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File: Z-8743  
Planner: Melissa Campbell

<b>TO:</b>	<b>CHAIR AND MEMBERS PLANNING &amp; ENVIRONMENT COMMITTEE</b>
<b>FROM:</b>	<b>JOHN M. FLEMING MANAGING DIRECTOR, PLANNING AND CITY PLANNER</b>
<b>SUBJECT:</b>	<b>APPLICATION BY: SHAHZIA KHAN MEDICINE PROFESSIONAL CORP. 905 ADELAIDE STREET NORTH PUBLIC PARTICIPATION MEETING ON JUNE 6, 2017</b>

<b>RECOMMENDATION</b>
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That, on the recommendation of the Managing Director, Planning and City Planner, with respect to the application of Shahzia Khan Medicine Professional Corp. relating to the property located at 905 Adelaide Street North the proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting on June 13, 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 Residential R2 (R2-2) Zone, **TO** a Residential R2/Office Conversion Special Provision (R2-2/OC5(\_)) Zone.

<b>PREVIOUS REPORTS PERTINENT TO THIS MATTER</b>
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None.

<b>PURPOSE AND EFFECT OF RECOMMENDED ACTION</b>
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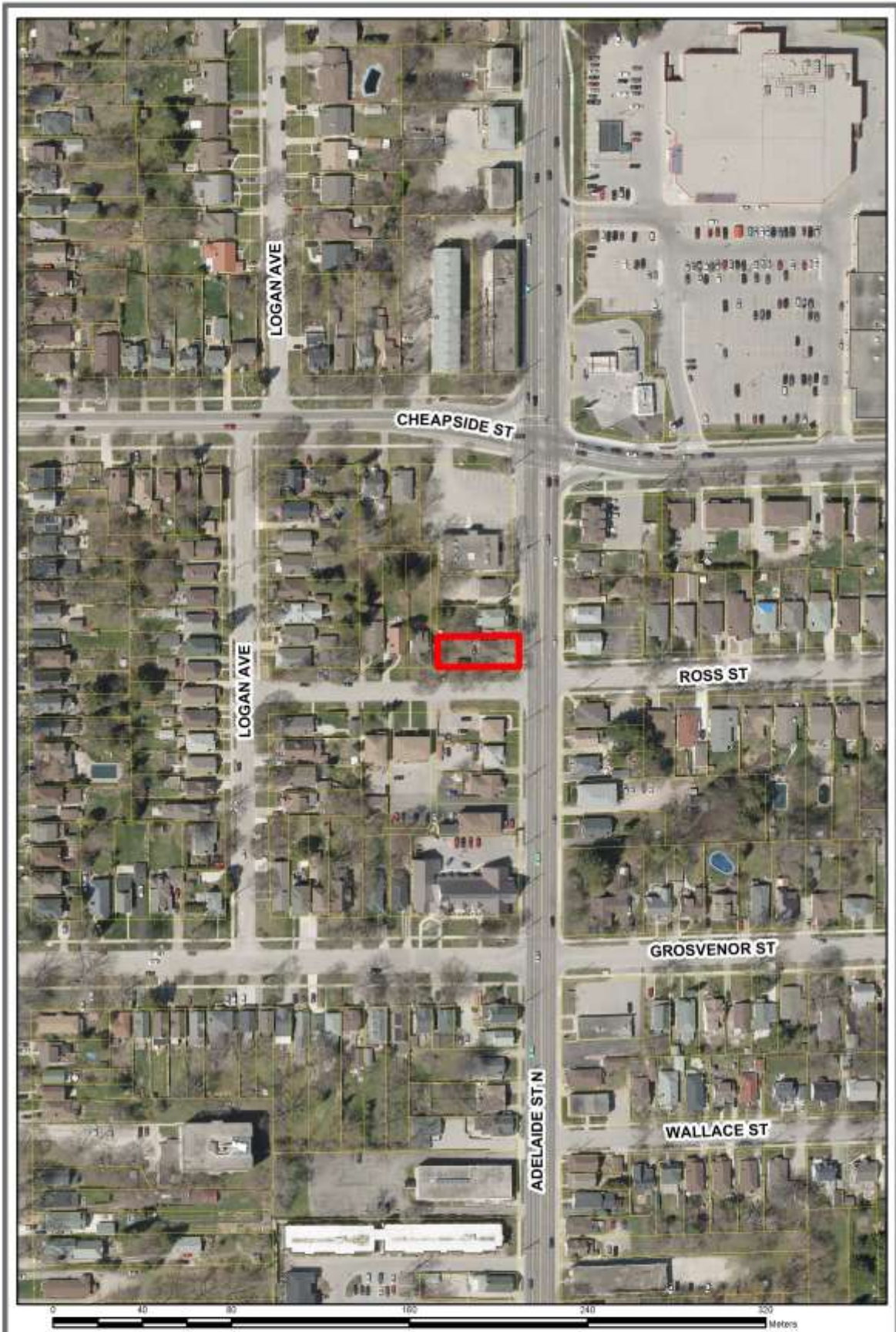
The purpose and effect of this zoning change is to permit the conversion of the existing residential building on the subject property for a "Medical/Dental Office".

<b>RATIONALE</b>
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1. The recommended amendment is consistent with the 2014 Provincial Policy Statement which encourages intensification and redevelopment through the adaptive reuse of existing building stock; and promotes an appropriate range and a mix of land uses to support active modes of transportation and transit.
2. The recommended amendment conforms to Official Plan policies for office conversions. The proposed office conversion is compatible with adjacent land uses and will retain the general form and character of the existing residential building to be converted.
3. The recommended amendment is a reasonable interim step until comprehensive redevelopment is possible along Adelaide Street North in accordance with the London Plan. The recommended amendment will not affect the ability of the subject property to redevelop in accordance with the London Plan.
4. The recommended amendment will facilitate the conversion of the existing single detached residential building to office uses in an area that is experiencing residential intensification and/or conversion to non-residential uses along Adelaide Street North.
5. The recommended amendment will permit an office conversion in an existing built form and at an intensity that is consistent and compatible with the abutting single detached dwellings and the established low-rise, low-density residential neighbourhoods located on the east and the west side of Adelaide Street North.
6. The proposed conversion is not expected to cause any serious adverse impacts for surrounding land uses.

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**LOCATION MAP**

Subject Site: 905 Adelaide Street North  
Applicant: Shahzia Khan Medicine Professional Corp.  
File Number : Z-8743

Planner : MC  
Created By : JTS  
Date : 2017/05/1  
Scale : 1:2000

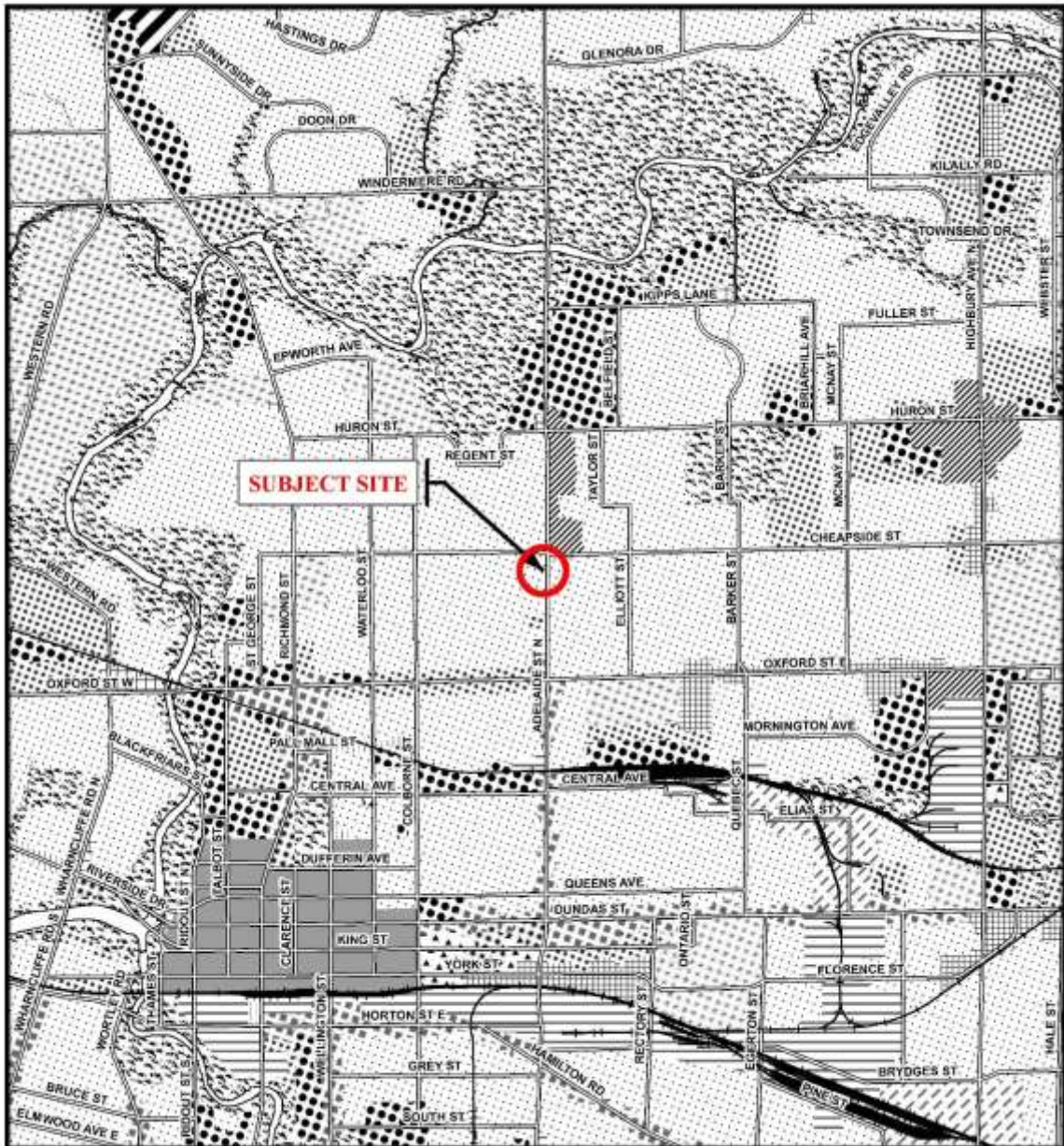
**Legend**

 Subject Site



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<p><b>Legend</b></p> <table border="0"> <tr> <td> Downtown</td> <td> Multi-Family, Medium Density Residential</td> <td> Office Business Park</td> </tr> <tr> <td> Wonderland Road Community Enterprise Corridor</td> <td> Low Density Residential</td> <td> General Industrial</td> </tr> <tr> <td> Enclosed Regional Commercial Node</td> <td> Office Area</td> <td> Light Industrial</td> </tr> <tr> <td> New Format Regional Commercial Node</td> <td> Office/Residential</td> <td> Commercial Industrial</td> </tr> <tr> <td> Community Commercial Node</td> <td> Regional Facility</td> <td> Transitional Industrial</td> </tr> <tr> <td> Neighbourhood Commercial Node</td> <td> Community Facility</td> <td> Rural Settlement</td> </tr> <tr> <td> Main Street Commercial Corridor</td> <td> Open Space</td> <td> Environmental Review</td> </tr> <tr> <td> Auto-Oriented Commercial Corridor</td> <td> Urban Reserve - Community Growth</td> <td> Agriculture</td> </tr> <tr> <td> Multi-Family, High Density Residential</td> <td> Urban Reserve - Industrial Growth</td> <td> Urban Growth Boundary</td> </tr> </table>			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
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<p><b>CITY OF LONDON</b>                  Department of                  Planning and Development                  OFFICIAL PLAN SCHEDULE A                  - LANDUSE -</p> <p>PREPARED BY: Graphics and Information Services</p>	<p style="text-align: center;">                       Scale 1:30,000                        Meters                 </p>	<p>FILE NUMBER: Z-8743                  PLANNER: MC                  TECHNICIAN: JTS                  DATE: May 1, 2017</p>																											

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**COUNCIL APPROVED ZONING FOR THE SUBJECT SITE:**

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

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

<b>CITY OF LONDON</b> PLANNING, ENVIRONMENTAL AND ENGINEERING SERVICES	FILE NO: <b>Z-8743</b>	<b>MC</b>
<b>ZONING BY-LAW NO. Z.-1</b> <b>SCHEDULE A</b>	MAP PREPARED: <b>May 1, 2017</b>	
	1:750 0 3.75 7.5 15 22.5 30 Meters	
THIS MAP IS AN UNOFFICIAL EXTRACT FROM THE ZONING BY-LAW WITH ADDED NOTATIONS		

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File: Z-8743  
Planner: Melissa Campbell

**BACKGROUND**

<b>Date Application Accepted:</b> February 24, 2017	<b>Agent:</b> Wade Woznuk
<b>REQUESTED ACTION:</b> Possible change to Zoning By-law Z.-1 <b>FROM</b> a Residential R2 (R2-2) Zone <b>TO</b> a Residential R2/Office Conversion Special Provision (R2-2/OC5(_)) Zone.	

<b>SITE CHARACTERISTICS:</b>
<ul style="list-style-type: none"> <li>• <b>Current Land Use</b> – Residential (Single Detached Dwelling)</li> <li>• <b>Frontage</b> – 13.70 meters</li> <li>• <b>Depth</b> – 36.58 meters</li> <li>• <b>Area</b> – 0.05 hectares</li> <li>• <b>Shape</b> - Rectangular</li> </ul>

<b>SURROUNDING LAND USES:</b>
<ul style="list-style-type: none"> <li>• <b>North</b> - Low Density Residential &amp; Commercial (Office Conversion &amp; Restricted Office)</li> <li>• <b>South</b> - Low Density Residential &amp; Commercial (Personal Service Establishments)</li> <li>• <b>East</b> - Low Density Residential &amp; Commercial (Office Conversion)</li> <li>• <b>West</b> - Low Density Residential</li> </ul>

<b>OFFICIAL PLAN DESIGNATION:</b> (refer to Official Plan Map)
<ul style="list-style-type: none"> <li>• Low Density Residential</li> </ul>
<b>THE LONDON PLAN PLACE TYPE:</b>
<ul style="list-style-type: none"> <li>• Urban Corridors</li> </ul>
<b>EXISTING ZONING:</b> (refer to Zoning Map)
<ul style="list-style-type: none"> <li>• Residential R2 (R2-2)</li> </ul>

**PLANNING HISTORY**

None.

**SIGNIFICANT DEPARTMENT/AGENCY COMMENTS**

April 7, 2017: Planning Services, Environmental and Parks Planning Section – has no concerns noting the following: at the time of Site Plan Approval the applicant will be required to provide the required parkland dedication. It is anticipated that this dedication will be in the form of cash-in-lieu consistent with the regulations of the Planning Act for 2 percent of value of the property assessed on the day before the issuance of a building permit.

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**File: Z-8743**  
**Planner: Melissa Campbell**

April 4, 2017: Upper Thames River Conservation Authority (“UTRCA”) – has no objection.

March 30, 2017: Environmental and Engineering Services, Transportation Planning and Design Division – A road widening dedication is required on Adelaide Street North to provide for a right-of-way width of 19.5 meters measured from the center line of the road. A 6.0 meter by 6.0 meter daylight triangle is required. Access locations and design will be discussed in greater detail through the Site Plan Approval process.

March 30, 2017: Environmental and Engineering Services, Stormwater Management (“SWM”) Division – has no objection, noting the following: development of the site will be in accordance with the SWM criteria and targets for the Central Thames Watershed; there is no municipal storm sewer on Adelaide Street North or Ross Street to service this site; and additional SWM related comments may be required and provided upon future review of the site.

March 23, 2017: Environmental and Engineering Services, Wastewater and Drainage (“WADE”) Division – has no comment.

March 22, 2017: Planning Services, Urban Forestry Section – has no comment.

<b>PUBLIC LIAISON:</b>	On March 8, 2017, Notice of Application was sent to 85 property owners in the surrounding area. On April 5, 2017, Notice of Revised Application was sent to 85 property owners in the surrounding area. Notice of Application and Notice of Revised Application were also published in the <i>Public Notices and Bidding Opportunities</i> section of <i>The Londoner</i> on March 9, 2017 and on April 6, 2017 respectively. A “Possible Land Use Change” sign was also posted on the site.	3 replies were received
<p><b>Nature of Liaison:</b> To permit the conversion of a residential building for office uses. Change to the Zoning By-law from Residential R2 (R2 -2) Zone to a combined Residential R2/Office Conversion Special Provision (R2-2/OC5(_)) Zone to permit offices and medical/dental offices in existing buildings in addition to the range of residential uses currently permitted on the site. The special provision would require a minimum of five (5) parking spaces for office uses.</p>		
<p><b>Responses:</b> One (1) letter of support for the application was received. The other two (2) replies were telephone inquiries requesting clarification regarding the application.</p>		

<b>ANALYSIS</b>
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**Subject Property Description**

The subject property is a rectangular shaped parcel approximately 0.05 hectare (0.12 acre) in size located at the northwest corner of the intersection Adelaide Street North and Ross Street. Adelaide Street North is a major north-south “Arterial” road through the City and Ross Street is a “Local” road. The subject property is located at the periphery of established low-rise, low-density residential neighbourhoods located on the east and the west side of Adelaide Street North. Several residential properties with frontage along Adelaide Street North near the subject property have experienced residential intensification and/or change in land use to non-residential uses.

There is an existing one (1)-storey single detached dwelling located on the subject property. It has a 1<sup>st</sup> floor area of approximately 68 sq. m (731 sq. ft.), and a total gross floor area of approximately 109 sq. m (1,177 sq. ft.) (1<sup>st</sup> floor + basement). There are two (2) existing driveways, one (1) from Adelaide Street North, and one (1) from Ross Street that provide vehicular

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**File: Z-8743**  
**Planner: Melissa Campbell**

access to an existing parking area located in the exterior side yard and rear yard of the subject property. There are three (3) mature trees located within the City-owned boulevard along Ross Street adjacent to the subject property.



Figure 1 – Street View of 905 Adelaide Street North Looking West from Adelaide Street North.



Figure 2 – Street View of 905 Adelaide Street North Looking North from Ross Street.

**Proposal**

The applicant has requested a Zoning By-law Amendment to permit the complete conversion of the existing residential building located on the subject property to office uses, in particular a converted “Medical/Dental Office”, without a dwelling unit. The recommended amendment includes a special provision to recognize a minimum requirement of five (5) on-site parking spaces (a reduction of one (1) parking space from the standard minimum requirement for six (6) parking spaces for a converted “Medical/Dental Office” given the size of the existing residential building); and a minimum front yard setback requirement of 0.0 meters as a result of the expected road widening dedication along Adelaide Road North.

**Provincial Policy Statement 2014**

The 2014 Provincial Policy Statement (“PPS”), 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 issues under the Act.

Section 1.1.3.3 in the PPS (*Settlement Areas*) promotes opportunities for intensification and redevelopment where it can be accommodated taking into account existing building stock and the availability of infrastructure and public service facilities required to accommodate expected needs.

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**File: Z-8743**  
**Planner: Melissa Campbell**

Section 1.8.1 b) and e) in the PPS (*Energy Conservation, Air Quality and Climate Change*) promote land use and development patterns which improve the mix of land uses, shortening the distances between different land uses, to support active forms of transportation and transit and reduce commutes and decrease transportation congestion.

Consistent with the PPS that promotes opportunities for intensification and redevelopment, the recommended amendment will facilitate the conversion of the existing residential building on the subject property to office uses in an area that is experiencing residential intensification and/or conversion to non-residential uses along Adelaide Street North. The recommended amendment will contribute to the mix of land uses in the surrounding area, which is encouraged by the PPS. A reduction in the distance between different land uses will reduce commutes and support the use of active modes of transportation and transit between land uses, which can reduce traffic congestion.

**Official Plan 1989**

The City of London 1989 Official Plan (“Official Plan”) contains objectives and policies that guide the use and development of land within the City. The subject property is designated “Low Density Residential” on Schedule ‘A’ – Land Use in the Official Plan. The subject property is also subject to area specific policies in the Official Plan for the North London/Broughdale Neighbourhood and the Near-Campus Neighbourhoods; however, those policies are intended to provide guidance on residential development and are not pertinent to this application.

Use

In the “Low Density Residential” designation the primary permitted uses are single detached, semi-detached, and duplex dwellings. Section 3.2.1 vi) in the Official Plan allows for a limited range of secondary permitted uses that are considered to be integral to, or compatible with, residential environments. The secondary permitted uses include office conversions.

Intensity

The “Low Density Residential” designation provides for the lowest residential densities (an upper limit of approximately 30 units per hectare) and low intensity development. The proposed office conversion will be small in scale (less than 2,000 sq. m in size), which is compatible with the intensity of development in the “Low Density Residential” designation.

Form

The “Low Density Residential” designation is primarily intended for low-rise, low-coverage forms of housing that minimize problems of shadowing, view obstruction and loss of privacy. Where new office buildings would not be permitted, the proposed office conversion that retains the built form and residential character of the existing residential building located on the subject property is permitted.

Office Conversions

The areas described in Section 3.6.9 ii) in the current Official Plan are identified as preferred locations for office conversions. Proposals for office conversions on a site-specific basis may be permitted where an area approach is not warranted and the proposed uses are compatible with adjacent land uses subject to specific criteria in Section 3.6.9 iii) a) through h) being met.

Given that the London Plan, the new Official Plan for the City of London (Council adopted and Ministry approved with modifications), provides a long-range vision for the lands that have frontage along Adelaide Street North in the vicinity of the subject property, an area approach to office conversion is not necessary at this time. The criteria to be met in Section 3.6.9 iii) a) through h) in the Official Plan that address compatibility with adjacent land uses are as follows:

**(a) whether the site is a desirable location for office conversions;**

The subject property has frontage on Adelaide Street North, which is an “Arterial” road on Schedule “C” – Transportation Corridors in the current Official Plan. “Arterial” roads, such as Adelaide Street North, are intended to accommodate high traffic volumes and transit with limited access to individual properties.



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**File: Z-8743**  
**Planner: Melissa Campbell**

The proposed office conversion of the existing residential building located on the subject property is consistent with the residential intensification and/or change in land use to non-residential uses that have occurred along Adelaide Street North near the subject property. Residential intensification and a mix of land uses will support existing and future transit routes along Adelaide Street North.

***(b) the potential impact of the proposed conversion on the surrounding neighbourhood;***

The proposed office conversion will maintain the built form and general appearance of the existing residential building located on the subject property, which in terms of scale and massing, is consistent with the other residential buildings in the immediate vicinity of the subject property. Office Conversion policies in the Official Plan require the retention of the general form and character of buildings converted for office use; and the regulations that apply to any OC zone variation restrict building enlargements to a maximum of 10 percent of the gross floor area. No enlargements are proposed to the existing residential building which will minimize the external evidence of the proposed office conversion.

The subject property is a sufficient size to accommodate the proposed office conversion and proposed parking area in the rear yard. A total of five (5) on-site parking spaces are proposed, which is a reduction of one (1) parking space from the standard requirement for six (6) parking spaces for a converted "Medical/Dental Office" the size of the existing residential building. The minor reduction in required parking is unlikely to cause any serious adverse impacts for the surrounding neighbourhood given that proposed office conversions would be a small-scale office use and is accessible to three (3) public transit routes operating between Cheapside Street and Adelaide Street North. Discussed in greater detail below, the proposed office conversion is not anticipated to result in any adverse traffic impacts.

The rear yard amenity space of the single-detached dwellings that immediately abut the subject property to the north and to the west can be buffered from the proposed rear yard surface parking area by landscaped areas and privacy fencing. The conceptual site plan submitted with the Zoning By-law Amendment application shows the retention of three (3) mature trees located with the City-owned boulevard along Ross Street adjacent to the subject property that contribute to the character of that streetscape. Tree protection measures will be considered in detail through the Site Plan Approval process.

***(c) location on an arterial road that sustains significant traffic;***

As noted above, the subject property has frontage along Adelaide Street North, which is an "Arterial" road intended to accommodate high traffic volumes and transit. Within the vicinity of the subject property, Adelaide Street North has a significant average annual daily traffic volume of 28,500 vehicles and is a 24-hour truck route.

***(d) potential impact of the office conversions on traffic movements;***

The existing driveway from Adelaide Street North to the subject property is proposed to be removed resulting in improved traffic flow along this corridor. The surface parking area proposed in the rear yard will be accessed by a driveway proposed in the general location of the existing driveway from Ross Street. The driveway location and design will be discussed in greater detail through the Site Plan Approval process. The City's Transportation Planning and Design Division did not identify any restrictions to the capacity or configuration of the abutting road network to accommodate the traffic anticipated to be generated by the proposed office conversion. A sight triangle and road widening dedication along Adelaide Street North is expected to be required through the Site Plan Approval process.

***(e) proximity to commercial land uses, or existing office conversions;***

There is an existing commercial plaza located approximately 120 meters northeast of the

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**File: Z-8743**  
**Planner: Melissa Campbell**

subject property that is zoned Community Shopping Area and which provides for a wide range of community-scaled retail and personal service uses. There is a purpose-built office building located at 1001 Adelaide Street North, kitty-corner (diagonally across) from the existing commercial plaza and north of the subject property. There are personal service establishments in partially and fully converted residential buildings located south of the subject property; and several office conversions in the vicinity of the subject property. There is one (1) office conversion located to the north of the subject property, at 909 Adelaide Street North, and four (4) office conversions located to the east of the subject property at 900, 902, 906 and 908 Adelaide Street North.

**(f) *general condition of residential buildings in the immediate surrounding area;***

Internal to the established low-rise, low-density residential neighbourhoods on the east and the west side of Adelaide Street North, the residential buildings are generally well maintained and in good condition and are expected to continue to be used for residential purposes long-term. Several residential buildings with frontage along Adelaide Street North located near to the subject property have been subject to residential intensification and/or conversion to office or personal service uses as noted above.

**(g) *ability of existing municipal services and infrastructure to accommodate the proposed conversion;***

The City's Environmental and Engineering Services Department has no concerns with this application. However, Stormwater Engineering staff note that there is no municipal storm sewer on Adelaide Street North or Ross Street to service the subject property and that additional Stormwater related comments may be required and provided upon future review of this site. The proposed office conversion of the existing residential building on the subject property is subject to Site Plan Approval during which site services will be addressed in detail.

**(h) *Planning Impact Analysis ("PIA") according to the provisions of Section 3.7***

The proposed office conversion has also been evaluated through a PIA according to the relevant criteria in Section 3.7 in the Official Plan. The proposed office conversion meets the relevant criteria in Section 3.7 including: compatibility, size and shape of parcel, retention of vegetation, exterior design and impacts on the transportation system which have been addressed throughout this report. An additional criterion considers the supply of vacant land in the area that is zoned for this use. There are no vacant available parcels that are zoned for this use.

**London Plan**

The London Plan is the new Official Plan for the City of London, Council adopted and Ministry approved with modifications, but not yet in force and effect. The London Plan identifies the lands that have frontage along Adelaide Street North in the vicinity of the subject property, and include the subject property, as part of an "Urban Corridor" Place Type.

Policy 830\_4. in the London Plan plans for a mix of residential land uses and a range of other non-residential uses along corridors to establish demand for rapid transit service. The proposed conversion of the subject property is consistent with this vision. Policy 828\_ and Policy 832\_ in the London Plan encourage a managed approach to intensification of Urban Corridors over the lifetime of the London Plan, so that the Urban Corridors can mature to support higher-order transit in the future, while mitigating impacts on adjacent lower-intensity residential areas.

**Permitted Uses**

Policy 837\_ 1. in the London Plan permits a range of residential, retail, service, office, cultural, recreational, and institutional uses within Urban Corridors; and Urban Corridors are generally intended to support mid-rise residential and mixed-use developments.

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**File: Z-8743  
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Intensity

Table 9 in the London Plan establishes a minimum building height of 2-storeys (or 8 meters) and a maximum building height of 6-storeys (8-storeys with Type-2 Bonusing) within Urban Corridors. The existing 1-storey residential building located on the subject property does not conform to the minimum building height for Urban Corridors in the London Plan. The proposed office conversion will not change the existing residential building height, but in terms of the intensity of the land use, the proposed office conversion is a reasonable interim step towards conformity with the London Plan proposing a more intense land use than the existing residential use. Policy 840\_ 5. that applies to Urban Corridor Place Type in the London Plan, permits a maximum of 2,000 sq. m (21,528 sq. ft.) of office space in individual buildings and the proposed office conversion will provide for 109 sq. m (1,177 sq. ft.) of office space, well within the specified limit for office uses.

Form

The proposed rear yard surface parking area conforms to Policy 841 \_ 12 in London Plan that directs parking areas to be located in the rear and interior side yard within Urban Corridors. Policy 841 \_ 13. in the London Plan requires an appropriate transition of building scale between the Urban Corridor and adjacent neighbourhoods. There is no conflict between the built form of the existing residential building and the established low-rise, low-density residential neighbourhoods located on the east and the west side of Adelaide Street North.

The recommended amendment to permit the conversion of the existing residential building to an office use conforms to the range of land uses permitted within Urban Corridors. Although, the proposed office conversion does not conform to the Urban Corridor policies in terms of intensity of built form, given that the proposed office conversion is to occur within the existing residential building, it is a reasonable interim step until such time as property consolidation and market conditions make possible more comprehensive redevelopment along Adelaide Street North in accordance with vision in the London Plan. The recommended amendment will not affect the ability of the subject property to redevelop in accordance with the London Plan.

**Zoning By-law Z.-1**

The current Residential R2 (R2-2) Zone that applies to the subject property permits single detached, semi-detached, duplex and converted dwellings (with a maximum of 2 units). The current zoning is reflected by the existing residential building on the subject property.

In order to facilitate the conversion of the existing residential building on the subject property to a “Medical/Dental Office”, the applicant has requested an Office Conversion (OC5) Zone which accommodates a range of office use within existing residential buildings and does not require the retention of a dwelling unit. The recommended amendment includes a special provision to recognize a minimum requirement of five (5) on-site parking spaces (a reduction of one (1) parking space from the standard minimum requirement of six (6) parking spaces based on the minimum parking rate of 1 spaces per 20 sq. m for converted “Medical/Dental Offices” and the gross floor area of the existing residential building); and a minimum front yard setback requirement of 0.0 meters as a result of the expected road widening dedication along Adelaide Road North.

**CONCLUSION**

The recommended amendment is consistent with the policies of the 2014 Provincial Policy Statement and conforms to the 1989 Official Plan policies for office conversions. The proposed office conversion will occur within the existing residential building, and is a reasonable interim step until comprehensive redevelopment is possible along Adelaide Street North in accordance with the London Plan. The recommended amendment will facilitate the conversion of the existing residential building on the subject property to office uses in an area that is experiencing residential intensification and/or conversion to non-residential uses along Adelaide Street North. The recommended amendment will permit an office conversion in an existing built form and at an intensity that is consistent and compatible with the immediately abutting single detached dwellings and the established low-rise, low-density residential neighbourhoods located on the east and the

Agenda Item #    Page #

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**File: Z-8743**  
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west side of Adelaide Street North. The proposed conversion is not expected to cause any serious adverse impacts for surrounding land uses.

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

May 24, 2017

MJC/mjc

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**File: Z-8743**  
**Planner: Melissa Campbell**

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

<b><u>Telephone</u></b>	<b><u>Written</u></b>
N/A – no opinion expressed regarding the application.	Peter Mullins – Mullins Realty Management Ltd. 200 Queens Avenue, Suite 107, London N6A 1J3

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**File: Z-8743  
Planner: Melissa Campbell**

Monday 27th March 2017.

Mullins Realty Management Ltd,  
As Agent for Arcangelo Rea  
200 Queens Avenue  
Suite 107  
London, ON  
N6A 1J3

City of London  
Planning Services  
300 Dufferin Avenue  
London, ON

**Via Email Only to Melissa Campbell**  
[mecampbell@london.ca](mailto:mecampbell@london.ca)

Dear Melissa:

**RE: Zoning Amendment Application Z -8743.**

We are the property managers and the owner's agents for the two buildings at 1001 Adelaide Street North and 909 Adelaide Street North.

We acknowledge receipt of your correspondence of 08th March 2017 in respect of the above Zoning Amendment Application, **and write to advise we are strongly in support of this application.**

Please do not hesitate to contact us if we can be of any further assistance.

Sincerely,  
Mullins Realty Management Ltd,  
As Agent for Arcangelo Rea



Peter Mullins, President.



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**File: Z-8743**  
**Planner: Melissa Campbell**

**Bibliography of Information and Materials**

**Z-8743**

**Request for Approval:**

City of London Zoning By-law Amendment Application Form, completed by Wade Woznuik, January 24, 2017.

**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. *The London Plan*, December 28, 2017, as modified.

Land Development Solutions. *Zoning By-law Amendment Justification Report: 905 Adelaide Street North, London, Ontario*, January 23, 2017.

**Correspondence: (all located in City of London File No. Z-8743 unless otherwise stated)**

**City of London**

City of London Roobroeck R., Development Services. Memo to M. Campbell. May 2, 2017 and March 30, 2017.

Moore R., Wastewater and Drainage Division. email to M. Campbell. April 20, 2017 and March 23, 2017.

City of London Page B., Environmental and Parks Planning. Memo to S. Wise. April 7, 2017.

Hodgins K., Urban Forestry Section. email to M. Campbell. March 22, 2017.

Giesen A., Transportation Planning and Design. email to M. Campbell. March 16, 2017.

**Departments and Agencies**

Creighton C., UTRCA. email to M. Campbell. April 24, 2017.

Creighton C., UTRCA. Letter to M. Campbell. April 4, 2017.

Two empty rectangular boxes for agenda item and page numbers.

**File: Z-8743  
Planner: Melissa Campbell**

**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 905  
Adelaide Street North.

WHEREAS Shahzia Khan Medicine Professional Corp. has applied to rezone an area of land located at 905 Adelaide Street North, 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 905 Adelaide Street North, as shown on the attached map comprising part of Key Map No. A101, from a Residential R2 (R2-2) Zone to a Residential R2/Office Conversion Special Provision (R2-2/OC5(\_))Zone.
- 2) Section Number 17.4 of the Office Conversion (OC) Zone is amended by adding the following Special Provision:
  - ) OC5 ( ) 905 Adelaide Street North
    - a) Regulation
      - i) Front Yard Setback 0.0 meters (minimum)
      - ii) Parking 5.0 spaces (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 June 13, 2017.

Matt Brown  
Mayor



Agenda Item # Page #

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**File: Z-8743**  
**Planner: Melissa Campbell**

Catharine Saunders  
City Clerk

First Reading – June 13, 2017  
Second Reading – June 13, 2017  
Third Reading – June 13, 2017

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File: Z-8743  
Planner: Melissa Campbell

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



<p>File Number: Z-8743  Planner: MC  Date Prepared: April 27, 2017  Technician: JTS  By-Law No: Z.-1-</p>	<p>SUBJECT SITE </p> <p>1:1,000</p> <p>0 5 10 20 30 40 Meters</p> <div style="text-align: right;"> </div>
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