

--	--

File: Z-8632
Planner: Mike Corby

TO:	CHAIR AND MEMBERS PLANNING & ENVIRONMENT COMMITTEE
FROM:	JOHN M. FLEMING MANAGING DIRECTOR, PLANNING AND CITY PLANNER
SUBJECT:	APPLICATION BY: 1740 RICHMOND STREET CP REIT ONTARIO PROPERTIES LIMITED PUBLIC PARTICIPATION MEETING ON AUGUST 22, 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 CP REIT Ontario Properties Limited relating to the property located at 1740 Richmond Street the proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting on August 30, 2016 to amend Zoning By-law No. Z.-1, in conformity with the Official Plan, to change the zoning of the subject property **FROM** an Associated Shopping Area Commercial (ASA1/ASA2/ASA8) Zone, **TO** an Associated Shopping Area Commercial (ASA1/ASA2/ASA3/ASA8) Zone.

PREVIOUS REPORTS PERTINENT TO THIS MATTER
--

"None"

PURPOSE AND EFFECT OF RECOMMENDED ACTION

The purpose and effect of the requested Zoning By-law amendment is to permit medical/dental offices (275m²) within a new stand-alone building (715m²) on the subject site.

RATIONALE

1. The recommended Zoning By-law amendment is consistent with the Provincial Policy Statement 2014.
2. The recommended amendment is consistent with Enclosed Regional Commercial Node Policies of the Official Plan.
3. The recommended zone facilitates increased usability of the subject site by accommodating uses that are similar to, and compatible with, the existing uses in the surrounding area.
4. The proposed built form and on-site parking is capable of supporting the requested medical/dental office without resulting in any negative impacts to abutting uses.

BACKGROUND

Date Application Accepted: June 6, 2016	Agent: Harry Froussios (Zelinka Priamo)
--	--

--	--

File: Z-8632
Planner: Mike Corby

REQUESTED ACTION: Change Zoning By-law Z.-1 from an Associated Shopping Area Commercial (ASA1/ASA2/ASA8) Zone which permits which permits a wide range of commercial uses to a Associated Shopping Area Commercial (ASA1/ASA2/ASA3/ASA8) Zone which permits clinics, day care centres, laboratories, medical/dental offices and professional and service offices as additional uses.

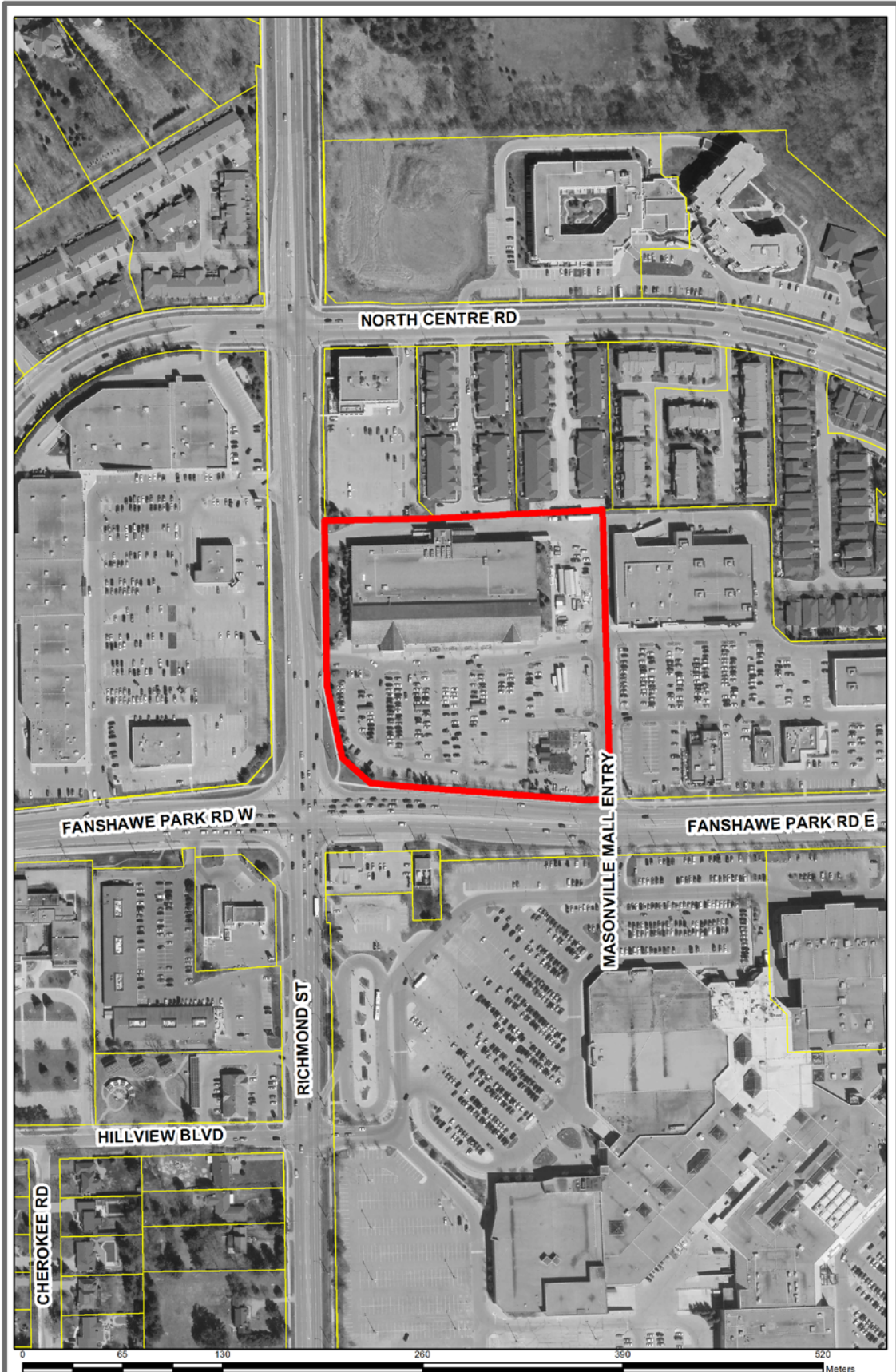
- SITE CHARACTERISTICS:**
- **Current Land Use** – Grocery Store
 - **Frontage** – 150m (492ft)
 - **Depth** – 180m (590ft)
 - **Area** – 3.06ha (7.57ac)
 - **Shape** – Rectangle

- SURROUNDING LAND USES:**
- **North** - Residential Townhomes
 - **South** - Commercial (Mall)
 - **East** - Commercial Strip Plaza
 - **West** - Commercial

- OFFICIAL PLAN DESIGNATION:** (refer to Official Plan Map)
- Enclosed Regional Commercial Node
- EXISTING ZONING:** (refer to Zoning Map)
- ASA1/ASA2/ASA8

Two empty rectangular boxes for agenda item and page numbers.

File: Z-8632
Planner: Mike Corby




LOCATION MAP

Subject Site: 1740 Richmond St
Applicant: CP REIT Ontario Properties Ltd
File Number : Z-8632

Planner : MC
Created By : MB
Date : 2016/7/21
Scale : 1:2000

Legend

 Subject Site



--	--

File: Z-8632
Planner: Mike Corby

PLANNING HISTORY

The subject site had an application for Site Plan approval in 2015 for a 4 unit commercial building totaling 715m². This building has since received site plan approval and the building is currently under construction.

SIGNIFICANT DEPARTMENT/AGENCY COMMENTS

Transportation

A road widening dedication of 24.0m from centre line is required on both Fanshawe Park Road and Richmond Street measured 150m north and east of the intersection of Fanshawe Park Road and Richmond Street.

A road widening dedication of 19.5m from centre line is required on both Fanshawe Park Road and Richmond Street from 150m north and east of the intersection of Fanshawe Park Road and Richmond Street to the northerly and easterly limits of the site.

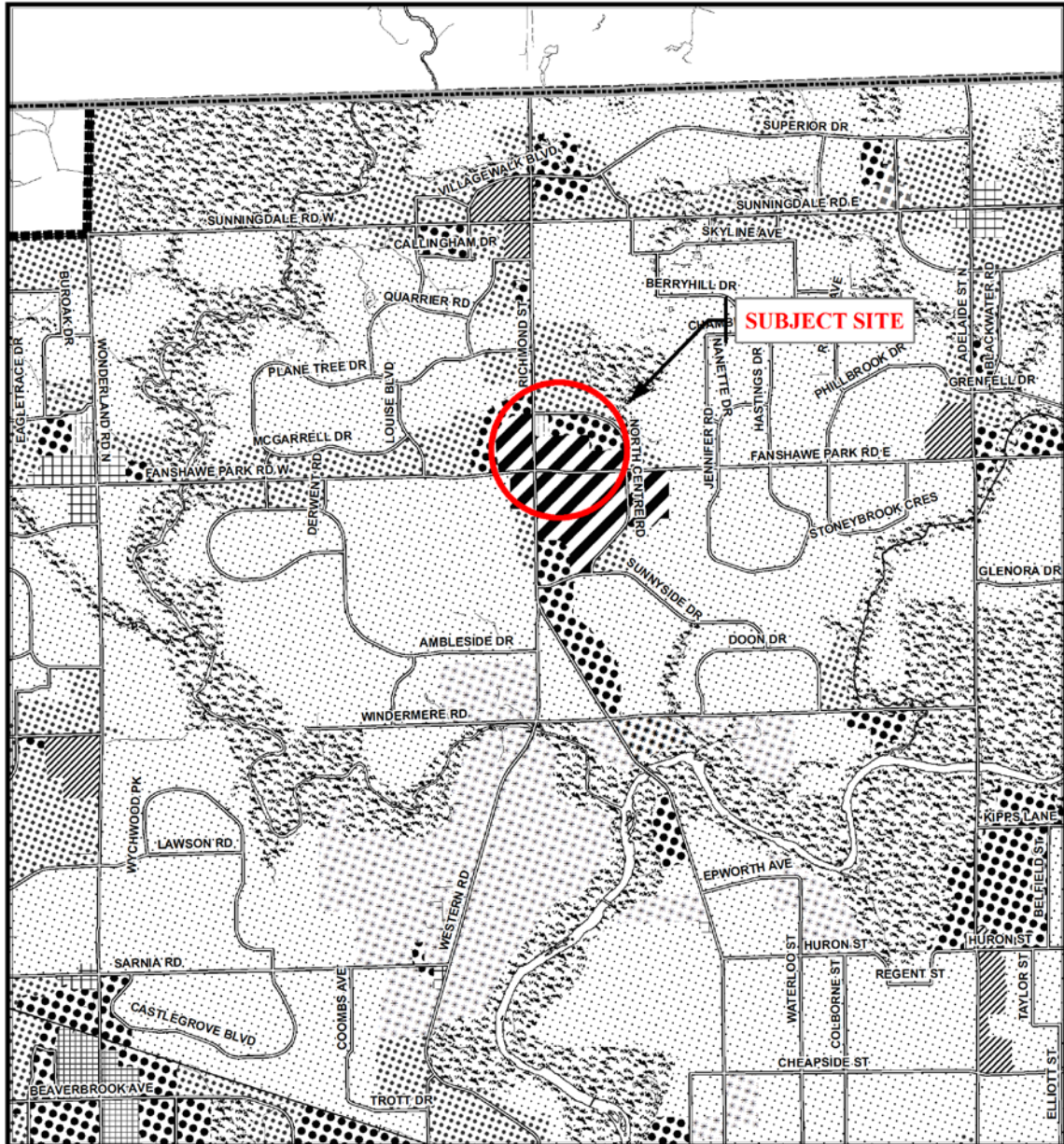
Richmond Street has been identified as potentially rapid transit corridor in the on going Rapid Transit Environmental Assessment (EA).

The intersection of Fanshawe Park Road and Richmond Street is currently undergoing an Environmental Assessment to review intersection operation.

PUBLIC LIAISON:	On June 15, 2016, Notice of Application was sent to 117 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 June 16, 2016. A "Possible Land Use Change" sign was also posted on the site.	No replies were received
<p>Nature of Liaison: The purpose and effect of the requested Zoning By-law amendment is to permit medical/dental offices (275m²) within a new stand-alone building (715m²) on the subject site.</p> <p>Change Zoning By-law Z.-1 from an Associated Shopping Area Commercial (ASA1/ASA2/ASA8) Zone which permits which permits a wide range of commercial uses to a Associated Shopping Area Commercial (ASA1/ASA2/ASA3/ASA8) Zone which permits clinics, day care centres, laboratories, medical/dental offices and professional and service offices as additional uses.</p>		
Responses: "None"		

--	--

File: Z-8632
Planner: Mike Corby

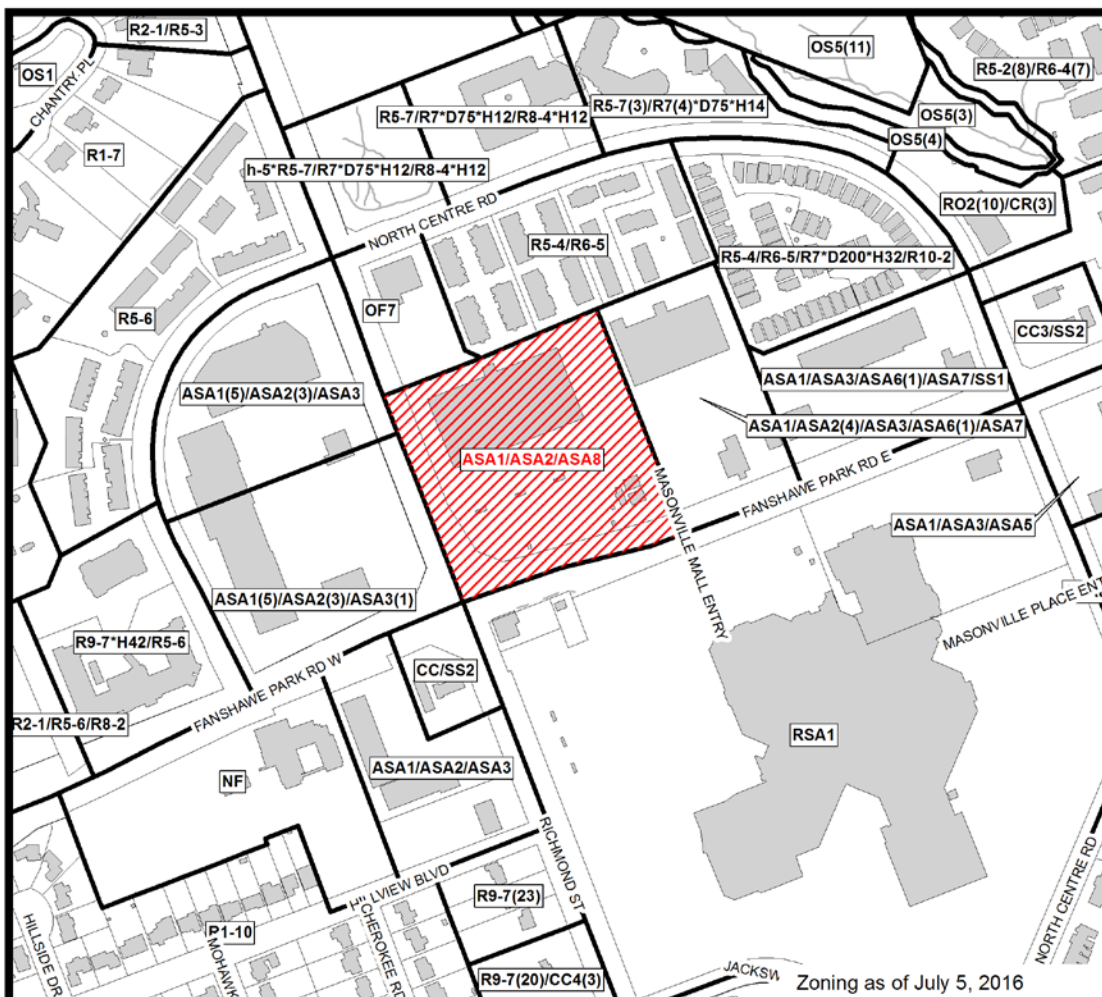


Legend	
<ul style="list-style-type: none"> Downtown Wonderland Road Community Enterprise Corridor Enclosed Regional Commercial Node New Format Regional Commercial Node Community Commercial Node Neighbourhood Commercial Node Main Street Commercial Corridor Auto-Oriented Commercial Corridor Multi-Family, High Density Residential Multi-Family, Medium Density Residential Low Density Residential Office Area 	<ul style="list-style-type: none"> Office/Residential Office Business Park General Industrial Light Industrial Regional Facility Community Facility Open Space Urban Reserve - Community Growth Urban Reserve - Industrial Growth Rural Settlement Environmental Review Agriculture Urban Growth Boundary

<p style="text-align: center;">CITY OF LONDON Department of Planning and Development</p> <p style="text-align: center;">OFFICIAL PLAN SCHEDULE A - LANDUSE -</p> <p style="font-size: small;">PREPARED BY: Graphics and Information Services</p>	<p>Scale 1:30,000</p> <p style="font-size: x-small;">0 155 310 465 620 775 930 1,085 1,240 1,395 1,550</p> <p style="font-size: x-small;">Meters</p>	<p>FILE NUMBER: Z-8632</p> <p>PLANNER: MC</p> <p>TECHNICIAN: MB</p> <p>DATE: 2016/07/21</p>
---	--	---

--	--

File: Z-8632
Planner: Mike Corby




COUNCIL APPROVED ZONING FOR THE SUBJECT SITE: ASA1/ASA2/ASA8

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

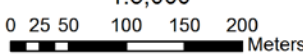
- | | |
|--|---|
| <ul style="list-style-type: none"> R1 - SINGLE DETACHED DWELLINGS R2 - SINGLE AND TWO UNIT DWELLINGS R3 - SINGLE TO FOUR UNIT DWELLINGS R4 - STREET TOWNHOUSE R5 - CLUSTER TOWNHOUSE R6 - CLUSTER HOUSING ALL FORMS R7 - SENIOR'S HOUSING R8 - MEDIUM DENSITY/LOW RISE APTS. R9 - MEDIUM TO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

CITY OF LONDON
PLANNING, ENVIRONMENTAL AND ENGINEERING SERVICES

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



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

FILE NO: Z-8632	MC
MAP PREPARED: 2016/07/21	MB
1:5,000	
	

Two empty rectangular boxes for agenda item and page numbers.

File: Z-8632
Planner: Mike Corby

ANALYSIS

Subject Site:

The subject site is on the northeast corner of Fanshawe Park Road and Richmond Street. The site is currently used for a large grocery store and has recently received site plan approval for a 4 unit standalone commercial building.



Nature of Application:

The proposed application is to permit a medical/dental office use with a gross floor area of 275m² on the site specifically within the new commercial building.

PPS:

The Provincial Policy Statement (PPS) 2014, provides policy direction on matters of provincial interest related to land use planning and development. Section 1.1 *Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns* of the PPS encourages healthy, livable and safe communities which are sustained by accommodating an appropriate range and mix of residential, employment and institutional uses to meet long-term needs. It also promotes cost-effective development patterns and standards to minimize land consumption and servicing costs.

The PPS also encourages settlement areas [1.1.3 Settlement Areas] to be the main focus of growth and development. This proposed application ensures that additional growth is accommodated within a settlement area and continues the long term viability of the site and by contributing to the mix of uses permitted. The proposed medical/dental office will efficiently complement the existing forms and intensity of development on the subject site and is considered compatible with surrounding land uses, requiring no additional land consumption or servicing costs.

Section 1.3 *Employment* of the PPS requires planning authorities to promote economic development and competitiveness by providing for an appropriate mix and range of employment uses, and providing opportunities for a diversified economic base. The recommended zoning amendment will facilitate the subject site's ability to provide an appropriate mix and range of

--	--

File: Z-8632
Planner: Mike Corby

employment uses by providing the opportunity to diversify its potential uses. The amendment also achieves the goal of Section 1.7 *Long-Term Economic Prosperity* in the PPS which supports opportunities for economic development and community investment-readiness. The amendment increases the ability of the subject site to attract businesses if future development, expansion or vacancy occur, thereby supporting the long term prosperity of the site.

Use

The subject site is located in a large Enclosed Regional Commercial Node designation. Section 4.3.5.1. [Function Enclosed Regional Commercial Nodes] of the Official Plan specifies that these nodes *“are intended to provide for a wide range of commercial uses which meet specialized service and comparison shopping needs. They are intended to be developed to promote the integration of uses, encourage multi-purpose shopping trips, minimize the interface between commercial and residential development and reduce the disruption to traffic flow on adjacent streets. Enclosed Regional Commercial Nodes, are regarded as major activity centres, based on their size and range of uses and may have trade areas that extend beyond the municipal boundary.”*

As outlined in the function of these nodes they permit a wide range of uses in order to allow the nodes to fulfill their planned function. The permitted uses include *“all types of large and small-scale retail outlets including department stores; retail warehouses, building supply, and home improvement and furnishings stores; specialized retail outlets and supermarkets and food 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 or day care centres; and professional and **medical/dental offices.**”* The proposed rezoning will simply implement the wide range of permitted uses contemplated in the Official Plan. (4.3.5.3. Permitted Uses)

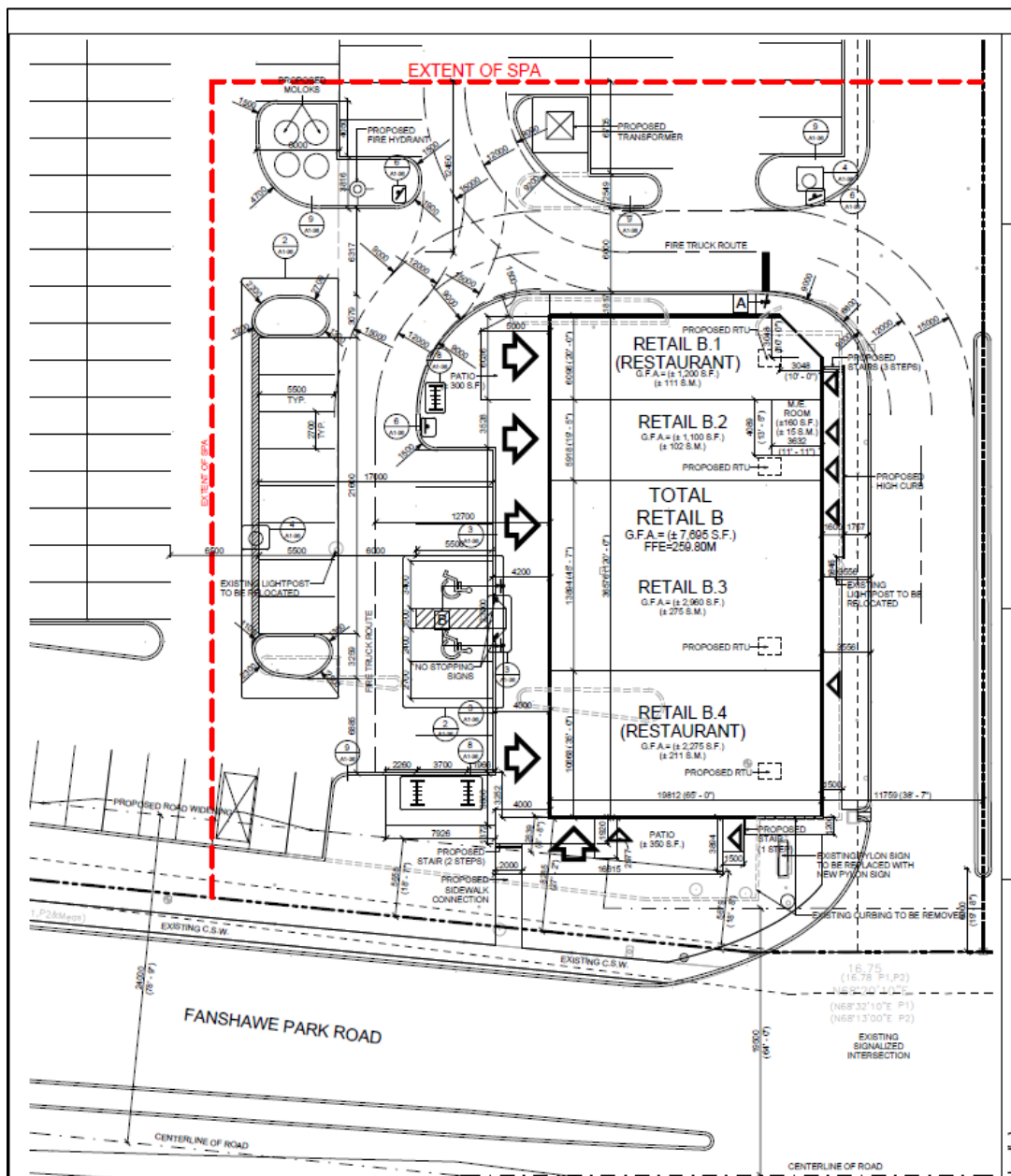
Intensity

The proposed medical/dental office use and other uses permitted within the Associated Shopping Area (ASA3) Zone are similar in intensity to the wide range of uses and intensities already permitted on the site. The addition of office type uses within the new development will have no additional impacts beyond which may already occur through the wide range of existing permitted uses. The structure within which the proposed use is intended to be located is currently under construction and has received site plan approval. This ensures all the requirements of the By-law have been met and the proposed form and gross floor area are not too intense for the site. The proposed use is to be located in unit B.3 at a total GFA of 275m².

Form

The building within which the proposed medical dental office is to be located recently completed Site Plan Approval on January 28, 2016 and fulfilled all their conditions of approval on April 27, 2016. The development was subject to review by Urban Design Staff. Through consultation with Staff and alterations to the original plan the development proposal received approval from a design perspective. The building which the medical/dental office will be located in is also in keeping with the policies of the Official Plan which permits *“free-standing structure, developed on the shopping centre site along the street edge”*. Issues such as vehicular access; pedestrian safety and pedestrian connections; and the integration of development in terms of design, appearance and pedestrian access and vehicle maneuverability between or among sites have all been considered and addressed through the development of the node as well through the recent site plan approval of the new building where this use is proposed. (4.3.5.4. Form)

--	--



Zoning

The proposed Associated Shopping Area (ASA3) zoning is appropriate as it implements permitted uses within the designation and is in keeping with the zoning to the lands directly east that helps make up the commercial node on the northeast corner of Richmond Street and Fanshawe Park Road. The additional uses that would be permitted on the site along with the medical/dental office include clinics, day care centres, laboratories, medical/dental offices and professional/service offices. The use is also going in a new building which recently went through site plan approval limiting potential impacts the proposed use would have on the site as all relevant site plan issues have been addressed. The zone also limits office uses to 2000m² for “All office uses” within the zone which would then incorporates the commercial lands to the east.

The zone regulations of the recommended ASA3 zones are equal to or less restrictive than the existing ASA1/ASA2/ASA8 zones. Therefore, no new zoning performance measures are being introduced.

--	--

File: Z-8632
Planner: Mike Corby

London Plan Analysis

The London Plan was approved by Council on June 23, 2016 and will provide the future framework for planning and development in the City of London upon approval by the Province of Ontario.

The London Plan place type for 1740 Richmond Street is a ‘Transit Village’ which is intended to provide a broad range of residential, retail, service, office, cultural, institutional, hospitality, entertainment, recreational, and other related uses. Transit Villages promote mixed-use buildings with retail and service uses encouraged to locate at grade, and residential and non-service office uses located to the rear and upper floors of the building. The proposed medical/dental office use would be permitted within the Transit Village and the proposed medical dental office would not be considered a “non-service” office use therefore would be permitted on the main floor.

CONCLUSION

The recommendation is consistent with the policies of the Provincial Policy Statement (2014) and the Enclosed Regional Commercial Node Policies of the Official Plan. The recommended zone facilitates increased usability of the subject site by accommodating uses that are similar to, and compatible with, the existing uses in the surrounding area. The proposed built form and on-site parking is capable of supporting the requested medical/dental office without resulting in any negative impacts on to abutting uses.

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

--	--

File: Z-8632
Planner: Mike Corby

Bibliography of Information and Materials
Z-8632

Request for Approval:

City of London Zoning By-law Application Form, completed by Zelinka Priamo on behalf of CP REIT Ontario Properties Ltd., May 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.

Zelinka Priamo Ltd. *Planning Justification Report*, May 18, 2016.

Correspondence: (all located in City of London File No. Z-8632 unless otherwise stated)

City of London -

Geisen A., City of London Transportation. AMANDA inputted June 28, 2016.

Moore D., City of London Wastewater and Drainage Division. Email to M. Corby. June 28, 2016.

Departments and Agencies -

Creighton C., UTRCA. Letter to M. Corby. July 6, 2016.

Bezzina, J., London Hydro. Memo to M. Corby. July 5, 2016.

--	--

**File: Z-8632
Planner: Mike Corby**

Appendix "A"

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

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

A by-law to amend By-law No. Z.-1 to
rezone an area of land located at 1740
Richmond Street.

WHEREAS CP REIT Ontario Properties Limited has applied to rezone an area of land located at 1740 Richmond Street, as shown on the map attached to this by-law, as set out below;

AND WHEREAS this rezoning conforms to the Official Plan;

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

- 1) Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to lands located at 1740 Richmond Street, as shown on the attached map comprising part of Key Map No. A.102, from an Associated Shopping Area Commercial (ASA1/ASA2/ASA8) Zone, to an Associated Shopping Area Commercial (ASA1/ASA2/ASA3/ASA8) Zone.

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

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

PASSED in Open Council on August 30, 2016.

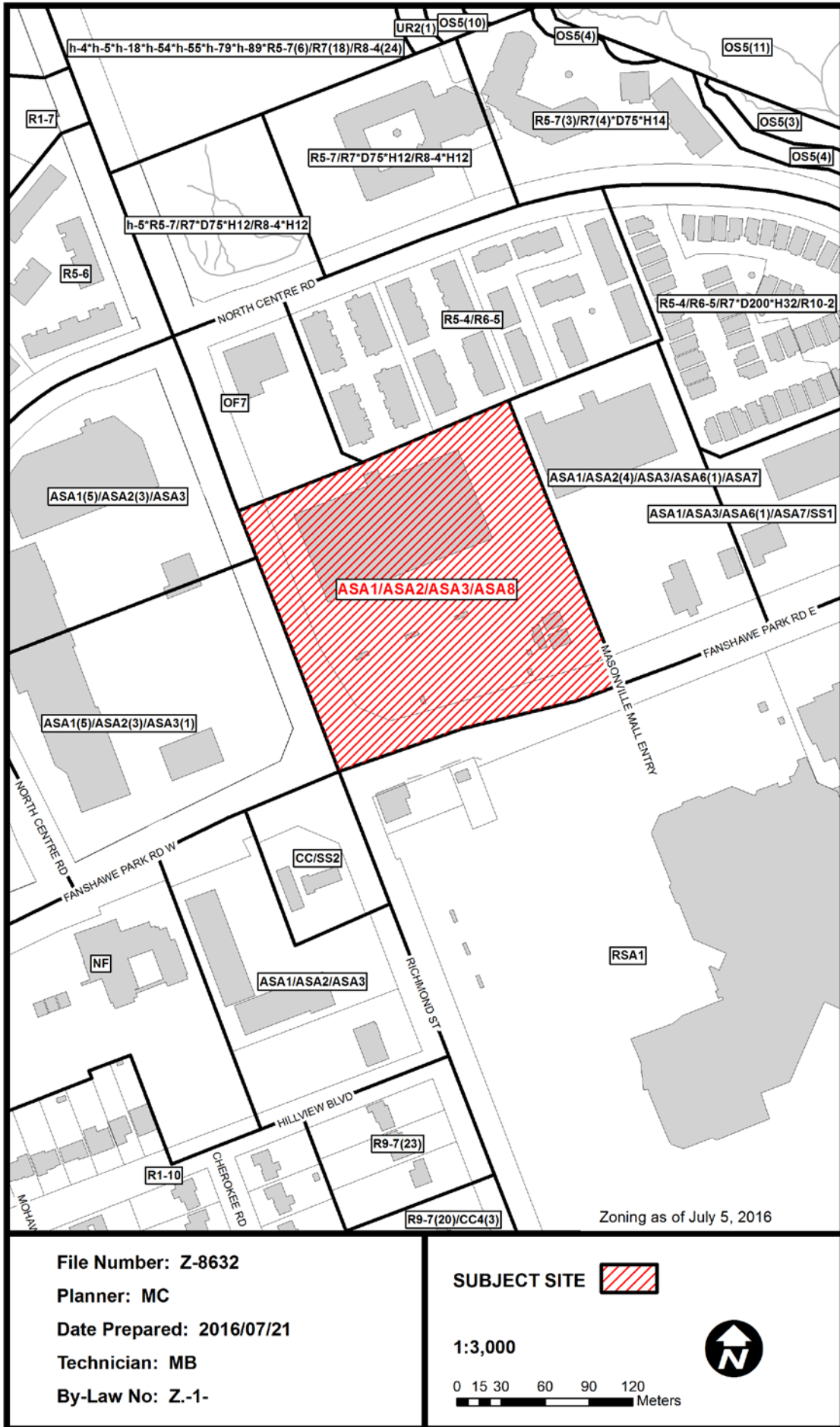
Matt Brown
Mayor

Catharine Saunders
City Clerk


First Reading - August 30, 2016
Second Reading - August 30, 2016
Third Reading - August 30, 2016

Empty boxes for Agenda Item # and Page #

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



File Number: Z-8632
 Planner: MC
 Date Prepared: 2016/07/21
 Technician: MB
 By-Law No: Z.-1-

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

