

TO:	CHAIR AND MEMBERS PLANNING & ENVIRONMENT COMMITTEE
FROM:	JOHN M. FLEMING MANAGING DIRECTOR, PLANNING AND CITY PLANNER
SUBJECT:	APPLICATION BY: BRADLEY LINTON 3 GLENROY ROAD PUBLIC PARTICIPATION MEETING ON JANUARY 22, 2018

**RECOMMENDATION**

That, on the recommendation of the Managing Director, Planning and City Planner, with respect to the application of Bradley Linton relating to the property located at 3 Glenroy Road the proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting January 30, 2018 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.

**EXECUTIVE SUMMARY**

**Summary of Request**

A Zoning By-law Amendment has been submitted requesting an expanded range of convenience commercial uses on the subject site with the intent of facilitating the establishment of a pharmacy and a medical/dental office. A special provision is requested to permit the existing setbacks and parking.

**Purpose and Effect of Recommended Action**

The purpose and effect of the recommended Zoning By-law Amendment is to permit a wider range of convenience commercial and residential uses in addition to the uses that are already permitted on the site. The intent of the recommended action is to allow the requested pharmacy and medical/dental office to occupy the site within the existing building.

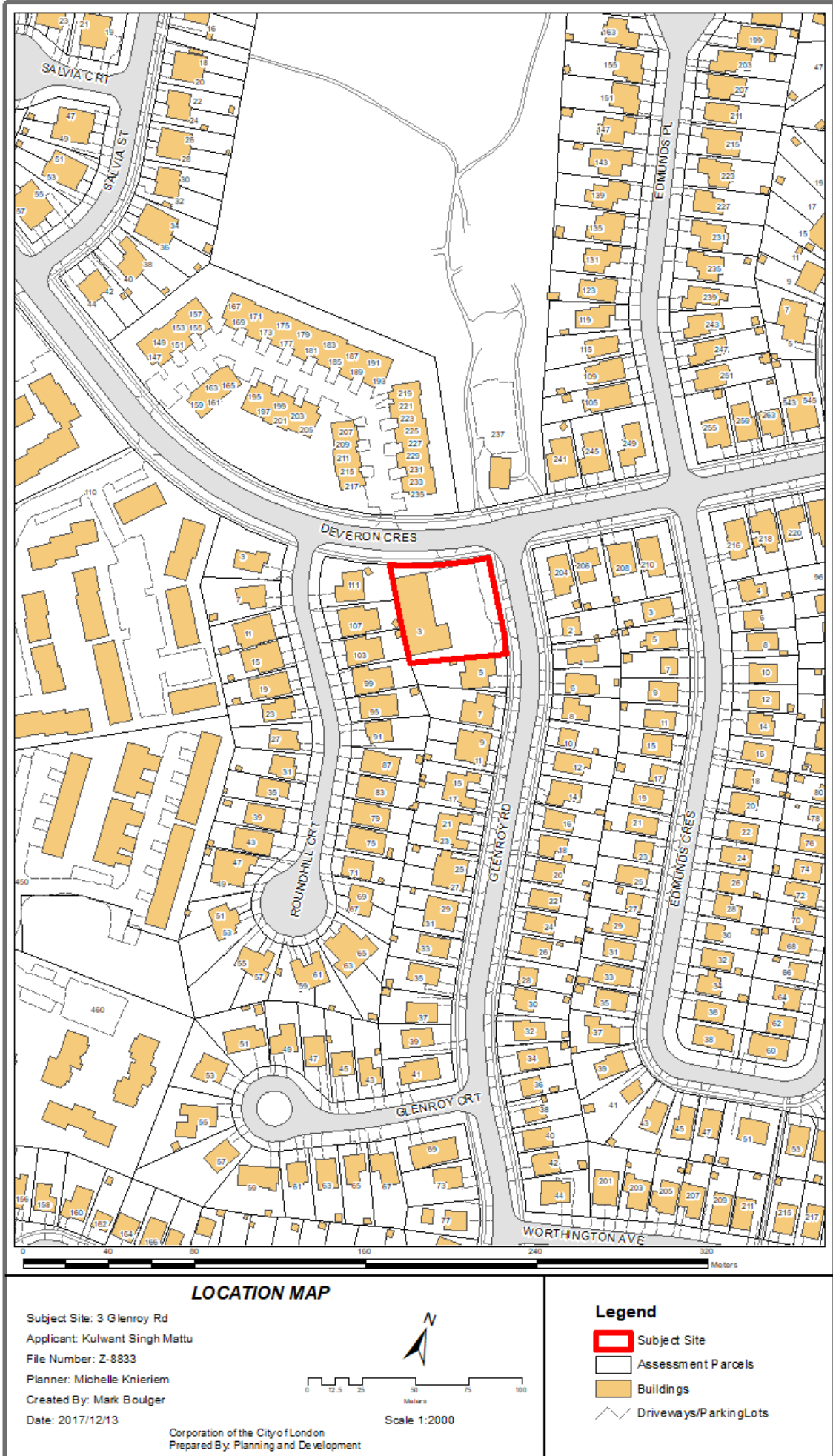
**Rationale of Recommended Action**

Staff have reviewed the requested Zoning By-law Amendment and find it is consistent with the Provincial Policy Statement and conforms with the existing Official Plan policies that apply to the subject site. There are some inconsistencies with *existing* zoning to The London Plan as The London Plan requires commercial uses on the site to be in conjunction with residential uses and existing zoning does not permit residential uses. The recommended Zoning By-law amendment would bring the zoning permissions closer to conformity with The London Plan as the expanded range of permitted uses would include dwelling units. The existing convenience commercial plaza has achieved a measure of compatibility with the surrounding neighbourhood and this expanded range of permitted uses is not anticipated to have adverse effects on the surrounding neighbourhood given that the uses are limited to the existing plaza. An Official Plan amendment is not required as the recommended Zoning By-law amendment complies with the 1989 Official Plan which is currently in-force and effect.

**ANALYSIS**

1.0 Site at a Glance

1.2 Location Map



## **1.2 Property Description**

The subject site is rectangular in shape and is located at the intersection of two secondary collector roads, Glenroy Road and Deveron Crescent, in the Glen Cairn Neighbourhood. The site contains a convenience commercial plaza and associated surface parking. The existing convenience commercial plaza has a floor area of approximately 511 square metres and includes a take-out restaurant, an eat-in restaurant, a convenience store, and a vacant space with a floor area of approximately 177 square metres. The applicant is requesting the Zoning By-law Amendment to allow this vacant space to be used for a pharmacy and possibly also a medical office. The surface parking lot contains 28 parking spaces. The convenience commercial plaza is surrounded by low-rise single detached, semi-detached and multiple attached dwellings. Southeast Optimist Park is northeast of the subject site, on the opposite side of Deveron Crescent.

## **1.3 Current Planning Information** (see more detail in Appendix D)

- Official Plan Designation – Low Density Residential
- The London Plan Place Type – Neighbourhoods at the intersection of two Neighborhood Connector streets
- Existing Zoning – Convenience Commercial (CC) Zone

## **1.4 Site Characteristics**

- Current Land Use – Convenience commercial plaza including a take-out restaurant, an eat-in restaurant, a convenience store, and a vacant space which the applicant proposes to occupy with a pharmacy and possibly a medical office.
- Frontage – Approximately 38 metres (125 feet)
- Depth – Approximately 43 metres (141 feet)
- Area – 0.209 hectares (0.516 acres)
- Shape – Rectangular

## **1.4 Surrounding Land Uses**

- North – Multiple-attached residential dwellings are located northwest of the subject site and Southeast Optimist Park, and single-detached residential dwellings are located northeast of the subject site.
- East – Single-detached residential dwellings.
- South – Single and semi-detached residential dwellings.
- West – Single-detached residential dwellings and further west are multiple-attached residential dwellings.

## **2.0 Description of Proposal**

### **2.1 Development Proposal**

No new development is proposed as a result of this application. All new uses are proposed within the existing building. The requested amendment contemplates expanding the range of convenience commercial uses that would be permitted on the subject site to allow for the addition of a pharmacy and possible medical office within the existing convenience commercial plaza. The applicant's intention is to retain the existing building, as such a special provision is being sought to allow the existing setbacks and parking supply to be maintained on the subject site. The recommended Zoning By-law Amendment will require that this expanded range of uses, the existing setbacks, and the existing parking supply is only permitted if the existing building on the site is retained.

### 3.0 Relevant Background

#### 3.1 Planning History

The existing convenience commercial plaza was subject to a minor variance application in 2000 (A.143/00). The minor variance application was for an expansion of an existing legal-non conforming use to enlarge an existing restaurant. This minor variance application was approved.

There have been no other Planning Act applications on the subject site.

#### 3.2 Requested Amendment

The requested Zoning By-law Amendment is to rezone the site from a Convenience Commercial (CC) Zone to a Convenience Commercial Special Provision (CC6(\_\_\_)) Zone to expand the range of commercial uses which will recognize existing uses and permit a pharmacy and medical/dental office to operate on the subject site. The special provision being requested is to permit the existing setbacks and parking supply in order to permit the additional uses within the existing building on the site.

#### 3.3 Community Engagement

A Notice of Application was sent to property owners within a 120 metre radius of the subject site on October 18, 2017, and was published in *The Londoner* on October 19, 2017.

Two signs indicating the possible land use change were placed on the subject lands, with one sign fronting Glenroy Road and the other fronting Deveron Crescent.

As of the date of this report, nine telephone calls and two emails have been received by Planning Staff from the community with regards to this application. Concerns expressed included that the proposed pharmacy would be a methadone pharmacy and also that other pharmacies in the area would go out of business. Staff clarified that a methadone pharmacy is a separate use in the Zoning By-law and has not been requested by the current Zoning By-law Amendment application.

#### 3.4 Policy Context (see more detail in Appendix C)

##### *Provincial Policy Statement, 2014*

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development, setting the policy foundation for regulating the development and use of land. The subject site is located within a settlement area as identified in the PPS. The PPS identifies that settlement areas shall be the focus of growth and development, however this intensification is not intended to be uniform (Policy 1.1.3.1, 1.1.3.2). Policy 4.7 states that the Official Plan is the most important vehicle for implementing the PPS.

All decisions of Council affecting land use planning matters are required to be consistent with the PPS.

##### *City of London 1989 Official Plan ("Official Plan")*

The City of London 1989 Official Plan ("Official Plan") implements the policy direction of the PPS and contains objectives and policies that guide the use and development of land within the City of London. The Official Plan assigns specific land use designations to lands, and the policies associated with those land use designations provide for a general range of permitted uses.

The subject site is located within the "Low Density Residential" land use designation in the Official Plan. Development in the Low Density Residential land use designation is intended to enhance the character and amenity of residential areas by directing higher intensity uses to locations where existing land uses will not be adversely affected

(Policy 3.1.2). Permitted uses in this land use designation include single-detached, semi-detached, and duplex dwellings with a maximum density, generally, of 30 units per hectare (Policy 3.2.1). Existing convenience commercial uses, such as the subject site, are recognized as permitted uses where they meet the criteria of the Official Plan and are recognized as legal non-conforming uses where they do not meet the criteria of the Plan (Policy 3.2.1). The existing convenience commercial use on the subject site is recognized as a legal non-conforming use in the Official Plan.

#### *The London Plan*

The London Plan is the new Official Plan for the City of London and has been adopted by City Council and approved by the Ministry with modification, but is not yet in-force and effect due to appeals to the Ontario Municipal Board.

The subject site is located within the Neighbourhoods Place Type in The London Plan, at the intersection of two Neighbourhood Connector streets, Glenroy Road and Deveron Crescent. Neighbourhoods Place Types make up the majority of the City Structure's land area. Each neighbourhood provides a different character and function, giving Londoners abundant choice in affordability, mix, urban vs. suburban character, and access to different employment areas, mobility options, and lifestyles (Policy 917). Commercial uses are permitted within Neighbourhoods Place Types at the intersection of two Neighbourhood Connector Streets, however these commercial uses are limited to a maximum of 200 square metres and are required to be in a mixed-use building (Table 10,11).

## **4.0 Key Issues and Considerations**

### **4.1 Issue and Consideration # 1: Compatibility of the proposed land use with the surrounding neighbourhood.**

The proposed land use change was evaluated to determine whether it was compatible with the surrounding neighbourhood.

#### *Provincial Policy Statement, 2014 (PPS)*

The Provincial Policy Statement identifies that healthy, livable and safe communities will be sustained by accommodating an appropriate range and mix of residential, employment, institutional, recreation, park and open space, and other uses to meet long-term needs (1.1.1). Section 1.1.3.1 of the PPS indicates that "*Settlement Areas* shall be the focus of growth and development, and their vitality and regeneration shall be promoted". Further, the PPS also indicates that long term economic prosperity should be supported by promoting opportunities for economic development and community investment-readiness (1.7.1).

The proposed re-use of a vacant store space in an existing convenience commercial plaza to include a broader range of convenience commercial uses is consistent with these policies. It is anticipated that permitting this broader range of uses will contribute to a range and mix of uses to meet the long-term needs of residents in the neighbourhood and will promote the vitality and regeneration within this neighbourhood contemplated by the PPS.

#### *Official Plan (1989)*

The subject site is identified as Low Density Residential in the Official Plan. Low Density Residential uses generally permit a variety of low-density residential uses including single-detached, semi-detached, and duplex dwellings. Existing convenience commercial uses are recognized as permitted uses where they meet the criteria of the Official Plan and are recognized as legal non-conforming uses where they do not meet the criteria of this plan (3.2.1 v.). Permitted uses in the Official Plan for these existing convenience commercial sites include a range of uses such as pharmacies, medical/dental offices, small take-out restaurants, eat-in restaurants, and a variety of other uses (3.6.5). The uses contemplated by the Official Plan are consistent with the uses requested by way of the current Zoning By-law Amendment application.

The requested Zoning By-law Amendment is for a convenience commercial plaza that is decades old and legal non-conforming and, as such, is recognized as a permitted use in the Official Plan. The requested Zoning By-law Amendment would permit a range of uses that conform to the range of uses permitted for convenience commercial plazas in Residential Zones as identified in the Official Plan. The eat-in and take-out restaurants located at the plaza are existing uses and are not listed as permitted uses under the existing Zoning By-law that applies to the site. These existing uses, which are not permitted under the current zone, comprise two of the four stores in the plaza. In addition to allowing a pharmacy and medical office to be constructed on the site, the proposed Zoning By-law Amendment would also bring the existing uses in the plaza into conformity with the Zoning By-law.

The request to retain the existing parking supply is also appropriate as the existing parking supply has serviced the existing convenience commercial plaza for decades without a negative impact on the surrounding neighbourhood. It is anticipated that this parking supply will continue to be appropriate with the expanded range of permitted uses. The recommended Zoning By-law Amendment would not allow the existing convenience commercial plaza to expand and reduce the parking supply.

#### *The London Plan*

The subject site is located in the Neighbourhoods Place Type in The London Plan and is at the intersection of two Neighbourhood Connector streets. This place type permits a mixture of residential dwelling types and limited commercial uses. These commercial uses must be located within a mixed use building containing a residential use. The *existing* Zoning By-law does not conform with the policies of The London Plan given that the existing building is a stand-alone commercial plaza and does not contain residential uses.

However, the recommended Zoning By-law amendment would bring the Zoning By-law closer into conformity with The London Plan given that a Dwelling Unit is introduced as a new use within the Convenience Commercial (CC6) Zone, when on the same site as other commercial uses. In the existing Convenience Commercial (CC) Zone that applies to the site, a Dwelling Unit is not a permitted use and the existing building does not contain any residential uses. The requested Zoning By-law amendment would allow the possibility that a mixed use building could develop on the site in the future. In the near term, the requested Zoning By-law amendment allows a vacant space within a convenience commercial plaza to be reused and brings existing uses into conformity with the Zoning By-law. It does not affect the long-term ability for the property to develop in accordance with The London Plan. The recommended special provision that limits the uses to the existing building would require that should the site be redeveloped in the future it would need to be in conformity with The London Plan.

While Council-adopted, The London Plan is not in-force and effect as it is currently under appeal to the Ontario Municipal Board. As such, the application does not need an Official Plan amendment as it conforms to the 1989 Official Plan to which the requested amendment is being evaluated.

More information and detail is available in Appendix B and C of this report.

### **CONCLUSION**

The recommended Zoning By-law Amendment is supported by Staff as it is consistent with the policies of the PPS and conforms to the policies of the Official Plan. While the proposed Zoning By-law Amendment does not conform with the policies in the Council-adopted London Plan, the non-conforming conditions are an existing situation and the requested amendment would serve to bring the subject site into closer conformity with the policies in The London Plan than the existing zoning by permitting residential development on the subject site. It would also not adversely affect the ability of the subject site to redevelop in conformity with The London Plan in the future, as the recommended special provisions include a provision limiting the permitted uses to the existing building.

The expanded range of uses that would be permitted by the recommended Zoning By-law Amendment are anticipated to continue to be compatible with the surrounding neighbourhood and also help to bring the existing uses that are not recognized by the existing zoning, a take-out restaurant and an eat-in restaurant, into compliance with the Zoning By-law. The recommended special provision to allow the existing parking supply on the site to be retained is appropriate as the existing building has remained on the site for decades and has been compatible with the neighbourhood.

<b>PREPARED BY:</b>	<b>SUBMITTED BY:</b>
<b>MICHELLE KNIERIEM, 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>	

January 11, 2017

MK/mk

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**Appendix "A"**

Bill No. (number to be inserted by Clerk's Office)  
2018

By-law No. Z.-1-18\_\_\_\_\_

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 3 Glenroy Road.

WHEREAS Bradley Linton has applied to rezone an area of land located at 3 Glenroy 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 3 Glenroy Road, as shown on the attached map comprising part of Key Map No. A112, 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( ) | 3 Glenroy Road   |
| a)     | Regulations  |
| i)     | Permitted Uses shall be restricted to the existing building.             |
| ii)    | Existing number of parking spaces for all permitted uses within the zone |

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

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

PASSED in Open Council on January 30, 2018.

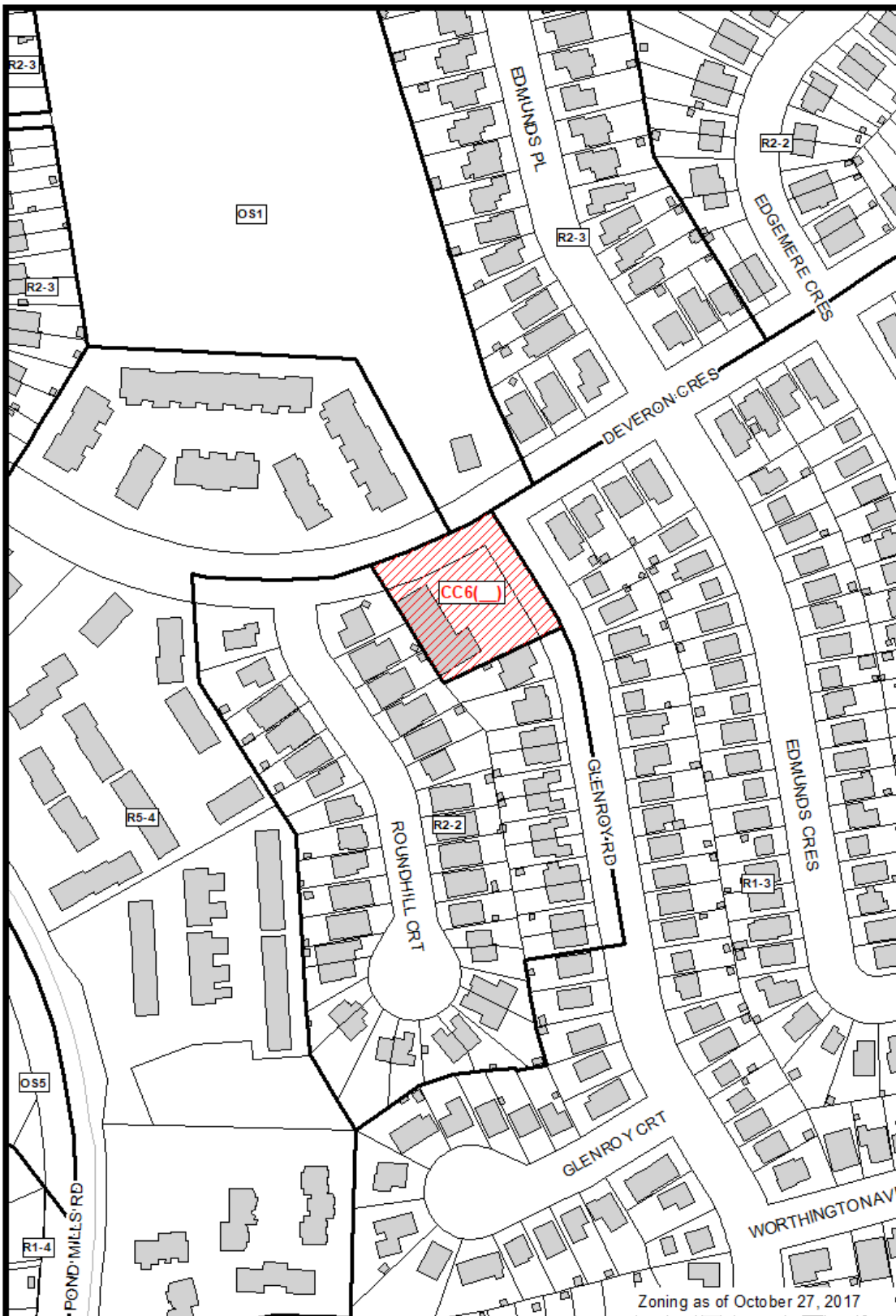
Matt Brown  
Mayor


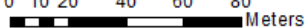

Catharine Saunders  
City Clerk

First Reading – January 30, 2018  
Second Reading – January 30, 2018  
Third Reading – January 30, 2018



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



<p>File Number: Z-8833 Planner: MK Date Prepared: 2017/11/24 Technician: MB By-Law No: Z.-1-</p>	<p>SUBJECT SITE </p> <p>1:2,000</p> <p>0 10 20 40 60 80 Meters </p> <p></p>
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GeoCadastral

## Appendix “B” – Community Engagement

**Public liaison:** On October 18, 2017 Notice of Application was sent to 226 property owners in the surrounding area. Notice of Application was also published in the *Public Notices and Bidding Opportunities* section of *The Londoner* on October 19, 2017. A “Planning Application” sign was also posted on the site.

11 replies were received.

**Nature of Liaison** Possible change from a Convenience Commercial (CC) Zone, which permits a convenience store, convenience service establishment, financial institution, and personal service establishment, to a Convenience Commercial Special Provision (CC6(\_)) Zone, which permits a wider range of convenience commercial uses including the proposed pharmacy with a medical/dental office. The special provision will recognize the existing building and parking supply on the subject property.

**Responses:** A summary of the various comments received include the following:  
**Concern for:**

1) *The possibility that the proposed pharmacy would be a methadone pharmacy and that the proposed medical/dental office would be a methadone clinic.*

There were a number of inquiries about whether the proposed pharmacy would be a methadone pharmacy and the proposed medical/dental office would be a methadone clinic. While pharmacies and medical/dental offices can dispense and prescribe up to 40 doses of methadone per day, it was explained that methadone clinics and methadone pharmacies are different uses in the Zoning By-law that would not be permitted by the requested Zoning By-law Amendment.

2) *The viability of the site as a pharmacy and the potential impact on other pharmacies in the area.*

There was a concern that the size of the store was too small to accommodate a pharmacy and there was also the concern that as there are other pharmacies in the area the proposed pharmacy may not be viable.

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

Telephone	Written
Anika Altenhof N/A	Steve Marshall 139 Edmunds Place London, ON N5Z 4V8
Daryl Richards N/A	Laurie Dunbar N/A
Gord Jardine 11 Glenroy Road London, ON N5Z 4H2	
Glen McGregor 21 Glenroy Road London, ON N5Z 4H2	
Maria Romao 7 Roundhill Cres. London, ON N5Z 4N3	
Nancy and Pier-Paul Palumbo 7-1515 Shore Road London, ON N6K 5B7	
Katheryn Isenor 71 Roundhill Court London, ON N5Z 4N3	
Maria Resendes 75 Roundhill Court London, ON N5Z 4N3	
Joanne Segedin 1159 Pondview Place London, ON N5Z 4S5	

## **Agency/Departmental Comments**

### **Development Services (Engineering)**

The City of London's Environmental and Engineering Services Department offers the following comments with respect to the aforementioned Zoning By-Law amendment application:

#### Transportation Division:

No comments for the re-zoning application.

The following items are to be considered during the development application approval stage:

- Road widening dedication of 10.75m from centre line required on both Glenroy Road and Deveron Crescent
- Daylight triangle of 6.0m x 6.0m required

### **Upper Thames River Conservation Authority**

The Upper Thames River Conservation Authority (UTRCA) has reviewed this application with regard for the policies in the *Environmental Planning Policy Manual for the Upper Thames River Conservation Authority (June 2006)*. These policies include regulations made pursuant to Section 28 of the *Conservation Authorities Act*, and are consistent with the natural hazard and natural heritage policies contained in the *Provincial Policy Statement (2014)*. The *Upper Thames River Source Protection Area Assessment Report* has also been reviewed in order to confirm whether the subject lands are located in a vulnerable area. The Drinking Water Source Protection information is being disclosed to the Municipality to assist them in fulfilling their decision making responsibilities under the Planning Act.

#### Conservation Authorities Act

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

#### Drinking Water Source Protection

##### Clean Water Act

The *Clean Water Act (CWA)*, 2006 is intended to protect existing and future sources of drinking water. The Act is part of the Ontario government's commitment to implement the recommendations of the Walkerton Inquiry as well as protecting and enhancing human health and the environment. The CWA sets out a framework for source protection planning on a watershed basis with Source Protection Areas established based on the watershed boundaries of Ontario's 36 Conservation Authorities. The Upper Thames River, Lower Thames Valley and St. Clair Region Conservation Authorities have entered into a partnership for The Thames-Sydenham Source Protection Region.

The Assessment Report for the Upper Thames watershed delineates three types of vulnerable areas: Wellhead Protection Areas, Highly Vulnerable Aquifers and Significant Groundwater Recharge Areas. Mapping which identifies these areas is available at: [http://maps.thamesriver.on.ca/GVH\\_252/?viewer=tsrassessmentreport](http://maps.thamesriver.on.ca/GVH_252/?viewer=tsrassessmentreport)

Upon review of the current assessment report mapping, we wish to advise that there are *no vulnerable areas* identified for this area.

#### Recommendation

The UTRCA has no objections to this application.

### **London Hydro Engineering**

London Hydro has no objection to this proposal or possible official plan and/or zoning amendment. Any new or relocation of the existing services will be at the expense of the owner.

## Appendix “C”- Policy Context

The following policy and regulatory documents were considered in their entirety as part of the evaluation of this requested land use change. The most relevant policies, by-laws, and legislation are identified as follows:

### Provincial Policy Statement

Policy 1.1.1: Healthy, liveable and safe communities are sustained by:

- a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;
- b) accommodating an appropriate range and mix of residential (including second units, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;
- c) avoiding development and land use patterns which may cause environmental or public health and safety concerns;
- d) avoiding development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas;
- e) promoting cost-effective development patterns and standards to minimize land consumption and servicing costs;
- f) improving accessibility for persons with disabilities and older persons by identifying, preventing and removing land use barriers which restrict their full participation in society;
- g) ensuring that necessary infrastructure, electricity generation facilities and transmission and distribution systems, and public service facilities are or will be available to meet current and projected needs; and
- h) promoting development and land use patterns that conserve biodiversity and consider the impacts of a changing climate.

Policy 1.1.3.1: Settlement areas shall be the focus of growth and development, and their vitality and regeneration shall be promoted.

Policy 1.1.3.2: Land use patterns within settlement areas shall be based on:

- a) densities and a mix of land uses which:
  - 1. efficiently use land and resources;
  - 2. are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;
  - 3. minimize negative impacts to air quality and climate change, and promote energy efficiency;
  - 4. support active transportation;
  - 5. are transit-supportive, where transit is planned, exists or may be developed; and
  - 6. are freight-supportive; and
- b) a range of uses and opportunities for intensification and redevelopment in accordance with the criteria in policy 1.1.3.3, where this can be accommodated.

Policy 1.7.1: Long-term economic prosperity should be supported by:

a) promoting opportunities for economic development and community investment-readiness;

Policy 4.7: The official plan is the most important vehicle for implementation of this Provincial Policy Statement. Comprehensive, integrated and long-term planning is best achieved through official plans.

Official plans shall identify provincial interests and set out appropriate land use designations and policies. To determine the significance of some natural heritage features and other resources, evaluation may be required.

Official plans should also coordinate cross-boundary matters to complement the actions of other planning authorities and promote mutually beneficial solutions. Official plans shall provide clear, reasonable and attainable policies to protect provincial interests and direct development to suitable areas.

In order to protect provincial interests, planning authorities shall keep their official plans up-to-date with this Provincial Policy Statement. The policies of this Provincial Policy Statement continue to apply after adoption and approval of an official plan.

### **Official Plan (1989)**

#### Policy 3.1.1: General Objectives

vii) Minimize the potential for land use compatibility problems which may result from an inappropriate mix of: low, medium and high density housing; higher intensity residential uses with other residential housing; or residential and non-residential uses.

viii) Support the provision of services and amenities that enhance the quality of the residential environment.

#### Policy 3.1.2: Low Density Residential Objectives

i) Enhance the character and amenities of residential areas by directing higher intensity uses to locations where existing land uses are not adversely affected.

ii) Encourage the development of subdivisions that provide for energy conservation, public transit, and the retention of desirable natural features.

#### Policy 3.2.1: Permitted Uses

(v) Existing convenience commercial and service station uses which meet the criteria established in policy 3.6.5. are recognized as permitted uses within the Low Density residential designation and may be recognized as permitted uses in the Zoning By-law. Existing uses which do not meet the criteria in this Plan are legal non-conforming uses and may also be recognized as permitted uses in the Zoning By-law. New convenience commercial and service station uses are encouraged to locate in the Commercial designations. However, they are also permitted in the Low Density Residential designation by Official Plan amendment and zone change subject to the criteria in policy 3.6.5

#### Policy 3.2.2: Scale of Development

Development within areas designated Low Density Residential shall have a lowrise, low coverage form that minimizes problems of shadowing, view obstruction and loss of privacy.

i) The development of low density residential uses shall be subject to appropriate site area and frontage requirements in the Zoning By-law. These requirements may vary in areas of new development according to the characteristics of existing or proposed residential uses, and shall result in net densities that range to an approximate upper limit of 30 units per hectare (12 units per acre). Densities in established low density residential areas, such as the Central London District, where dwelling conversions, existing apartment buildings, infill development, and the conversion of non-residential buildings have occurred or may be permitted, may exceed 30 units per hectare. The

calculation of residential density is described in policy 3.6.10.

#### Policy 3.6.5: Convenience Commercial and Service Stations

The preferred location for convenience commercial uses and service stations is within the various Commercial land use designations. However, it is recognized that on some sites in Residential designations where specific locational and land use compatibility criteria are met, this type of development may be appropriate as a secondary use. The policies of the Plan recognize existing convenience commercial uses and service stations that are appropriately located in Residential designations. New convenience commercial uses and service stations within the Residential designations will require an Official Plan amendment and zone change.

i) Convenience commercial uses and service stations should be designed to function at a neighbourhood scale while providing services to surrounding residential areas and the travelling public.

#### ii) Permitted Uses

(a) Variety stores; video rental outlets; film processing depots; financial institutions; medical/dental offices; small take-out restaurants, small food stores; and gasoline sales associated with a variety store. For convenience commercial sites with a gross floor area in excess of 500m<sup>2</sup>, additional uses including offices, studios, commercial schools, day care centres, bake and florist shops, pharmacies, restaurants eat-in and convenience business service establishments may be permitted. In special circumstances, Council may permit low impact uses such as small commercial schools and day care centres in convenience commercial sites smaller than 500m<sup>2</sup> in size through a Zoning Bylaw Amendment. A variety store, or personal service establishment located on the ground floor of an apartment building may be permitted provided it is oriented towards serving the needs of the residents of the building and the immediate surrounding area. The exact range of permitted uses will be specified in the Zoning By-law.

(b) Service stations; gas bars; and service stations in combination with car washes. The exact range of permitted uses will be specified in the Zoning By-law.

(c) Convenience commercial uses and service stations in Residential designations which were existing on the date of adoption of this Plan, and which meet the locational criteria of the Plan are recognized as legal conforming uses. The location of those existing convenience commercial uses and service stations that are recognized by the Plan are shown on Appendix Schedule 1, Convenience Commercial and Service Stations.

iii) Convenience commercial uses and service stations will be located on arterial or primary collector roads where it can be demonstrated that such uses are compatible with surrounding land uses and will not have a serious adverse impact on the traffic-carrying capacity of roads in the area. The preferred locations for convenience commercial uses and service stations are at the intersections of major roads.

iv) The size of individual convenience commercial uses and service stations will be specified in the Zoning By-law, and will be at a scale which is compatible with surrounding land uses.

Convenience commercial uses and service stations in Residential designations which were legally existing on the date of the adoption of this Plan, but which do not meet the locational criteria of the Plan, will be regarded as legal non-conforming uses.

a) Convenience commercial centres or stand-alone uses should not exceed 1,000 square metres (10,764 square feet) of gross leasable area.

b) Service stations which are part of a convenience commercial centre shall be considered part of the gross leasable area of the centre.

v) Convenience commercial uses and service stations will be permitted as stand-alone uses or as part of a convenience commercial centre. It is not the intent of convenience

commercial policies to permit large free-standing uses that should be located in other commercial designations.

### **The London Plan**

Policy 916: In 2035 our neighbourhoods will be vibrant, exciting places to live, that help us to connect with one another and give us a sense of community well-being and quality of life. Some of the key elements of our vision for neighbourhoods include:

6. Easy access to daily goods and services within walking distance.

Policy 918: We will realize our vision for the Neighbourhoods Place Type by implementing the following in all the planning we do and the public works we undertake:

5. Mixed-use and commercial uses will be permitted at appropriate locations within neighbourhoods to meet the daily needs of neighbourhood residents.

Policy 936: The following form policies will apply within the Neighbourhoods Place Type:

3. Non-residential uses may be permitted only when it is demonstrated that the proposed form of development can fit well within the context of the residential neighbourhood.

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

Permitted uses in the existing Convenience Commercial (CC) Zone:

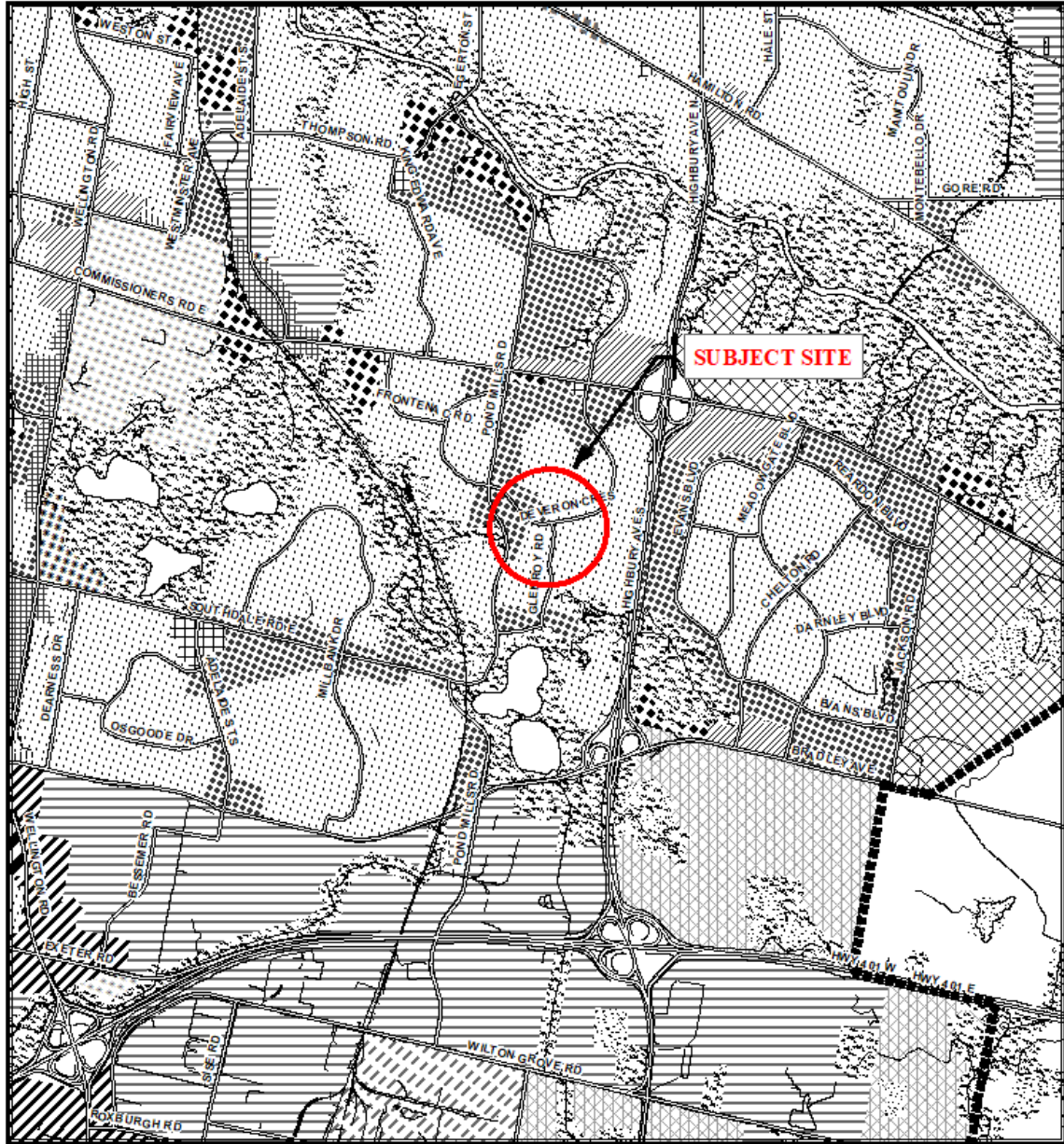
- Convenience service establishments without a drive-through facility
- Convenience stores without a drive-through facility
- Financial institutions without a drive-through facility
- Personal service establishments without a drive-through facility

Permitted uses in the recommended Convenience Commercial Special Provision (CC6(\_)) Zone:

- Bake shops without drive-through facilities
- Commercial schools without drive-through facilities
- Florist shops without drive-through facilities
- Pharmacies without drive-through facilities
- Restaurants, eat-in without drive-through facilities
- Brewing on Premises Establishment
- Convenience business service establishments without drive-through facilities
- Day care centres without drive-through facilities
- Offices without drive-through facilities
- Studios without drive-through facilities
- Food stores without a drive-through facility
- Restaurants, take-out, without a drive-through facility
- Dwelling units, together with any other permitted uses
- Medical/dental offices
- Convenience service establishments without a drive-through facility
- Convenience stores without a drive-through facility
- Financial institutions without a drive-through facility
- Personal service establishments without a drive-through facility



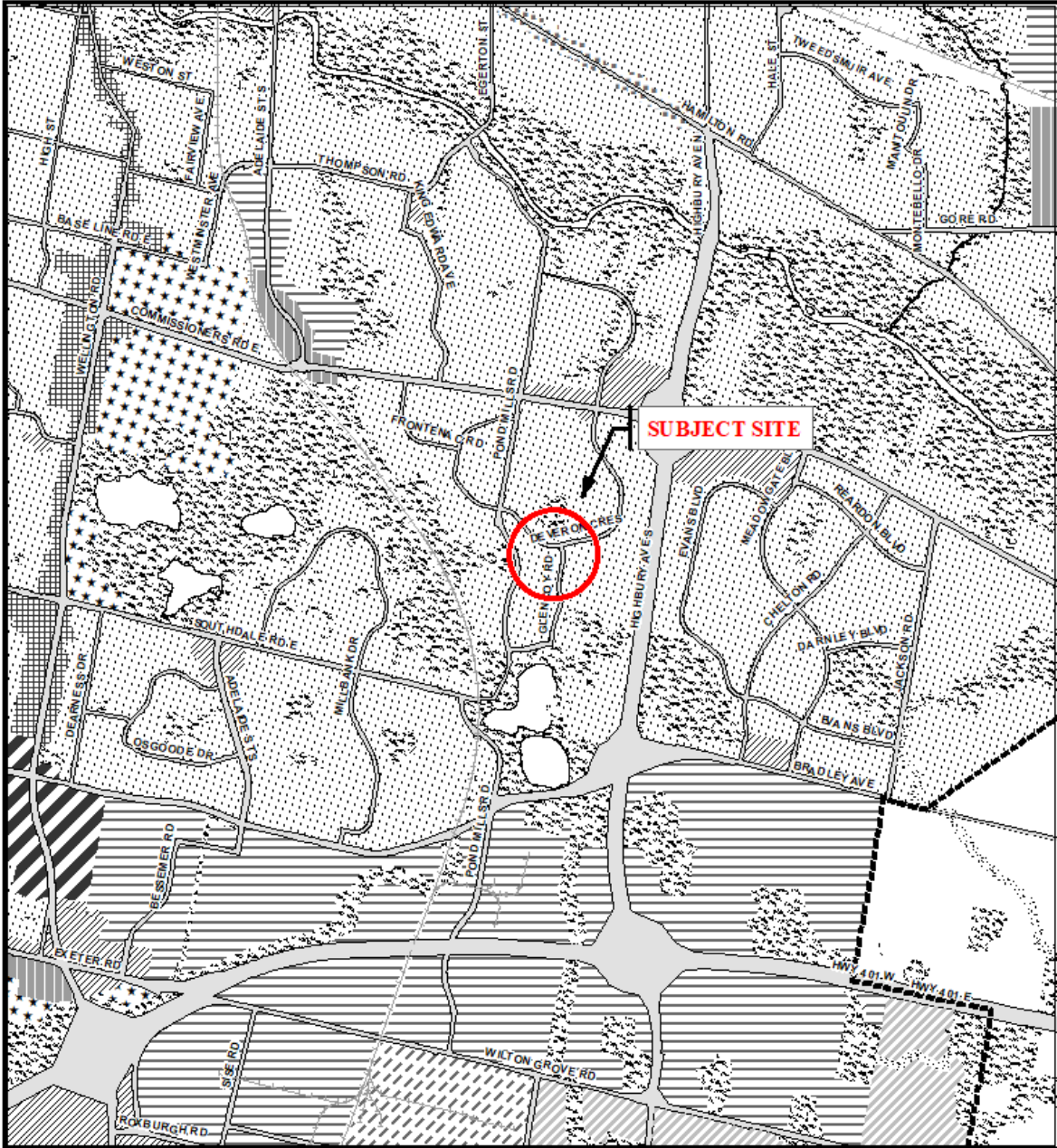
## Appendix "D" – Additional Maps



<b>Legend</b>		
<div style="display: flex; flex-direction: column; gap: 5px;"> <div><span style="display: inline-block; width: 15px; height: 10px; background-color: gray; border: 1px solid black;"></span> Downtown</div> <div><span style="display: inline-block; width: 15px; height: 10px; background-color: black; border: 1px solid black;"></span> Wonderland Road Community Enterprise Corridor</div> <div><span style="display: inline-block; width: 15px; height: 10px; background: repeating-linear-gradient(45deg, transparent, transparent 2px, black 2px, black 4px); border: 1px solid black;"></span> Enclosed Regional Commercial Node</div> <div><span style="display: inline-block; width: 15px; height: 10px; background: repeating-linear-gradient(-45deg, transparent, transparent 2px, black 2px, black 4px); border: 1px solid black;"></span> New Format Regional Commercial Node</div> <div><span style="display: inline-block; width: 15px; height: 10px; background: repeating-linear-gradient(90deg, transparent, transparent 2px, black 2px, black 4px); border: 1px solid black;"></span> Community Commercial Node</div> <div><span style="display: inline-block; width: 15px; height: 10px; background: repeating-linear-gradient(0deg, transparent, transparent 2px, black 2px, black 4px); border: 1px solid black;"></span> Neighbourhood Commercial Node</div> <div><span style="display: inline-block; width: 15px; height: 10px; background: repeating-linear-gradient(30deg, transparent, transparent 2px, black 2px, black 4px); border: 1px solid black;"></span> Main Street Commercial Corridor</div> <div><span style="display: inline-block; width: 15px; height: 10px; background: repeating-linear-gradient(60deg, transparent, transparent 2px, black 2px, black 4px); border: 1px solid black;"></span> Auto-Oriented Commercial Corridor</div> <div><span style="display: inline-block; width: 15px; height: 10px; background: repeating-linear-gradient(15deg, transparent, transparent 2px, black 2px, black 4px); border: 1px solid black;"></span> Multi-Family, High Density Residential</div> </div>	<div style="display: flex; flex-direction: column; gap: 5px;"> <div><span style="display: inline-block; width: 15px; height: 10px; background: repeating-linear-gradient(45deg, transparent, transparent 2px, black 2px, black 4px); border: 1px solid black;"></span> Multi-Family, Medium Density Residential</div> <div><span style="display: inline-block; width: 15px; height: 10px; background: repeating-linear-gradient(135deg, transparent, transparent 2px, black 2px, black 4px); border: 1px solid black;"></span> Low Density Residential</div> <div><span style="display: inline-block; width: 15px; height: 10px; background: repeating-linear-gradient(90deg, transparent, transparent 2px, black 2px, black 4px); border: 1px solid black;"></span> Office Area</div> <div><span style="display: inline-block; width: 15px; height: 10px; background: repeating-linear-gradient(0deg, transparent, transparent 2px, black 2px, black 4px); border: 1px solid black;"></span> Office/Residential</div> <div><span style="display: inline-block; width: 15px; height: 10px; background: repeating-linear-gradient(30deg, transparent, transparent 2px, black 2px, black 4px); border: 1px solid black;"></span> Regional Facility</div> <div><span style="display: inline-block; width: 15px; height: 10px; background: repeating-linear-gradient(60deg, transparent, transparent 2px, black 2px, black 4px); border: 1px solid black;"></span> Community Facility</div> <div><span style="display: inline-block; width: 15px; height: 10px; background: repeating-linear-gradient(15deg, transparent, transparent 2px, black 2px, black 4px); border: 1px solid black;"></span> Open Space</div> <div><span style="display: inline-block; width: 15px; height: 10px; background: repeating-linear-gradient(45deg, transparent, transparent 2px, black 2px, black 4px); border: 1px solid black;"></span> Urban Reserve - Community Growth</div> <div><span style="display: inline-block; width: 15px; height: 10px; background: repeating-linear-gradient(135deg, transparent, transparent 2px, black 2px, black 4px); border: 1px solid black;"></span> Urban Reserve - Industrial Growth</div> </div>	<div style="display: flex; flex-direction: column; gap: 5px;"> <div><span style="display: inline-block; width: 15px; height: 10px; border: 1px dashed black;"></span> Office Business Park</div> <div><span style="display: inline-block; width: 15px; height: 10px; background: repeating-linear-gradient(45deg, transparent, transparent 2px, black 2px, black 4px); border: 1px solid black;"></span> General Industrial</div> <div><span style="display: inline-block; width: 15px; height: 10px; background: repeating-linear-gradient(135deg, transparent, transparent 2px, black 2px, black 4px); border: 1px solid black;"></span> Light Industrial</div> <div><span style="display: inline-block; width: 15px; height: 10px; background: repeating-linear-gradient(90deg, transparent, transparent 2px, black 2px, black 4px); border: 1px solid black;"></span> Commercial Industrial</div> <div><span style="display: inline-block; width: 15px; height: 10px; background: repeating-linear-gradient(0deg, transparent, transparent 2px, black 2px, black 4px); border: 1px solid black;"></span> Transitional Industrial</div> <div><span style="display: inline-block; width: 15px; height: 10px; background: repeating-linear-gradient(30deg, transparent, transparent 2px, black 2px, black 4px); border: 1px solid black;"></span> Rural Settlement</div> <div><span style="display: inline-block; width: 15px; height: 10px; background: repeating-linear-gradient(60deg, transparent, transparent 2px, black 2px, black 4px); border: 1px solid black;"></span> Environmental Review</div> <div><span style="display: inline-block; width: 15px; height: 10px; border: 1px solid black;"></span> Agriculture</div> <div><span style="display: inline-block; width: 15px; height: 10px; border-top: 2px solid black;"></span> Urban Growth Boundary</div> </div>
<p style="text-align: center;"><b>CITY OF LONDON</b>                  Planning Services /                  Development Services</p> <p style="text-align: center;"><b>OFFICIAL PLAN SCHEDULE A</b>                  - LANDUSE -</p> <p style="font-size: small; text-align: center;">PREPARED BY: Graphics and Information Services</p>	<p style="font-size: small;">Scale 1:30,000</p> <p style="font-size: x-small;">Meters</p>	<p>FILE NUMBER: Z-8833</p> <p>PLANNER: MK</p> <p>TECHNICIAN: MB</p> <p>DATE: 2017/12/06</p>

PROJECT LOCATION: e:\planning\projects\p\_officialplan\work\cns\100\excerpts\mxd\_templates\scheduleA\_b&w\_8x14\_with\_SWAP.mxd





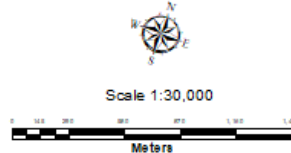
**Legend**

- |                        |                          |   |
|------------------------|--------------------------|---|
| Downtown               | Future Community Growth  | Environmental Review                    |
| Transit Village        | Heavy Industrial         | Farmland                                |
| Shopping Area          | Light Industrial         | Rural Neighbourhood                     |
| Rapid Transit Corridor | Future Industrial Growth | Waste Management Resource Recovery Area |
| Urban Corridor         | Commercial Industrial    | Urban Growth Boundary                   |
| Main Street            | Institutional            |   |
| Neighbourhood          | Green Space              |   |

*This is an excerpt from the Planning Division's working consolidation of Map 1 - Place Types of the London Plan, with added notations.*

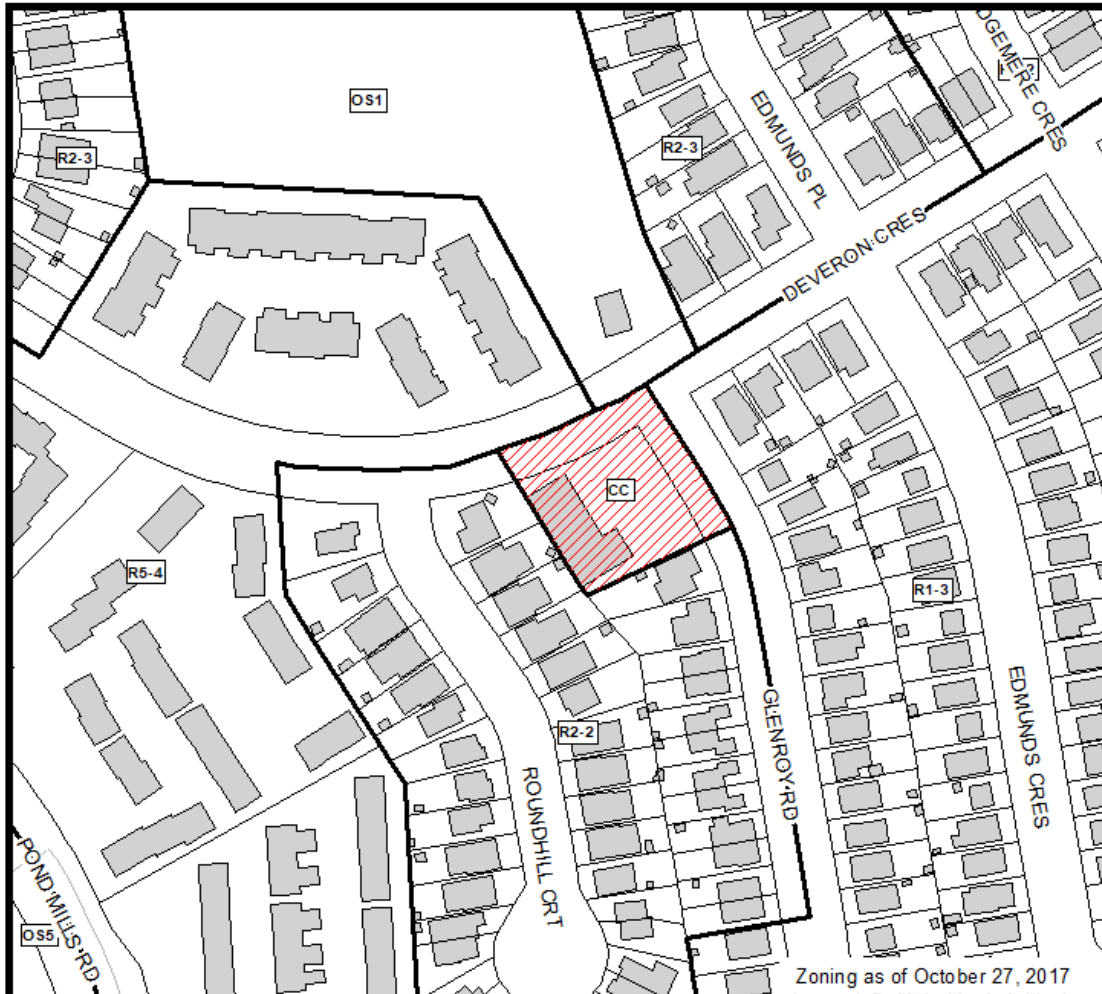
*At the time of the printing of this map, the Rapid Transit EA is in progress. This map shows the Rapid Transit Corridors and Urban Corridors to recognize potential alignments. These Place Types will be modified to align with the results of the EA process for the final version of The London Plan.*

**CITY OF LONDON**  
 Planning Services /  
 Development Services  
**LONDON PLAN MAP 1**  
**- PLACE TYPES -**  
 PREPARED BY: Planning Services



**File Number:** Z-8833  
**Planner:** MK  
**Technician:** MB  
**Date:** December 7, 2017

Project Location: E:\Planning\Projects\lp\_officialplan\work\consolid\00\excerpts\_LondonPlan\EXCERPT\_Map1\_PlaceTypes\_b&w\_8x14.mxd



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

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

- |   |                                   |
|---|-----------------------------------|
| R1 - SINGLE DETACHED DWELLINGS            | RF - REGIONAL FACILITY            |
| R2 - SINGLE AND TWO UNIT DWELLINGS        | CF - COMMUNITY FACILITY           |
| R3 - SINGLE TO FOUR UNIT DWELLINGS        | NF - NEIGHBOURHOOD FACILITY       |
| R4 - STREET TOWNHOUSE                     | HER - HERITAGE                    |
| R5 - CLUSTER TOWNHOUSE                    | DC - DAY CARE                     |
| R6 - CLUSTER HOUSING ALL FORMS            | OS - OPEN SPACE                   |
| R7 - SENIOR'S HOUSING                     | CR - COMMERCIAL RECREATION        |
| R8 - MEDIUM DENSITY/LOW RISE APTS.        | ER - ENVIRONMENTAL REVIEW         |
| R9 - MEDIUM TO HIGH DENSITY APTS.         |                                   |
| R10 - HIGH DENSITY APARTMENTS             | OB - OFFICE BUSINESS PARK         |
| R11 - LODGING HOUSE                       | LI - LIGHT INDUSTRIAL             |
| DA - DOWNTOWN AREA                        | GI - GENERAL INDUSTRIAL           |
| RSA - REGIONAL SHOPPING AREA              | HI - HEAVY INDUSTRIAL             |
| CSA - COMMUNITY SHOPPING AREA             | EX - RESOURCE EXTRACTIVE          |
| NSA - NEIGHBOURHOOD SHOPPING AREA         | UR - URBAN RESERVE                |
| BDC - BUSINESS DISTRICT COMMERCIAL        |                                   |
| AC - ARTERIAL COMMERCIAL                  | AG - AGRICULTURAL                 |
| HS - HIGHWAY SERVICE COMMERCIAL           | AGC - AGRICULTURAL COMMERCIAL     |
| RSC - RESTRICTED SERVICE COMMERCIAL       | RRC - RURAL SETTLEMENT COMMERCIAL |
| CC - CONVENIENCE COMMERCIAL               | TGS - TEMPORARY GARDEN SUITE      |
| SS - AUTOMOBILE SERVICE STATION           | RT - RAIL TRANSPORTATION          |
| ASA - ASSOCIATED SHOPPING AREA COMMERCIAL |                                   |
| OR - OFFICE/RESIDENTIAL                   | "h" - HOLDING SYMBOL              |
| OC - OFFICE CONVERSION                    | "D" - DENSITY SYMBOL              |
| RO - RESTRICTED OFFICE                    | "H" - HEIGHT SYMBOL               |
| OF - OFFICE                               | "B" - BONUS SYMBOL                |
|   | "T" - TEMPORARY USE SYMBOL        |

**CITY OF LONDON**

PLANNING SERVICES / DEVELOPMENT 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-8833

MK

MAP PREPARED:

2017/11/24

MB

1:2,000

0 10 20 40 60 80

Meters