amended.

City of London. *Zoning By-law No. Z.-1*, May 21, 1991, as amended.

Kirkness Consulting Inc. *Heritage Impact Statement*, February 15, 2016.

Kirkness Consulting Inc. *Planning Justification Report*, February, 2016.

Correspondence: (all located in City of London File No. OZ-8598 unless otherwise stated)

City of London -

City of London Planning Division. Various emails with D. Menard. April 11, 2016 – May 16, 2016.

City of London WADE. Email to S. Wise. April 11, 2016.

City of London Urban Design. Memo to S. Wise. May 15, 2016.

Departments and Agencies -

Creighton C., UTRCA. Memo to S. Wise. April 12, 2016.

Doyle, R., London Hydro. Memo to S. Wise. April 1, 2016.

Other:

Site visit April 26, 2016.

--	--

OZ-8598
Sonia Wise

Appendix "A"

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 relating to 240 Waterloo Street & 358 Horton Street East.

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

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

PASSED in Open Council on June 23, 2016.

Matt Brown
Mayor

Catharine Saunders
City Clerk

--	--

**OZ-8598
Sonia Wise**

AMENDMENT NO.

to the

OFFICIAL PLAN FOR THE CITY OF LONDON

A. PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is to add a policy in Section 10.1.3 of the Official Plan for the City of London to allow an increase in office gross floor area of 3,000m².

B. LOCATION OF THIS AMENDMENT

This Amendment applies to lands located at 240 Waterloo Street & 358 Horton Street East in the City of London.

C. BASIS OF THE AMENDMENT

The recommended amendment is consistent with the *Provincial Policy Statement*, 2014, and the Main Street Commercial Corridor policies of the Official Plan.

The recommended amendment will facilitate the adaptive reuse of existing buildings that are compatible with the existing surrounding land uses and will revitalize a portion of the Main Street Commercial Corridor with an office development that will not compete with the Downtown as the primary office centre for the City.

D. THE AMENDMENT

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

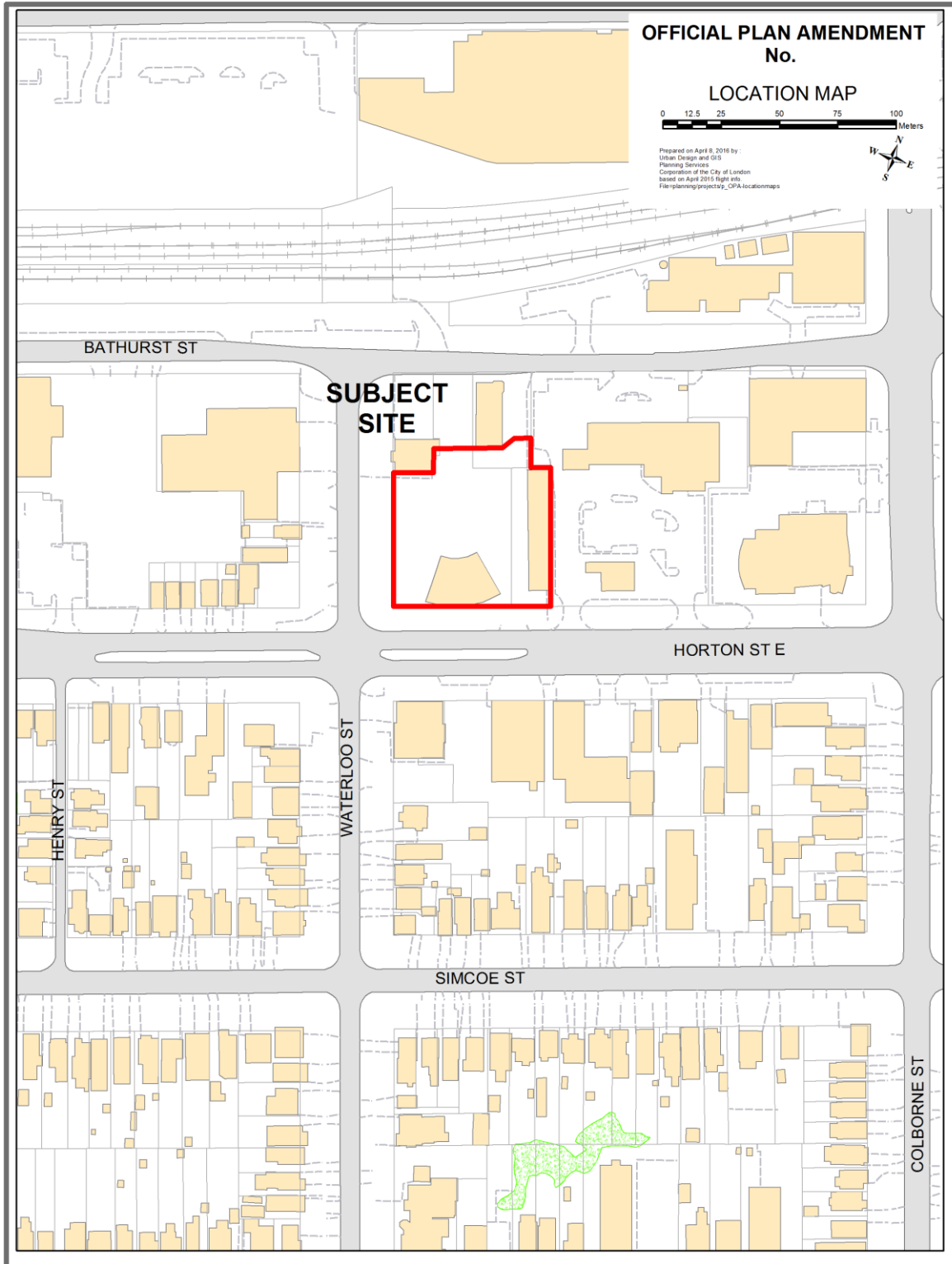
1. Section 10.1.3 – Policies for Specific Areas of the Official Plan for the City of London is amended by adding the following:

240 Waterloo Street & 358 Horton Street East

In the Main Street Commercial Corridor designation at 240 Waterloo Street & 358 Horton Street East, office uses may be permitted up to a maximum gross floor area of 3,000 m² (32,291 sq ft).

--	--

OZ-8598
Sonia Wise



--	--

OZ-8598
Sonia Wise

Appendix "B"

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

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

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 240 Waterloo Street & 358 Horton Street East.

WHEREAS Creative Properties Design Build Inc. has applied to rezone an area of land located at 240 Waterloo Street & 358 Horton Street East, as shown on the map attached to this by-law, as set out below;

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

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

- 1) Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to lands located at 240 Waterloo Street & 358 Horton Street East, as shown on the attached map comprising part of Key Map No. A107, from Business District Commercial Special Provision (BDC(29)) Zone, and a Restricted Service Commercial (RSC1/RSC4) Zone, and a Restricted Service Commercial/Light Industrial (RSC1/RSC4/LI8) Zone, to a Business District Commercial Special Provision (BDC(29)) Zone.
- 2) Section Number 25.4 of the Business District Commercial (BDC) Zone is amended by deleting the current special provision BDC(29) and replacing it with the following new special provision:

BDC(29)	240 Waterloo Street & 358 Horton Street East	
a)	Regulation[s]	
i)	Front Yard Depth (maximum)	6.9m (22.6 ft)
ii)	Existing parking located in front of 358 Horton East (maximum)	2 Spaces
iii)	Minimum number of parking spaces where the total number of required spaces does not exceed 75	26 spaces
iv)	Parking Area Setback (minimum)	0m (0 ft)
v)	The front lot line shall be interpreted to be Horton Street East regardless of whether or not it is the shorter lot line that abuts the street.	
vi)	Gross floor area for office uses (maximum)	3,000m ² (32,291 sq ft)

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

--	--

OZ-8598
Sonia Wise

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 June 23, 2016.

Matt Brown
Mayor

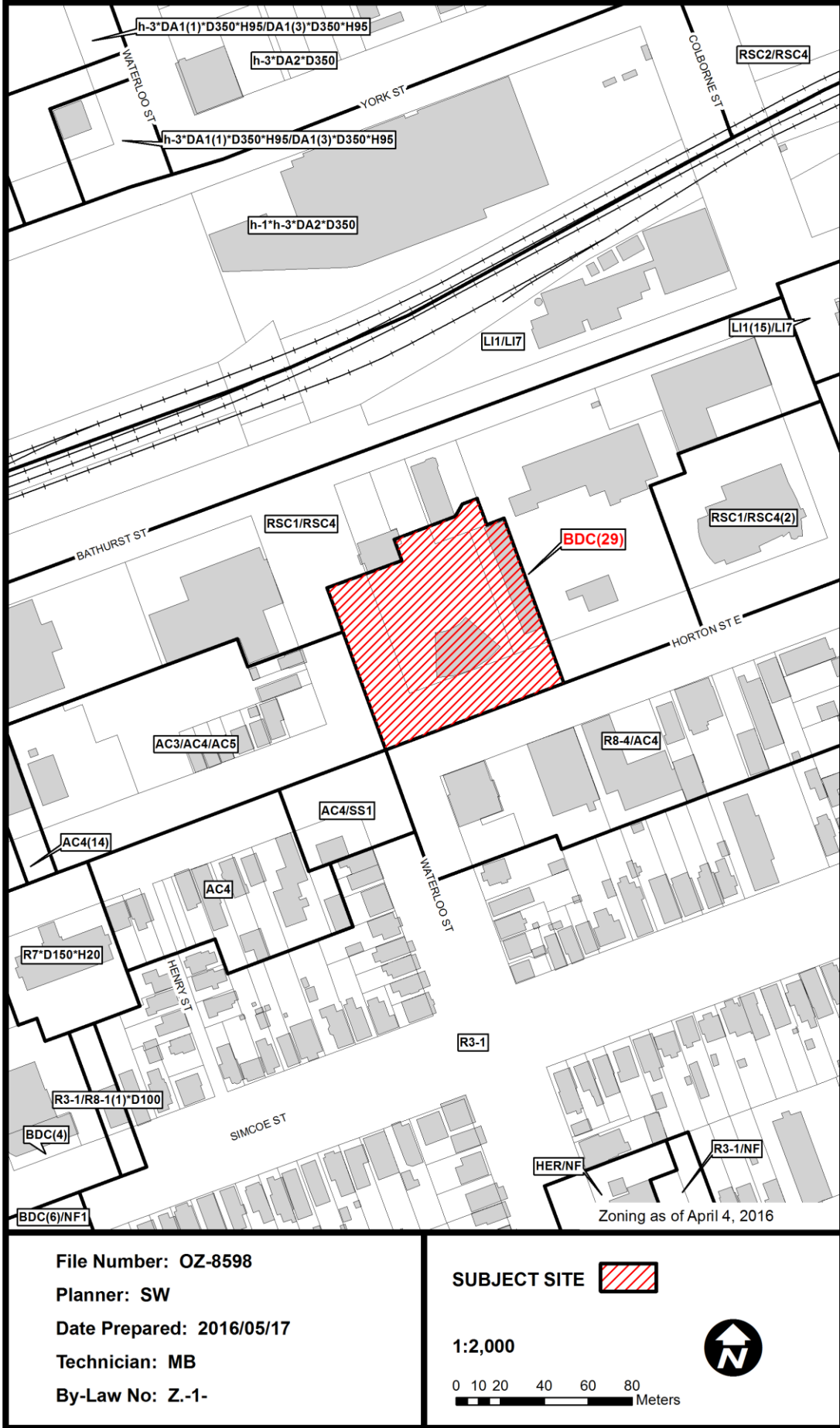
Catharine Saunders
City Clerk

First Reading - June 23, 2016
Second Reading - June 23, 2016
Third Reading - June 23, 2016

Two empty rectangular boxes for agenda item and page numbers.

OZ-8598
Sonia Wise

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



Geodatabase