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File: O-8029
Planner: M. Tomazincic

TO:	CHAIR AND MEMBERS PLANNING & ENVIRONMENT COMMITTEE
FROM:	JOHN M. FLEMING DIRECTOR, LAND USE PLANNING AND CITY PLANNER
SUBJECT:	APPLICATION BY: CITY OF LONDON PROPERTIES ON THE NORTH SIDE OF HORTON STREET EAST GENERALLY BETWEEN WELLINGTON STREET AND COLBORNE STREET COMPRISING: 290, 296, 316, 318, 320, 326, 328, 330, 358 HORTON STREET EAST; 300 WELLINGTON STREET (SOUTHEASTERN PORTION); AND, 240 (SOUTHERN PORTION), 251, 263, 265 WATERLOO STREET PUBLIC PARTICIPATION MEETING ON MONDAY, MAY 7, 2012

RECOMMENDATION

That, on the recommendation of the Director, Land Use Planning and City Planner, the following actions be taken with respect to the application of The City of London relating to the properties located on the north side of Horton Street generally between Wellington Street and Colborne Street comprising: 290, 296, 316, 318, 320, 326, 328, 330, and 358 Horton Street East; the southeastern portion of 300 Wellington St; and, 240 (southern portion), 251, 263, 265 Waterloo St the proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting on May 22, 2012 to amend the Official Plan to change the designation of the subject lands **FROM** an Auto-Oriented Commercial Corridor designation, **TO** a Main Street Commercial Corridor designation, to permit small-scale retail uses; service and repair establishments, food stores; convenience commercial uses; personal and business services; pharmacies; restaurants; financial institutions; small-scale offices; small-scale entertainment uses; galleries; studios; community facilities such as libraries and day care centres, correctional and supervised residences; residential uses (including secondary uses) and units created through the conversion of existing buildings, or through the development of mixed-use buildings.

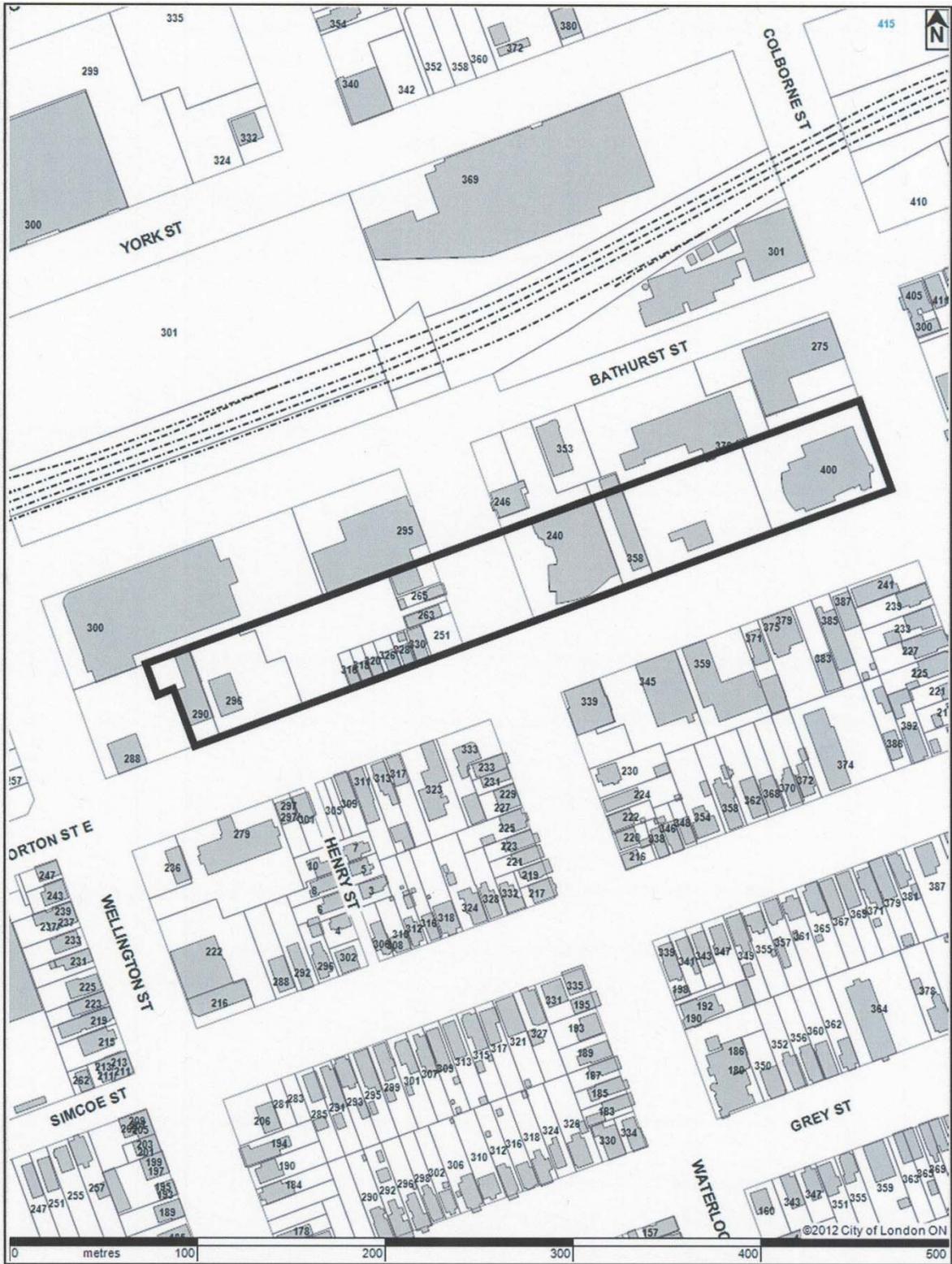
PREVIOUS REPORTS PERTINENT TO THIS MATTER
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May 11, 2009 Report to Planning Committee – SoHo Community Improvement Plan – This report recommended that Municipal Staff be directed to undertake a Community Improvement Plan (CIP) for SoHo to plan for, and promote, the long-term sustainability of the SoHo area while stimulating re-investment, community improvement and neighbourhood capacity building.

March 28, 2011 Report to Built and Natural Environment Committee – SoHo Community Improvement Plan – This report recommended the Draft SoHo Community Improvement Plan be circulated to the SoHo Neighbourhood Association, the Upper Thames River Conservation Authority, Canadian National Railway, and the London Health Sciences Centre for their comments and feedback and that based on the feedback received through this consultation process, the revised Community Improvement Plan and associated Community Improvement Plan By-law, Official Plan and Zoning By-law amendments be forwarded to the Built and Natural Environment Committee for consideration and approval.

June 13, 2011 Report to Built and Natural Environment Committee – SoHo Community Improvement Plan – This report recommended that the SoHo area be designated a Community Improvement Project Area and that the SoHo Community Improvement Plan be adopted to outline the strategies and framework utilized to stimulate community improvement in the area.

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LOCATION MAP

Subject Site: Redesignation from Auto Oriented
Commercial Corridor to Main Street Commercial Corridor
File Number: O-8029
Created By: Michael Tomazincic
Date: 2012-03-01
Scale: 1:2500

LEGEND

-  Subject Site
-  Parks
-  Assessment Parcels
-  Buildings
-  Address Numbers



Corporation of the City of London
Prepared By: Planning, Environmental

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February 27, 2012 Report to Planning and Environment Committee – This report recommended that the commercial corridor along Horton Street, between Wellington Street and Colborne Street is to become a pedestrian-oriented main street, and that Planning Staff initiate an Official Plan amendment to re-designate these lands from Auto-Oriented Commercial Corridor to Main Street Commercial Corridor

April 23, 2013 Report to Civic Works Committee – This report recommended that, among other matters, the SoHo streetscape improvements be implemented into the Phase II Horton Street Reconstruction project noting that Council resolved, “*that streetscape enhancements consistent with the SoHo Community Improvement Plan...BE INCLUDED in the scope of the pending Horton Street Reconstruction Project...*”

PURPOSE AND EFFECT OF RECOMMENDED ACTION

The purpose and effect of the proposed amendment to the Official Plan is to implement a portion of the SoHo Community Improvement Plan, which envisioned that these lands become a Mixed Use Mainstreet District, and to apply an Official Plan designation that is consistent with the area surrounding the subject lands to the west, south and east which are currently designated Main Street Commercial Corridor.

RATIONALE

1. The recommended amendment is consistent with the policies of the *Provincial Policy Statement, 2005*
2. The recommended amendment is consistent with the Main Street Commercial Corridor policies of the Official Plan
3. The recommended amendment implements a key initiative of the SoHo Community Improvement Plan
4. The recommended amendment implements Council’s direction to initiate an Official Plan amendment to re-designate these lands from Auto-Oriented Commercial Corridor to Main Street Commercial Corridor
5. The recommended amendment is consistent with the designation of the surrounding lands to the west, south, and east of the subject lands which facilitates the opportunity for the development of a comprehensive vision for this corridor and compatible form of development

BACKGROUND

Date Application Accepted: 28 February 2012	Applicant: City of London
<p>REQUESTED ACTION: Possible amendment to the Official Plan by amending Schedule A – Land Use – FROM an Auto Oriented Commercial Corridor designation which permits a wide range of commercial uses that accommodate a broad range of commercial uses that, for the most part, are not suited to locations within Commercial Nodes or Main Street Commercial Corridors because of their building form, site area, access or exposure requirements and are not intended to accommodate retail activities that are more appropriately located in the Downtown, Commercial Nodes, or Main Street Commercial Corridor designations TO a Main Street Commercial Corridor which are pedestrian-oriented business districts that have a street-oriented form with buildings close to the street and street frontages of individual uses are generally of a scale that provides for easier pedestrian movement. This designation includes a broad range of uses that cater to the adjacent residential neighbourhoods within easy walking distance and lend themselves to the formation of a Business Improvement Area.</p>	

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Council may also consider special policies which permit a broader range of uses to recognize some existing Auto Oriented Commercial uses and allow for their continued use and expansion.

- SITE CHARACTERISTICS:**
- **Current Land Use** – Mix of small scale commercial/office and residential
 - **Frontage** – Approx. 260m (853 feet) of the Horton Street East corridor
 - **Depth** – Approx. 50m (164 feet) of depth from the Horton Street East corridor
 - **Area** – Subjects lands comprise a total of approx. 1.18ha (2.93ac)
 - **Shape** – Irregular

- SURROUNDING LAND USES:**
- **North** – Land designated and zoned Light Industrial
 - **South** – Lands designated Main Street Commercial Corridor comprised of a mix of uses
 - **East** – Lands designated Main Street Commercial Corridor comprised of a mix of uses
 - **West** – Lands designated Main Street Commercial Corridor comprised of a mix of uses

OFFICIAL PLAN DESIGNATION: (refer to Official Plan Map on page 5)

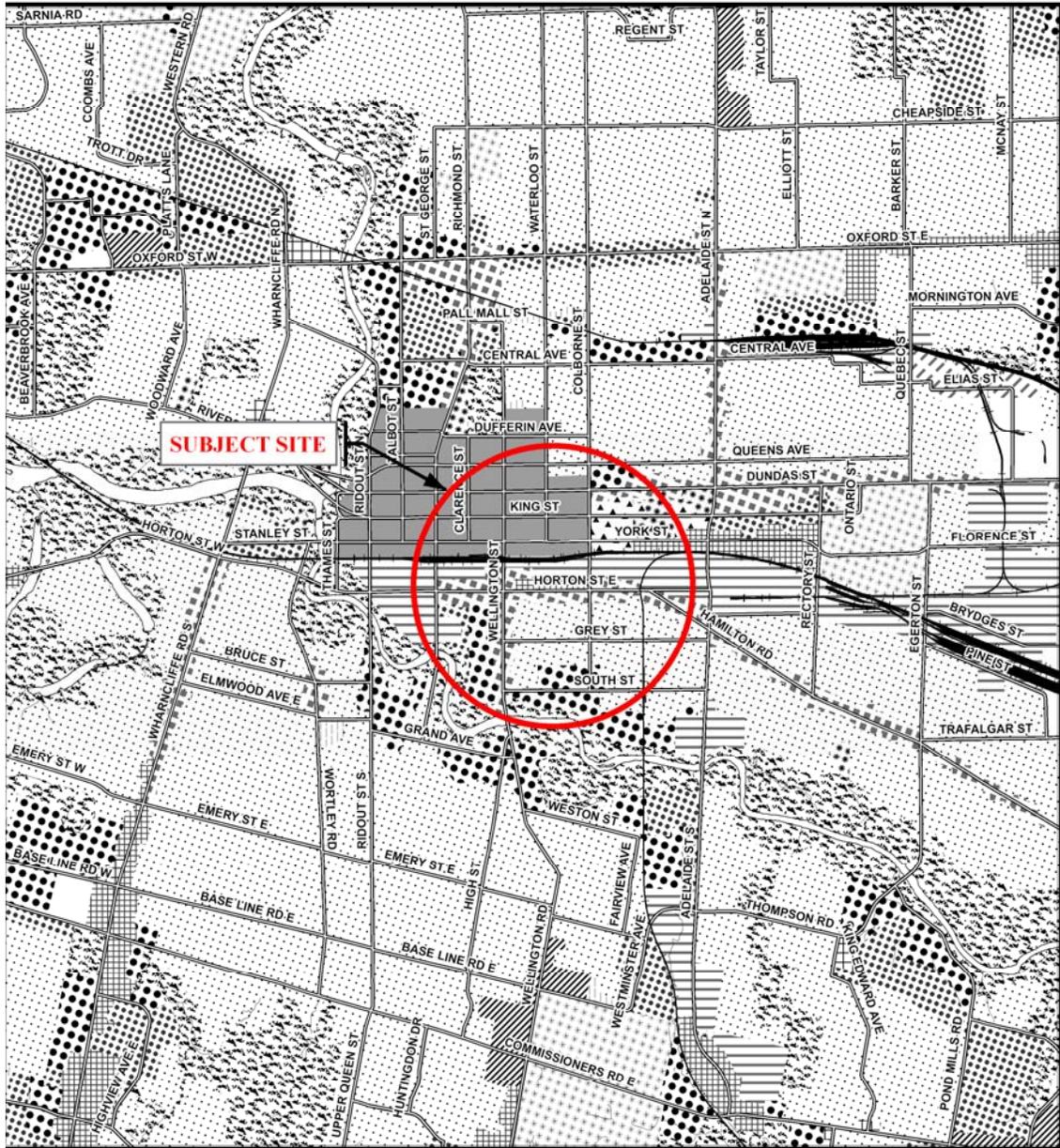
LOW DENSITY RESIDENTIAL – SCHEDULE A (LAND USE) – Areas designated Auto-Oriented Commercial Corridor are primarily intended for commercial uses that cater to the commercial needs of the traveling public. Types of service commercial uses that generate significant amounts of traffic and draw patrons from a wide area may also be located within these areas. These uses have limited opportunity to locate within Commercial Nodes or Main Street Commercial Corridors by reason of their building form, site area, location, access or exposure requirements; or have associated nuisance impacts that lessen their suitability for a location near residential uses.

EXISTING ZONING: (refer to Zoning Map on page 6)

MIX OF RESTRICTED SERVICE COMMERCIAL (RSC1/RSC4) AND ARTERIAL COMMERCIAL (AC3/AC4/AC5) AND LIGHT INDUSTRIAL (LI8) ZONES – The Restricted Service Commercial Zones provide for and regulate a range of moderate intensity commercial uses, and trade service uses, which may require significant amounts of land for outdoor storage or building space and a location on major streets. The Arterial Commercial Zones provide for and regulate a mix of small scale retail, office, service and residential uses located along arterial roads which serve both vehicular and pedestrian trade. The uses of this zone, which reflect the nature of existing development in an area, have been differentiated on the basis of their function, intensity and potential impacts. The Light Industrial (LI8) Zone recognizes and permits existing industrial uses only.

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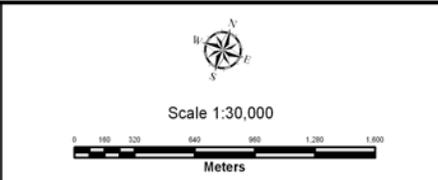
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Legend	
	Downtown Area
	Enclosed Regional Commercial Node
	New Format Regional Commercial Node
	Community Commercial Node
	Neighbourhood Commercial Node
	Main Street Commercial Corridor
	Auto-Oriented Commercial Corridor
	Multi-Family, High Density 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

CITY OF LONDON
Department of
Planning and Development
OFFICIAL PLAN SCHEDULE A
- LANDUSE -

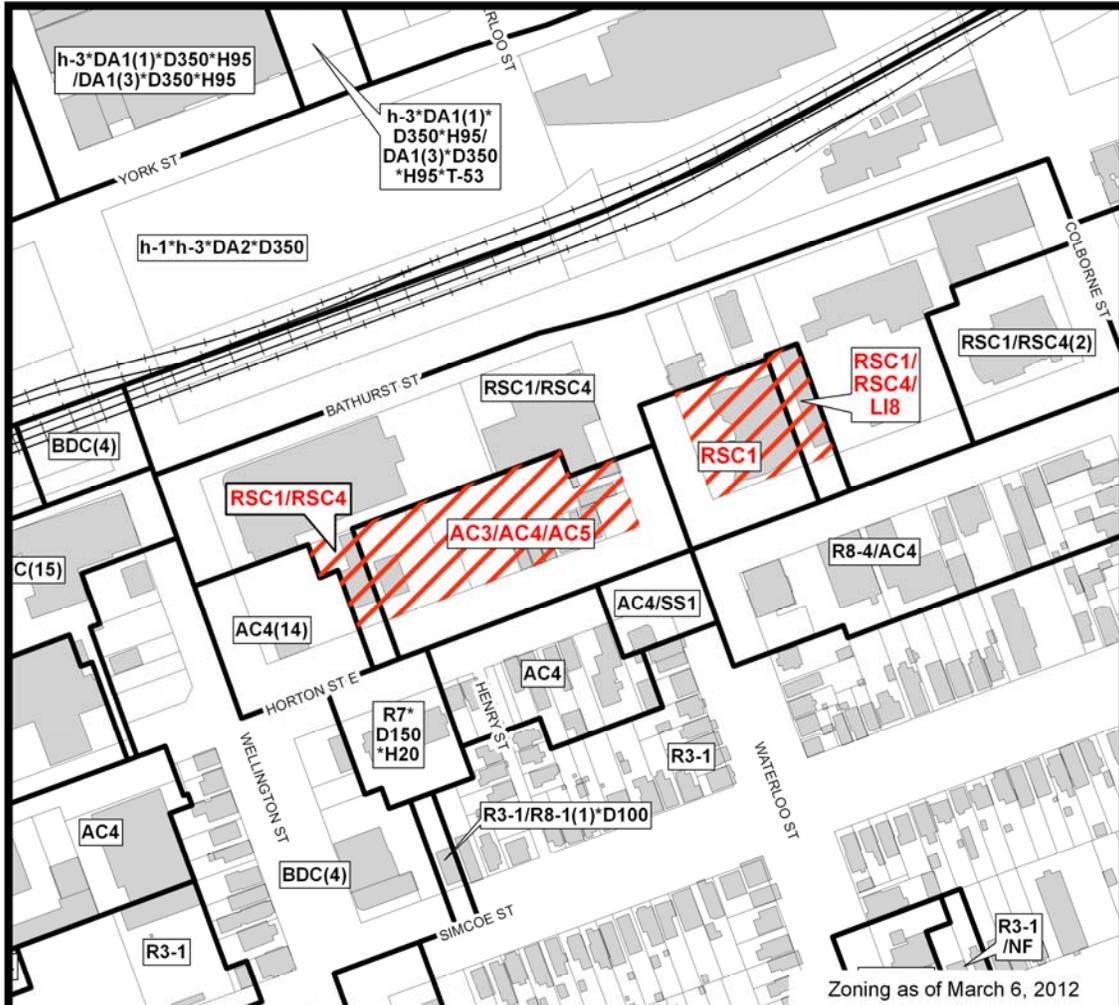
PREPARED BY: Graphics and Information Services



FILE NUMBER: O-8029
PLANNER: MT
TECHNICIAN: CK
DATE: 2012/04/11

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COUNCIL APPROVED ZONING FOR THE SUBJECT SITE: RSC1/RSC4, AC3/AC4/AC5, RSC1 & RSC1/RSC4/LI8

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

- 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

- 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

2) **ANNEXED AREA APPEALED AREAS**

CITY OF LONDON
PLANNING, ENVIRONMENTAL AND ENGINEERING SERVICES

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



FILE NO:
O-8029 MT

MAP PREPARED:
2012/04/11 CK

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

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

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PLANNING HISTORY

In March 2011, Planning Staff presented a report to the Built and Natural Environment Committee highlighting the results of the SoHo community consultations that were undertaken as part of the Community Improvement Planning process. The primary goal of the Community Improvement Plan is to stimulate reinvestment by:

- accommodating appropriate infill and intensification;
- stimulating investment along the commercial corridors;
- coordinating the efforts of Planning, Engineering, and Community Services Staff at the City;
- harmonizing the delivery of recreational and social services;
- preserving neighbourhood and heritage character; and,
- facilitating the redevelopment of a vibrant neighbourhood resulting in benefits for the neighbouring communities of Old South and Downtown.

The Community Improvement Plan (CIP), adopted by Council in June 2011, was subdivided into 3 strategic directions: Economic, Social, and Environmental. As part of “Economic”, it was envisioned that the City and community would endeavor to, “*Create strong mainstreet commercial corridors along Wellington and Horton Streets*”. The SoHo CIP identified the Wellington Street corridor as well as portions of the Horton Street corridor (between Richmond and Waterloo Streets) as a “*Mixed Use Mainstreet District*” (see figure 1 below)

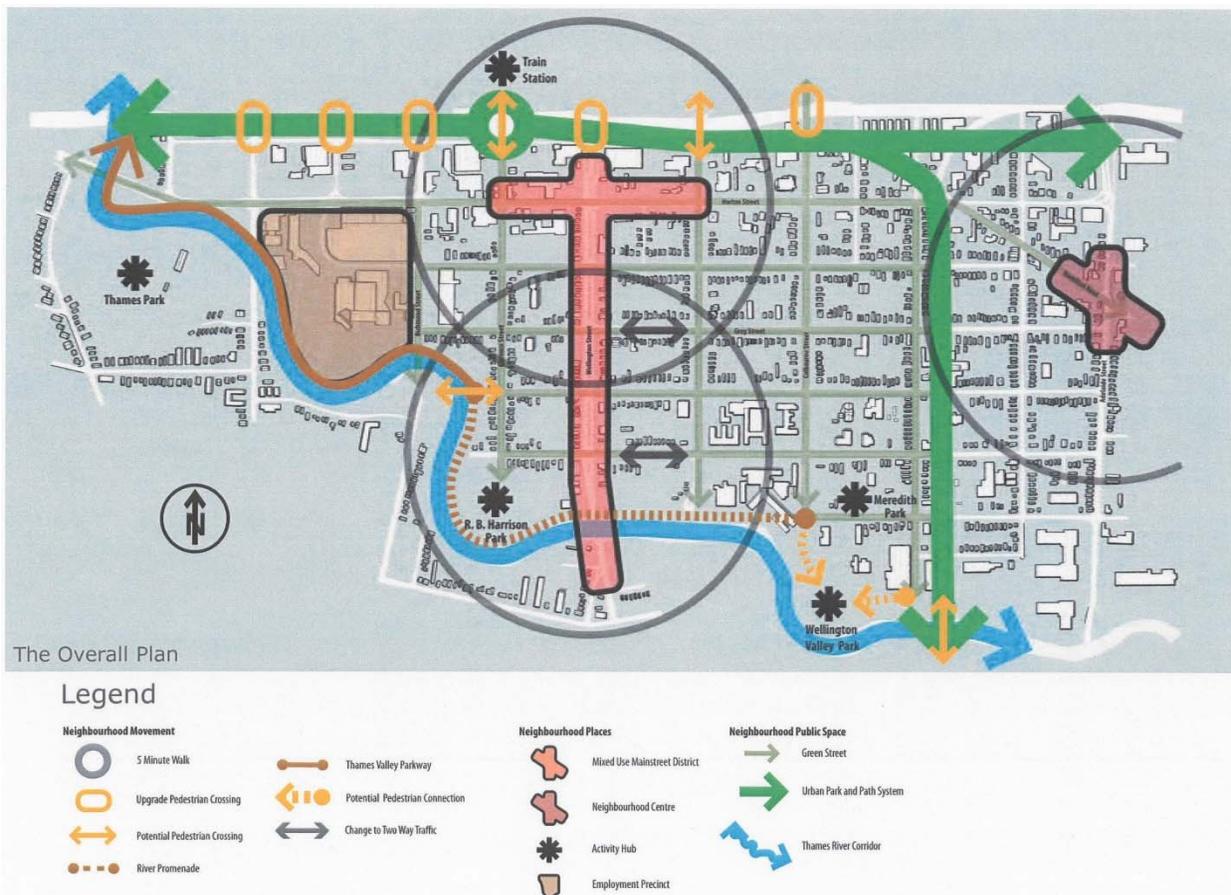


Figure 1 – A map of the overall plan for the SoHo Community Improvement Plan highlighting the Wellington Street and portions of the Horton Street corridor as “*Mixed Use Mainstreet District*”

On February 27, 2012, as part of the amendments pertaining to providing appropriate opportunities for the siting of Methadone Clinics and Methadone Pharmacies, the Planning and Environment Committee recommended that:

recognizing that the commercial corridor along Horton Street, between Wellington Street and Colborne Street is to become a pedestrian-oriented main

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*street, consistent with the SOHO Community Improvement Plan and the proposed road allowance improvements approved by Council, Planning Staff **BE DIRECTED** to initiate an Official Plan amendment to re-designate these lands from Auto-oriented Commercial Corridor to Main Street Commercial Corridor.*

As a result of this recommendation to Council, Planning Staff initiated an Official Plan amendment on February 28, 2012 to change the designation of the subject lands from Auto-Oriented Commercial Corridor to Main Street Commercial Corridor. And on March 20, 2012, Municipal Council subsequently endorsed the Planning and Environment Committee recommendation.

Initially, the application included all the lands on the north side of Horton Street East that were designated Auto Oriented Commercial Corridor. However, through the public consultation process, Planning Staff received expressions of concern from Canadian Tire located at 378 Horton Street East. The established commercial operations at Canadian Tire, including the Home and Auto Supply Store as well as the Gas Bar, are more compatible with the Auto Oriented Commercial Corridor designation than the proposed Main Street Commercial Corridor designation. Although this application did not propose an amendment to the existing zoning, Canadian Tire was concerned that any potential future amendments to the Zoning By-law would have to be consistent with the Main Street Commercial Corridor designation (if approved for their lands) which may impact future expansion opportunities. As a result of these concerns, it is recommended that the Canadian Tire site at 378 Horton Street as well as the abutting Fire Hall at 400 Horton Street East no longer be included as part of this amendment.

SIGNIFICANT DEPARTMENT/AGENCY COMMENTS

Stormwater Management Unit (SWM)

SWM Unit has no objection to this application. However the project for the Horton Street Reconstruction Project Phase 2 commences this year and storm sewers will be available for this area. Please note that SWM may be required for these sites should future development be proposed (i.e. water quality. Quantity and erosion control)

London Hydro

No objection

Urban Forestry

No comments

London Advisory Committee on Heritage (LACH)

The LACH supports the rezoning and noted that it concurs with the SoHo Area Plan

Upper Thames River Conservation Authority (UTRCA)

The subject lands are not affected by any regulations (Ontario Regulation 157/06) made pursuant to Section 28 of the Conservation Authorities Act

AREA OF VULNERABILITY	VULNERABILITY SCORE	THREATS & CIRCUMSTANCES
Highly Vulnerable Aquifer (HVA)	6	Moderate & Low Threats

NOTE: At this time, certain activities on this property may be considered Moderate or Low threats to drinking water

Provincial Policy Statement (PPS, 2005)

Section 2.2.1 requires that:

“Planning Authorities shall protect, improve or restore the quality and quantity of water by: d) implementing necessary restrictions on development and site alteration to:

- 1. protect all municipal drinking water supplies and designated vulnerable areas; and*
- 2. protect, improve or restore vulnerable surface and ground water features, and their hydrological functions”*

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Section 2.2.2 states that:

“Development and site alteration shall be restricted in or near sensitive surface water features and sensitive ground water features such that these features and their related hydrologic functions will be protected, improved or restored.”

Municipalities must be consistent with the Provincial Policy Statement when making decisions on land use planning and development. This information is provided for the City’s consideration in moving forward on this application.

PUBLIC LIAISON:	On 02 March 2012, Notice of Application was sent to 120 property owners in the surrounding area. Notice of Application was also published in the “Living in the City” section of the London Free Press on 10 March 2012. On 19 April 2012, Notice of Public Meeting was sent to 113 property owners in the surrounding area. Notice of Public Meeting was published in the “Living in the City” section of the London Free Press on Saturday, April 21, 2012.	6 replies were received 4 inquiries for general information 2 response opposed to amendment
Nature of Liaison: The proposed amendment to the Official Plan is to implement a portion of the SoHo Community Improvement Plan, which envisioned that these lands become a Mixed Use Mainstreet District, and to apply an Official Plan designation that is consistent with the area surrounding the subject lands to the west, south and east which are currently designated Main Street Commercial Corridor.		
Responses: 6 Responses received: <ul style="list-style-type: none"> • 4 responses were for general information • Canadian Tire, located at 378 Horton Street, requested to maintain their existing land use designation given that their retail operations are more closely aligned with the existing Auto Oriented Commercial Corridor designation 		

ANALYSIS

Subject Lands

The subject lands are located on the north side of Horton Street East generally between Wellington Road and Colborne Street. Horton Street East is classified as an Arterial Road carrying an average of 24,000 vehicles per day. The land uses surrounding the subject site are a mix of low density residential dwellings and commercial uses some of which were originally constructed as single detached dwellings but have been modified internally to accommodate retail uses.

The subject lands represent the last remaining block of Auto-Oriented Commercial Corridor designated lands in the immediate area. The lands on the east side of Colborne Street, the south side of Horton Street, the Wellington Road corridor, and Horton Street East, west of Wellington Street are currently designated Main Street Commercial Corridor.

The lot fabric of the subject sites is comprised of a mix of small lots that were intended to accommodate single detached dwellings to large consolidated lots with frontages and accesses on multiple streets.

Nature of the Application

The requested amendment to the Official Plan is intended to re-designate the subject lands from Auto-Oriented Commercial Corridor, which is intended for commercial uses that cater to the commercial needs of the travelling public, to Main Street Commercial Corridor which is typically applied to long established, pedestrian-oriented shopping areas in the older parts of the City. The change in designation is consistent with the SoHo Community Improvement Plan which

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envisioned that this portion of the Horton Street corridor become a “*Mixed Use Mainstreet District*”.

Provincial Policy Statement

The *Provincial Policy Statement, 2005* (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The PPS is more than a set of individual policies. It is intended to be read in its entirety and the relevant policies are to be applied to each situation. As it relates to this application, the PPS provides some direction to this matter.

Policy 1.7.1 of the PPS supports long-term economic prosperity by, among other methods, “*maintaining and, where possible, enhancing the vitality and viability of downtowns and mainstreets*”.

The subject lands are located along Horton Street East, a major east-west corridor at the gateway to the downtown, which has been described in the SoHo Community Improvement Plan as a mainstreet. The recommended amendment is intended to facilitate a form of development that will cater to a pedestrian clientele, including the local SoHo residents who currently feel disconnected from this commercial corridor; facilitate the formation of a Business Improvement Area; allow for mixed-use commercial/residential development; and, complement the proposed Horton Street streetscape improvements which are intended to:

- reconnect the areas north of Horton to the community south of Horton Street;
- facilitate opportunities for a vibrant pedestrian-friendly commercial area along this portion of the corridor;
- facilitate efficient movement of automobile through traffic;
- stimulate investment and redevelopment opportunities;
- complement the improvements made on Wellington Street;
- create an attractive gateway into the downtown;
- leverage the cost of improvements with those associated with a necessary infrastructure renewal project

The proposed Official Plan amendment is one piece of a comprehensive initiative to improve this mainstreet corridor consistent with the intent of the policies of the PPS.

Official Plan Policies

The Official Plan contains Council's objectives and policies to guide the short-term and long-term physical development of the municipality. The policies promote orderly urban growth and compatibility among land uses. While the objectives and policies in the Official Plan primarily relate to the physical development of the municipality, they also have regard for relevant social, economic and environmental matters.

Policy 4.4.1.5 of the Official Plan outlines the criteria determining the appropriate locations for the Main Street Commercial Corridor designation. This policy states:

The Main Street Commercial Corridor designation is applied to long established commercial areas, primarily along arterial roads, in older parts of the City that mostly consist of small, separately-owned and often pedestrian-oriented commercial uses, but may also include a mix of residential, light industrial uses, and community facilities. It is the intent of these policies to strengthen and enhance the existing Main Street Commercial Corridors. Areas designated Main Street Commercial Corridor may be appropriate for the establishment of a Business Improvement Area.

The Horton Street East corridor is a long established commercial corridor along an arterial road in an older part of the City. The subject lands are a mix of pedestrian oriented commercial uses that are largely comprised of small, separately-owned parcels. The mix of uses include a variety of residential, commercial and office uses as well as some vacant sites and undeveloped portions of larger sites.

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The recommended amendment is consistent with the stated intent to “...*strengthen and enhance the existing Main Street Commercial Corridors*” given that one of the reasons for this amendment is to complement the existing Main Street Commercial Corridor designation to the east, south, and west of the subject lands and, in doing so, implementing a component of the SoHo Community Improvement Plan (CIP) which recognizes this area as a “*Mixed Use Mainstreet District*.” The SoHo CIP also included an initiative to “*Establish a Business Improvement Area*” (BIA). The recommended amendment is intended to facilitate a form of development that is conducive to the establishment of a BIA in conformity to the SoHo CIP and the policies of the Official Plan.

The Policies of the Official Plan also list four planning objectives for the Main Street Commercial Corridor designation. These objectives are intended to:

- i) Provide for the redevelopment of vacant, underutilized or dilapidated properties within Main Street Commercial Corridors for one or more of a broad range of permitted uses at a scale which is compatible with adjacent development;
- ii) Encourage development which maintains the scale, setback and character of the existing uses;
- iii) Encourage common parking areas instead of individual access points and individual parking areas; and
- iv) Encourage mixed-use development to achieve higher densities and to reinforce the objectives of achieving a diverse mix of land uses.

The intent of the recommended amendment, as well as the Community Improvement Plan that this amendment is intended to implement, is consistent with these four planning objectives.

The Official Plan lists the criteria for adding new Main Street Commercial Corridor designations. These criteria are:

- i) Compliance with the scale, function, and form criteria of this Plan;
- ii) Ability to integrate residential uses for mixed use developments;
- iii) Ability to comply with the urban design guidelines;
- iv) Availability of municipal services including transportation infrastructure to accommodate the proposed use; and,
- v) Planning Impact Analysis according to the provisions of Section 4.5.

The recommended amendment is consistent with these criteria in that the objective is to facilitate a form of development that implements the scale, function, and form envisioned by the Official Plan policies. There are sufficient vacant and underutilized sites along this portion of the Horton Street East Corridor to facilitate mixed-use developments. While urban design guidelines do not exist yet for this corridor, the SoHo CIP includes an initiative to “*Establish Urban Design Guidelines and Precinct Plan for the Wellington Mixed Use District*” which encompasses the subject lands. The subject lands will be included as part of the development of urban design guidelines and a precinct plan to create a comprehensive vision for this area. The Horton Street East corridor is scheduled for a significant infrastructure renewal project including the replacement of water and sewer infrastructure as well as streetscape improvements intended to accommodate the uses permitted in the Main Street Commercial Corridor designation.

Planning Impact Analysis

Proposals for changes in the use of land which require the application of Planning Impact Analysis will be evaluated on the basis of criteria relevant to the proposed change. The criteria that are relevant to the current application include:

- i) *the policies contained in the Section relating to the requested designation*

The recommended amendment to change the use to Main Street Commercial Corridor is consistent with the location criteria of the Official Plan as well the planning objectives for this designation. Urban Design Guidelines are proposed to be develop for this area which will guide future development of the subject lands

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- ii) *compatibility of proposed uses with surrounding land uses, and the likely impact of the proposed development on present and future land uses in the area*

The recommended land use change is intended to re-designate the subject lands to match the designation of the surrounding lands to the east, south, and west. The recommended amendment is not anticipated to have any impact on present and future land uses in the area and allows for the development of a comprehensive vision for the development of the Horton Street East corridor

- iii) *the size and shape of the parcel of land on which a proposal is to be located, and the ability of the site to accommodate the intensity of the proposed uses*

The subject lands are comprised of a mix of small lots and large consolidated lots with frontages and accesses on multiple streets. The mix of parcel sizes facilitates the development of a variety of small-scale, pedestrian oriented commercial development as well as mixed use residential/commercial development such as apartment buildings with retail at grade in conformity to the Official Plan

- iv) *the supply of vacant land or vacant buildings in the area which is designated and/or zoned for the proposed uses*

This land use change is not intended to accommodate a proposed use which could be directed to a vacant parcel or building in the immediate area. It is intended to implement an initiative from the SoHo CIP and to facilitate a comprehensive vision for this portion of the Horton Street East corridor

- v) *the potential traffic generated by the proposed change, considering the most intense land uses that could be permitted by such a change, and the likely impact of this additional traffic on City streets, pedestrian and vehicular safety, and on surrounding properties*

The recommended amendment is intended re-designate the subject lands from Auto Oriented Commercial Corridor to Main Street Commercial Corridor. Given that amendment will represent a change from one commercial land use designation to another, the recommended designation is not anticipated to create any additional negative traffic impacts

- vi) *impacts of the proposed change on the planned transportation system, including transit.*

The proposed change in land use is not anticipated to have a negative impact on the planned transportation system. In fact, the development of pedestrian scale commercial uses in addition to mixed-use commercial/residential development in proximity to downtown may create a symbiotic relationship between future residents/merchants/customers on this portion of the Horton Street East corridor and London Transit

CONCLUSION

The SoHo Community Improvement Plan (CIP), adopted by Council in June 2011, was subdivided into 3 strategic directions: Economic, Social, and Environmental. As part of “Economic”, it was envisioned that the City and community would endeavor to, “*Create strong mainstreet commercial corridors along Wellington and Horton Streets*”. The recommended amendment implements part of this key strategic direction.

The recommended amendment is consistent with the policies of the Provincial Policy Statement which, among other matters, supports long-term economic prosperity by, among other methods, “*maintaining and, where possible, enhancing the vitality and viability of downtowns and mainstreets*”. The existing mix of residential and small scale commercial uses as well as the variety of lot sizes is consistent with the Official Plan criteria for Main Street Commercial Corridor areas which mostly consist of small, separately-owned and often pedestrian-oriented commercial uses, but may also include a mix of residential, light industrial uses, and community facilities.

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The intended purpose of the recommended amendment is also consistent with the intent of the Main Street Commercial Corridor policies which seek to strengthen and enhance the existing corridors and facilitate the establishment of a Business Improvement Area.

PREPARED BY:	SUBMITTED BY:
MICHAEL TOMAZINCIC, MCIP, RPP PLANNER II, COMMUNITY PLANNING AND URBAN DESIGN SECTION	JIM YANCHULA, MCIP, RPP MANAGER OF COMMUNITY PLANNING AND URBAN DESIGN SECTION
RECOMMENDED BY:	
JOHN M. FLEMING, MCIP, RPP DIRECTOR, LAND USE PLANNING AND CITY PLANNER	

April 26, 2012
MT/mt

Y:\Shared\implemen\DEVELOPMENT APPS\2012 Applications 8003 to \80290 – 80290 – 290-400 Horton St & 240-265 Waterloo Street (MT)\80290 – Horton Street (Wellington-Colborne)

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Responses to Public Liaison Letter and Publication in “Living in the City”

<u>Telephone</u>	<u>Written</u>
	Sophie Malcangi Canadian Tire Real Estate Limited 2180 Yonge Street, Toronto, Ontario
	Michelle Doornbosch Zelinka Priamo Limited (On behalf of Canadian Tire Limited)
Terry Kilbourne 393827 Ontario Limited 290 Horton Street East	
Lola Vernile 309 Horton Street East	
Connie Hartley Razzle Dazzle Cupcakes 316 Horton Street East	
Gale McIntyre 318 Horton Street East	

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File: O-8029
Planner: M. Tomazincic

Appendix "A"

Bill No. (number to be inserted by Clerk's Office)
2012

By-law No. C.P.-1284-_____

A by-law to amend the Official Plan for the City of London, 1989 relating to 290, 296, 316, 318, 320, 326, 328, 330, 358 Horton Street East; 300 Wellington Street (southeast portion); and, 240 (southern portion), 251, 263, 265 Waterloo Street

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 May 22, 2012.

Joe Fontana
Mayor

Catharine Saunders
City Clerk

First Reading – May 22, 2012
Second Reading – May 22, 2012
Third Reading – May 22, 2012

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File: O-8029
Planner: M. Tomazincic

AMENDMENT NO.

to the

OFFICIAL PLAN FOR THE CITY OF LONDON

A. PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is:

To change the designation of certain lands described herein from Auto Oriented Commercial Corridor to Main Street Commercial Corridor on Schedule "A", Land Use, to the Official Plan for the City of London.

B. LOCATION OF THIS AMENDMENT

This Amendment applies to lands located at 290, 296, 316, 318, 320, 326, 328, 330, 358 Horton Street East; 300 Wellington Street (southeast portion); and, 240 (southern portion), 251, 263, 265 Waterloo Street in the City of London.

C. BASIS OF THE AMENDMENT

The amendment is consistent with the policies of the *Provincial Policy Statement, 2005* and is consistent with the Main Street Commercial Corridor policies of the Official Plan. The recommended amendment implements a key initiative of the SoHo Community Improvement Plan adopted by Council in June 2011 which identified this portion of the Horton Street corridor as a *"Mixed Use Mainstreet District"*.

The recommended amendment implements Council's resolution of March 20, 2012 to initiate an Official Plan amendment to re-designate these lands from Auto-Oriented Commercial Corridor to Main Street Commercial Corridor. The Main Street Commercial Corridor Designation proposed for the subject lands is consistent with the designation of the surrounding lands to the west, south, and east of the subject lands which facilitates the opportunity for the development a comprehensive vision for this corridor and compatible form of development

D. THE AMENDMENT

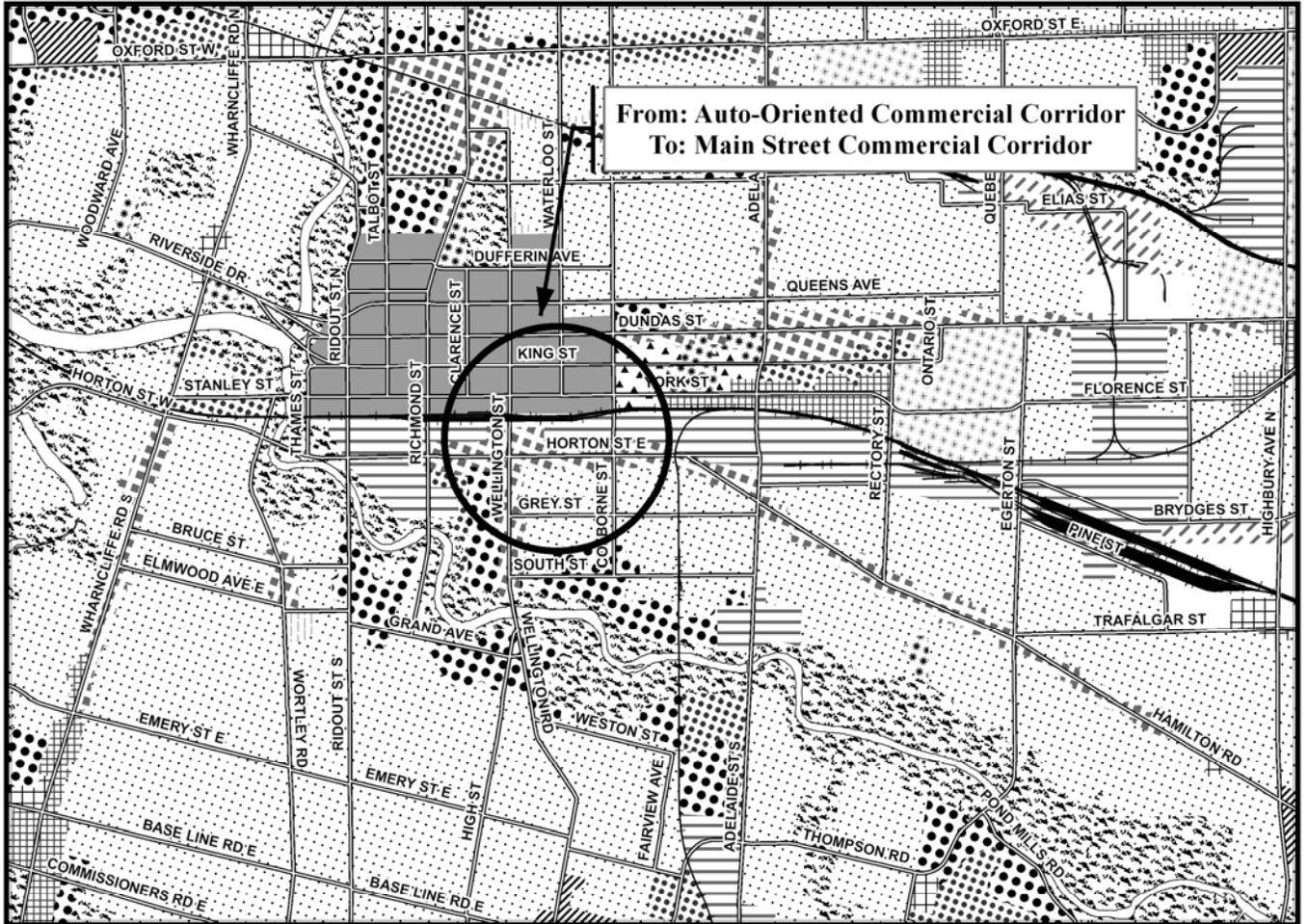
The Official Plan for the City of London is hereby amended as follows:

Schedule "A", Land Use, to the Official Plan for the City of London Planning Area is amended by designating those lands located at 290, 296, 316, 318, 320, 326, 328, 330, 358 Horton Street East; 300 Wellington Street (southeast portion); and, 240 (southern portion), 251, 263, 265 Waterloo Street in the City of London, as indicated on "Schedule 1" attached hereto from Auto Oriented Commercial Corridor to Main Street Commercial Corridor

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File: O-8029
 Planner: M. Tomazincic

AMENDMENT NO:



Legend

- | | |
|---|--|
| <ul style="list-style-type: none"> Downtown Area 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 | <ul style="list-style-type: none"> 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 |
|---|--|

This is an excerpt from the Planning Division's working consolidation of Schedule A to the City of London Official Plan, with added notations.

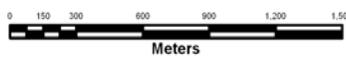
**SCHEDULE #####
 TO
 OFFICIAL PLAN**

AMENDMENT NO. _____

PREPARED BY: Graphics and Information Services



Scale 1:30,000



FILE NUMBER: O-8029

PLANNER: MT

TECHNICIAN: CK

DATE: 2012/04/12

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File: O-8029
Planner: M. Tomazincic

**Bibliography of Information and Materials
O-8029**

Request for Approval:

City of London Application for Official Plan Amendment, completed by The City of London.

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*, March 1, 2005.

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. Roadmap SoHo – Regeneration South of Horton Street – June 2011

Correspondence: (located in City of London File No. O-8029 unless otherwise stated)
City of London

Fleming, John. City of London Planning Division. E-mail to M. Tomazincic. 06 March 2012

Agency Review and Public Responses: (located in City of London File No. O-8029 unless otherwise stated)

Stormwater Management Unit

Galloway A. Engineering Technologist. E-mail to M. Tomazincic. 12 March 2012

London Hydro

Dalrymple D. London Hydro. Reply Sheet for City of London Applications. 12 March 2012

Urban Forestry

Postma, R. Forestry Technologist. E-mail to M. Tomazincic. 20 March 2012

London Advisory Committee on Heritage

Lysynski, H., Committee Secretary. Memo to M. Tomazincic. 19 March 2012

Upper Thames River Conservation Authority (UTRCA)

Creighton C., Land Use Planner. Letter to M. Tomazincic. 28 March 2012

Public Responses

Written

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Michelle Doornbosch, Zelinka Priamo Ltd, Re: 378 Horton Street East

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