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OZ-8013
Alanna Riley

TO:	CHAIR AND MEMBERS PLANNING & ENVIRONMENT COMMITTEE
FROM:	JOHN M. FLEMING DIRECTOR, LAND USE PLANNING AND CITY PLANNER
SUBJECT:	APPLICATION BY: WESTERN FAIR ASSOCIATION 412-424 RECTORY STREET AND 814-822 KING STREET PUBLIC PARTICIPATION MEETING ON JUNE 18, 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 Western Fair Association relating to the properties located at 412-424 Rectory Street and 814-822 King Street:

- (a) the proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting on June 26, 2012 to amend the Official Plan to change the designation of the subject lands **FROM** a Multi-Family Medium Density Residential designation, **TO** a Regional Facility designation, to permit a surface parking lot accessory to the Western Fair.
- (b) the proposed by-law attached hereto as Appendix "B" **BE INTRODUCED** at the Municipal Council meeting on June 26, 2012 to amend Zoning By-law No. Z.-1, in conformity with the Official Plan as amended in part (a) above, to change the zoning of the subject property **FROM** a Residential R9/Restricted Office (R9-1.H13/RO2) Zone which permits apartments buildings, lodging house class 2, senior citizens apartments buildings, handicapped persons apartment buildings, continuum-of-care facilities, clinics, medical/dental offices, medical/dental laboratories and offices, **TO** a Holding Regional Facility Special Provision (h-()RF(2)) Zone to permit a surface parking lot accessory to the Western Fair.
- (c) the following design objectives be addressed through an application to lift the h-() holding provision:
 - i) Enhanced landscaping along King street and Rectory Street to visually enhance the site and the pedestrian environment;
 - ii) Architectural features such as low walls, gazebos, and decorative pavement to visually enhance the development and to distinguish the pedestrian environment from the vehicular environment;
 - ii) Design which is sympathetic to, and supportive of the adjacent residential uses to the west; and
 - iv) Tree retention as per the Arborist Report conducted by Logic and Urban Forestry correspondence.

PREVIOUS REPORTS PERTINENT TO THIS MATTER
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None

PURPOSE AND EFFECT OF RECOMMENDED ACTION

The purpose and effect of the proposed amendments is to permit the proposed expansion of surface parking on the subject lands.

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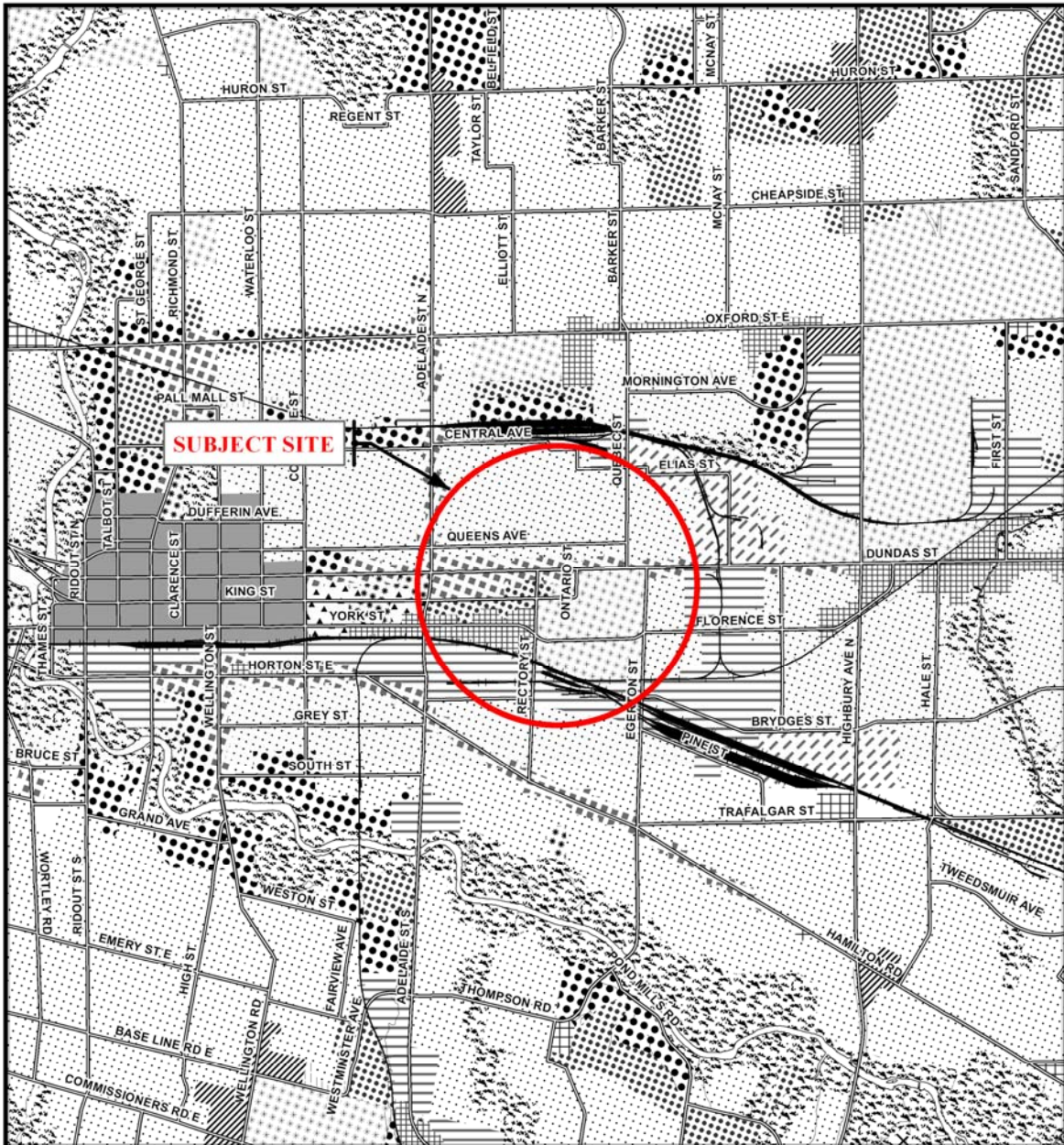
RATIONALE

1. The subject area satisfies the location, screening and use policies of the Regional Facility designation in the Official Plan.
2. The requested change to the Official Plan and Zoning By-law satisfies the criteria for expansion of the Regional Facility designation as outlined by the Official Plan, complement the area and maintain the planned function of the area.
3. The use of the subject lands for parking purposes will be compatible with surrounding land uses provided the development addresses all urban design and site plan concerns identified through the Official Plan amendment and Zoning By-law amendment process and meets a reasonable standard of quality and design.
4. The re-development of the site for parking lot purposes is subject to site plan control, and any necessary measure to mitigate the impact of this use on adjacent properties can be applied through this process.
5. A parking lot will serve to provide convenient parking for scheduled events at the Western Fair and assist in the future expansion of the Western Fair District as outlined in the Western Fair District Strategic Plan.
6. A holding provision for urban design provides assurances for quality urban design.

BACKGROUND	
Date Application Accepted: January 31, 2012	Agent: Monteith Brown – Benita Servics
REQUESTED ACTION: Change the designation from Multi-Family Medium Density Residential to Regional Facility. Change the zoning from a Residential/Restricted Office (R9-1.H13)/RO2) Zone to a Regional Facility (RF2) Zone.	
SITE CHARACTERISTICS:	
<ul style="list-style-type: none"> • Current Land Uses – Residential/Vacant • Frontage - Various • Depth - Various • Area – 6226m² • Shape - Rectangular 	
SURROUNDING LAND USES:	
<ul style="list-style-type: none"> • North - Commercial • South - Queen’s Park • East - Western Fair Parking Lot • West - Residential/Industrial 	
OFFICIAL PLAN DESIGNATION: (refer to Official Plan Map)	
<ul style="list-style-type: none"> • Multi-Family Medium Density Residential 	
EXISTING ZONING: (refer to Zoning Map)	
<ul style="list-style-type: none"> • Residential R9/Restricted Office (R9-1.H13/RO2) 	

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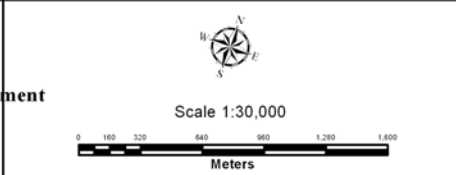


Legend	
	Downtown Area
	Enclosed Regional Commercial Node
	New Format Regional Commercial Node
	Community Commercial Node
	Neighbourhood Commercial Node
	Main Street Commercial Corridor
	Auto-Oriented Commercial Corridor
	Multi-Family, High Density Residential
	Multi-Family, Medium Density Residential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



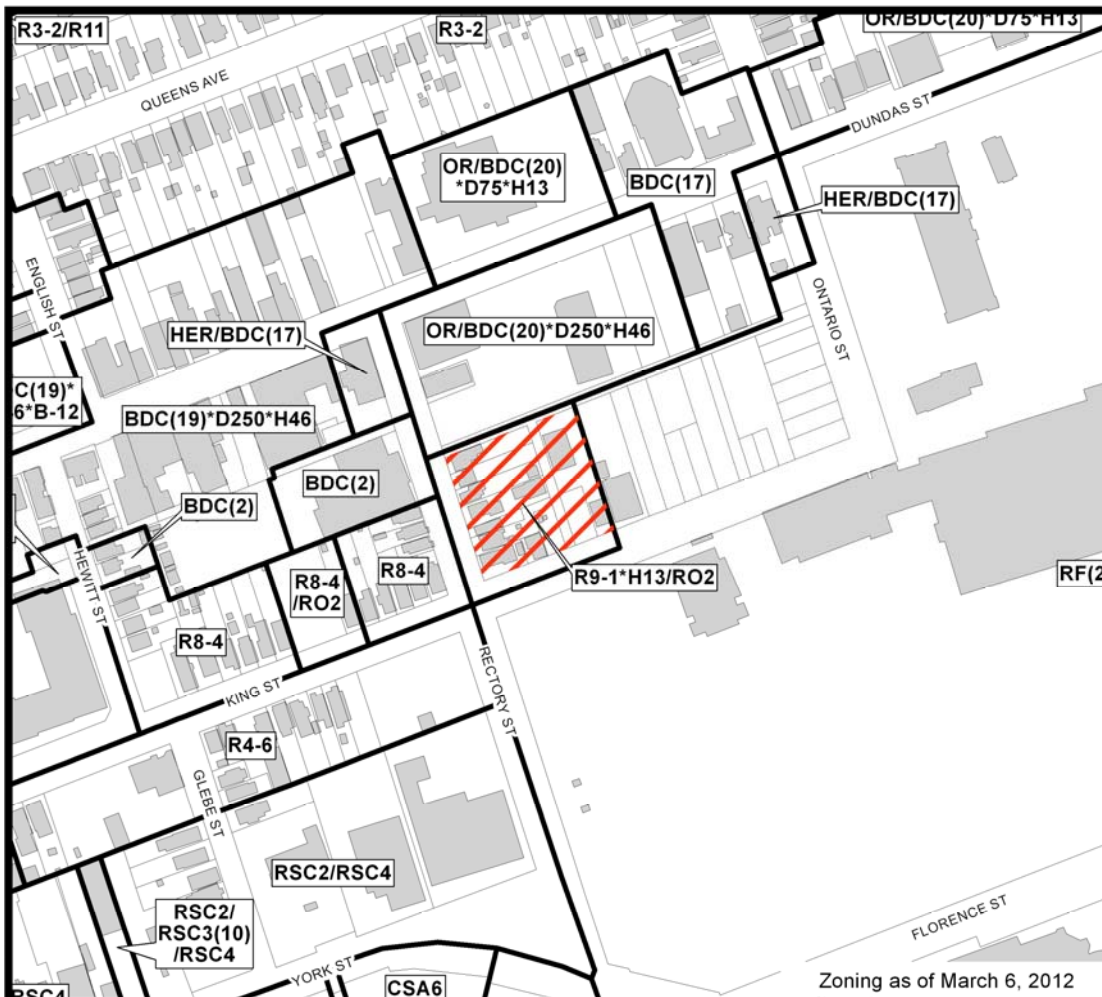
FILE NUMBER: OZ-8013

PLANNER: AR
TECHNICIAN: CK

DATE: 2012/05/29

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Zoning as of March 6, 2012



COUNCIL APPROVED ZONING FOR THE SUBJECT SITE: R9-1*H13/RO2

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

2) ANNEXED AREA APPEALED AREAS

- "h" - HOLDING SYMBOL
- "D" - DENSITY SYMBOL
- "H" - HEIGHT SYMBOL
- "B" - BONUS SYMBOL
- "T" - TEMPORARY USE SYMBOL

CITY OF LONDON
 PLANNING, ENVIRONMENTAL AND ENGINEERING SERVICES

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

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

FILE NO:	
OZ-8013	AR
MAP PREPARED:	
2012/05/30	CK
1:3,000	
0 15 30 60 90 120 Meters	

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PLANNING HISTORY

The subject lands were designated “Residential” by the 1971 Official Plan. The 1989 Official Plan designated the lands “Multi-Family, Medium Density Residential.”

During the Zoning By-law Z.-1 review process in 1991, Council zoned the King Street blockface as Residential R8 (R8-4) to permit residential uses at a maximum density of 75 units per hectare (30 units per acre). This zone was consistent with the intent of the approved Official Plan designation. A neighbouring property owner on Rectory Street, Marvin Recker, appealed the zone to the Ontario Municipal Board. Council reconsidered the applied zone and with the consent of the appellant, recommended a change to the Z.-1 Zoning By-law to apply a Residential R9/Restricted Office (R9-1-H13/RO2) Zone. The OMB concurred with the Council’s recommendation and issued an order in 1993 recommending the change.

SIGNIFICANT DEPARTMENT/AGENCY COMMENTS

Transportation

The Transportation Planning & Design Division has reviewed the Western Fair District Parking Study and finds the studies methodology justifying the additional 173 parking spaces on the northeast corner of King St and Rectory St reasonable. As the report indicates the additional parking will help alleviate parking demand during special events at the Fair.

Wastewater and Drainage Engineering (WADE) has no objection to this rezoning.

SWM Unit has the following comments;

- *According to drawing 15719A the design C value for the subject lands is 0.70. The owner’s professional engineer must update the storm sewer design sheet(s) for the subject lands to reflect the new changes. If the value is exceeded and the storm sewer does not have capacity to accept additional flow, the person undertaking development may be required to provide an alternative method of Stormwater Management which is certified by a Professional Engineer to the satisfaction of the City Engineer and for review and approval by the Environmental Services Department.*
- *The owner may be required to provide a lot grading plan for stormwater flows that self contains on site and safely conveys up to the 250 year storm event that is designed by a Professional Engineer for review.*
- *Due to the nature of the land use the owner may be required to have a consulting Professional Engineer design and install an Oil/Grit Separator to the standards of the Ministry of the Environment and to the satisfaction of the City Engineer.*

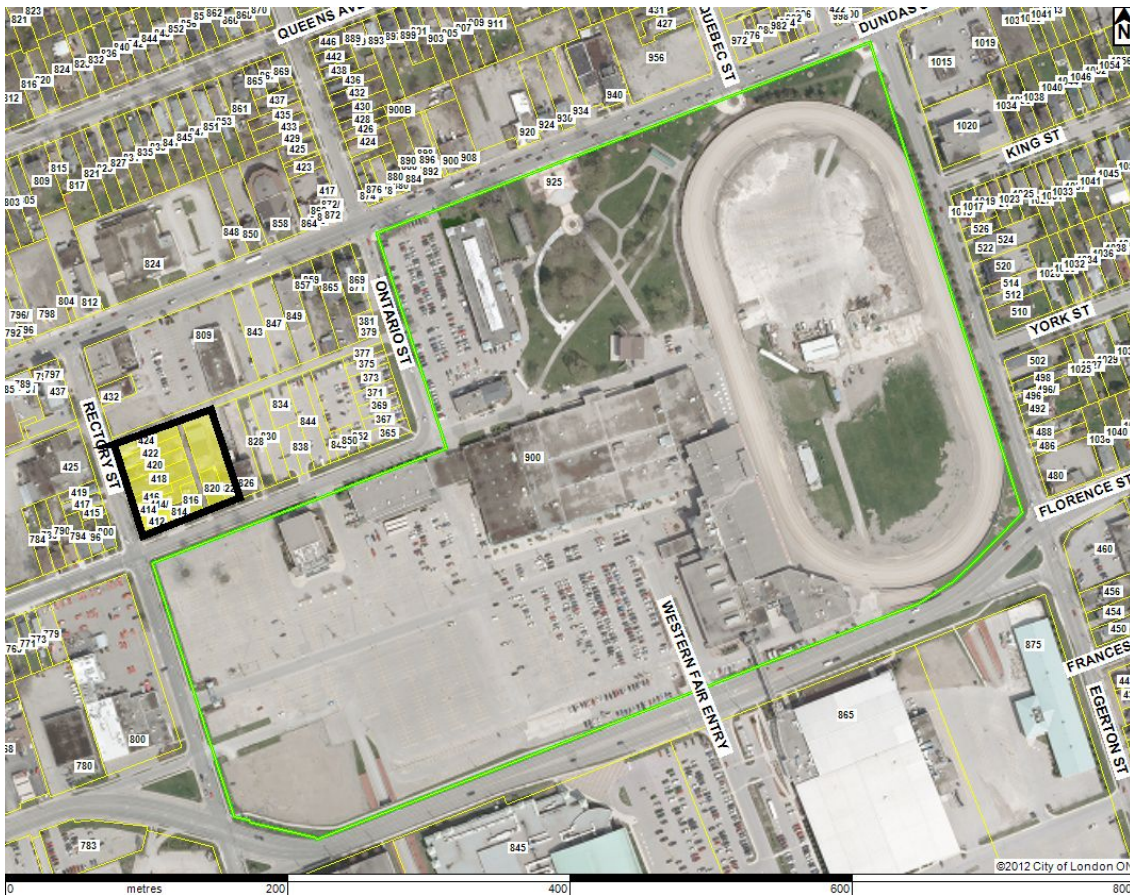
PUBLIC LIAISON:	On February 27, 2012, Notice of Application was sent to 44 property owners in the surrounding area. Notice of Application was also published in the “Living in the City” section of the London Free Press on. A “Possible Land Use Change” sign was also posted on the site.	4 replies were received
Nature of Liaison: Change the designation from Multi-Family Medium Density Residential to Regional Facility. Change the zoning from a Residential/Restricted Office (R9-1.H13)/RO2 Zone to a Regional Facility (RF2) Zone.		
Responses: Two letters of concern. One letter of support submitted by Sarah Merritt from the Old East BIA. Please see attached letters at the end of this report.		

Two empty rectangular boxes for agenda item and page numbers.

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ANALYSIS

Subject Sites



The subject properties are located on the northeast corner of Rectory Street and King Street. Lands are adjacent to Western Fair District lands to the south and east, including existing parking lots that were re-zoned and re-designated for parking for the Western Fair District. Lands to the north include commercial and to the west residential and commercial.

Nature of Application

The Western Fair Association has acquired all of the lands subject to the proposed amendment with the exception of the mid-block property at 418 Rectory Street. The intent of the Fair Association is to incorporate these lands, including 418 Rectory Street into the same designation and zone that is currently applied to the Western Fair lands to the east and south of the subject site. Accessory parking is required to support the weekly market, show and events, and horse racing and the casino. The buildings on the subject site are to be demolished to provide additional parking, as the parking area for the Western Fair has been reduced with development over the last few years. One specific site to mention is 295 Rectory Street, the new soccer dome which was used for parking for the Western Fair. Also, the relocation of 65 spaces needs to be accommodated which was formerly used for parking. It is now being developed as a dental office, adding value along the Dundas streetscape.

Western Fair’s 7 -10 year Strategic Plan

The Western Fair District was incorporated as an agricultural society which has provide London with many events for years, including the annual Western Fair, horse racing and other event. Over the many years the Western Fair District has grown with the development of sports arenas



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and partnerships with Ontario Licensed Gaming(OLG) with the creation of the slot machine casino.

The Western Fair District has a strong relationship with the City of London and since 1966 the Western Fair Association has had a land-lease agreement with the City which was renewed in 2007 and extended to 2019. The Western Fair District attracts approximately 4,000,000 people annually and generates approximately \$115,000,000 annually.

In 2011, the Western Fair District completed a ten year strategic plan which included a 1,700 sq. ft. addition proposed for the Agriplex to turn it into a multiplex. Also, many other upgrades and changes are proposed to occur in the near future. An overall goal of the plan is to consolidate facilities and focus on core the Fair Association’s strengths by incorporating the following:

- Update the existing grandstand;
- Enhance the infield of the racetrack and allow cars to park in the infield;
- Improve the existing tunnel and create a new pedestrian tunnel;
- Evolve Queen’s Park and expand it to include a bandstand and retail component;
- Continue to work with the Old East Village;
- Demolish the Progress Building and construct a parking garage – depending on the future of the OLG slots and horse racing; and
- Enhance landscaping all over the district by using a ‘Green Team’ initiative which aims to protect the environment and enhance vegetation around the whole district.

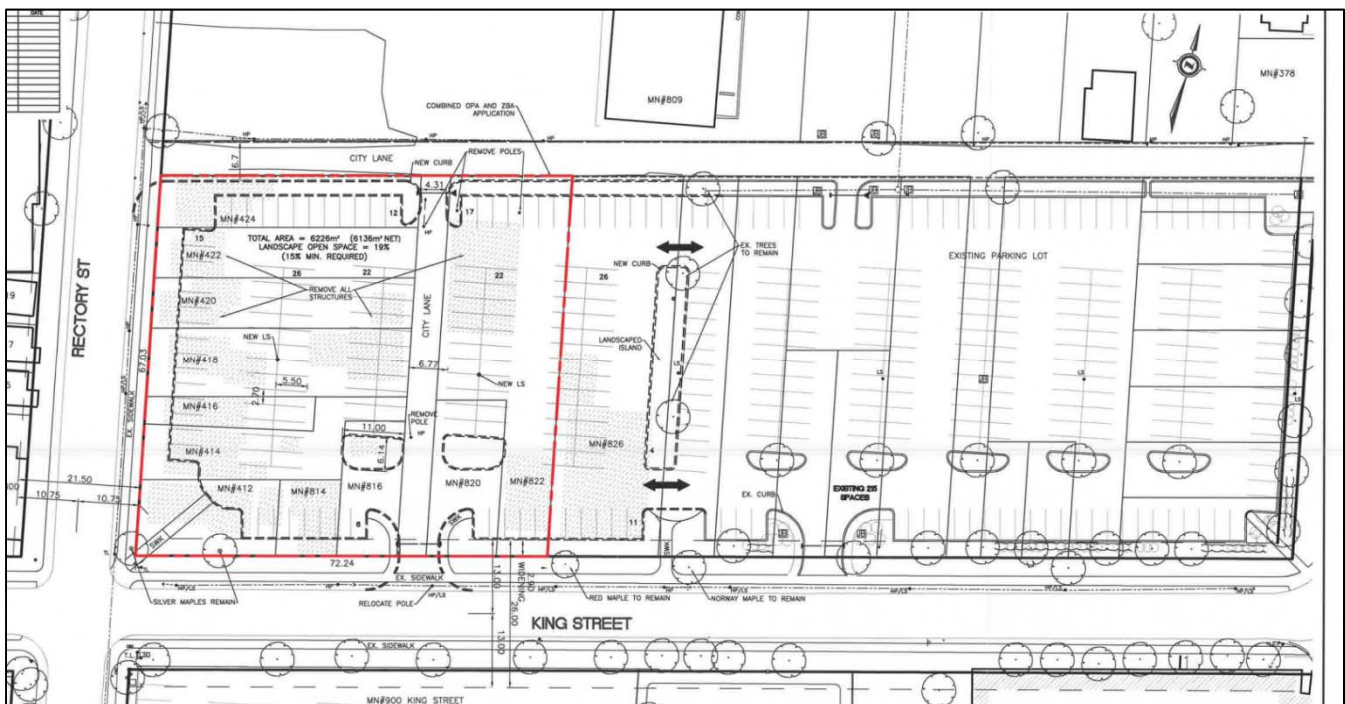
418 Rectory Street

As mentioned above, currently the Western Fair Association does not own the property at 418 Rectory Street. They have advised staff they are in active negotiations with the current owner and hope to acquire the lands in the near future. Planning staff are recommending the same amendments for 418 Rectory Street as for the other subject sites. It would not constitute good planning to leave a remnant parcel with a different land use designation and zone. The recommendation for this application does not preclude the owner to continue to use the property as it is used for today.

Concept Plans

To date there have two preliminary concept plans submitted by the applicant. The first plan shows 418 Rectory Street as demolished and incorporated into the parking lot plan. The second plan accommodates 418 Rectory Street in a respectful manner through appropriate grading and screening of this property. Also, this plan shows the laneway owned by the City that runs north south from King Street, used to access the residential dwellings would remain as a full access. However, it should be noted that the Western Fair District is in the process of acquiring this land to include in the proposed parking lot plan, but only in the case 418 Rectory is also acquired.

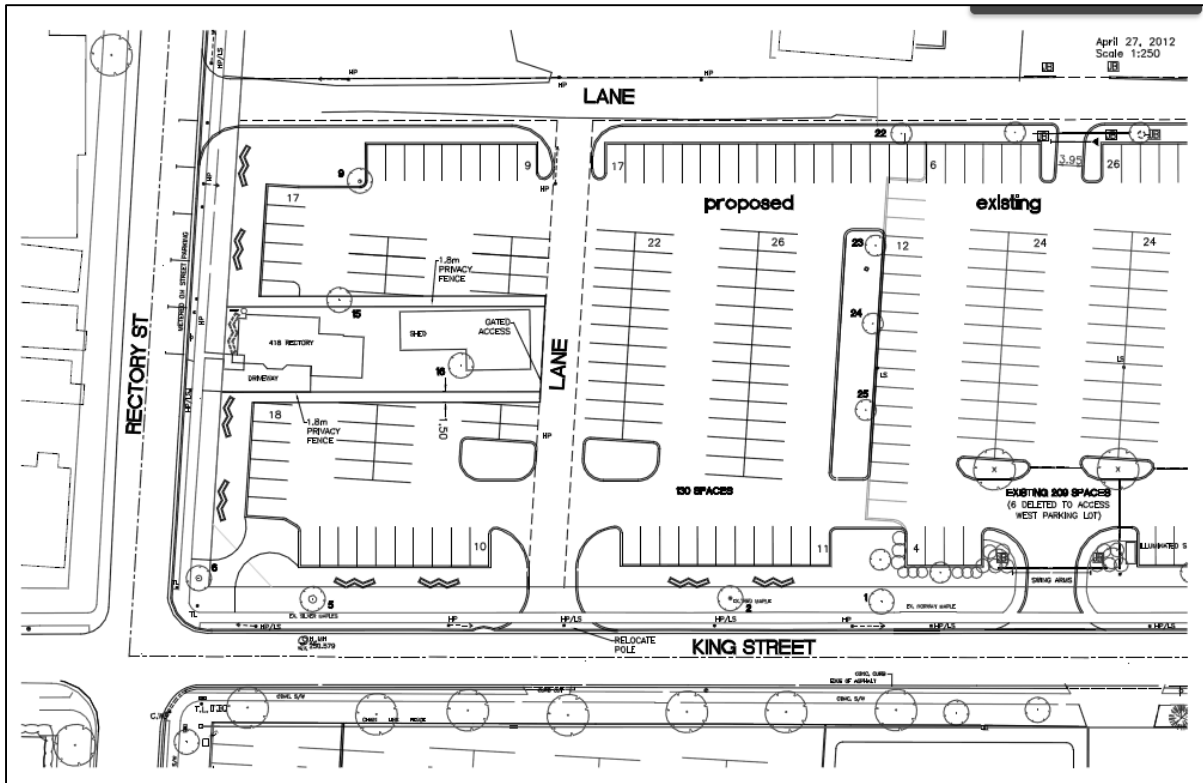
Concept One



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Concept Two



Provincial Policy Statement

The *Provincial Policy Statement, 2005* (PPS) provides policy direction on matters of provincial interest related to land use planning and development. In exercising its authority respecting planning matters, Council shall be consistent with policy statements issued under the Planning Act.

Policy 1.1.3 – Healthy, liveable and safe communities of the PPS

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

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- a. *Promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;*
- g. *ensuring that necessary infrastructure and public service facilities are or will be available to meet current projected needs.*

The Western Fair District(WFD) is a regional facility that located within London, has been a continued success for many years and continues to grow to accommodate success. The requested Official Plan amendment and Zoning amendment seeks to efficiently reuse lands to expand surface parking to support the facility is necessary to allow the District to be prosperous in the City.

The proposed redevelopment will also utilize existing municipal services and available capacities. The proposal is on an existing arterial road and secondary collector, transit routes and shared efficient and safe vehicular access/egress points.

The proposal is to demolish the residential dwellings which will in effect alter the existing streetscape. The applicant is proposing to include a landscape and architectural buffer along Rectory Street to mitigate impact on the adjacent residential uses to the west. This redevelopment of these lands to a parking lot maintains appropriate levels of public health and safety including removing derelict buildings. It is anticipated to improve the opportunity for the continued success of the Western Fair District.

Official Plan

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 social, economic and environmental matters.

The current Multi-Family, Medium Density Residential designation came into effect in 1991. The planned function for this area is a medium intensity mix of residential and office uses, in existing or new buildings, which are complementary to the Dundas Street Business District. The Multi-Family, Medium Density Residential designation anticipates new residential uses in the form of low-rise apartments and multiple attached units. In addition to more intensive residential uses, this designation allows for office uses, community facilities and commercial recreation facilities. The requested designation is Regional Facility.

Section 6.1 – Planning Objectives for Regional Facility Designation

- i) *Provide lands at appropriate locations to meet the expected growth of Regional and Community Facilities in the City over the life of the Plan.*
- ii) *Provide for secondary land uses which are associated with Regional and Community Facilities in areas which have a high level of accessibility, and where the impact on surrounding land uses can be minimized.*
- iii) *Minimize any adverse impacts from new Regional and Community Facilities, or the expansion of existing Regional and Community Facilities, on neighbouring residential areas.*

The Regional Facility designation is intended to provide for large institutional type facilities which serve a regional function. They have service areas which extend beyond municipal boundaries and attract a large number of people on a regular basis. The Plan specifically speaks to the unique nature of the Western Fairgrounds as a Regional Facility which provides a support function for the agricultural industry, industrial community, and the citizens of London. Recreational and entertainment uses have been provided at the Fairgrounds since their inception and have expanded as the Fairgrounds have been re-developed over the last ten to

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fifteen years. Recent examples include the Imax theatre, the casino, the 4-pad arena south of Florence Street and the Agriplex.

Permitted uses include hospitals; universities; community colleges; major recreational facilities; cultural facilities; large religious institutions; military establishments; and correctional or detention centres. Uses permitted in the Community Facilities designation will also be permitted in the Regional Facilities designation. Zoning on individual sites may not allow for the full range of permitted uses.

The Western Fair Association represents a unique Regional Facility that has served a support function for the agricultural industry, industrial community and the citizens of London and area for over 100 years. Recreational and entertainment uses relevant to the Western Fair Association's roots have long existed on the Fairgrounds and have expanded in range and size over time. It is expected that this entertainment component will continue to grow in a positive way to complement both the Fairgrounds and the Downtown Area. In addition to the range of uses permitted in the Regional Facilities designation, theatres, cinemas and places of entertainment that are consistent with the Western Fair Association's historic roots and long term Strategic Plans will be permitted at the Western Fairgrounds. Such uses will not detract from the ability of the Downtown Area to serve as a primary entertainment destination place.

The proposed parking lot is considered to “round out” the existing parking in the area servicing the Western Fair District (WFD) immediately adjacent to the subject lands. The subject area is the most appropriate location for growth of the parking component as the area is surrounded on two sides by the WFD and has a high level of accessibility.



The proposed parking area will service in reinforcing the WFD's continued success over the long term. As the positive growth of the WFD continues, so does the need for parking. The number of WFD venues continue to grow larger that additional parking is required to facilitate their needs. At the current time, the WFD proposes surface parking on the subject area; however future plans may incorporate the option for an associated use.

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Section 6.2.8 – Applications to Expand or Add Regional Facility Designations

The request is to expand the Regional Facility designation over these lands to permit more surface parking for the Western Fair District. For additions or expansions to Regional Facilities outside of their defined boundaries, the Official Plan requires an evaluation of the following criteria:

Compatibility

The lands within and around the subject site are comprised of a broad variety of uses. The lands east of the subject site fronting onto Ontario and King Streets are used as parking lots for the Western Fair District. West of the subject site is a mix of residential uses, automotive uses (including automotive sales and automotive repair garages), offices, commercial establishments, and industrial uses (including outdoor storage). South and east of the site is the Western Fairgrounds containing a range of entertainment and recreational uses. North of the site forms part of the Dundas Street Business District containing a broad range of commercial and service uses. Parking and loading areas for this commercial district are generally at the rear of these properties and in many instances are accessed by rear service lanes.

The initial intent of the Western Fair is to use these lands as parking for the Fairgrounds. To minimize any potential impacts, the conversion of these lands into a parking lot would be subject to site plan control.

While adequate buffering and screening is necessary for the integration of the use into the existing block, the subject site is generally separated from neighbouring land uses by way of Rectory Street. The uses being proposed for the subject site are not uncommon to the area and appear to be compatible with neighbouring land uses. During the site plan review process adequate buffering and screening measures can be implemented to reduce potential nuisances.

Location Criteria

The subject site satisfies the location, scale and permitted use policies of the Official Plan. The Plan directs Regional Facilities to have access to arterial or primary collector roads. King Street is designated as an arterial road and Rectory Street a Secondary Collector. Further the Plan encourages Regional Facilities to appropriately screen and buffer any parking facilities from the street and neighbouring residential uses. Site plan control is required for the development of a parking lot which will address mitigation measures. Finally, the Plan speaks to a broad range of recreational, entertainment and accessory uses permitted for the Western Fair Association. The site is to be developed in conjunction with the existing Western Fairgrounds and is not intended for uses other than those permitted by the Plan.

Access to Public Transit

The site has access to local public transit routes and provides an opportunity for the development of future routes.

Municipal Services

The subject site is fully serviced.

Area Study

The Official Plan indicates an area study may be required to assess the compatibility of a proposed Regional Facility use with the surrounding area. The proposal does not warrant the need for an area study given the nature of surrounding land uses, the scale and the use of the expansion lands and proximity of the existing fairgrounds to the subject site. The use of the

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subject property as an extension to the existing fairgrounds would not detract from the surrounding area's viability to develop as contemplated by the Official Plan.

Zoning

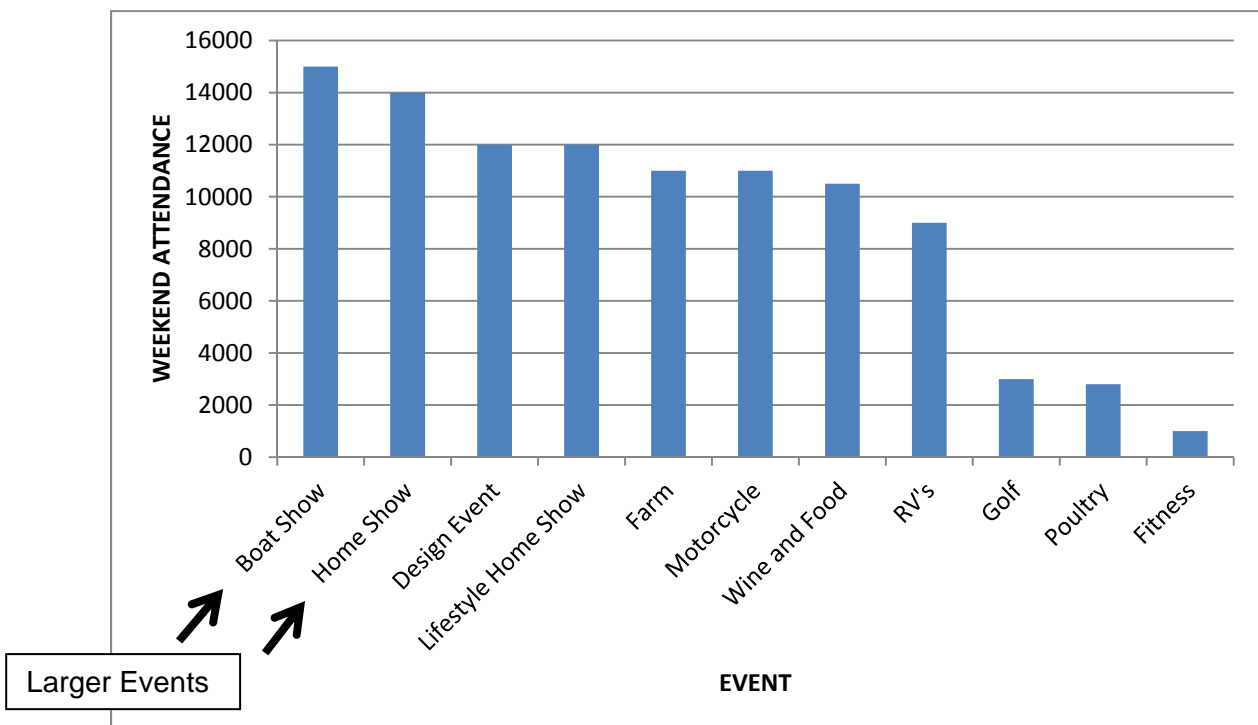
As noted, the lands are currently designated Multi-Family Medium Density Residential in the Official Plan. Accordingly, the lands have been zoned for a range of residential and office uses under the Residential R9/Restricted Office (R9-1-H13/RO2) Zone. Specifically, the Residential R9 Zone permits apartments at a maximum density of 75 units per hectare (30 upa) and a maximum height of 13 metres (42.6 ft) or approximately 4 storeys. The Restricted Office Zone permits, offices, medical/dental offices, clinics and laboratories.

The applicant applied to re-zone the subject site to a Regional Facility to be consistent with the other zoning on the Western Fair property. Planning Staff reviewed the proposal and concluded that it is appropriate as outlined above. It is recommended to allow a surface parking lot for the Western Fair on the subject lands.

Parking Study

The applicant submitted a parking study conducted by IBI, as requested by planning staff to justify the need for more parking for the Western Fair District. The planned parking supply was calculated to meet the year round demand of the facility and not solely focused on the annual Western Fair.

The findings of the parking study show that during a typical weekend when there is a design event (refer to chart below), approximately 12,000 people are anticipated to attend. Out of the 12,000 visitors, approximately 85% arrive by automobile. Vehicle occupancy averages approximately two people per vehicle which in turn nets a requirement for approximately 2,550 spaces for one event. On the same weekend, there is the weekly farmers market that requires 150 spaces, the Carousel Room and banquet hall that requires 210 spaces, the OLG slot machine casino that requires 260 spaces, the racetrack that requires 20 spaces and the sports centre that may require up to 470 spaces. This total occupies approximately 97% of the WFD for a weekend event. On several weekends the WFD also hosts multiple events and larger shows that also require exhibitor parking and trailer parking which in turn puts the existing parking at 115% capacity.



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The analysis of the current parking has identified there are approximately 3,900 parking spaces in total. Of these, approximately 1,000 spaces are unusable on a typical weekend as they are used by OLG slot machine staff parking, grassed infield of the track parking for the races, along with staff parking.

As a result, there are approximately, 2,900 parking spaces available for a typical weekend. Estimates show that approximately 2,810 to 3,340 spaces would be required to satisfy the demand for a design event with a weekend attendance of 12,000 on the same weekend. This results in WFD parking being close to or at effective capacity.

The addition of parking at the subject site is part of the Western Fair Strategic Plan. Through this plan the WFD is also investigating other methods to reduce parking demand and increasing parking supply.

The Transportation Planning & Design Division has reviewed the Western Fair District Parking Study and finds the studies methodology justifying the additional 173 parking spaces on the northeast corner of King St and Rectory St reasonable. As the report indicates the additional parking will help alleviate parking demand during special events at the Fair.

Arborist Report

During the pre-application process, Urban Forestry expressed concern with existing on-site trees and trees located on the City boulevard abutting the subject site. The applicant responded to the concerns and submitted an arborist report to staff.

The report provided a tree species inventory, a visual assessment of these trees for health and condition and recommendations for tree removals and/or retention based on health, age, species and practicality. Six of the trees surveyed were municipally owned street trees on the City of London property. Four of these trees were deemed suitable for retention and will remain. Most of the trees within the development parcel should be removed due to health, species or impracticality. There are opportunities to plant new trees on site, street trees, and ornamental landscape trees, of acceptable species on the boulevards and in landscape islands. The applicant has been in discussions with planning staff and will continue to do so through the site plan approval process.

Urban Design and Site Plan Approval

The nature of parking lots has changed dramatically over the last ten years. When parking lots commenced many years ago, the traditional development was a small booth and pavement. Today, these establishments are different from the perspective of design. A high level of urban design is crucial to ensure a good fit within an area, especially if located next to residential uses. The design of the parking lot should blend into an area, and express to the public a high level of design quality.

As noted the proposed development is located directly adjacent to residential uses. Through the process the applicant has worked with staff to help create a development that will provide a positive interface between the residential community west, and commercial uses to the west and north. As noted, the balance of the lands are surrounded the Western Fair District.

Design measures reviewed through the process include, pedestrian realm, architectural features, landscaping, siting of parking and screening. The applicant continues to work with staff to incorporate these measures. However, to ensure all concerns have been addressed, the recommendation includes a clause that the Site Plan Approval Authority consider implementing design and landscape objectives through the site plan approval process.

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CONCLUSION

The recommended designation and zone will create an opportunity for the further development of the Western Fairgrounds and will assist in providing additional parking for this use. Site plan control will be applicable to any future development of the subject lands including the creation of a parking lot. Potential impact on abutting properties can be mitigated through this process.

PREPARED BY:	SUBMITTED BY:
ALANNA RILEY, MCIP, RPP 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	

June 5, 2012

AR/ar

"Attach."

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File: OZ-8103
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Responses to Public Liaison Letter and Publication in “Living in the City”

<u>Telephone</u>	<u>Written</u>
Mr. Terletzki	Arti Sanichara Judy Melville

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File: OZ-8103
Planner: Alanna Riley

I am the Executive Director of the Ontario Dental Assistants Association, located at 869 Dundas St.(corner of Ontario and Dundas)

Yesterday I took a walk around the area to determine the houses that Western Fair is planning to demolish in order to build more parking space. I find it rather sad, that Western Fair purchased these homes and have now let them deteriorate to such an extent that really the only recourse is to demolish them. They did that to the 2 houses that were beside us on Ontario St.; despite these homes having some historical significance. Furthermore, I wonder how much parking space is really required by the Western Fair. Despite the Farm Show now on; there still remains plenty of parking space. I suppose that parking space is required during the 10 days of the Western Fair; but this is hardly a good use of land for this limited time period.

I think the Western Fair should be required to develop a green space on some of that land as a pure parking lot will not be esthetically pleasing and certainly the neighbourhood could use some park land. Furthermore, I hope that Western Fair is finished with the accumulation of more property. Those homes on Rectory and King could have been developed into some affordable housing or a housing cooperative and surely that would have been of more benefit to Old East than more parking space.

Judy Melville BA
Executive Director
ODAA

Two empty rectangular boxes for agenda item and page numbers.

File: OZ-8103
Planner: Alanna Riley

PATTON CORMIER & ASSOCIATES
LAWYERS

Alan R. Patton, B.A., LL.B.
Analee J.M. Fernandez, B.A., LL.B.

Elizabeth K. Cormier, B.A., LL.B.
R. Arti Sanichara, Hons. B.E.S., LL.B.

March 12, 2012
File No. 33023
via email

The City of London Planning Division
P.O. Box. 5035
London, ON N6A 4L9

Attention: Alanna Riley- ariley@london.ca

Re: **OZ-8013: Notice of Application to Amend Official Plan and Zoning By-law**
418 Rectory Street, London, ON

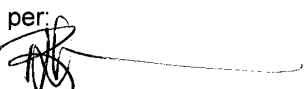
We are the solicitors for Allan Terletzki, owner of the property known as 418 Rectory Street in the City of London. Our client's property is included in a parcel of land that is subject to the planning application identified by the City of London as "OZ-8013" (the application). The proponent of the application is the Western Fair Association. The subject lands of the application are 412-424 Rectory Street and 814-822 King Street. The purpose of the application is to change the designation from Multi-Family Medium Density to Regional Facility, and to rezone the lands Regional Facility (RF2) from Residential/Restricted Office (R9-1.H13/RO2).

Our client opposes any such rezoning and redesignation. Our client's property contains a workshop for a HVAC business and residence. The use on our client's property has existed since at least the early 1980s. Additionally our client enjoys the use of unobstructed access to the rear of his property via a City owned laneway.

As our firm has only recently been retained, we respectfully reserve the right to submit further comments on this application after a thorough review of all planning matters and documents associated with the application.

If you have any questions regarding the foregoing, please contact the undersigned.

Yours truly
PATTON CORMIER & ASSOCIATES

per: 

R. Arti Sanichara
asanichara@pattoncormier.ca

cc: Client- via email

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File: OZ-8103
Planner: Alanna Riley



June 8, 2012

Ms Alanna Riley,
Planner 11,
Planning and Development/Planning,
City of London Planning Division
First Floor,
204/206 Dundas Street,
London.

Dear Ms. Riley,

Re: File# OZ 8013:

Western Fair Association Application for Zoning Change and Official Plan Amendment.

With respect to the lands at 412-414 Rectory Street and 814 -822King Street, the Old East Village BIA supports the Western Fair Association's Application for the following changes:

Change the designation from Multi-Family Medium Density Residential to Regional Facility, and:

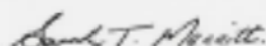
Change the zoning from a Residential/Restricted Office (R9-1.H13)/RO2) Zone to a Regional Facility (RF2) Zone.

We understand that the purpose and effect of the proposed amendments is to permit the proposed expansion of surface parking on the subject lands.

In the context of the Old East Village revitalization initiative, generally we would not be in support of changes that would result in the loss of residential accommodation to surface parking. However, after meeting with the Western Fair Association we are able to support their request. Their plans for the site, together with their agreement to create an aesthetically pleasing frontage on Rectory Street, will provide an alternative to dilapidated housing and the anti social behaviour that historically has been drawn to some of the addresses on the subject lands.

We look forward to further dialogue with the Western Fair Association about the design of the lands, should Council grant the requested changes.

Sincerely,



Manager,
Old East Village BIA

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File: OZ-8103
Planner: Alanna Riley

**Bibliography of Information and Materials
OZ-8013**

Request for Approval:

City of London Official Plan and Zoning amendment Application Form, completed by Western Fair District, January 31, 2012

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.

Correspondence: (all located in City of London File No. OZ-8013. unless otherwise stated)

City of London -

City of London Planning Division. Various e-mails with Benita Senkevics, Bob Clarke and Ken Cairns. January 31, 2012 to May 31, 2012.

Macpherson A., City of London Urban Forestry. Various e-mails with Sara Rowland. January 31, 2012 to May 31, 2012.

Couvillon, A., City of London Transportation Division. Various e-mails with Sara Rowland. January 31, 2012 to May 31, 2012.

Agency Review and Public Responses: (located in City of London File No. OZ-7972 unless otherwise stated)

London Hydro

Dalrymple D., London Hydro. Reply Sheet for City of London Applications.

Upper Thames River Conservation Authority (UTRCA)

Creighton C., Land Use Planner. .

Environmental and Engineering Services (EESD)

Ismail Abushehada, Division Manager. Memo to Alanna Riley. April 25, 2012

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File: OZ-8103
Planner: Alanna Riley

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 412-424 Rectory Street and 814-822 King 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 June 26, 2012.

Joe Fontana
Mayor

Catharine Saunders
City Clerk

First Reading - June 26, 2012.
Second Reading - June 26, 2012.
Third Reading - June 26, 2012.

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**File: OZ-8103
Planner: Alanna Riley**

AMENDMENT NO.

to the

OFFICIAL PLAN FOR THE CITY OF LONDON

A. PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is:

1. To change the designation of certain lands described herein from Multi-Family, Medium Density Residential to Regional Facility on Schedule "A", Land Use, to the Official Plan for the City of London.

B. LOCATION OF THIS AMENDMENT

1. This Amendment applies to lands located at 412-424 Rectory Street and 814-822 King Street in the City of London.

C. BASIS OF THE AMENDMENT

Areas designated Regional Facility designation are intended to provide for large institutional type facilities which serve a regional function. They have service areas which extend beyond municipal boundaries and attract a large number of people on a regular basis.

The subject lands are appropriate for the Regional Facility designation given they will form an extension to the existing Western Fairgrounds, they satisfy the location, scale and permitted use policies of the Official Plan and they will be subject to site plan control. The Regional Facility designation will complement the area and maintain the planned function of the area.

D. THE AMENDMENT

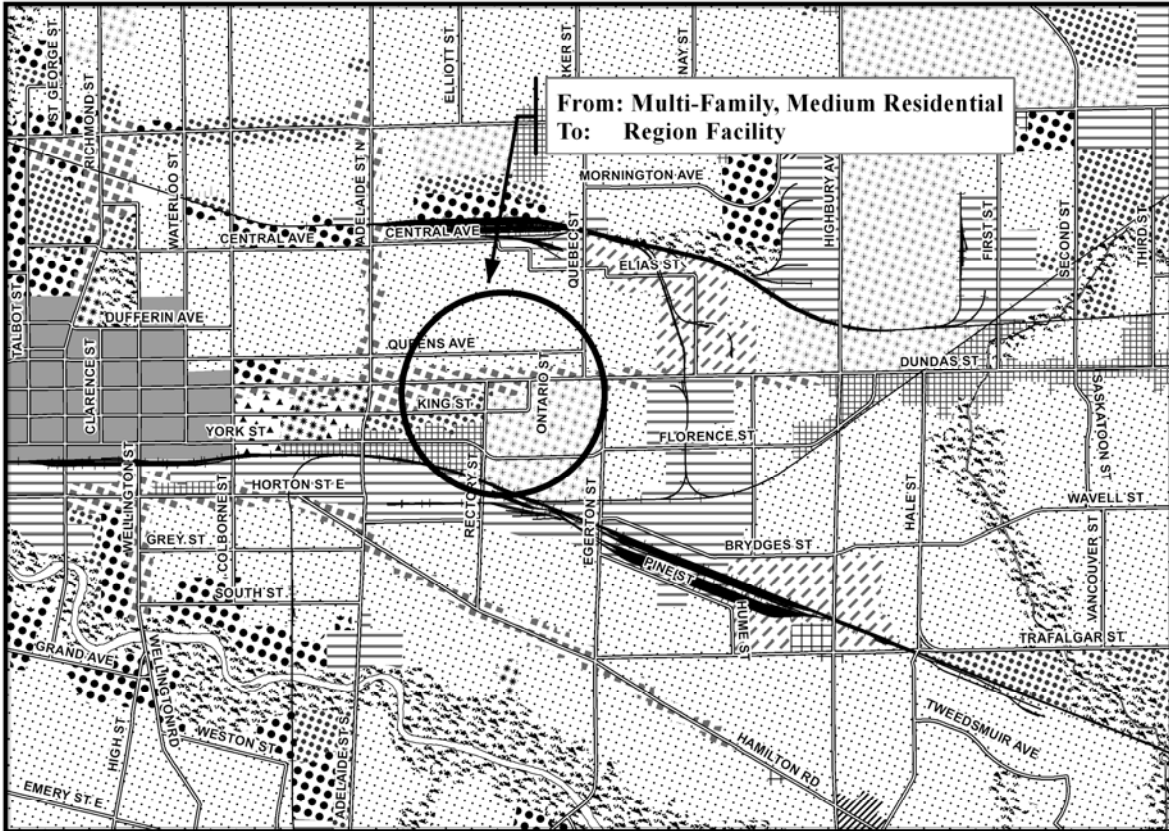
The Official Plan for the City of London is hereby amended as follows:

1. Schedule "A", Land Use, to the Official Plan for the City of London Planning Area is amended by designating those lands located at 412-424 Rectory Street and 814-822 King Street in the City of London, as indicated on "Schedule 1" attached hereto from Multi-Family, Medium Density Residential to Regional Facility.

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File: OZ-8103
 Planner: Alanna Riley

AMENDMENT NO:

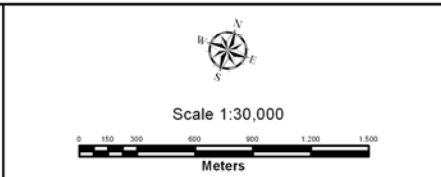


Legend

Downtown Area	Office Business Park
Enclosed Regional Commercial Node	General Industrial
New Format Regional Commercial Node	Light Industrial
Community Commercial Node	Regional Facility
Neighbourhood Commercial Node	Community Facility
Main Street Commercial Corridor	Open Space
Auto-Oriented Commercial Corridor	Urban Reserve - Community Growth
Multi-Family, High Density Residential	Urban Reserve - Industrial Growth
Multi-Family, Medium Density Residential	Rural Settlement
Low Density Residential	Environmental Review
Office Area	Agriculture
Office/Residential	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 1
 TO
 OFFICIAL PLAN**
 AMENDMENT NO. _____
 PREPARED BY: Graphics and Information Services



FILE NUMBER: OZ-8013
 PLANNER: AR
 TECHNICIAN: CK
 DATE: 2012/05/30

PROJECT LOCATION: e:\planning\projects\p_officialplan\workconsol00\amendments\oz-8013\mxd\scheduleA_NEW_b&w_8x11.mxd

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File: OZ-8103
Planner: Alanna Riley

Appendix "B"

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

By-law No. Z.-1-12_____

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 412-424 Rectory Street and 814-822 King Street.

WHEREAS Western Fair District has applied to rezone an area of land located at 412-424 Rectory Street and 814-822 King Street, as shown on the map attached to this by-law, as set out below;

AND WHEREAS upon approval of Official Plan Amendment Number (number to be inserted by Clerk's Office) this rezoning will conform to the Official Plan;

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

Schedule "A" to By-law No. Z-1 is amended by changing the zoning applicable to lands located at 412-424 Rectory Street and 814-822 King Street, as shown on the attached map compromising part of Key Map No. 86, from a Residential R9/Restricted Office (R9-1.H13/RO2) Zone to a Holding Regional Facility Special Provision (h-()RF(2)) Zone.

- 1) Section 3.8(2) of the Holding Provisions Section to By-law No. Z.-1 is amended by adding the following Holding Provisions:

___) h___ Purpose: To ensure that urban design is addressed at site plan, a site plan will be approved and a development agreement will be entered into which incorporates the design objectives as identified in the Council resolution.

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

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

PASSED in Open Council on June 26, 2012.

Joe Fontana
Mayor

Catharine Saunders
City Clerk

Agenda Item # Page #

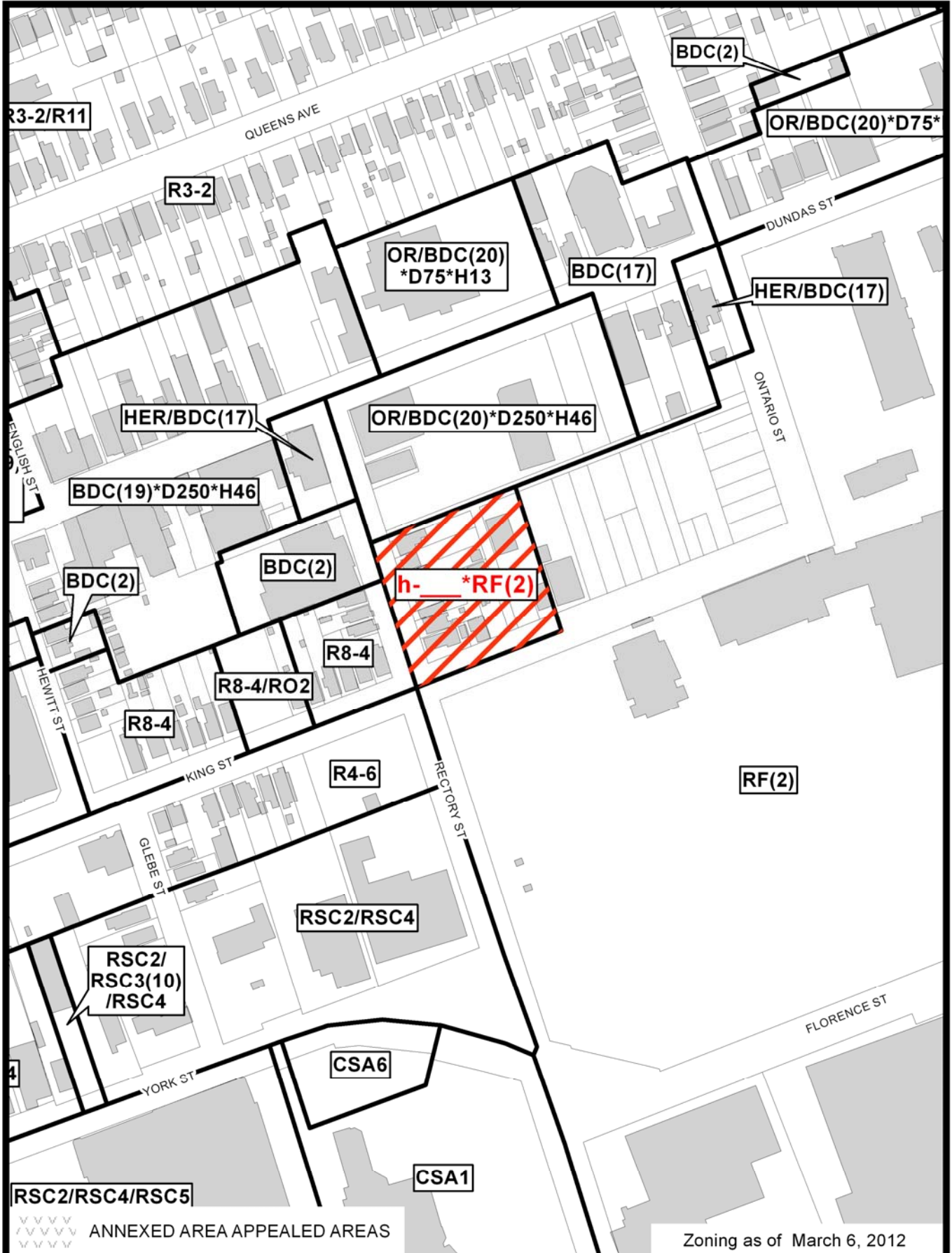
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File: OZ-8103
Planner: Alanna Riley

First Reading - June 26, 2012.
Second Reading - June 26, 2012.
Third Reading - June 26, 2012.



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



ANNEXED AREA APPEALED AREAS

Zoning as of March 6, 2012

File Number: OZ-8013
 Planner: AR
 Date Prepared: 2012/06/08
 Technician: CK
 By-Law No: Z.-1-

SUBJECT SITE 

1:2,600

0 12.525 50 75 100
 Meters

