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File: Z-8723
Planner: Melissa Campbell

TO:	CHAIR AND MEMBERS PLANNING & ENVIRONMENT COMMITTEE
FROM:	JOHN M. FLEMING MANAGING DIRECTOR, PLANNING AND CITY PLANNER
SUBJECT:	APPLICATION BY: 2100495 ONTARIO INC. 10 HAWTHORNE ROAD PUBLIC PARTICIPATION MEETING ON APRIL 24, 2017

RECOMMENDATION

That, on the recommendation of the Managing Director, Planning and City Planner, with respect to the application by IBI Group on behalf of 2100495 Ontario Inc. relating to the property located at 10 Hawthorne Road the proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting on May 2, 2017 to amend Zoning By-law No. Z.-1, in conformity with the Official Plan, to change the zoning of the subject property **FROM** a Convenience Commercial (CC) Zone, **TO** a Convenience Commercial Special Provision (CC6(_)) Zone.

PREVIOUS REPORTS PERTINENT TO THIS MATTER
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None.

PURPOSE AND EFFECT OF RECOMMENDED ACTION

The purpose and effect of this zoning change is to permit an expanded range of convenience commercial uses on the subject property and to recognize existing site conditions such as lot frontage and exterior side yard depth.

RATIONALE

1. The recommended amendment is consistent with the 2014 Provincial Policy Statement which promotes healthy, liveable and safe communities, as well as economic development and competitiveness, by accommodating an appropriate range and mix of land uses.
2. The recommended amendment is consistent with the permitted uses contemplated in the Low Density Residential designation in the Official Plan.
3. The recommended amendment will facilitate the reuse of the existing commercial building and re-tenanting of vacant space by a prospective tenant, contributing to the vitality of the neighbourhood, and improving the ability of the subject property to attract new tenants in the future.
4. The recommended expanded range of convenience commercial uses can function at the same neighbourhood-scale as the existing convenience commercial uses to maintain an acceptable level of compatibility with the surrounding land uses.
5. The subject property, the existing commercial building, and surface parking area are an appropriate size to accommodate the recommended expanded range of convenience commercial uses without causing any serious adverse impacts for surrounding land uses.

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LOCATION MAP

Subject Site: 10 Hawthorne Rd
 Applicant: IBI Group
 File Number : Z-8723

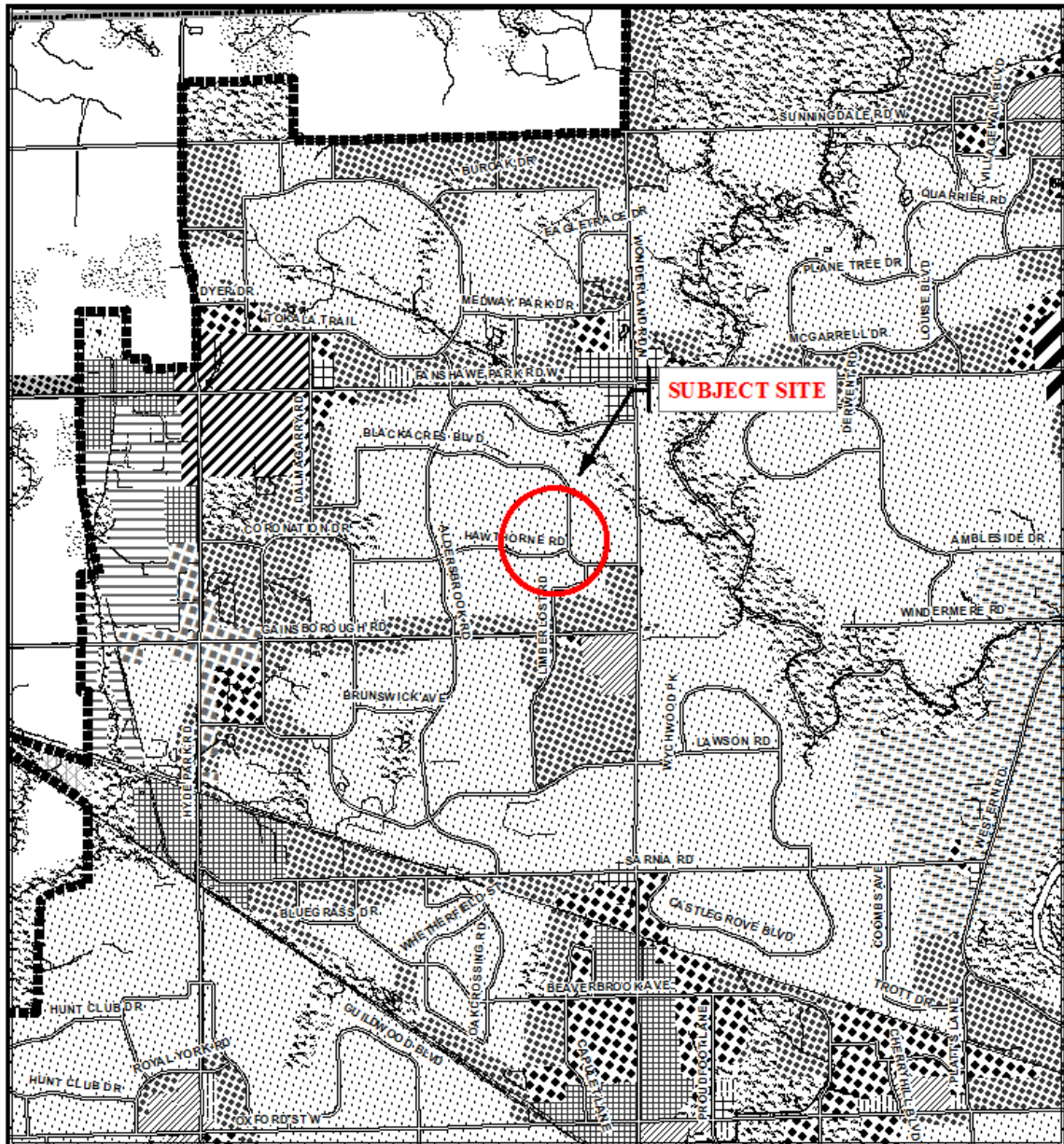
Planner : MC
 Created By : MB
 Date : 2017/02/28
 Scale : 1:1500

Legend

Subject Site

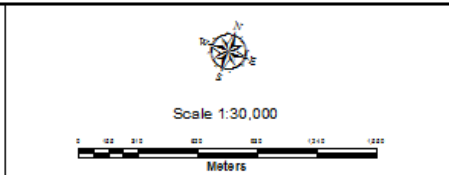


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Legend		
Downtown	Multi-Family, Medium Density Residential	Office Business Park
Wonderland Road Community Enterprise Corridor	Low Density Residential	General Industrial
Enclosed Regional Commercial Node	Office Area	Light Industrial
New Format Regional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

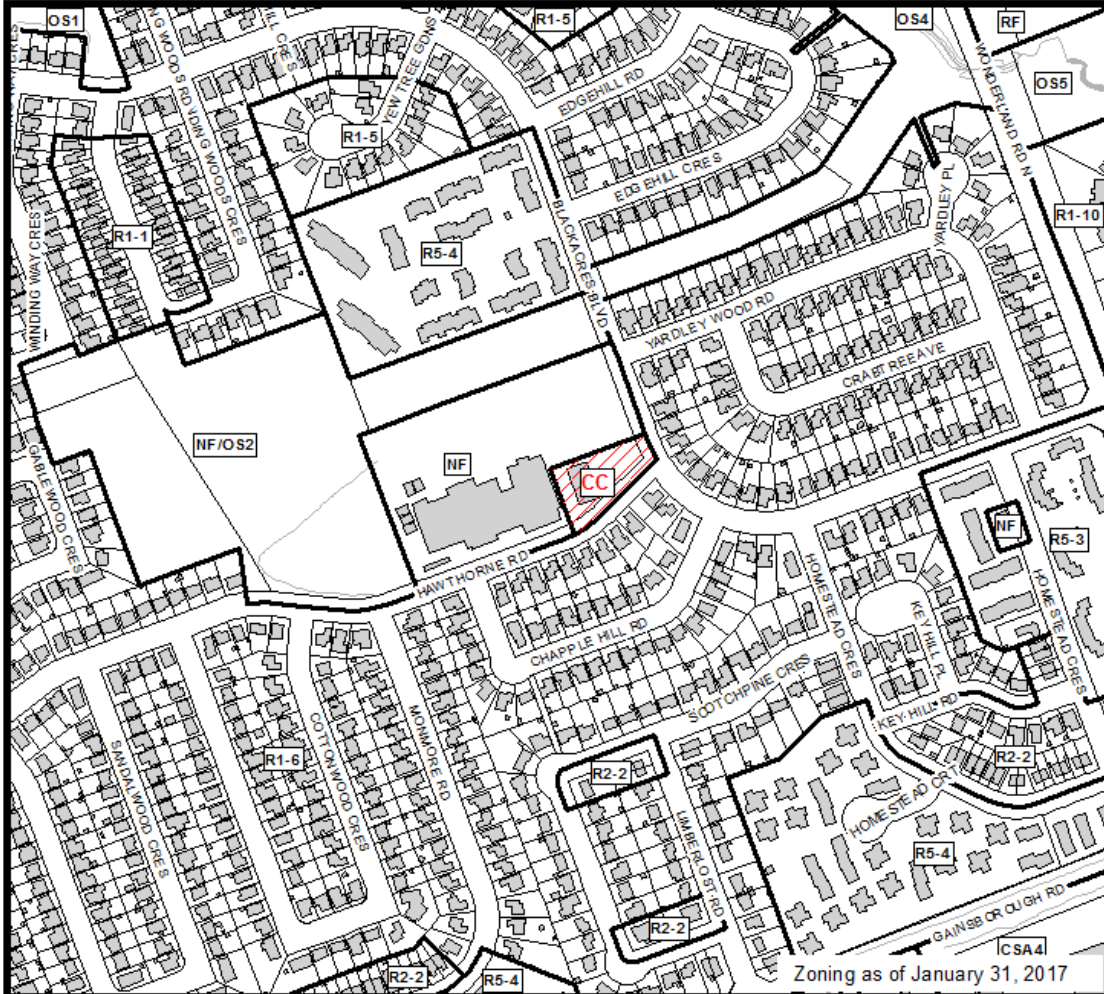
CITY OF LONDON
Department of
Planning and Development
OFFICIAL PLAN SCHEDULE A
- LAND USE -
PREPARED BY: Graphics and Information Services



FILE NUMBER: Z-8723
PLANNER: MC
TECHNICIAN: ME
DATE: 2017/22/28

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COUNCIL APPROVED ZONING FOR THE SUBJECT SITE: CC

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

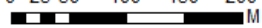
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| <ul style="list-style-type: none"> R1 - SINGLE DETACHED DWELLINGS R2 - SINGLE AND TWO UNIT DWELLINGS R3 - SINGLE TO FOUR UNIT DWELLINGS R4 - STREET TOWNHOUSE R5 - CLUSTER TOWNHOUSE R6 - CLUSTER HOUSING ALL FORMS R7 - SENIOR'S HOUSING R8 - MEDIUM 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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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-8723	MB
MAP PREPARED: 2017/02/28	MB
1:5,000	
0 25 50 100 150 200  Meters	

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Planner: Melissa Campbell

BACKGROUND

Date Application Accepted: December 23, 2016	Agent: William Pol (IBI Group)
REQUESTED ACTION: Possible change to Zoning By-law Z.-1 FROM a Convenience Commercial (CC) Zone TO a Convenience Commercial Special Provision (CC6(_)) Zone.	

SITE CHARACTERISTICS:
<ul style="list-style-type: none"> • Current Land Use – Commercial Building • Frontage – 19.2 m (63 feet) (Hawthorne Road) • Depth – 77.9 m (256 feet) • Area – 0.27 ha (0.67 acre) • Shape – Irregular

SURROUNDING LAND USES:
<ul style="list-style-type: none"> • North - Neighbourhood Facility (Emily Carr Public School)/Parklands • South - Low Density Residential • East - Low Density Residential • West - Neighbourhood Facility (Emily Carr Public School)/Parklands

OFFICIAL PLAN DESIGNATION: (refer to Official Plan Map)
<ul style="list-style-type: none"> • Low Density Residential
THE LONDON PLAN PLACE TYPE:
<ul style="list-style-type: none"> • Neighbourhoods (located at the intersection of two Neighbourhood Connectors)
EXISTING ZONING: (refer to Zoning Map)
<ul style="list-style-type: none"> • Convenience Commercial (CC)

PLANNING HISTORY

None.

SIGNIFICANT DEPARTMENT/AGENCY COMMENTS

February 15, 2017: Thames Valley District School Board – has no comment.

February 13, 2017: City of London, WADE – has no comment.

January 31, 2017: City of London, Transportation – The London Plan identifies both Blackacres Boulevard and Hawthorne Road as Neighbourhood Connectors which require a road widening dedication of 11.5 meters from centerline to achieve a 23 meter right-of-way.

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January 30, 2017: The Conseil Scolaire Viamonde – has no comment.

January 26, 2017: City of London, Environmental Parks Planning – has no comment.

PUBLIC LIAISON:	On January 25, 2017, Notice of Application was sent to 73 property owners in the surrounding area. Notice of Application was also published in the <i>Public Notices and Bidding Opportunities</i> section of <i>The Londoner</i> on January 26, 2017. A “Possible Land Use Change” sign was also posted on the site.	5 replies were received
Nature of Liaison:		
The purpose and effect of this zoning change is to permit an expanded range of convenience commercial uses on the subject site and to permit existing site conditions such as lot frontage and exterior side yard depth.		
Possible change to Zoning By-law Z.-1 FROM a Convenience Commercial (CC) Zone TO a Convenience Commercial Special Provision (CC6(_)) Zone.		
Responses:		
- All responses requested clarification or additional information regarding the purpose of the Zoning By-law Amendment. One response explicitly expressed support for a bake shop. One response expressed concern for any changes to High-Density Residential which is not part of this Zoning By-law Amendment.		

ANALYSIS

Subject Site Description

The subject property is an irregular-shaped parcel located at the northwest corner of the intersection of Blackacres Boulevard and Hawthorne Road and is municipally known as 10 Hawthorne Road. A neighbourhood facility (Emily Carr Public School) and parklands are located to the north and to the west of the subject property. Low-rise, low-density residential land uses are located to the south and to the east of the subject property.

The subject property is approximately 0.27 hectare in size and is occupied by a 1-storey commercial building that is sited on the westerly portion of the property facing Blackacres Boulevard. An associated surface parking area is located in front of the commercial building and a loading space with waste and recycling storage is located to the rear of the commercial building. There are 47 on-site parking spaces and three driveways located on Hawthorne Road that provide vehicular access to the subject property.

The commercial building is approximately 557 sq. m (5,995 sq. ft.) in size and is currently divided into four separate units. The largest of the units is approximately 227 sq. m (2,443 sq. ft.) in size, with the balance of the units all approximately 110 sq. m (1,184 sq. ft.) in size. There is one vacant unit, formerly used as a video rental establishment (Beyond Movies Video Rental); otherwise the units are occupied by a convenience store (Goodys), a personal service establishment (Avanti Hair Studio), and a commercial school/studio (London West Tutoring).

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Figure 1 – Streetview of 10 Hawthorne Road Looking Northwest from Blackacres Boulevard.



Figure 2 –Easterly Façade of Existing Commercial Building.

Proposal

The applicant has requested a Zoning By-law Amendment to permit an expand the range of convenience commercial uses on the subject property in order to facilitate the reuse of the existing building and re-tenanting of vacant space by a bake shop that will produce and sell gluten-free products and a food store that will sell, but not process, artisanal meat products (The Hungary Butcher). The requested amendment will recognize the existing use of the subject property for a commercial school/studio, and recognize existing site conditions such as the lot frontage and exterior side yard setback that do not meet the standard regulations. The requested Zoning By-law Amendment does not propose to expand or alter the existing built form or surface parking area.

Provincial Policy Plan 2014

The Provincial Policy Statement (“PPS”) 2014, provides policy direction on matters of provincial interest related to land use planning and development. Section 3 of the Planning Act requires that decisions affecting planning matters “shall be consistent” with policy statements issued under the Act.

Section 1.1.1 in the PPS (*Managing and Directing Land Use to Achieve Efficient and Resilient Development of Land Use Patters*) recognizes that healthy, livable and safe communities are sustained by accommodating an appropriate range and mix of residential, employment, and recreational uses to meet long-term needs. The regeneration of settlement areas is promoted by

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Section 1.1.3.1 in the PPS (*Settlement Areas*)

Section 1.3.1 in the PPS (*Employment*) promotes economic development and competitiveness by providing for an appropriate mix and range of employment and institutional uses to meet long-term needs. Section 1.7.1 in the PPS (*Long Term Economic Prosperity*) supports opportunities for economic development and community investment-readiness.

The recommended amendment to permit an expanded range of convenience commercial uses on the subject property will contribute to the mix and range of land uses available within the residential neighbourhood contributing to a healthy, livable and safe community. The convenience commercial uses will contribute to a complete community in which the daily needs of residents can be conveniently accessed within the residential neighbourhood. The requested amendment will facilitate the reuse of the existing commercial building and re-tenancing of vacant space by a prospective tenant, contributing to the vitality of the neighbourhood. An expanded range of convenience commercial uses will also improve the ability of the subject property to attract and respond to a more diverse range of prospective tenants in the future.

1989 Official Plan

The subject property is designated “Low Density Residential” on Schedule ‘A’ – Land Use in the City of London 1989 Official Plan (“Official Plan”). Blackacres Boulevard and Hawthorne Road abutting the subject property are identified as “Secondary Collector” roads on Schedule ‘C’ – Transportation Corridors in the Official Plan. The Low Density Residential designation is primarily intended for low-rise, low density housing forms. The main permitted uses include detached, semi-detached, and duplex dwellings. The preferred location for convenience commercial uses is in the Commercial designations, but a limited amount of commercial uses are also permitted in Residential designations to serve the convenience needs of surrounding residents.

Convenience Commercial Analysis

The Official Plan establishes general use permissions, function, location, scale of development, and form of development criterion for convenience commercial uses and service stations in Residential designations (Section 3.6.5 i) through v)). The subject property and the recommended amendment to permit an expanded range of convenience commercial uses on the subject property meets the intent of the policies.

Permitted Uses

The convenience commercial uses permitted within Residential designations include, but may not be limited to, convenience stores, film processing depots, financial institutions, small food stores, medical/dental offices, small take-out restaurants and video rental outlets. For sites where the gross floor area exceeds 500 sq. m (5,382 sq. ft.), an expanded range of convenience commercial uses will be permitted including bake and florist shops, commercial schools, convenience business service establishments, day care centres, offices, pharmacies, eat-in restaurants and studios. The exact range of permitted uses will be specified in the Zoning By-law. The CC zone that currently applies to the subject property permits a limited range of convenience commercial uses. The existing commercial building on the subject property meets the size requirement in the Official Plan for an expanded range of permitted convenience commercial uses.

Function

It is intended that convenience commercial uses in Residential designations will function at a neighbourhood-scale while providing services to surrounding residential areas and the travelling public. The location of the subject property interior to a residential neighbourhood is less suited to serve the traveling public, as the subject property does not benefit from exposure or access to major roads. The existing convenience commercial uses and the recommended expanded range of convenience commercial uses will serve the day-to-day convenience needs of the immediate residential neighbourhood. The subject property and existing commercial building are sized to accommodate smaller-scale uses that draw customers from a neighbourhood-scale trade area.

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Location

Although, convenience commercial uses and service stations are intended to locate on Arterial or Primary Collector roads and are preferred at the intersection of major roads, these policies are more appropriately applied to new convenience commercial plazas. The location of the subject property meets the intent for convenient access and connectivity to the residential neighbourhood while being located at the intersection of two Secondary Collector roads. Secondary Collector roads are intended to accommodate modest amounts traffic for short distances as links between Arterial roads and Local roads. Blackacres Boulevard and Hawthorne Road abutting the subject property will be able to accommodate the automobile traffic anticipated to be generated by the recommended expanded range of the convenience commercial uses that will be primarily comprised of inter-neighbourhood trips between residents' homes and the subject property. The subject property is also appropriately positioned within the neighbourhood to support active transportation to reduce the number of automobile trips.

The City's Transportation Planning and Design Division has provided comments regarding a road widening dedication on both Blackacres Boulevard and Hawthorne Road. These comments are provided for information to the applicant should Site Plan Approval be required at some future point in time. Transportation Planning and Design did not identify any adverse traffic impacts with the recommended amendment.

Scale of Development

It is intended that individual convenience commercial uses will be at a scale which is compatible with surrounding land uses and should not exceed 1,000 sq. m (10,734 sq. ft.) of gross leasable area. The subject property, because of its limited size, is unable to accommodate a broad range of commercial functions or an intensive scale of development. The existing building is purpose-built for convenience commercial uses and has relatively small individual unit sizes that have achieved an acceptable level of compatibility with the surrounding neighbourhood facilities and residential uses. The recommended expanded range of convenience commercial can function at the same scale of development as the existing convenience commercial uses to maintain an acceptable level of compatibility with the surrounding land uses. The expanded range of convenience commercial uses will be subject to the regulations that apply to the CC6 Zone, which include a gross floor area maximum for individual convenience commercial uses of 500 sq. m (5,382 sq. ft.). The gross floor area maximum for individual convenience commercial uses in the CC6 Zone is consistent with, and less than, the 1,000 sq. m (10,734 sq. ft.) gross leasable floor area maximum for individual convenience commercial uses established in the Official Plan. The commercial building located on the subject property is approximately 557 sq. m (5,995 sq. ft.) in size and is currently divided into four separate units. The existing units are consistent with the scale of development contemplated in the Official Plan and in the CC6 Zone.

Form of Development

Convenience commercial uses are permitted in the Residential designations as stand-alone uses or as part of a convenience commercial centre. It is not the intent of the policies of the Official Plan to permit large free-standing uses that should be located in Commercial designations. The recommended amendment to permit an expanded range of convenience commercial uses is intended to facilitate the re-use of the existing commercial building and the re-tenanting of vacant space by a prospective tenant. The existing stand-alone, low-rise (1-storey), commercial building located on the subject property is consistent with form of development permitted by the Official Plan and is compatible with the consistent low-rise form of development in the surrounding area.

Convenience commercial uses and service stations in Residential designations which were existing on the date of adoption of the Official Plan and which meet the above-noted location criterion are recognized on Appendix 1 – Convenience Commercials and Service Stations of the Official Plan. The subject property is not identified on Appendix 1. The subject property, like other sites with convenience commercial uses and service stations throughout the City, does not meet the locational criterion. Convenience commercial uses and service stations which were legally established under an applicable zoning by-law prior to the adoption of the Official Plan, and which have continued to the present date, are regarded as legal non-coming to the Official Plan.

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Non-Conforming Uses to the Official Plan

Although, the conventional approach to legal non-conforming uses is for the uses to cease to exist over-time and be replaced by conforming uses, consideration must be given to the varying degree of acceptance and stability of legal non-conforming uses and to the hardship that may result if no accommodations are made for them. As such, the Official Plan provides for legally established land uses which do not conform to the Plan to be recognized as permitted uses in the Zoning By-law where Council is of the opinion that the non-conforming uses meet the criteria in Section 19.5.1 i) through v).

Hazardous Substances/Pollution

The existing convenience commercial uses and the expanded range of convenience commercial uses permitted by the CC6 Zone do not involve hazardous activities or substances that threaten the safety of the surrounding area and do not produce emissions such as air or water pollution.

Compatibility

The use of the subject property for convenience commercial uses, that can generally be described as a range of commercial uses that are small-in-scale and conveniently located to serve the day-to-day needs of residents, has a long-standing history on the subject property and has achieved an acceptable level of compatibility with the surrounding land uses. The use of the subject property for convenience commercial uses has not caused any serious adverse impacts that would constrain the surrounding residential uses and neighbourhood facilities that conform to the Official Plan.

Maintenance of Existing Role

The continued use of the subject property for convenience commercial uses will not detract from the general intent of the Official Plan to fulfill its planned function for Residential designations. The convenience commercial uses will function as secondary uses that are supportive of, as well as compatible with, the residential environment.

Amendments

The recommended amendment to permit an expanded range of convenience commercial uses on the subject property is unlikely to result in proposals to amend the Official Plan to permit more intensive commercial development, as the subject property does not possess the size, nor exposure or access to major roads, that is necessary to support a broad range of commercial functions or a more intensive scale or form of commercial development.

London Plan

The subject property is located within the “Neighbourhoods” Place Type on Map 1 – Place Types in the London Plan. Hawthorne Road and Blackacres Boulevard are identified as “Neighbourhood Connectors” on Map 3 – Street Classifications in the London Plan. Table 10 to Table 12 in the London Plan give guidance as to the permitted uses, form and intensity of development that may be permitted within Neighbourhoods based on street classification.

Permitted Uses/Form

Table 10 in the London Plan establishes the range of primary and secondary permitted uses that may be allowed within Neighbourhoods and the form those uses may take. Where Neighbourhood Connectors such as Hawthorne Road and Blackacres Boulevard intersect, mixed-use buildings having both commercial and residential components are permitted as a secondary permitted use. Policy 925_ in the London Plan establishes that mixed-use buildings identified on Table 10 must include a residential use and may also include appropriately-sized retail, service or office uses on the ground floor.

Intensity

Table 11 and Table 12 regulate building heights and the retail, service and office gross floor area permitted within Neighbourhoods to ensure the intensity of development is appropriate to the primarily residential context. Table 11 in the London Plan permits a minimum building height of 2-storeys and a maximum building height of 3-storeys (without bonusing) on the subject property.

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Table 12 in the London Plan limits retail, service and office uses to a maximum gross floor area of 200 sq. m (2,153 sq. ft.) on the subject property.

From a “form” and “intensity” perspective, the intent for the subject property over the life-time of the London Plan is to have retail, service and office uses as secondary permitted uses locate on the ground floor of multi-storey, mixed-use buildings and have the gross floor area of retail, service and office uses be reduced from what currently exists on the subject property. In the near-term the recommended amendment will allow for the existing commercial building to be reused and vacant space to be re-tenanted, while not affecting the long-term ability of the subject property to redevelop in accordance with the London Plan once market conditions warrant redevelopment of the site. The regulations included in the recommended amendment will ensure that convenience commercial uses are permitted only within the existing commercial building. The recommended amendment demonstrates reasonable consideration during a transitional period in time in which the recommended amendment will be processed under the (1989) Official Plan.

Zoning By-law Z.-1

The current Convenience Commercial (CC) Zone that applies to the subject property permits a narrow range of convenience commercial uses that includes convenience service establishments, convenience stores, financial institutions, and personal service establishments, all without a drive-through facility. The recommended change to the Convenience Commercial Special Provision (CC6(_)) Zone will permit an expanded range of convenience commercial uses that includes bake shops, commercial schools, florist shops, pharmacies, restaurants (eat-in), brewing on premises establishments, studios, offices, daycare centres, convenience business service establishments, food stores, restaurants (take-out), medical/dental offices, dwelling units (together with any other permitted uses), in addition to the uses currently permitted on the subject property, all without drive-through facilities.

The CC6 Zone regulations include maximum gross floor limits for individual uses to maintain a neighbourhood-scale of development. No relief from the standing parking requirements has been requested such that the parking requirements for individual uses may also restrict the amount of space that can be devoted to individual uses. The current on-site parking supply of 47 parking spaces is more than sufficient to meet the parking requirement for 39 spaces required by the current and proposed convenience commercial uses. All recommended land use permissions are without permissions for drive-through facilities to ensure the site is not automobile dominated.

CONCLUSION

The recommended amendment is consistent with the Provincial Policy Statement 2014, which promotes healthy, livable and safe communities, as well as economic development and competitiveness, by accommodating an appropriate range and mix of land uses. The recommended amendment to permit an expanded range of convenience commercial uses conforms to the general intent of the Official Plan in which convenience commercial uses are contemplated as secondary uses that are normally associated with, and integral to, a residential neighbourhood. The recommended amendment demonstrates reasonable consideration during a transitional period in time in which the recommended amendment will be processed under the (1989) Official Plan. The use of the subject property for convenience commercial uses has achieved an acceptable level of compatibility with the surrounding land uses and consideration must be given to the hardship that may result should there be no accommodations for the continued use of the subject property for this purpose. The recommended amendment will facilitate the reuse of the existing building and re-tenant vacant space contributing to the vitality of the neighbourhood, and improving the ability of the subject property to attract new tenants in the future.

Agenda Item # Page #

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

March 20, 2017

MC/mc

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File: Z-8723
Planner: Melissa Campbell

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

<u>Telephone</u>	<u>Written</u>
Jeff Northgrave 52 Hawthorne Road, London N6G 2W8	Matt Wannan 39 Hawthorne Road, London N6G 2H4
Elizabeth Bright-See 11 Hawthorne Road, London N6G 2H4	
Heather Gwalchmai 614 Blackacres Boulevard, London N6G 0H9	
Belinda Hawke 296 Blackacres Boulevard, London N6G 2V2	

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Planner: Melissa Campbell

**Bibliography of Information and Materials
Z-8723**

Request for Approval:

City of London Zoning By-law Amendment Application Form, completed by IBI Group on behalf of of 2100495 Ontario Inc., December 23, 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.

City of London. *London Plan*, December 28, 2017, as modified.

IBI Group. *Planning Justification Report*, December 22, 2016.

Correspondence: (all located in City of London File No. Z-8723. unless otherwise stated)

City of London

Roobroeck R., Development Services. Memo to M. Campbell. February 24, 2017.

Moore R., WADE. email to M. Campbell. February 13, 2017.

Giesen A., Transportation Planning and Design. email to M. Campbell. January 31, 2017.

Dick R., Fire Prevention Division. email to S. Horne. January 26, 2017.

Hodgins K., Environmental Parks Planning. email to M. Campbell. January 26, 2017.

Departments and Agencies

Kettle D., TVDSB. email to M. Campbell. February 15, 2017.

Lacoursiere V., Conseil Scolaire Viamonde. Email to M. Campbell. January 30, 2017.

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**File: Z-8723
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Appendix "A"

Bill No. (number to be inserted by Clerk's Office)
2017

By-law No. Z.-1-17 _____

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 10 Hawthorne Road.

WHEREAS 2100495 Ontario Inc. has applied to rezone an area of land located at 10 Hawthorne Road, 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 10 Hawthorne Road, as shown on the attached map comprising part of Key Map No. A.101, from a Convenience Commercial (CC) Zone to a Convenience Commercial Special Provision (CC6(_))Zone.
- 2) Section Number 29.4 g) of the Convenience Commercial (CC6) Zone is amended by adding the following Special Provision:
 -) CC6() 10 Hawthorne Road
 - a) Regulation[s]
 - i) Location of Permitted Uses

Permitted uses shall be restricted to the existing building.
 - ii) Lot Frontage 19.2 meters
(minimum) (63 feet)
 - iii) Exterior Side Yard 3.7 meters
Setback (12.1 feet)
(minimum)

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 May 2, 2017.

Matt Brown
Mayor

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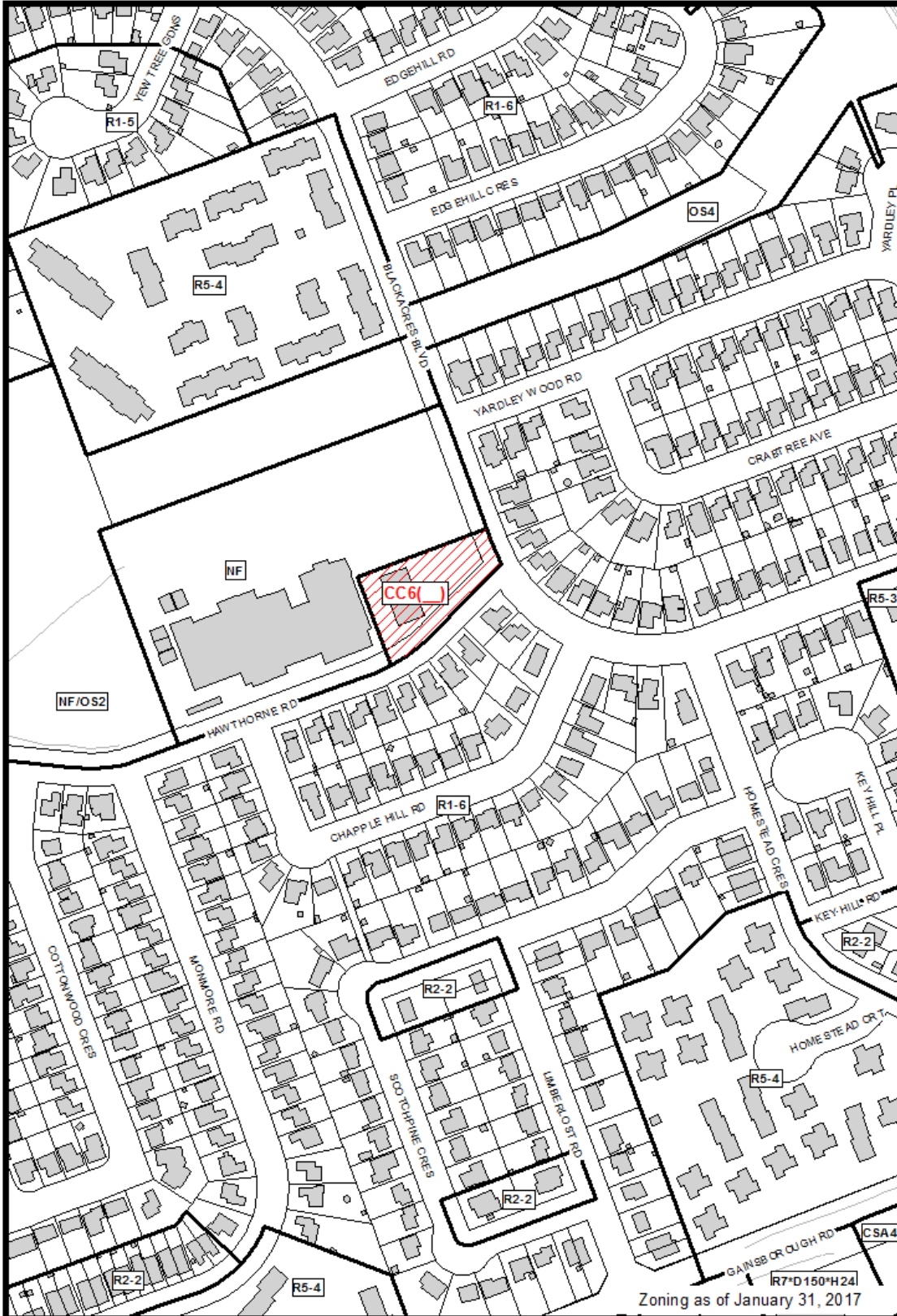
Catharine Saunders
City Clerk

First Reading - May 2, 2017
Second Reading - May 2, 2017
Third Reading - May 2, 2017

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File: Z-8723
Planner: Melissa Campbell

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



<p>File Number: Z-8723 Planner: MC Date Prepared: 2017/02/28 Technician: MB By-Law No: Z.-1-</p>	<p>SUBJECT SITE </p> <p>1:3,000</p> <p></p> <p></p>
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Geocast.com