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File: OZ-8484
Sonia Wise

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| TO: | CHAIR AND MEMBERS PLANNING & ENVIRONMENT COMMITTEE |
| FROM: | JOHN M. FLEMING MANAGING DIRECTOR, PLANNING AND CITY PLANNER |
| SUBJECT: | APPLICATION BY: FARHI HOLDINGS CORPORATION 21 WHARNCLIFFE ROAD SOUTH PUBLIC PARTICIPATION MEETING ON SEPTEMBER 6, 2016 |

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| RECOMMENDATION |
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That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the application of Farhi Holdings Corporation relating to the property located at 21 Wharncliffe Road South:

- (a) The proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting on September 13, 2016 to amend the Official Plan to change the designation of the subject lands **FROM** a Community Facility designation, **TO** an Office/Residential Area designation; and **TO ADD** 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 September 13, 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 Regional Facility (RF) Zone, **TO** a holding Residential R8 Special Provision/Office Residential Special Provision (h-18*R8-4()/OR()*H12) Zone;
- (c) The Site Plan Approval Authority **BE REQUESTED** to consider the following design issues through the site plan process:
 - i) Provide enhanced landscaping features, including low rise masonry walls less than one metre high, of complementary material to the main structure, along Wharncliffe Road South in order to screen the parking area from the street;
 - ii) Formalize the pedestrian walkway to the main entrance of the building to delineate the pedestrian areas from the driving surface and provide safe pedestrian circulation;
 - iii) Formalize and delineate the pedestrian and cyclist connection from the Thames Valley Parkway to the building entrance;
 - iv) Maintain singular vehicular access from Wharncliffe Road South; and
 - v) Retain as many of the mature trees on site as possible by strategically locating landscape islands in the new parking lot areas.

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| PREVIOUS REPORTS PERTINENT TO THIS MATTER |
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None

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| PURPOSE AND EFFECT OF RECOMMENDED ACTION |
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The purpose and effect of the requested Official Plan amendment and Zoning By-law amendment is to permit the adaptive re-use of the existing building, (the London Children's

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Museum), for a range of uses including residential, office, clinic and personal service establishment uses.

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| RATIONALE |
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1. The proposed amendment is consistent with the Provincial Policy Statement 2014;
2. The proposed amendment is consistent with the Office/Residential Area policies of the Official Plan;
3. The proposed range of uses are complementary to the adjacent existing residential neighbourhoods; and
4. The proposal is a positive adaptive re-use of the existing building space which maintains the established built form.

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| BACKGROUND |
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| Date Application Accepted: April 16, 2015 | Agent: Zelinka Priamo Ltd |
| REQUESTED ACTION: Change Official Plan land use designation from a Community Facility Designation to the Office/Residential Designation. | |
| Change Zoning By-law Z.-1 from a Regional Facility (RF) Zone, to an Office Residential Special Provision/Residential R8 Special Provision (OR(_)/R8-4(_)) Zone, and permit: personal service establishment and clinic uses; a maximum gross floor area of 2,750m ² for office uses on all floors of the building; special provisions to recognize the existing location and form of the building; and a reduced landscaped open space. | |

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| SITE CHARACTERISTICS: |
| <ul style="list-style-type: none"> • Current Land Use - Children's Museum • Frontage - 52m • Depth - Irregular • Area - 7,636m² • Shape - Irregular |

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| SURROUNDING LAND USES: |
| <ul style="list-style-type: none"> • North - Park/river • South - Residential • East - Residential • West - Residential |

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| OFFICIAL PLAN DESIGNATION: (refer to Official Plan Map) |
| <ul style="list-style-type: none"> • Community Facility (CF) |
| EXISTING ZONING: (refer to Zoning Map) |
| <ul style="list-style-type: none"> • Regional Facility (RF) |

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LOCATION MAP

Subject Site : 21 Wharnccliffe Road South
 Applicant: Farhi Holdings Corporation
 File Number : OZ-8484

Planner : SW
 Created By : RN
 Date : 2016/05/12
 Scale : 1:2000

Legend

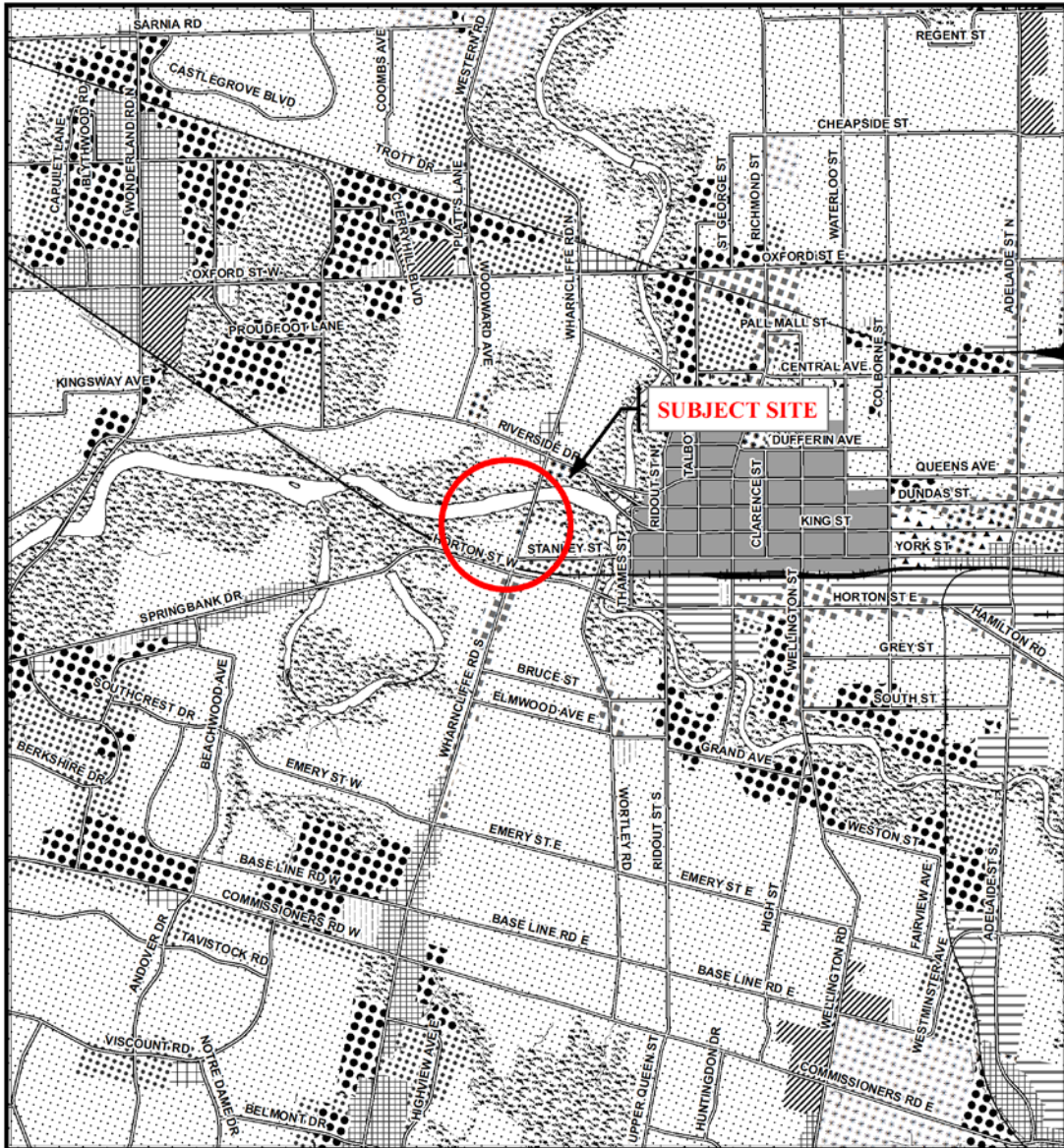
Subject Site

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



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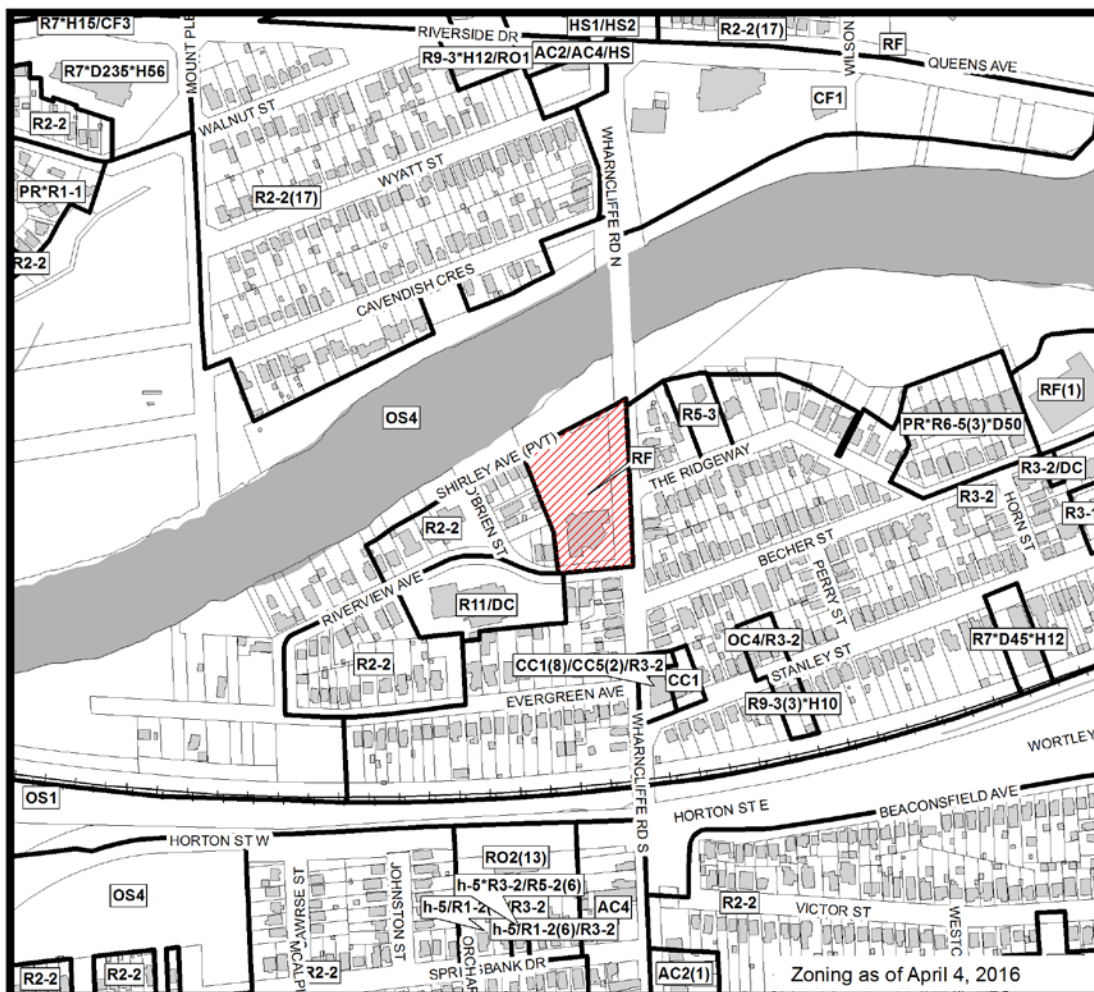
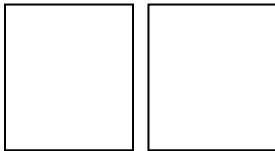
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| Legend | |
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| Downtown | Office/Residential |
| Wonderland Road Community Enterprise Corridor | Office Business Park |
| Enclosed Regional Commercial Node | General Industrial |
| New Format Regional 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 |

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| <p>CITY OF LONDON Department of Planning and Development</p> <p>OFFICIAL PLAN SCHEDULE A - LANDUSE -</p> <p>PREPARED BY: Graphics and Information Services</p> | <p>Scale 1:30,000</p> <p>Meters</p> | <p>FILE NUMBER: OZ-8484</p> <p>PLANNER: SW</p> <p>TECHNICIAN: RN</p> <p>DATE: 2016/05/12</p> |
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PROJECT LOCATION: e:\planning\projects\p_officialplan\work\consol00\excerpts\mxd_templates\schedule_a_b_w_8x14_with_SWAP.mxd



COUNCIL APPROVED ZONING FOR THE SUBJECT SITE: RF

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

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| <ul style="list-style-type: none"> R1 - SINGLE DETACHED DWELLINGS R2 - SINGLE AND TWO UNIT DWELLINGS R3 - SINGLE TO FOUR UNIT DWELLINGS R4 - STREET TOWNHOUSE R5 - CLUSTER TOWNHOUSE R6 - CLUSTER HOUSING ALL FORMS R7 - SENIOR'S HOUSING R8 - MEDIUM DENSITY/LOW RISE APTS. R9 - MEDIUM TO HIGH DENSITY APTS. R10 - HIGH DENSITY APARTMENTS R11 - LODGING HOUSE DA - DOWNTOWN AREA RSA - REGIONAL SHOPPING AREA CSA - COMMUNITY SHOPPING AREA NSA - NEIGHBOURHOOD SHOPPING AREA BDC - BUSINESS DISTRICT COMMERCIAL AC - ARTERIAL COMMERCIAL HS - HIGHWAY SERVICE COMMERCIAL RSC - RESTRICTED SERVICE COMMERCIAL CC - CONVENIENCE COMMERCIAL SS - AUTOMOBILE SERVICE STATION ASA - ASSOCIATED SHOPPING AREA COMMERCIAL OR - OFFICE/RESIDENTIAL OC - OFFICE CONVERSION RO - RESTRICTED OFFICE OF - OFFICE | <ul style="list-style-type: none"> RF - REGIONAL FACILITY CF - COMMUNITY FACILITY NF - NEIGHBOURHOOD FACILITY HER - HERITAGE DC - DAY CARE OS - OPEN SPACE CR - COMMERCIAL RECREATION ER - ENVIRONMENTAL REVIEW OB - OFFICE BUSINESS PARK LI - LIGHT INDUSTRIAL GI - GENERAL INDUSTRIAL HI - HEAVY INDUSTRIAL EX - RESOURCE EXTRACTIVE UR - URBAN RESERVE AG - AGRICULTURAL AGC - AGRICULTURAL COMMERCIAL RRC - RURAL SETTLEMENT COMMERCIAL TGS - TEMPORARY GARDEN SUITE RT - RAIL TRANSPORTATION "h" - HOLDING SYMBOL "D" - DENSITY SYMBOL "H" - HEIGHT SYMBOL "B" - BONUS SYMBOL "T" - TEMPORARY USE SYMBOL |
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| <p>CITY OF LONDON PLANNING, ENVIRONMENTAL AND ENGINEERING SERVICES</p> <p>ZONING BY-LAW NO. Z.-1 SCHEDULE A</p> <p style="font-size: small;">THIS MAP IS AN UNOFFICIAL EXTRACT FROM THE ZONING BY-LAW WITH ADDED NOTATIONS</p> | <p>FILE NO: OZ-8484 SW</p> <hr/> <p>MAP PREPARED: 2016/05/12 RN</p> <hr/> <p style="text-align: center;">1:5,000</p> <p style="text-align: center;">0 25 50 100 150 200 Meters</p> |
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PLANNING HISTORY

The site was initially developed as Riverview School which opened on May 26, 1916. The building was designed by L.E. Carrothers and J.V. Munro, and constructed by John Putherbough for \$53,500. In 1978 the school was closed due to declining enrolment and the Christian Academy of Western Ontario rented the school for the next three years.



Figure 1: Riverview School Under Construction: 1916 – Courtesy of Western University: Hines Studio fonds (AFC 341-S16-117)

The London Regional Children’s Museum bought the site in July 1981, and moved into the renovated space in September 1982. The property was sold in 2014 by the Museum to raise capital for a new location, though the existing operations continue through an agreement with the owner.

A portion of the site is traversed by the Thames Valley Parkway which is protected by an easement established in 1995. The easement allows the public to access and utilize the multi-use pathway without restriction, and provides the City with the authority to modify the location or layout of the pathway if considered necessary or appropriate.

SIGNIFICANT DEPARTMENT/AGENCY COMMENTS

London Hydro – May 7, 2015: No objection

UTRCA – May 22, 2015: Recommendation excerpted from memo

While the UTRCA is supportive of the proposed adaptive reuse of the existing building, we note that the parking area is proposed to be expanded as shown on Drawing A101 prepared by Philip Agar Architect Inc. (October 15, 2014) into the regulated area. As such, the UTRCA requests that the application be **deferred** so that the required geotechnical study can be prepared to confirm the extent of the hazard/development lands. Our staff would be pleased to meet to discuss our submission requirements for the geotechnical study.

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UTRCA – August 4, 2016: Acceptance excerpted from memo

Further to our comments dated April 28, 2016, the Upper Thames River Conservation Authority (UTRCA) has reviewed the **Geotechnical Slope Assessment – Parking Lot Expansion 21 Wharncliffe Road South London, Ontario** prepared by Golder Associates dated November 2015, revised June 2016. We are satisfied with the report and have no objections to the application to amend the Official Plan and Zoning By-Law.

We remind the applicant that the UTRCA has jurisdiction over lands within the regulated area and that landowners are required to obtain written approval from the Conservation Authority prior to undertaking any site alteration or development within this area including filling, grading, construction, alteration to a watercourse and/or interference with a wetland.

Bell – June 1, 2015:

A detailed review of the Official Plan Amendment and Zoning By-Law Amendment application has been completed and an easement may be required to service the subject property, depending on a review of more detailed applications under the Planning Act.

Please be advised that Bell Canada requests to be circulated on any future draft plan of subdivision, draft plan of condominium, site plan, or any other development application, that is proposed to implement the subject Official Plan Amendment and Zoning By-Law Amendment application. Through these processes, Bell Canada will provide a more detailed review and comments with respect to any requirements Bell Canada may have to service the subject property.

WADE – May 19, 2015:

The Owner is to demonstrate all existing sanitary outlets currently accessible to the existing building and the subject lands.

The Owner's consulting engineer is [to] confirm under present conditions the population count, or the maximum daily discharge from the building, or plumbing fixture count that is tributary to each of the respective sanitary outlets available to the subject lands.

Urban Design – May 21, 2015:

- Maintain the pedestrian path on the site from the Wharncliffe Rd. S., in the northeast portion, to the mid-block connection out to Riverview Ave.
- Provide a larger landscape buffer along the north property line, adjacent to the river corridor and pathway system, to minimize the impact of the parking on the open space.
- Formalize the pedestrian walkway to the main entrance of the building to delineate the pedestrian areas from the driving surface and provide safe pedestrian circulation.
- Retain as many of the mature trees on site as possible by strategically locating landscape islands in the new parking lot areas.

CN Rail – May 2, 2016

- Memo of CN criteria for sensitive developments in proximity to a main line provided, to be considered through site plan approval.

Transportation – April 19, 2016

Transportation has reviewed the zoning application for 21 Wharncliffe Road South and offers the following comments:

- A road widening dedication of 18.0m from centre line is required along Wharncliffe Road South, a 6.0mx6.0m day light triangle is also required at the corner of Wharncliffe Road South and Riverview Ave.
- Transportation has reviewed the transportation impact study (TIA) provided with the application and generally agree with the study, however as noted in the TIA the MTO

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warrant for a left turn lane was met and should be included in the TIA as a recommendation for installation. For a full access to the site the construction of a left turn lane will be required.

- The parking study provided as part of the TIA is acceptable.

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| PUBLIC LIAISON: | On May 6, 2015, Notice of Application was sent to 92 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 May 7, 2015. A "Possible Land Use Change" sign was also posted on the site. | 6 replies were received |
| <p>Nature of Liaison: Request to change Official Plan land use designation from a Community Facility Designation to the Office/Residential Designation.</p> <p>Request to change Zoning By-law Z.-1 from a Regional Facility (RF) Zone which permits adult secondary schools, ancillary residential and/or hostels and accommodations, together with permitted uses in this zone, places of worship, commercial parking structures and/or lots, commercial schools, community colleges, day care centres, elementary schools, emergency care establishments, group home type 2, hospitals, institutional uses, libraries, nursing homes, private schools, recreational buildings, secondary schools, stadia, supervised residences, and universities; to an Office Residential Special Provision/Residential R8 Special Provision (OR(_)/R8-4(_)) Zone which permits apartment buildings, handicapped person's apartment buildings, stacked townhousing, senior citizen apartment buildings, emergency care establishments, continuum-of-care facilities, office-apartment buildings, group home type 2, lodging house class 2, offices, medical/dental offices, and the additional uses of clinic and personal service establishment.</p> <p>There is also a request to permit a maximum gross floor area of 2,750m² for office uses on all floors of the building, and for special provisions to recognize the existing location of the building with regards to the front yard setback, exterior side yard setback, parking area setback, and building height, as well as a reduced landscaped open space.</p> | | |
| <p>Responses: 1) Requests for additional information or clarification of proposal, 2) Concern for operation and continuation of existing multi-use pathway, 3) concern for overflow parking on local streets</p> | | |

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| PUBLIC LIAISON: | On April 12, 2016, Notice of <u>Revised</u> Application was sent to 90 property owners in the surrounding area. Notice of <u>Revised</u> Application was also published in the <i>Public Notices and Bidding Opportunities</i> section of <i>The Londoner</i> on April 13, 2016. A "Possible Land Use Change" sign was also posted on the site. | 7 replies, and 41 participants in community organization survey were received |
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Nature of Liaison: Request to change Official Plan land use designation from a Community Facility Designation to the Office/Residential Designation.

Request to change Zoning By-law Z.-1 from a Regional Facility (RF) Zone which permits adult secondary schools, ancillary residential and/or hostels and accommodations, together with permitted uses in this zone, places of worship, commercial parking structures and/or lots, commercial schools, community colleges, day care centres, elementary schools, emergency care establishments, group home type 2, hospitals, institutional uses, libraries, nursing homes, private schools, recreational buildings, secondary schools, stadia, supervised residences, and universities; to an Office Residential Special Provision/Residential R8 Special Provision (OR(_)/R8-4(_)) Zone which permits apartment buildings, handicapped person's apartment buildings, stacked townhousing, senior citizen apartment buildings, emergency care establishments, continuum-of-care facilities, office-apartment buildings, group home type 2, lodging house class 2, offices, medical/dental offices, and the additional uses of clinic and personal service establishment.

There is also a request to permit a maximum gross floor area of 2,750m² for office uses on all floors of the building, and for special provisions to recognize the existing location of the building with regards to the front yard setback, exterior side yard setback, and building height. An additional special provision is requested to permit a reduced parking rate for converted medical/dental office uses from 1 space per 20m² of gross floor area to 1 space per 29m² gross floor area, or a reduction in the number of parking spaces from 138 required to 100 provided.

Responses: 1) Request to shift the existing location of the crosswalk further south to Evergreen Avenue to enable left turns north on Wharncliffe Road South 2) Allow permeability through the site to enable informal connection and casual access to the multi-use pathway 3) retain the architectural integrity of the building 4) maintain or enhance the on-site green space 5) screen the parking area from the pathway and neighbours 6) restrict height of building and limit additions (no high rise) 7) concerns for impact on vehicular traffic circulation, congestion, and parking 8) do not allow a vehicular entrance off of Riverview Ave to limit parking on local streets, 9) manage stormwater on site, 10) keep garbage at NE corner of site, 11) remove metal shed and restore grass/landscaped open space, 12) remove parking spaces closest to west boundary

ANALYSIS

Subject Site

The subject site is located on the west side of Wharncliffe Road South, north of Riverview Avenue and south of the River Forks Park West and Thames River. The site is located within one kilometer of the downtown and is connected directly by the Thames Valley Parkway multi-use path. The site has a total lot area of 7,636m², with a frontage on Riverview Avenue of 52m and an exterior side yard of 131.8m along Wharncliffe Road South. The building is situated near the south of the site along Riverview Avenue, with parking and landscaping located towards the north.

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Figure 2: Existing Building Southeast Façade – July 13, 2016

Proposal

The proposal is to adaptively re-use the existing building for a range of residential and/or office uses. The requested amendment will allow for the conversion of the entire building to residential uses; the entire building converted to office space; or a mix of both. There are two additional uses of clinic and personal service establishment which are also requested to be permitted on site. The requested uses are intended to allow for future flexibility as the exact use of each floor has not been identified at this time.

Provincial Policy Statement 2014

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 (1.1.1 a) PPS). The proposed residential, office, personal service and clinic uses represent an appropriate range of uses for the site which positively integrates with the surrounding established community.

Settlement areas are the focus for growth and development, as the vitality of settlement areas is critical to the long-term economic prosperity of communities (1.1.3 PPS). The site represents an adaptive re-use of an existing site within a built-up area in proximate distance to the Downtown Area. Land use within settlement areas shall be based on densities which efficiently use land and resources, and are appropriate for and efficiently use the infrastructure and public service facilities which are planned or available and support active transportation (1.1.3.2.a) & 1.4.3.d)). The site appropriately re-purposes an existing building and efficiently utilizes the existing infrastructure and public service facilities, and supports public and active transport with direct access to the multi-use pathway network.

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 building was initially constructed in 1916 and has contributed to defining the character of the area for the past century. The property was recently added to the heritage inventory and the retention of the built form is a positive outcome for the surrounding neighbourhood.

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

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diversified economic base to meet long term needs (1.3.1 PPS). The site is suitable for office conversion, which would provide employment lands and moderately broaden the existing office stock. The PPS also 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).

Section 2.6 Cultural Heritage and Archaeology of the PPS requires conservation of cultural heritage and archaeological resources or areas of archaeological potential prior to site alteration or development is permitted. The site has been identified as an area having potential archaeological significance, and a holding provision will be applied to address any potential prior to development.

Official Plan

Location

The Office/Residential Area designation is intended to promote office/residential projects in areas close to the Downtown to serve as a transition to less intensive residential neighbourhoods. In accordance with section 5.3.2 & 5.3.4, the preferred locations for the Office/Residential Area designation are those areas adjacent to, or in close proximity to, the Downtown, which abut arterial or primary collector roads. The subject site is located along the arterial Wharncliffe Road South and within proximate distance of the Downtown, with a direct connection via the Thames Valley Parkway (TVP). The adaptive reuse allows for a change of use while maintaining the scale and form of the existing building in an established neighbourhood. There are two existing areas designated Office/Residential Area located on the east side of the downtown core, but there is no Office/Residential Area designation found west of the downtown.

Use

The main permitted uses in the Office/Residential designation are residential apartments, small scale stand-alone offices, office conversions, and office and residential uses within mixed-use buildings. Secondary uses which may be permitted as accessory uses include personal services; financial institutions; convenience stores; day care centres; pharmacies; laboratories; clinics; studios; and emergency care establishments.

The proposed amendment is seeking permission to use the building entirely for residential uses, entirely for office uses, or a mix of both. Despite the intention of the Office/Residential Area designation to facilitate a mix of residential and office uses within the same building, the designation also permits both small-scale office-only buildings and residential-only apartment buildings as stand-alone uses.

There is also a request to allow two additional uses of clinic and personal service establishment which are contemplated as secondary uses in the Official Plan policies. The site is located within a well-established, mainly residential community, and the proposed range of uses provide an appropriate interface to the neighbouring dwellings and the arterial corridor of Wharncliffe Road South. The use of the existing building represents a unique opportunity to convert and utilize existing space that is an alternative to a traditional office layout, and does not represent a substantial amount of office floor area that would undermine the downtown as the primary office centre.

Intensity

The Downtown is the most prominent and concentrated location for office space in the city, and office development outside of the downtown is provided at a limited scale to preserve the integrity of the Downtown. For this reason, the policies limit the scale and form of office development in the office designations, and direct consideration to the impact of the office

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development on the projected office space demand for both the Downtown and the City.

Office

In the Office/Residential Area designation, office uses are intended to be small-scale which generally equates to the two bottom floors of a mixed use building, or a total of two storeys for a stand-alone office building. The maximum gross floor area (GFA) permitted for office uses as specified in the Official Plan is 2,000m², and the proposed development is to allow for the total building floor space of 2,750m² to be used for office. The request is for 750m² more office space than is currently permitted which is considered a reasonable and minor increase for the converted office space in order to allow the entire building to be utilized for the office use, which will complement and not compete with the Downtown for office supply. The adaptive re-use of the existing building increases the viability of the heritage listed structure and can result in less usable floor area as existing utilities, infrastructure or structural elements must be assimilated into the building design and allocated toward the floor area cap, whereas new buildings can be purpose-built to maximize the leasable floor area.

Residential

The Office/Residential Area designation permits residential densities and heights similar to those allowed within the Multi-Family, High Density Residential designation, and the Zoning By-law specifies maximum densities and height based on the nature and scale of adjacent land uses, and the minimum proportion of a building floor area which may be devoted to residential use. One potential outcome of the proposal is to allow the entire building (2,750m²) to be used for residential units which could result in approximately 58 units. The maximum density permitted within the high density residential designation of 150 u/ha, and a scenario with 58 units on a site with a total area of 7,636m² would result in a density of 76 u/ha which is well within the intended range.

Secondary Uses

The requested uses of personal service establishment and clinic are both considered to be secondary or complementary uses to the main office or residential uses. The personal service establishment use is associated with a maximum floor area of 150m² in the Office/Residential Zone to ensure the use is small in scale and accessory to the main uses. The clinic use does not have an existing associated gross floor area maximum which allows flexibility when combined with a less intensive use, though it would be restricted in size by other factors, such as the amount of required parking.

Transportation

A Transportation Impact Study (TIS), was prepared by Paradigm Transportation Solutions Limited, to determine the impact of the additional traffic generated by the development and analyze the current and projected traffic volumes. The 'worst case scenario' was considered by the study which was the entire building used for medical/dental facilities. The trip generation for the AM peak hour would be a total of 73 vehicles based on movements of 58 into the site and 15 out of the site. The trip generation for the PM peak hour is 103 vehicles which is based on 28 movements in, and 75 trips out. The existing traffic associated with the museum operation was subtracted from the totals to produce the net increase in traffic. The traffic generated by the conversion will be accommodated by the existing transportation network, and the results of the TIS have been accepted by the Transportation Planning and Design Division.

The proposal will support local transit as there is direct access to LTC route 12 along Wharncliffe Road South, and four additional bus routes (5, 11, 23 & 26) within 300m. There is also convenient access to the Thames Valley Parkway multi-use pathway which provides active connectivity for pedestrians and cyclists to the downtown and broader city.

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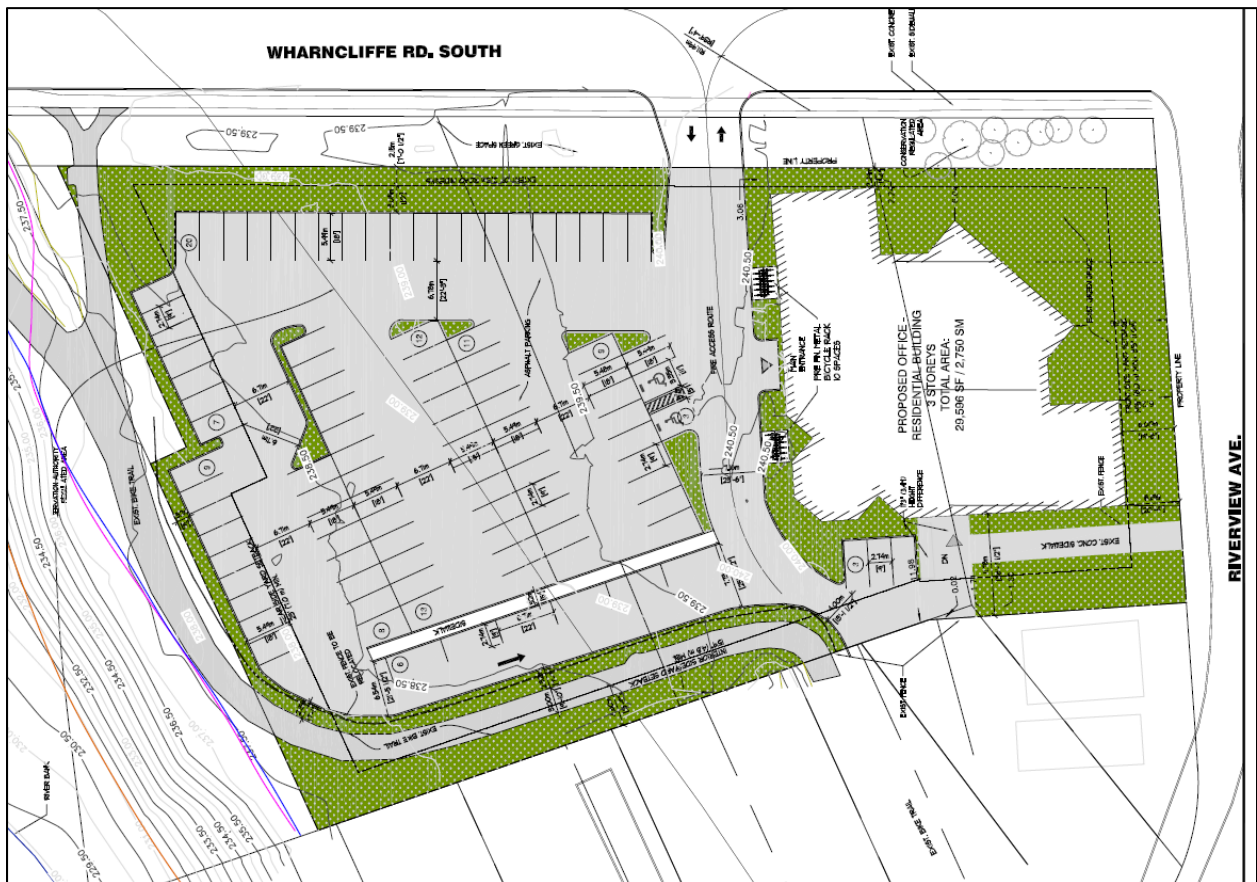


Figure 3: Conceptual Site Plan

A Municipal Class Environmental Assessment (EA) Study for the Wharncliffe Road South corridor from Becher Street to Commissioners Road West is currently underway.

The City of London 2030 Transportation Master Plan (TMP) recommends widening Wharncliffe Road South from Becher Street to Springbank Drive from 2 lanes to 4 lanes as well as the possible widening of the Canadian National Railway (CNR) Subway, and optimization of the Wharncliffe Road South corridor from Horton Street to Commissioners Road West. This Class EA will confirm the corridor needs, identify and assess a range of planning and design alternatives and consider optimization measures which could possibly include: intersection improvements, road cross-section improvements, access management and transit priority measures.

Parking

Parking rates are determined by individual uses, and as there are a number of different uses proposed for the site, the parking requirements will vary. Parking for the site is considered for the various identified scenarios, as well as the more intensive potentials, as there is currently no available plan detailing the specific uses. Depending on the mix of uses of the building, the various parking scenarios may have low, medium or high parking demands.

For the residential conversion of the building, the demand is calculated at a rate of one space per unit, which would result in 58 required parking spaces for a possible 58 residential units. If the entire building is to be converted for office uses, the demand is based on gross floor area (GFA), with one space required per 45m² of converted office GFA, which would equate to 62 required parking spaces based on the total building GFA of 2,750m². The site is proposing to accommodate 100 parking spaces which would meet and exceed the minimum requirements for either an entirely residential, entirely office, or mixed residential/office outcomes.

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If the building is converted for medical/dental office space, the demand is based on one space per 20m² of GFA which is a more intensive rate equalling 138 spaces. The site is proposed to accommodate 100 spaces which is a reduction of 38 parking spaces. A parking justification was provided through the TIS which assessed the demand for on-site parking based on the medical/dental office rate. The study found that the actual demand would be satisfied with the provision of 95-101 parking spaces. The proposal is to provide 100 spaces which is within the identified minimum amount required to support the proposed uses if the parking demand is 138 spaces or less.



Figure 4: 3D View – Google – April 2015

If the building is converted for a use with a higher parking rate such as clinic or personal service establishment which requires 1 space per 15m² GFA, the total number of parking spaces would require 184 spaces which would exceed 138 spaces and may lead to a negative outcome for the site and surrounding area. In such an instance, it would be appropriate to use a portion of the building for the higher intensive uses, but not the entire building. The City has accepted the results of the parking justification report and a special provision will be included to allow a parking provision of 100 spaces where the parking demand is for 138 spaces or less. The special provision provides flexibility to facilitate mixed use outcomes for the building without stipulating individual GFA maximums for individual uses.

Form

The scale and form for new developments is guided by the policies in section 5.3.3 which intends that development in the Office/Residential Area should provide for a transition between the heights and densities of the downtown to those in established residential neighbourhoods. The building has a total height of three storeys, which is in keeping with the one and two storey dwellings in the existing neighbourhood. The proposal is for an adaptive re-use which will modify the interior of the existing building, but will not result in major changes to the exterior built form. If a new build situation occurs instead, the regulations of the base zones will apply, and a special provision will restrict the height to that of the existing built form which is 12m.

The building is situated towards the south of the site near the corner of Riverview Avenue and Wharncliffe Road South, with the main entrance towards the north of the building. There are play structures associated with the Children’s museum located towards the north of the site which are intended to be removed to provide for parking once the museum ceases and the

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**File: OZ-8484
Sonia Wise**

building is converted. The existing vehicular access to Wharncliffe Road South is located opposite The Ridgeway and is proposed to be maintained to continue to provide a singular vehicular access for the site.

Upper Thames River Conservation Authority (UTRCA)

A portion of the north boundary of the site is within the UTRCA regulated boundary to address slope stability, which requires a section 28 permit for any development. The proposal is to convert a portion of the site from landscaped open space to hard surfacing for additional parking spaces. A geotechnical study was accepted by the City and UTRCA to support the proposed construction on the portion of the site nearest to the river.

Archaeological Potential

A portion of the site is within an area identified as having potential archaeological significance. A stage 1 assessment has been accepted by the City, which identified the need for a stage 2 assessment prior to development. No grading, development, or disturbance of the site is permitted until a stage 2 archaeological assessment has been undertaken and accepted to the satisfaction of the Ministry of Citizenship, Culture and Recreation, and the City of London, and a holding provision will be added to the zone to ensure the assessment occurs prior to development.

Heritage

The building was initially constructed circa 1916 as Riverview School designed by L. E. Carrothers and J. V. Munro. Riverview School was closed as school in 1978 and 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.

The site was considered by the London Advisory Committee on Heritage on May 11, 2016 to determine whether the property should be added to the heritage inventory. Consideration was given to the exterior and interior details and a motion to add 21 Wharncliffe Road South to the register was approved by Council at the May 31, 2016 meeting to include the following features:

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.

Thames Valley Multi-Use Pathway

A portion of an existing multi-use pathway is located on the subject site which connects the path along the Riverforks Park–West, to Riverview Avenue, and to the broader pathway network. There is an existing easement in favour of the City for the use and provision of the pathway. The initial proposal was to shift the pathway further west to provide greater flexibility and function for the site layout, though the revised plan now maintains the pathway in the existing location. Revisions have been made to the conceptual site plan to accommodate this feature, and any future proposal to adjust the pathway would require the consent and approval of the

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City.

Z-1 Zoning By-law

Office Residential (OR) Zone

The Office Residential (OR) Zone normally regulates offices and residential uses within mixed-use buildings within the transition areas between the Downtown and nearby residential neighbourhoods. The Office Residential (OR) Zone permits office-only, stand-alone uses, as well as mixed-use office and residential buildings. The OR Zone will also permit the residential conversion of the structure and the two requested secondary uses of clinic and personal service establishment.

The recommended special provisions will recognize the deficient front and exterior side yard setbacks associated with the location of the existing building, as well as the existing building height. Additional special provisions will allow for an increased gross floor area for office uses up to the full building GFA of 2,750m², and to allow for the provision of 100 parking spaces whereas up to 138 are required.

Residential (R8-4) Zone

The Residential R8-4 Zone is compounded with the OR zone to allow for residential and apartment building uses. The R8 zone permits residential uses in a medium density form.

Similar to the OR zoning regulations, special provisions will recognize the existing height of the building and the deficient front and exterior side yard setbacks. Additional provisions will allow for an increased density of up to 76 units per hectare whereas 75 units per hectare is the maximum, and to allow for the provision of 100 parking spaces whereas up to 138 are required.

Holding Provision (h-18)

The h-18 holding provision is applied to require a stage 2 archaeological assessment to be accepted prior to development to address any potential archaeological significance.

London Plan

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 adoption and endorsement by the Province of Ontario.

The London Plan place type for 21 Wharnccliffe Road South is 'Neighbourhood' with frontage onto a Civic Boulevard (Wharnccliffe Road South). The permitted uses for this site would range from stacked townhouses to low-rise apartments as well as emergency care establishments, rooming houses, and supervised correctional residences. The London Plan directs various office and commercial floor space to the intersection of a Civic Boulevard and Neighbourhood Connector, and the subject site is at the corner of a Civic Boulevard and Neighbourhood Street.

The proposed residential uses are generally consistent with the intended function of the Neighbourhood Place Type, though the proposed office and commercial uses are not contemplated for this location.

CONCLUSION

The site provides a unique opportunity to reuse the existing built form which provides an alternative to a new-build situation. The proposed re-use of the building for residential, office, clinic and personal service establishment uses is compatible with the surrounding, primarily

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**File: OZ-8484
Sonia Wise**

residential land uses. The proposed office and/or residential uses provide an appropriate interface to the busy arterial corridor of Wharnccliffe Road South and revitalizes an existing site.

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| PREPARED BY: | SUBMITTED BY: |
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| 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 | |

/sw

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

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File: OZ-8484
Sonia Wise

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

| <u>Telephone</u> | <u>Written</u> |
|------------------|------------------|
| Mike Abbott | Robin Morrison |
| | Briana Belcove |
| | Sandra Carson |
| | Christine Dirks |
| | James Cambridge |
| | Nicole St. John |
| | Ethan Ling |
| | Maureen Morrison |

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**File: OZ-8484
Sonia Wise**

Insert written responses received

On May 15, 2015, at 10:17 AM, Robin Morrison <[REDACTED]> wrote:

Dear Ms. Parks:

Im trying to better understand what is likely to happen at the Children's Museum site regarding Farhi's application for a zone change. Can you advise as to the next step in better understanding the reality of this application?

I reside in the direct vicinity of the Museum, our very small community is currently being impacted by the Hospital's purchase and remodelling of the Bethesda Centre property - most if not all of the area residents are feeling unsettled about whether Mr. Glendining will in fact strive to adhere to our earlier neighbourhood concerns brought forth through several meetings last Fall.

Big business as we all know, does pretty much what it wants most of the time and the agendas of both of these developers/ business owners (Farhi & Victoria Hospital) were certainly on the table quite some long ago.

A perfect example of the neighbourhood dread occurred today at 2 a.m. and again a short time later - so twice during the night - four fire trucks and a platoon chief arrived in full emergency mode to the hospital's new property - which is currently empty.

Big business is reviled for its lack of spending on the appropriate areas to ensure respect for those around it.

Their mindless zeal to acquire, develop and reap - their ability to navigate with as little information as possible divulged to the public followed by the frankly stupid systems that assault people's sense of space and peace - whilst the business owners continue to appeal only to the powers that can grant them more leverage to do so, is what I am concerned about and I really want to know as much of the truth as I can get a hold of before May 27th.

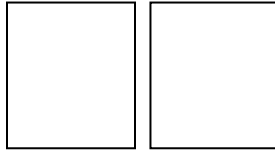
I'm told the green space will evaporate with Farhi's plans - plus - because all the various possibilities of what 'might' occur are ALL listed in the Zoning App., how could one possibly make an astute comprehension of what is in store?

If you can also advise on how to proceed regarding the Crosswalk light on Wharncliffe at Riverview being changed to a traffic light? It's already getting impossible to merge onto Wharncliffe and the hospital hasn't even moved in yet. Combined with Farhi's activities this is an accident waiting to happen.

I appreciate your efforts and wish you a relaxing long weekend!
best regards,
Robin

From: Sandra (Sam) Carson [REDACTED]
Sent: Monday, May 25, 2015 9:55 AM
To: Wise, Sonia; [REDACTED]; [REDACTED]
Subject: Zoning bylaw change 21 Wharncliffe Road South

I would like to express my thoughts about the proposed changes to the Children's Museum. I have lived on Evergreen , one street over, for 23 years. I have seen the bike path go through (without community consultation) , a proposal twice for a community garden (twice requiring a petition negating it), Bethesda's "paving paradise to put up a parking lot " and now the purchase of 21 to do what with? In reviewing the document I am not able to discern exactly what will happen to the bike path. The picture is very grainy. (Our ultra slim street becomes very



**File: OZ-8484
Sonia Wise**

congested during even parking so additional parking has always been an issue.) As long as consideration is given to maintain the existing bike route, and the smooth, safe flow of traffic on Wharncliffe (maintain the crosswalk minimally), I see no major problems with the proposal. I do expect that someone with some knowledge of traffic flow will be reviewing the impact of these changes to the area prior to any decisions being made. Farhi Holdings has made many purchases of older, historical buildings in the city centre. I would expect he would treat this hidden gem in a residential area as a example of how good collaboration with the community can work for everyone. Thank you. Sandra Carson. [REDACTED]

From: Briana 'Bri' Blencowe [mailto:[REDACTED]]
 Sent: Wednesday, October 14, 2015 10:07 AM
 To: Helmer, Jesse
 Subject: Concern with Rezoning request by Zelinka Priamo for Children's Museum

Hello Jesse

I have lived in London my whole life and currently live in your ward. It has come to my attention that in March of this year there was a request made to rezone the property of the Children's Museum. I would like to know more on where the city is currently standing on this and what position you are taking in this change?

I ask as the concern I have is what it will do to the Multi Use Path and traffic flow in the area as it is the main artery for pedestrians into downtown from the west end of the city. I grew up in the west end and utilized that space to get many of my day jobs over the years. To this day I still regular bike ride from home on the path to the west along with join in many group runs in that area from Gibbons.

I am aware of groups out of Runners Choice, Running Room, New Balance, London Pacers and MEC that have runs through there. This does not include the many bike groups that also utilize the pathway. I understand that Warncliff Street has been a suggested alternative but feel this maybe a unsafe based on the traffic in on the road as it is hard enough to turn out of there with car. I understand there is a pedestrian cross walk but feel it could cause more traffic for cars if the number of people using the path no longer have the under bridge access in the area.

Thanks for your time.
 Briana Blencowe
 [REDACTED]

From: Ethan L [mailto:[REDACTED]]
Sent: Wednesday, May 04, 2016 1:04 PM
To: Wise, Sonia; Park, Tanya
Subject: OZ-8484: 21 Wharncliffe Road

Dear Ms. Wise;

As a resident of 55 Riverview Ave., and with regard to application OZ-8484 I am submitting the following comments.

Summary:

Official Plan:

- Good adaptive reuse of building
- Council should consider designation of the existing structure (unique architectural and cultural significance)
- Confused as to how Office/Residential is to be met when only Office seems to be proposed?

Zoning:

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- Again, question the mixed-use nature of the building if applicant requesting all floors to be used for offices?

Site Plan/Planning Impact Analysis:

- Planing to mitigate increased asphalt
- catch basins to reduce direct runoff to river
- remove three parking spaces adjacent building as too impactful on neighbours
- remove existing metal shed and restore grass/landscaped open space
- keep garbage storage at extreme NE of property
- ensure existing buffers, including wall and stairs, are maintained and/or enhanced, and shown on the plan.
- Keep lighting low, ambient and as minimally intrusive as necessary (similar to 54 Riverview Ave. - LHSC)

Commentary:

I believe the adaptive reuse and preservation of this culturally important gateway feature is great, and I'm happy to see this structure getting a potentially new life. The existing building is a great buffer between busy Wharncliffe and the adjacent neighbourhood, it has demonstrated its compatibility with the neighbourhood for many decades, it serves as a gateway feature. as per the Official Plan, I hope that Council would consider the designation of this heritage resource, as these large old schools are unique and amazing character structures that deserve to be preserved, notwithstanding some of the exterior alterations that have been undertaken by the Children's Museum. If anything, the use of the building as the Regional Children's Museum should up the ante with regard to the cultural heritage of this particular building.

I wonder however, if "Office/Residential" is the designation being sought, why the application indicates that the entire (2,750m²) building may be used for offices? Would this not then implement a straight office designation, and go against the intent of the Office/Residential designation, which permits "office and residential uses in mixed-use buildings", and goes on to state that, "...Office uses in apartment buildings are to be located on the lower floor levels"? How would this building be considered mixed-use if it only has a singular (office) use... even if it has many offices?

Section 5.4.2.ii of the Official Plan indicates that Staff will be reviewing the *"measures planned by the applicant to mitigate any adverse impacts on surrounding land uses and streets which have been identified as part of the Planning Impact Analysis."* I present the following concerns with regard to the design of the site, submitted by the applicant. I hope that they will be addressed either through the Planning Impact Analysis, or the Site Plan Process, or both. I would urge Council to require a "Public Site Plan" process to ensure the significant exterior changes/alterations are able to be considered by the neighbourhood.

Planning Impact Analysis/Site Plan:

- a) Parking Area/Pavement: This proposal represents a massive increase in the paved area of the property. I request that proper drainage, and mitigation of the increased heat be considered through the following measures: Catch basins and no runoff directed off site, especially not toward the river. Maintenance of existing trees and the creation and maintenance of landscaped islands, improved screening of the dwellings to the west from the vehicles which will now be much closer to the existing homes through vegetation, not more hard surfaces.
- b) Lighting: Lighting sensitive to the neighbours with regard to height and intensity is preferred. Please refer applicant to 54 Riverview Ave (LHSC) where new lighting was introduced in the parking lot that does not affect adjacent properties. This lighting is approximately 36" tall, not overly bright, and is turned off overnight.

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**File: OZ-8484
Sonia Wise**

- c) Bike Path: Please ensure adequate, clear and safe delineation of the bike path from the traveled portion of the parking area is maintained, and that the current routing of the path itself is maintained/enhanced through this application.
- d) Garbage collection: Please ensure that garbage storage and collection is done at the extreme North and East of the property (closest to Wharncliffe Road and furthest from residences) to avoid unnecessary odors and noises.
- e) Existing metal "garbage shed": There is an existing green metal shed near the SW corner of the property which is currently used for garbage storage. The building is home to skunks, is in a state of great disrepair, and needs to be removed as soon as possible to help clean up the site, reduce the nuisance and odors caused by hot garbage and skunks. This accessory structure is not shown on the plan provided.
- f) Parking area at the foot of the existing stairway: There are three parking spaces proposed, on the west side which would greatly impact the enjoyment of the backyards of neighbouring properties; these spaces are too close to the residential, do not feature a reasonable (3.0m) landscaped buffer, and would seem to remove the existing brick and stone wall which divides the property from the neighbouring residences. Please amend the parking area in the requested zone in order to reflect the removal of these proposed spaces, as they are too close to the property line, seem to require the removal of the existing (and beautiful) brick and stone wall, and possibly the demolition of the stairway that is currently there. The wall and stairway, which currently act as a perfect buffer between the uses, is also not shown on the plan.

Zoning:

With regard to the Zoning, I understand that Offices and Medical/Dental Clinics are permitted uses in the OR Zone Variation, but again question how a zone that clearly speaks to "offices and residential uses within mixed-use buildings" would permit just offices?

Thank you for taking the time to consider this (lengthy) list of requests with regard to the application.

I look forward to hearing about the outcome.

Sincerely,

Ethan Ling
55 Riverview Ave.

From: Maureen Morrison [mailto:]
Sent: Monday, May 09, 2016 11:34 AM
To: Wise, Sonia; Park, Tanya
Cc:
Subject: OZ-8484

Dear Sonia,

I hope we are not too late to comment on the above application. We are in receipt of the revised notice of Application dated April 13, 2016 regarding the property located at 21 Wharncliffe Road South.

We are concerned about the reduced number of parking spaces referred to in the application. As it is now, we are impacted by the number of cars accessing that property who currently park on the Ridgeway.

A public meeting is referred to in the notice; however I don't see a date.

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File: OZ-8484
Sonia Wise

Can you please give us an update of what is happening with this application.

Thank you,

Maureen Morrison
Gabriel Giannantonio
42 The Ridgeway



Revised Notice of Application to Amend the Official Plan & Zoning By-Law

Attention: Sonia Wise

Re: OZ-8484 for the property at 21 Wharncliffe Road South

Dear Ms. Wise,

Please see the attached collected data from the Riverforks Community Organization respondents.

In summary, the themes echoed both in the collected survey data and in overall community conversation are reflected below:

- The architectural integrity and heritage qualities of the building should not be compromised.
- Maintain and/ or enhance a balance of green space to complement the development.
- Give consideration to soften and buffer the parking lot from adjacent properties and the pathway system.
- Maintain the existing bike path and pedestrian access to Wharncliffe Road and under the Wharncliffe Road Bridge to the pathway system.
- Request for height and addition restrictions. The community does not want to see a high-rise development on the site.
- Impact on vehicular traffic and circulation, congestion and on-street parking are concerns of the neighbourhood (although it is understood this is not specific to the application and needs to be addressed by Transportation & Engineering).

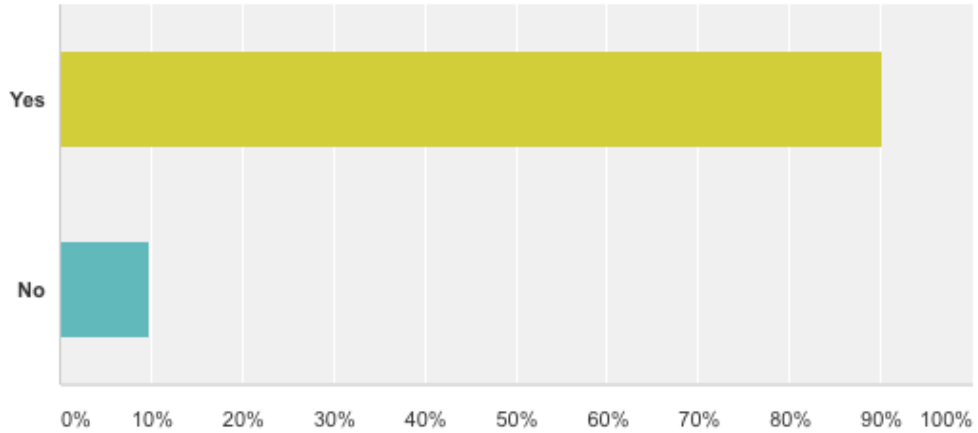
As the project progresses through the approval process, Riverforks Community Organization would like to remain informed of any public meetings and opportunities for future input. We can be reached through email Riverforksco@gmail.com

Thank you for noting the comments. A representative is planning to attend the meeting on May 30.

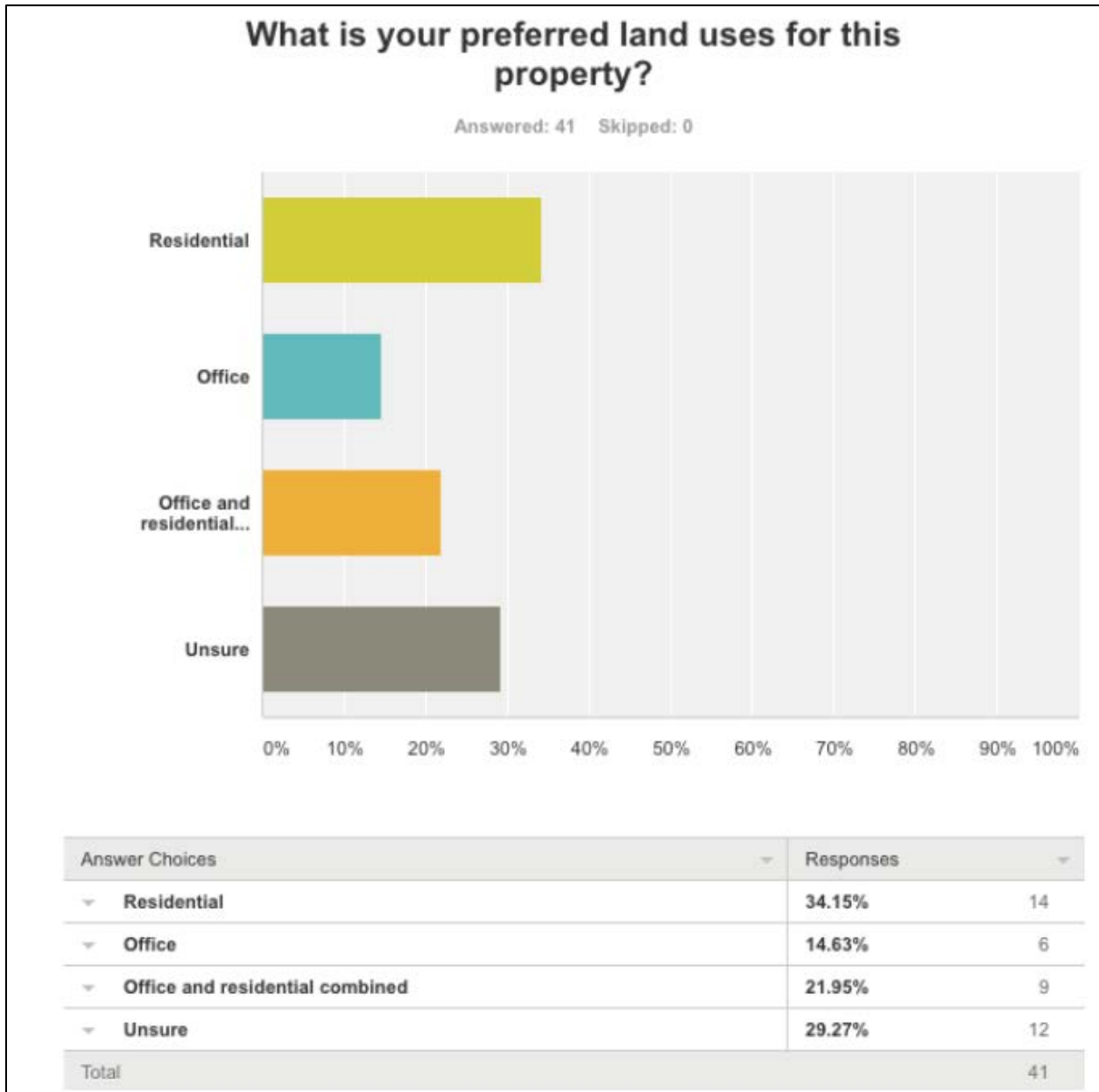
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Were you aware that Farhi Holdings Corporation purchased the London Regional Children's Museum in May 2014 prior to receiving this survey?

Answered: 41 Skipped: 0



| Answer Choices | Responses |
|----------------|-----------|
| Yes | 90.24% 37 |
| No | 9.76% 4 |
| Total | 41 |



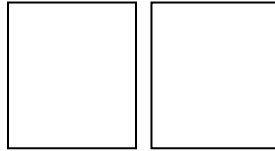
If the building can be preserved, I think it would make a great space for small business tenants (e.g. technology startups).
5/6/2016 10:44 AM [View respondent's answers](#)

I don't know how big a structure he's planning to build but I really don't think this area can support the increase in traffic which would ensue from a larger structure. It's one thing to build a larger parking lot and another to get cars in and out of that parking lot. Residents on both sides of Wharnclyffe already have problems getting in and out. Traffic flow on Wharnclyffe will be slowed even further leading to the potential for more accidents.
5/5/2016 8:32 PM [View respondent's answers](#)

It would be nice to have a neighbourhood cafe on the ground floor, like the Black Walnut in Wortley Village.
5/5/2016 11:43 AM [View respondent's answers](#)

I would like to keep the character of the building no add ons or removal of trees or gardens less the will be relocated. Apartments should be on the higher end scale no low income apartments
5/4/2016 8:37 PM [View respondent's answers](#)

Preferred use would also include office OR residential. I would expect that any modifications to the structure or grounds would enhance and compliment the neighbourhood.
5/3/2016 3:22 PM [View respondent's answers](#)



Preserving some green space around any built structure would be appreciated and in keeping with surroundings.
5/2/2016 12:58 PM [View respondent's answers](#)

or other: perhaps London Health Sciences?
5/2/2016 12:33 PM [View respondent's answers](#)

I could see that if it were to be residential it could end up looking like the rest of the residential mess on Wharnccliffe.
5/2/2016 11:27 AM [View respondent's answers](#)

Any comments I might make are negative ones about the developer, who seems to own way too many buildings for any one person, many of them are empty, how does he pay his bills, and what's his ultimate aim? My cynicism knows no bounds. And when your report comes out on this survey I do expect to see this comment included.
5/2/2016 10:16 AM [View respondent's answers](#)

I have no real concerns or issues with the land use change as long as any on-street parking issues along Riverview Ave. that may arise after the re-purposing is completed are swiftly dealt with by the City, and a new access driveway to Riverview Ave. isn't proposed in the future between the building and the adjacent westerly private property.
5/2/2016 10:03 AM [View respondent's answers](#)

I would like to see the integrity of the building maintained. Of any of the buildings in our neighbourhood, it has more heritage components. We have been fortunate to have the lovely green space around it . Hopefully any changes to the structure would not require any more parking !
5/3/2016 9:00 AM [View respondent's answers](#)

Prefer to have this building preserved and not altered other than restoring its original state. I would prefer no expansion of any kind to this building nor adding any other buildings to this property.
5/3/2016 7:19 AM [View respondent's answers](#)

I would the architectural heritage of the building preserved.
5/2/2016 11:11 PM [View respondent's answers](#)

My preference would be that 21 Wharnccliffe Rd South retain its existing zoning and existing use as a children's museum. Should the zoning permit the property to accommodate medical and dental practices, it may encourage similar land use rezoning in the immediate area thus diminishing the residential component of the Riverforks neighbourhood as well as increase parking pressures that a facility of this type could create in the neighbourhood, especially in light of the applicant's intention to significantly reduce the number of on-sight parking spaces.
5/2/2016 9:15 PM [View respondent's answers](#)

preservation of the green space is preferred
5/2/2016 6:46 PM [View respondent's answers](#)

probably prefer office, Don't know how office and residential combination would work.
5/2/2016 9:59 AM [View respondent's answers](#)

traffic patterns/congestion as well as type of housing exclusive preferred
5/2/2016 9:51 AM [View respondent's answers](#)

The location of this property challenges related to access to and not disrupting flow on Wharnccliffe Road. Heavy use of this property could only be feasible if the upcoming roadwork at the railway tracks to the south accommodates right turn from 21 to the south without impeding southbound Wharnccliffe flow.
5/2/2016 9:49 AM [View respondent's answers](#)

Keep the bike path!
5/2/2016 9:45 AM [View respondent's answers](#)

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File: OZ-8484
Sonia Wise

**Bibliography of Information and Materials
OZ-8484**

Request for Approval:

City of London Combined Official Plan/Zoning Application Form, completed by Farhi Holdings Corporation, April 16, 2015.

Reference Documents:

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

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

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

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

Paradigm Transportation Solutions Ltd. Transportation Impact Study. February 2015 & February 2016.

Architectural Conservancy of Ontario – London regional Branch. *ACO's 36th Annual Geranium Heritage House Tour – Riverview Rendezvous*. June 7, 2009.

Dan Brock. *Fragments from the Forks – London Ontario's Legacy*. 2011

Western University: Hines Studio Fonds. *Riverview School Under Construction (AFC 341-S16-117)*. 1916.

Correspondence: (all located in City of London File No. OZ-8484 unless otherwise stated)

City of London -

MacPherson, A. & Page B. Parks Planning and Design. Various emails with S. Wise. December 2, 2015 – March 31, 2016.

Irwin, G. Geomatics. Various emails with S. Wise. May 6, 2015 – August 18, 2015.

Giesen, A. Transportation Planning & Design. Various emails with S. Wise. April 7, 2016 – April 19, 2016.

Moore, R. Wastewater and Drainage Engineering. Email to S. Wise. May 19, 2015.

O'Hagan, B. Urban Design. Email to S. Wise. May 21, 2015.

Gonyou, K. Urban Regeneration – Heritage. Various emails to S. Wise. April 6, 2016 – April 25, 2016.

Departments and Agencies -

Crieghton C., UTRCA. Various e-mails to S. Wise. May 22, 2015 – April 25, 2016.

Hugh-Yuen, S. Bell. Email to S. Wise. June 1, 2015.

Bezzina J., London Hydro. Email to S. Wise. May 7, 2015.

Other:

Site visit March 29, 2015, July 13, 2016

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**File: OZ-8484
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 21 Wharnccliffe Road South.

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

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

PASSED in Open Council on September 13, 2016.

Matt Brown
Mayor

Catharine Saunders
City Clerk

First Reading – September 13, 2016
Second Reading – September 13, 2016
Third Reading – September 13, 2016

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File: OZ-8484
Sonia Wise

AMENDMENT NO.

to the

OFFICIAL PLAN FOR THE CITY OF LONDON

A. PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is:

1. To change the designation of certain lands described herein from Community Facility to Office/Residential on Schedule "A", Land Use, to the Official Plan for the City of London.
2. To add a policy in Section 10.1.3 of the Official Plan for the City of London to permit an increased office gross floor area for office conversion to 2,750m².

B. LOCATION OF THIS AMENDMENT

This Amendment applies to lands located at 21 Wharnccliffe Road South in the City of London.

C. BASIS OF THE AMENDMENT

The recommended amendment is consistent with the *Provincial Policy Statement, 2014*, and the Office/Residential Area policies of the Official Plan.

The recommended amendment will facilitate an adaptive reuse of the existing built form which is compatible with the existing surrounding land uses. The proposed office, medical/dental office, clinic and/or residential uses provides an appropriate interface to the busy arterial corridor of Wharnccliffe Road South and the increase in permitted office area will not compete with the Downtown for general office space.

D. THE AMENDMENT

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

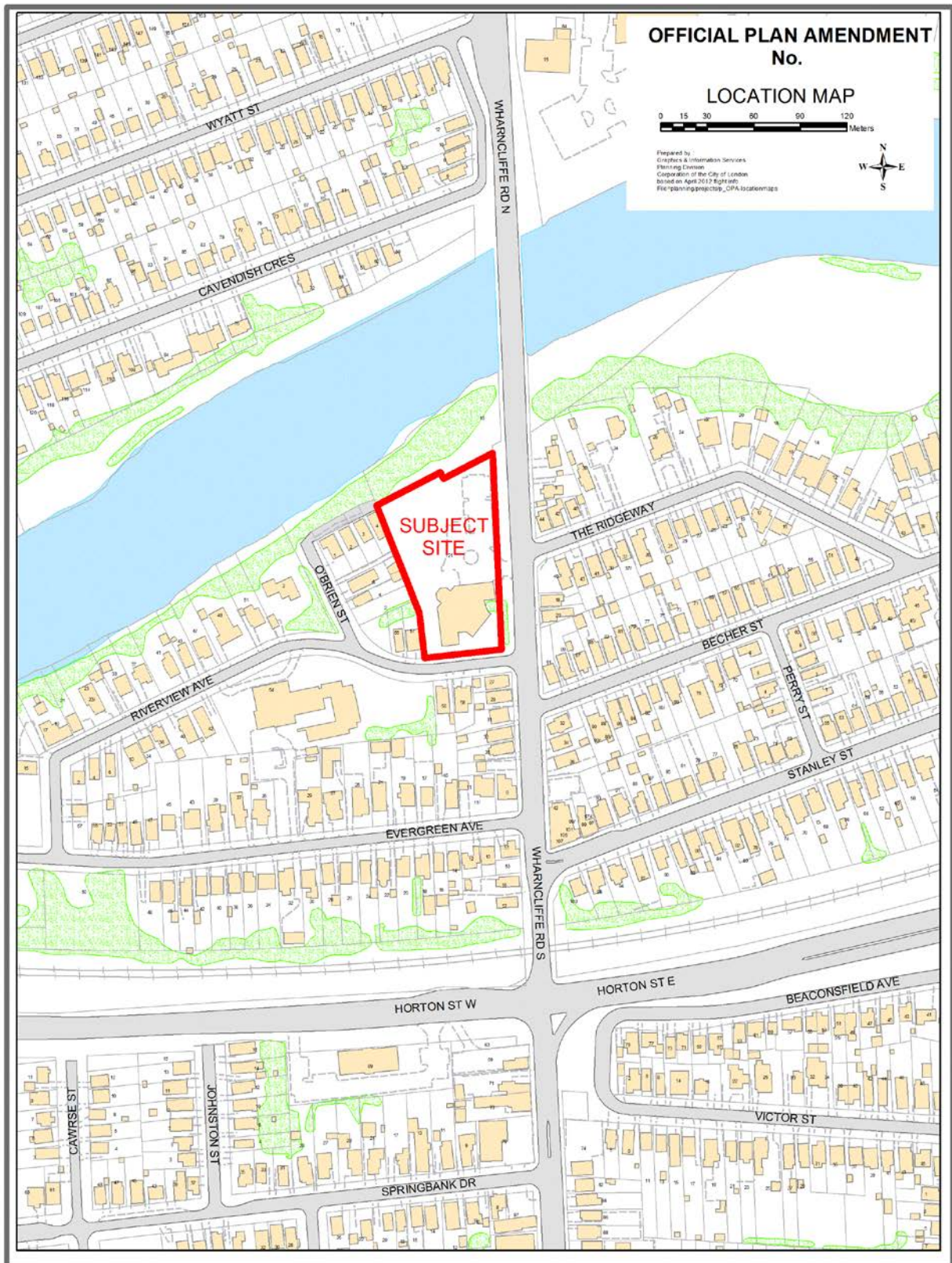
1. Schedule "A", Land Use, to the Official Plan for the City of London Planning Area is amended by designating those lands located at 21 Wharnccliffe Road South in the City of London, as indicated on "Schedule 1" attached hereto from Community Facility to Office/Residential.
2. Section 10 – Policies for Specific Areas of the Official Plan for the City of London is amended by adding the following:

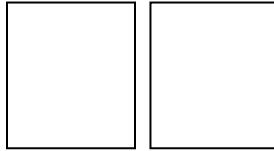
21 Wharnccliffe Road South

In the Office/Residential designation at 21 Wharnccliffe Road South, the existing building may be entirely adaptively re-used for an office conversion up to a maximum gross floor area of 2,750 square metres (29,596 square feet). New construction shall be compliant with the relevant policies.

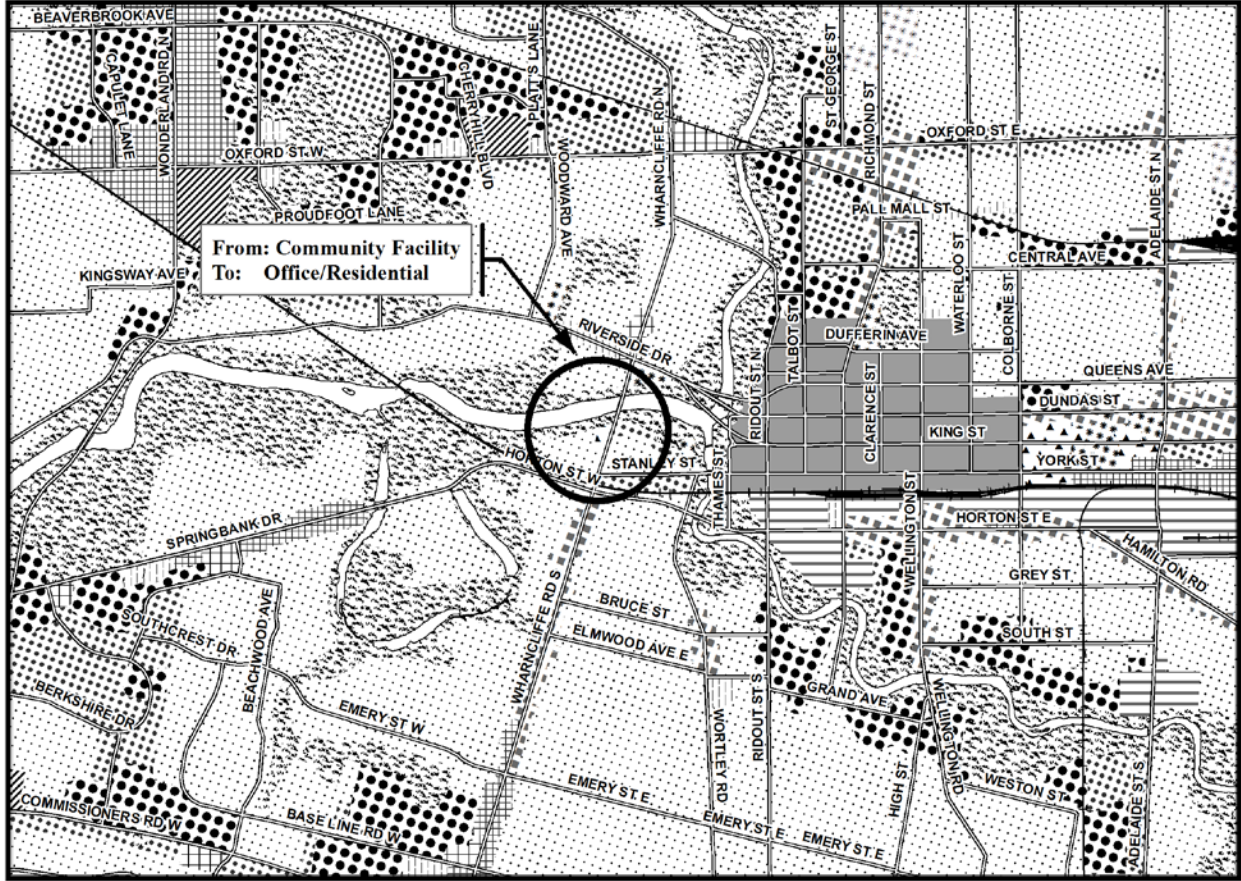
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File: OZ-8484
Sonia Wise





AMENDMENT NO:

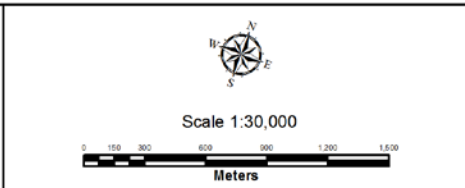


| |
|--|
| <p>Legend</p> <ul style="list-style-type: none"> Downtown Wonderland Road Community Enterprise Corridor Enclosed Regional Commercial Node New Format Regional Commercial Node Community Commercial Node Neighbourhood Commercial Node Main Street Commercial Corridor Auto-Oriented Commercial Corridor Multi-Family, High Density Residential Multi-Family, Medium Density Residential Low Density Residential Office Area 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><small>This is an excerpt from the Planning Division's working consolidation of Schedule A to the City of London Official Plan, with added notations.</small></p> |
|--|

**SCHEDULE 1
TO
OFFICIAL PLAN**

AMENDMENT NO. _____

PREPARED BY: Graphics and Information Services



FILE NUMBER: OZ-8484

PLANNER: SW

TECHNICIAN: RN

DATE: 2016/05/12

PROJECT LOCATION: e:\planning\projects\p_officialplan\workconsol00\amendments\oz-8310\mxd\scheduleA_b&w_8x11_with_SWAP.mxd

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**File: OZ-8484
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 21 Wharncliffe Road South

WHEREAS Farhi Holdings Corporation has applied to rezone an area of land located at 21 Wharncliffe Road South, 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 21 Wharncliffe Road South, as shown on the attached map comprising part of Key Map No. A107, from a Regional Facility (RF) Zone to holding Residential R8 Special Provision/Office Residential Special Provision (h-18*R8-4()/OR()*H12) Zone.
- 2) Section Number 16.4 of the Office Residential (OR) Zone is amended by adding the following Special Provision:

| | | |
|-------|--|------------------------------------|
| OR() | 21 Wharncliffe Road South | |
| a) | Additional Permitted Uses | |
| | i) clinic | |
| | ii) personal service establishment | |
| b) | Regulations: for the existing building as of the date of the passing of the by-law | |
| i) | Height (maximum) | 12m (39.4ft) |
| ii) | Front Yard Setback (minimum) | 6.2m (20.3 ft) |
| iii) | Exterior Side Yard Setback (minimum) | 0m (0ft) |
| iv) | Gross floor area for office uses (maximum) | 2,750m ² (32,291 sq ft) |
| v) | Minimum number of parking spaces where the total number of required spaces is 138 or less | 100 |
| vi) | Non-residential uses are permitted on all floors | |

- 3) Section Number 12.4 of the Residential (R8) Zone is amended by adding the following Special Provision:

| | | |
|---------|--|--|
| R8-4() | 21 Wharncliffe Road South | |
| a) | Regulations: for the existing building as of the date of the passing | |

| | |
|--|--|
| | |
|--|--|

**File: OZ-8484
Sonia Wise**

of the by-law

- | | | |
|------|--|----------------|
| i) | Height (maximum) | 12m (39.4ft) |
| ii) | Front Yard Setback (minimum) | 6.2m (20.3 ft) |
| iii) | Exterior Side Yard Setback (minimum) | 0m (0ft) |
| iv) | Minimum number of parking spaces where the total number of required spaces is 138 or less | 100 |
| v) | Density – Units per hectare (maximum) | 76 |

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

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

PASSED in Open Council on September 13, 2016

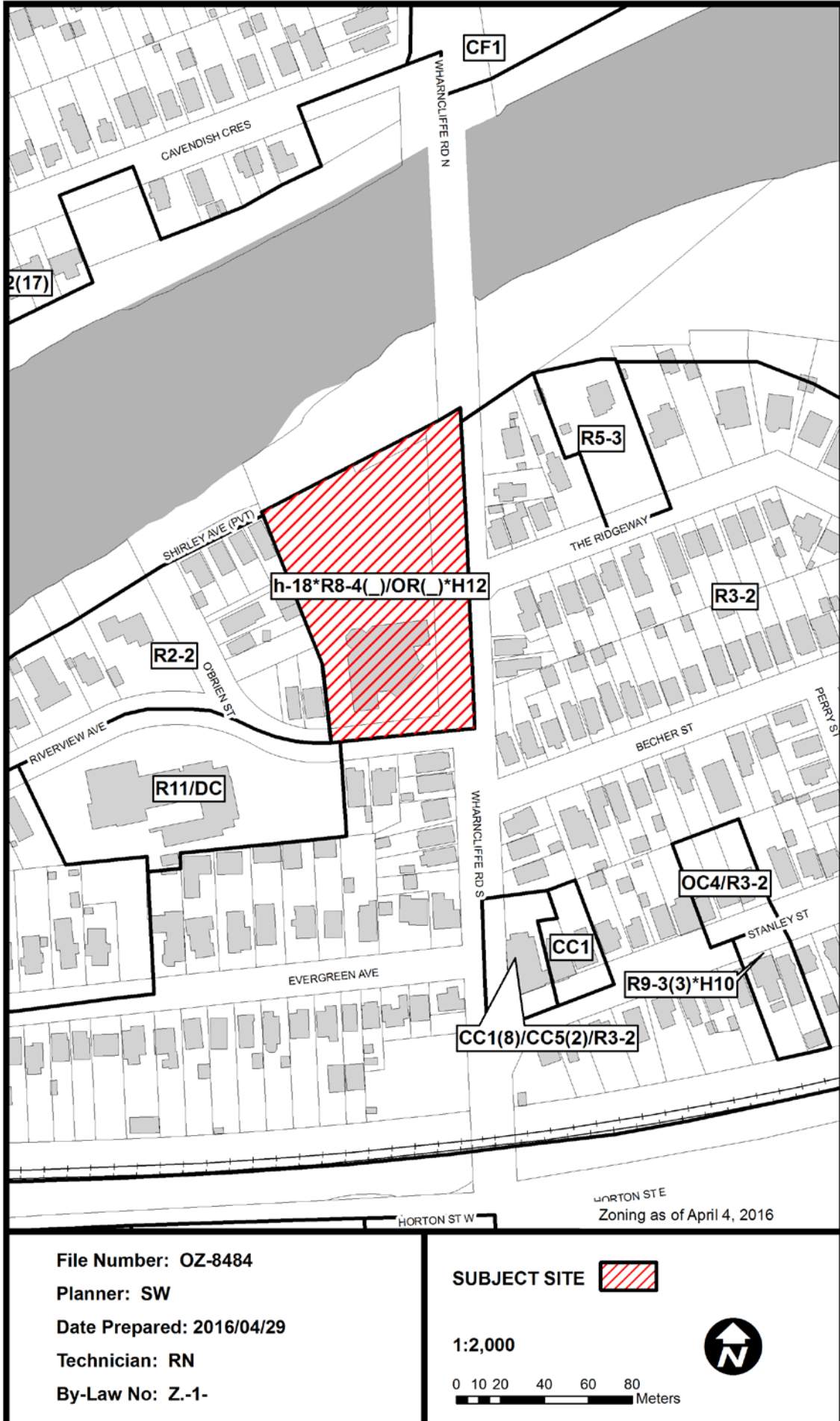
Matt Brown
Mayor

Catharine Saunders
City Clerk


First Reading - September 13, 2016
Second Reading - September 13, 2016
Third Reading - September 13, 2016

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



File Number: OZ-8484
 Planner: SW
 Date Prepared: 2016/04/29
 Technician: RN
 By-Law No: Z.-1-

SUBJECT SITE 

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