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File: OZ-8048
Planner: M. Tomazincic

TO:	CHAIR AND MEMBERS PLANNING & ENVIRONMENT COMMITTEE
FROM:	JOHN M. FLEMING DIRECTOR, LAND USE PLANNING AND CITY PLANNER
SUBJECT:	APPLICATION BY: SOUTHSIDE CONSTRUCTION MANAGEMENT LTD 75 BLACKFRIARS STREET PUBLIC PARTICIPATION MEETING ON JULY 16, 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 Southside Construction Management Ltd relating to the property located at 75 Blackfriars Street:

- (a) the proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting on July 24, 2012 to amend the Official Plan **TO** add a site-specific special policy to permit medium scale office uses, and a gymnasium as an accessory to a permitted Office use, within the existing building with a maximum total gross floor area of 2,555m² for all Office and Gymnasium uses and a maximum total gross floor area of 1,300m² for Medical/dental offices, Medical/dental laboratories, and Clinics;
- (b) the proposed by-law attached hereto as Appendix "B" **BE INTRODUCED** at the Municipal Council meeting on July 24, 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 Neighbourhood Facility (NF) Zone which permits Churches and Elementary schools **TO** an Office Special Provision (OF2()) Zone to permit Clinics, Medical/dental offices, Medical/dental laboratories, and Offices, subject to a special provision to: permit a gymnasium as an accessory use to a permitted Office use, include a requirement that all uses be contained within the existing building, permit a maximum total gross floor area of 2,555m² for Office and Gymnasium uses, and permit a maximum total gross floor area of 1,300m² for all Medical/dental offices, Medical/dental laboratories, and Clinics;
- (c) the request to amend the Official Plan **TO** add a site-specific special policy to permit small scale offices and an associated gymnasium in addition to the uses permitted Low Density Residential designation, **BE REFUSED** for the following reasons:
 - i) the Low Density Residential uses requested as part of this amendment are not consistent with the interim policies applied in the West London Special Policy Area which prohibit new residential uses;
 - ii) the request to permit 2,555m² of gross floor area for general office uses exceeds the maximum gross floor area for small scale office uses;
 - iii) the request to add a site-specific special policy does not include a provision requiring that the new uses be confined to the existing building; and,
 - iv) the request to add a site-specific special policy does not include a provision to limit the maximum gross floor area of the requested office uses; and,
- (d) the request to amend Zoning By-law No. Z.-1 to change the zoning of the subject property **FROM** a Neighbourhood Facility (NF) Zone which permits Churches and Elementary schools **TO** an Office Special Provision (OF2()) Zone to permit Clinics, Medical/dental offices, Medical/dental laboratories, and Offices, subject to a special provision to permit a gymnasium as accessory use to a permitted Office use and a maximum gross floor area of 2,055m² for Clinics, Medical/dental offices, Medical/dental

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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 75 Blackfriars 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 July 24, 2012.

Joe Fontana
Mayor

Catharine Saunders
City Clerk

First Reading – July 24, 2012
Second Reading – July 24, 2012
Third Reading – July 24, 2012

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AMENDMENT NO.

to the

OFFICIAL PLAN FOR THE CITY OF LONDON

A. PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is to adopt a policy in Section 10.1.3 of the Official Plan for the City of London to add a site-specific special policy to allow medium scale office uses within the existing building with an associated gymnasium. A maximum total gross floor area for all Office and Gymnasium uses will be limited to 2,555m² while the maximum total gross floor area for Medical/dental offices, Medical/dental laboratories, and Clinics will be limited to 1,300m².

B. LOCATION OF THIS AMENDMENT

This Amendment applies to lands located at 75 Blackfriars Street in the City of London.

C. BASIS OF THE AMENDMENT

This amendment is consistent with the policies of the *Provincial Policy Statement, 2005* which promotes settlement areas as the focus of growth, vitality, and regeneration. This amendment is also consistent with the Interim Policies for Potential Special Policy Areas which encourage the conversion of sensitive uses to commercial uses. The subject site and recommended uses exhibit the necessary conditions required for the adoption of Policies for Specific Areas.

The recommended amendment will facilitate an adaptive reuse of a vacant building and limit the floor area of all new uses to within the existing building.

D. THE AMENDMENT

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

1. Section 10.1.3 – Specific Areas of the Official Plan for the City of London is amended by adding the following:

75 Blackfriars Street

-) In the Low Density Residential designation at 75 Blackfriars Street, medium scale office uses, and a gymnasium as an accessory use to a permitted Office use, may be permitted within the existing building with a maximum total gross floor area of 2,555m² for all Offices and Gymnasium uses and a maximum total gross floor area of 1,300m² for all Medical/dental offices, Medical/dental laboratories, and Clinics.