

Report to Planning and Environment Committee

To: Chair and Members
Planning & Environment Committee
From: John M. Fleming
Managing Director, Planning and City Planner
Subject: Salt Clinic Canada Inc.
583 Oxford Street East
Public Participation Meeting on: May 28, 2018

Recommendation

That, on the recommendation of the Managing Director, Planning and City Planner, with respect to the application of Salt Clinic Canada Inc. relating to the property located at 583 Oxford Street East the proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting June 12, 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 Day Care (DC) Zone, **TO** an Arterial Commercial Special Provision (AC4(15)) Zone.

Executive Summary

Summary of Request

The requested amendment would permit a broad range of small scale retail, office, personal service uses and residential dwelling units above the first floor

Purpose and the Effect of Recommended Action

The purpose and effect of the recommendation is to permit the development of a 2-storey structure with retail/commercial uses on the main floor and a dwelling unit on the second floor.

Rationale of Recommended Action

1. The recommended amendment is consistent with the PPS 2014.
2. The recommended amendment conforms to the City of London Official Plan policies and Urban Corridor Place Type policies of The London Plan.
3. The recommended amendment provides an appropriate range of uses that will facilitate the development of an underutilized site.

Analysis

1.0 Site at a Glance

1.1 Property Description

The subject site is located on the south side of Oxford Street East approximately 100 metres west of Adelaide Street North. A small commercial node exists at the intersection of Oxford and Adelaide with several Residential and Office conversion uses existing to the north and west fronting Oxford Street with low density residential to the north and south of these uses.

1.2 Current Planning Information (see more detail in Appendix D)

- Official Plan Designation – Main Street Commercial Corridor
- The London Plan Place Type – Urban Corridor
- Existing Zoning – Day Care (DC) Zone

1.3 Site Characteristics

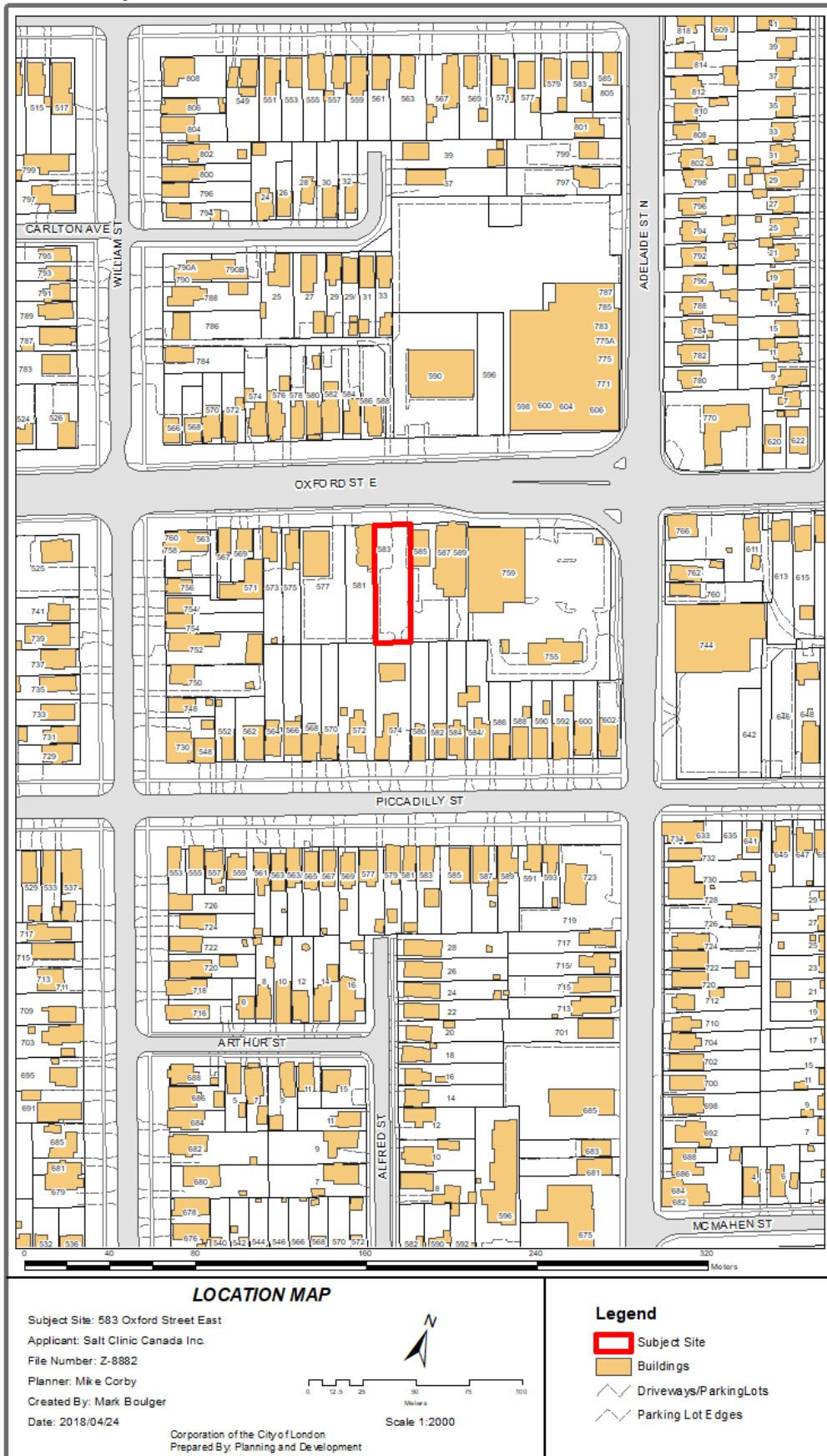
- Current Land Use – Vacant

- Frontage – 17.5 metres (57.5 feet)
- Depth – 55 metres (180.5 feet)
- Area – 965.5 m² (3167.65 square feet)
- Shape – Rectangular

1.4 Surrounding Land Uses

- North – Residential/Office Conversion
- East – Commercial
- South – Low Density Residential
- West – Residential/Office Conversion

1.5 Location Map



2.0 Description of Proposal

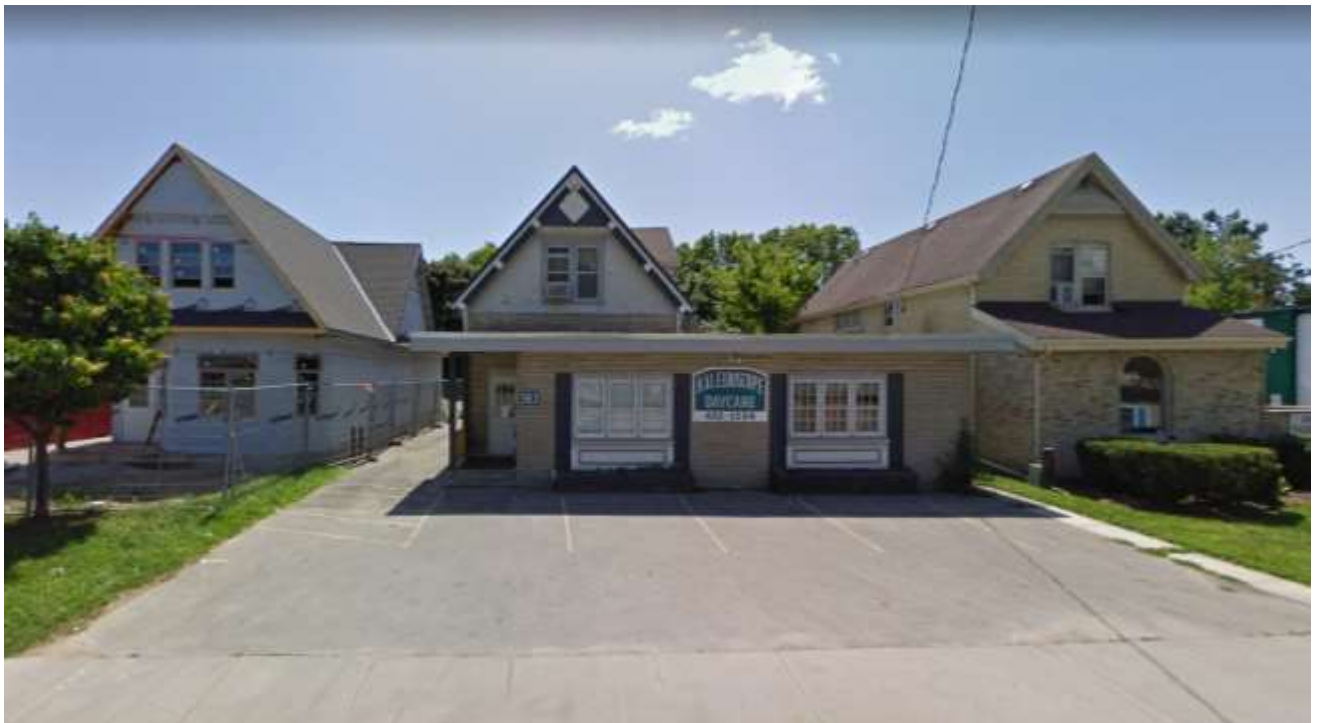
2.1 Development Proposal

The proposed development is a two storey building designed to resemble a single detached dwelling similar to the existing buildings that currently front Oxford Street. The proposed development will have retail/commercial uses on the main floor and a dwelling unit above.

3.0 Relevant Background

3.1 Planning History

The site was previously used as a daycare located within a single detached dwelling that had multiple additions. In 2011 the daycare (single detached dwellings) was demolished and the site has remained vacant since. Site plan approval was received in 2014 for a new daycare use however the development was never constructed as a daycare provider was never found for the property.



3.2 Requested Amendment

The requested amendment would permit the development of a 2-storey building with retail/commercial uses on the main floor and a dwelling unit on the second floor. The application seeks to amend the Zoning By-law from a Day Care (DC) Zone to an Arterial Commercial Special Provision (AC4(15)) Zone.

3.3 Community Engagement (see more detail in Appendix B)

No concerns were raised.

3.4 Policy Context (see more detail in Appendix C)

The Provincial Policy Statement (PPS) 2014 provides policy direction on matters of provincial interest related to land use and development. Section 1.1 Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns of the PPS encourages healthy, livable and safe communities which are sustained by accommodating an appropriate range and mix of residential, employment and institutional uses to meet long-term needs. It also promotes cost-effective

development patterns and standards to minimize land consumption and servicing costs. The PPS encourages settlement areas (1.1.3 Settlement Areas) to be the main focus of growth and development and directs municipalities to provide for appropriate range and mix of housing types and densities to meet projected requirements of current and future residents (1.4 Housing).

Official Plan

The subject site is designated Main Street Commercial Corridor which permits a wide range of commercial/retail, service uses and residential uses (including secondary uses) and units created through the conversion of existing buildings, or through the development of mixed-use buildings (4.4.1.4. Permitted Uses). The MSCC designation encourages the redevelopment of vacant, underutilized or dilapidated properties at a scale which is compatible with adjacent development while promoting mixed-use development to help achieve a diverse mix of land uses (4.4.1.1. Planning Objectives, 4.4.1.8. Mixed Use Development, 4.4.1.7 Scale of Development). All Main Street Commercial Corridors shall be developed and maintained in accordance with the Urban Design Guidelines in Chapter 11, the Commercial Urban Design Guidelines and specific policy areas (4.4.1.9. Urban Design).

London Plan

The subject site is located in an Urban Corridor Place Type which permits a range of residential, retail, service, office, cultural, recreational, and institutional uses. The Place Type also encourages mixed-use buildings while discouraging large floor plate, single use buildings. Where there is a mix of uses within an individual building, retail and service uses will be encouraged to front the street at grade (Permitted Uses, 837_).

Development within Corridors will be sensitive to adjacent land uses and employ such methods as transitioning building heights or providing sufficient buffers to ensure compatibility (Intensity, 840_). Like the current Official Plan, all planning and development applications will conform with the City Design policies of the London Plan. (Form, 841)

4.0 Key Issues and Considerations

The requested amendment has resulted in no issues or concerns from the public, external agencies or internal departments. The relevant PPS, Main Street Commercial Corridor, and London Plan policies have been met and are outlined below.

4.1 Issue and Consideration # 1 - Use

Provincial Policy Statement, 2014 (PPS)

The PPS encourages municipalities to seek an appropriate range and mix of residential, employment and institutional uses to meet long-term needs. It also promotes cost-effective development patterns and standards to minimize land consumption and servicing costs. The proposed development is consistent with the PPS as it provides an appropriate range of uses within a mixed-use building helping meet the long term needs to the City while developing a site within a settlement area that has remained vacant for 7 years. The proposed building helps maintain an effective development pattern that is consistent with the form of development that currently exists and minimizes land consumption and servicing costs.

The Official Plan

The Main Street Commercial Corridors provide for a wide range of retail/commercial uses along with residential uses created through the conversion of existing buildings, or through the development of mixed-use buildings with residential uses permitted above the first floor. The recommended zone conforms to the Official Plan as it implements the permitted uses of the Main Street Commercial Corridor by providing for the

opportunity to develop a mixed use building that will accommodate a range of small scale retail, office, personal service commercial/retail uses on the site and permits a residential unit on the second floor.

The London Plan

The Urban Corridor Place Type policies also encourages mixed-use buildings along the corridors, while discouraging large floor plate, single use buildings. Where there is a mix of uses within an individual building, retail and service uses will be encouraged to front the street at grade. As noted above the recommendation conforms to The London Plan as it implements these policies through the development of a mixed use building with retail/commercial on the main floor and a residential unit on the second floor.

4.2 Issue and Consideration # 2 – Intensity

The PPS also encourages appropriate levels of density and a mix of land uses that efficiently use land and resources along with surrounding infrastructure, public service facilities and are also transit-supportive. The proposed development is consistent with, and will help implement the goals of, the PPS as the development is located on an arterial road serviced by multiple bus routes and will take advantage of the existing infrastructure available in the immediate area. The site is also capable of accommodating the development as Site Plan Approval (“SPA”) was received in 2014 for a proposed Day Care. Minor revisions to the approved building elevations and a small increase in size to the building footprint have occurred as a result of the proposed change in use however the changes do not require any additional special provisions and the development will conform to the recommended AC4(15) zone regulations, which is currently applied to the land immediately to the east. A future amendment to the existing site plan will be required to reflect these minor changes.

The London Plan

Lot assembly is encouraged to help create comprehensive developments and reduce vehicular accesses to the street and to allow for coordinated parking facilities. Lots will be of sufficient size and configuration to accommodate the proposed development and to help mitigate planning impacts on adjacent uses (Intensity, 840_).

583 Oxford Street is part of a comprehensive development which includes 585, 587, 589 Oxford Street. Together these properties provide a coordinated parking facility and one access location to service all the properties in conformity to The London Plan. The existing lot is of sufficient size and configuration as all the required regulations of the Zoning By-law can be met.

4.3 Issue and Consideration # 3 - Form

Provincial Policy Statement, 2014 (PPS)

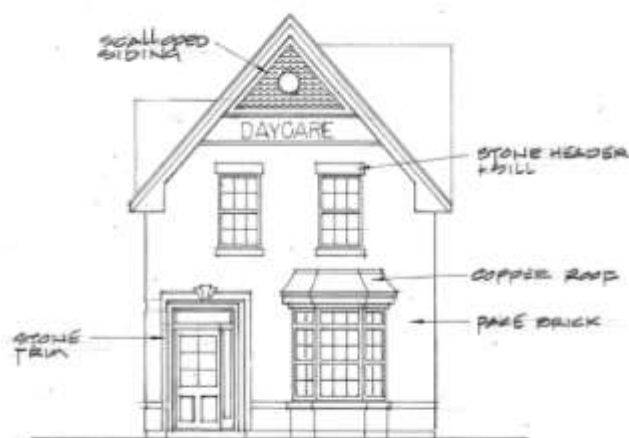
The proposed development is consistent with the PPS as it provides an opportunity for a small infill development through redevelopment at an appropriate location taking into account the existing building stock in the area. The new development provides a similar form that appropriately fits within the surrounding context and develops an underutilized site. The development has been through SPA ensuring it meets current development standards and site plan requirements. The development will promote active transportation limiting the need for a vehicle to perform daily activities in conformity with the goals of the PPS. (PPS 1.1.3.3, 1.1.3.4, 1.6.7.4)

Official Plan

The objectives of the Main Street Commercial Corridors are to ensure that when implementing its broad range of permitted uses that the scale is compatible with adjacent developments. The policies aim to maintain a setback that is consistent with adjacent uses while maintaining the character of the existing uses. (4.4.1.1 Planning Objectives, 4.4.1.7 Scale of Development). In order to ensure these objectives of scale,

compatibility and character are achieved, the MSCC has specific Urban Design Objectives (4.4.1.2) to help develop these corridors appropriately. These policies encourage the rehabilitation and renewal of Main Street Commercial Corridors and the enhancement of any distinctive functional or visual characteristics. Main Street Commercial Corridors shall be developed and maintained in accordance with the urban design guidelines in Chapter 11, the Commercial Urban Design Guidelines and specific policy areas (4.4.1.9. Urban Design).

The proposed development conforms to the Official Plan given that its design is compatible with the existing built context along the Oxford Street Corridor which is predominately made up of 1.5 – 2.5 storey peaked roof homes. This form has been reviewed by Urban Design Staff through the SPA process where an Urban Design Brief was submitted and was deemed compatible and appropriate within the surrounding context. The development maintains a similar scale and setback as the abutting lands while maintaining the character of the area, providing a sidewalk to the main entrance from the City sidewalk and will support public transit. The applicant has acknowledged that minor changes to the elevation and size of the building will be required to accommodate the change from the proposed Day Care use to commercial/retail uses. However, the elevation changes are minor and maintain the previous character and scale of the originally approved design (see below).



Original Day Care



Revised Elevation

The London Plan

Development within Urban Corridors requires minimum height of 2 storeys or 8m with the ability to bonus up to 12 storeys (Intensity, 840_). Similar to the current Official Plan all planning and development applications will conform to the City Design policies of The London Plan. Buildings should be sited close to the front lot line, and be of sufficient height, to create a strong street-wall along Corridors and to create a separation distance between new development and properties that are adjacent to the rear lot line. Surface parking areas should be located in the rear and interior side yard. (Form, 841)

As previously noted the proposed development conforms to The London Plan as it has been reviewed and considered appropriate from a design perspective. The development is sited near the front lot line and is 8 metres in height helping establish a consistent height along Oxford Street and filling in a gap along the corridor contributing to a strong street-wall. Parking for the subject site and abutting developments are provided in the rear of the developments and accessed by one entrance.

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

5.0 Conclusion

The recommended amendment would permit a broad range of small scale retail, office, personal service uses and residential dwelling units above the first floor. The recommendation is consistent with the PPS 2014 and conforms to the City of London Official Plan and The London Plan. The recommendation will facilitate the redevelopment of an underutilized site while providing an appropriate range of uses on the subject site.

Prepared by:	Mike Corby, MCIP, RPP Current Planning
Submitted by:	Current Planning, MCIP, RPP Mike Corby Manager, Current Planning
Recommended by:	John M. Fleming, MCIP, RPP Managing Director, Planning and City Planner

May 18, 2018
MT/mt

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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 583
Oxford Street East.

WHEREAS Salt Clinic Canada Inc. has applied to rezone an area of land located at 583 Oxford Street East, 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 583 Oxford Street East, as shown on the attached map comprising part of Key Map No. A.107, from a Day Care (DC) Zone to an Arterial Commercial Special Provision (AC4(15)) 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 June 12, 2018

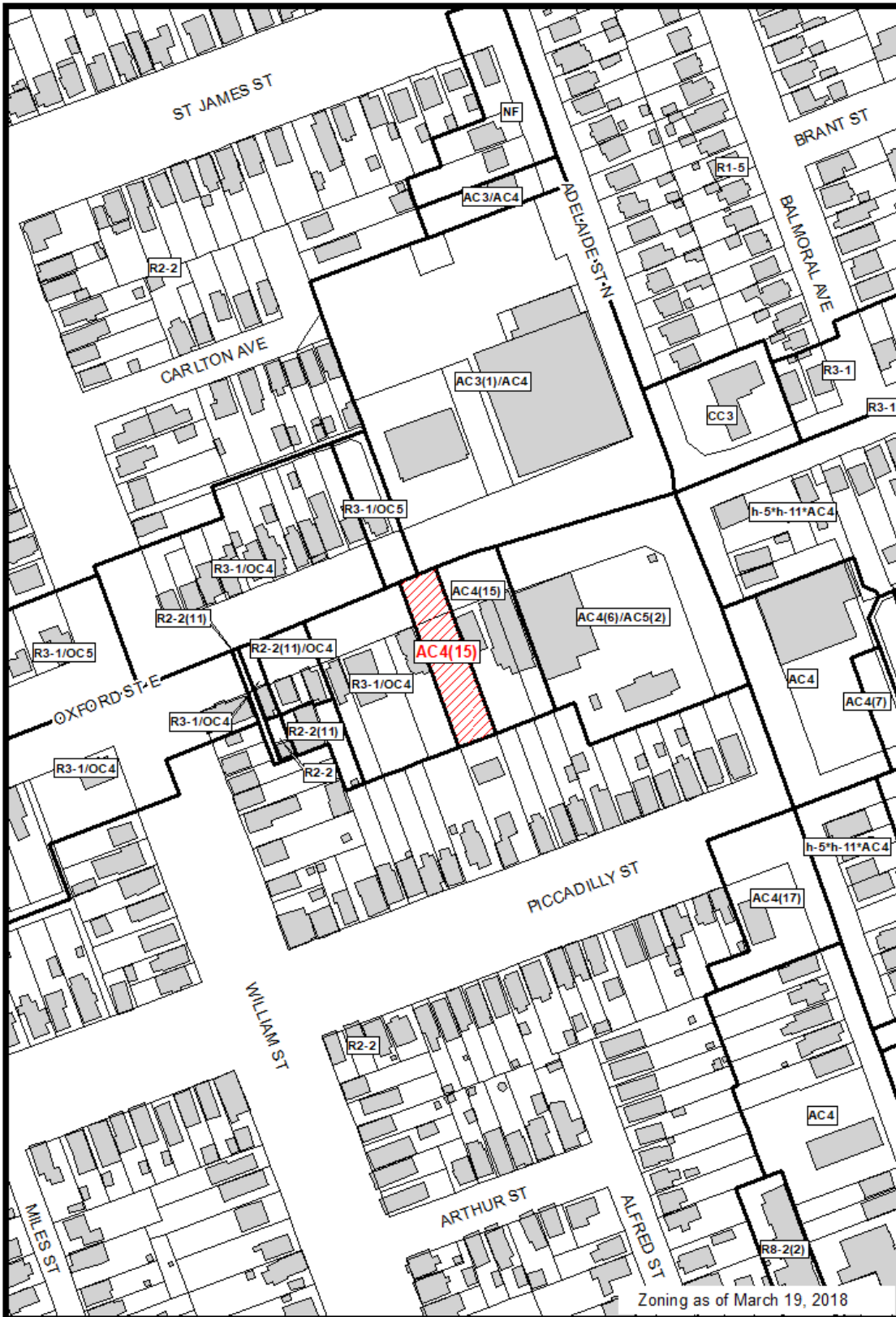
File:Z-8882
Planner: Name: Mike Corby

Matt Brown
Mayor

Catharine Saunders
City Clerk

First Reading – June 12, 2018
Second Reading – June 12, 2018
Third Reading – June 12, 2018

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

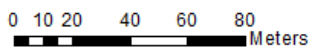


Zoning as of March 19, 2018

File Number: Z-8882
Planner: MC
Date Prepared: 2018/04/23
Technician: MB
By-Law No: Z.-1-

SUBJECT SITE 

1:2,000



Appendix B – Public Engagement

Community Engagement

Public liaison: On March 28, 2018, Notice of Application was sent to 43 property owners in the surrounding area. Notice of Application was also published in the *Public Notices and Bidding Opportunities* section of *The Londoner* on March 29, 2018. A “Planning Application” sign was also posted on the site.

One reply was received

Nature of Liaison: The purpose and effect of the requested Zoning By-law amendment is to permit the development of a 2-storey structure with retail/commercial uses on the main floor and a dwelling unit on the second floor.

Change Zoning By-law Z.-1 from a Day Care (DC) Zone which permits day care centres to an Arterial Commercial Special Provision (AC4(15)) Zone which permits a broad range of small scale retail, office, personal service uses and residential dwelling units above the first floor.

Nature of Response:

- Opposed to any further intensification of this property.

Agency/Departmental Comments

Transportation – April 4, 2018

Please find below Transportations comments regarding the zoning application for 583 Oxford Street East, Z-8882.

- Ensure an agreement is in place to provide for joint access between the various properties
- Road widening dedication of 22.5m from centre line required on Oxford Street East

Upper Thames River Conservation Authority – April 4, 2018

The UTRCA has no objections to this application.

Wastewater and Drainage Engineering – April 6, 2018

WADE has no objection w.r.t. this application.

City Plan #14987 shows a 150mm san. p.d.c. from the streetline of Mun. No.583 Oxford Street East with a double clean-out, to the 250mm sanitary sewer located on the north side of Oxford Street E.. The Applicant’s Engineer is to field verify the san. p.d.c. for condition and location.

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:

PPS 2014

1.1 Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns

1.1.1 a, b, c, e, f

1.1.3 Settlement Areas

1.1.3.1, 1.1.3.2, 1.1.3.3, 1.1.3.4, 1.1.3.6

1.4 Housing

1.4.1

1.6.7 Transportation Systems

1.6.7.4

Official Plan

4.4.1 Main Street Commercial Corridor

4.4.1.3. Function

4.4.1.1. Planning Objectives

4.4.1.2. Urban Design Objectives

4.4.1.4. Permitted Uses

4.4.1.7. Scale of Development

4.4.1.9. Urban Design

London Plan

Rapid Transit and Urban Corridors

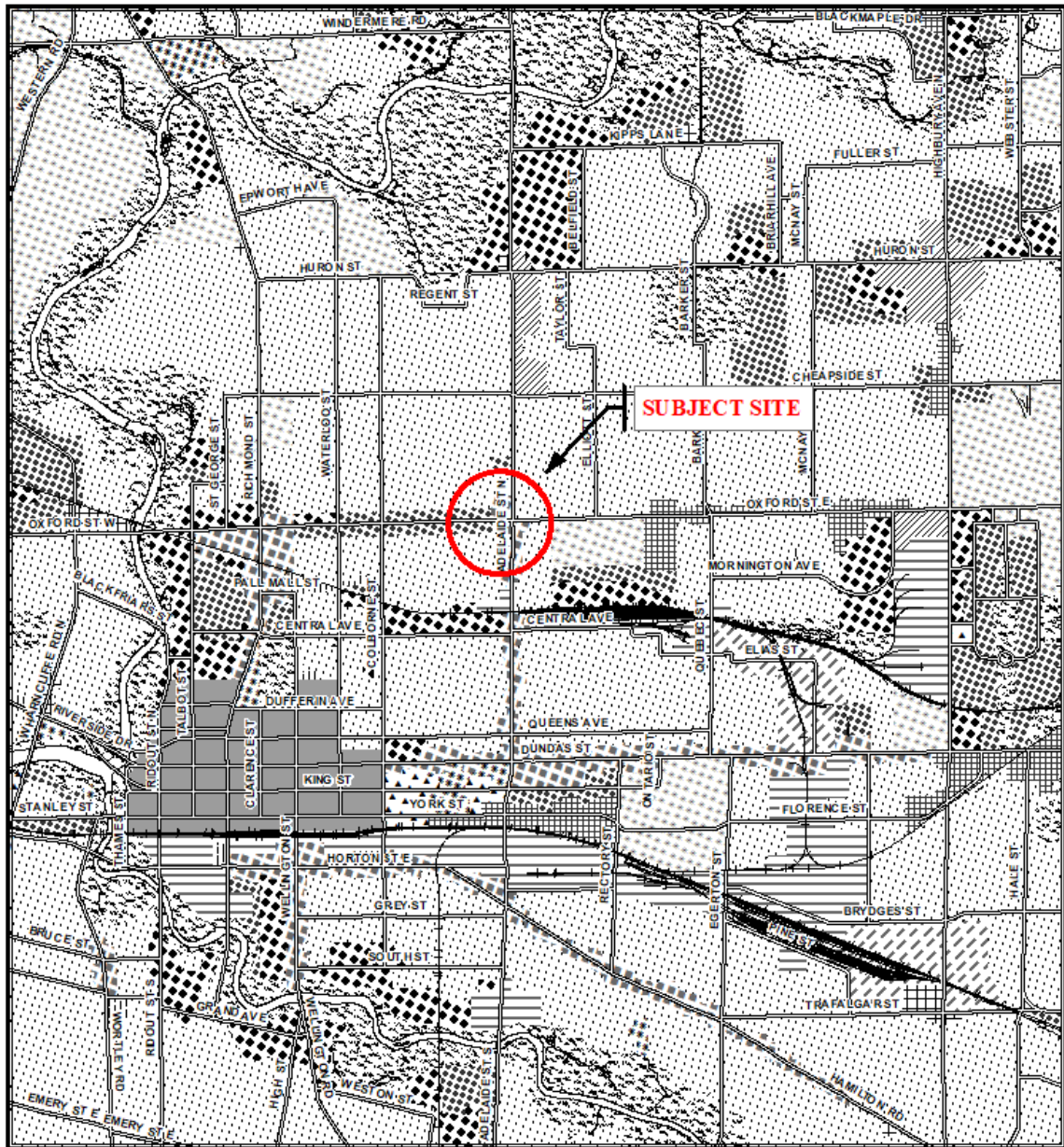
Permitted Uses – 837

Intensity – 840

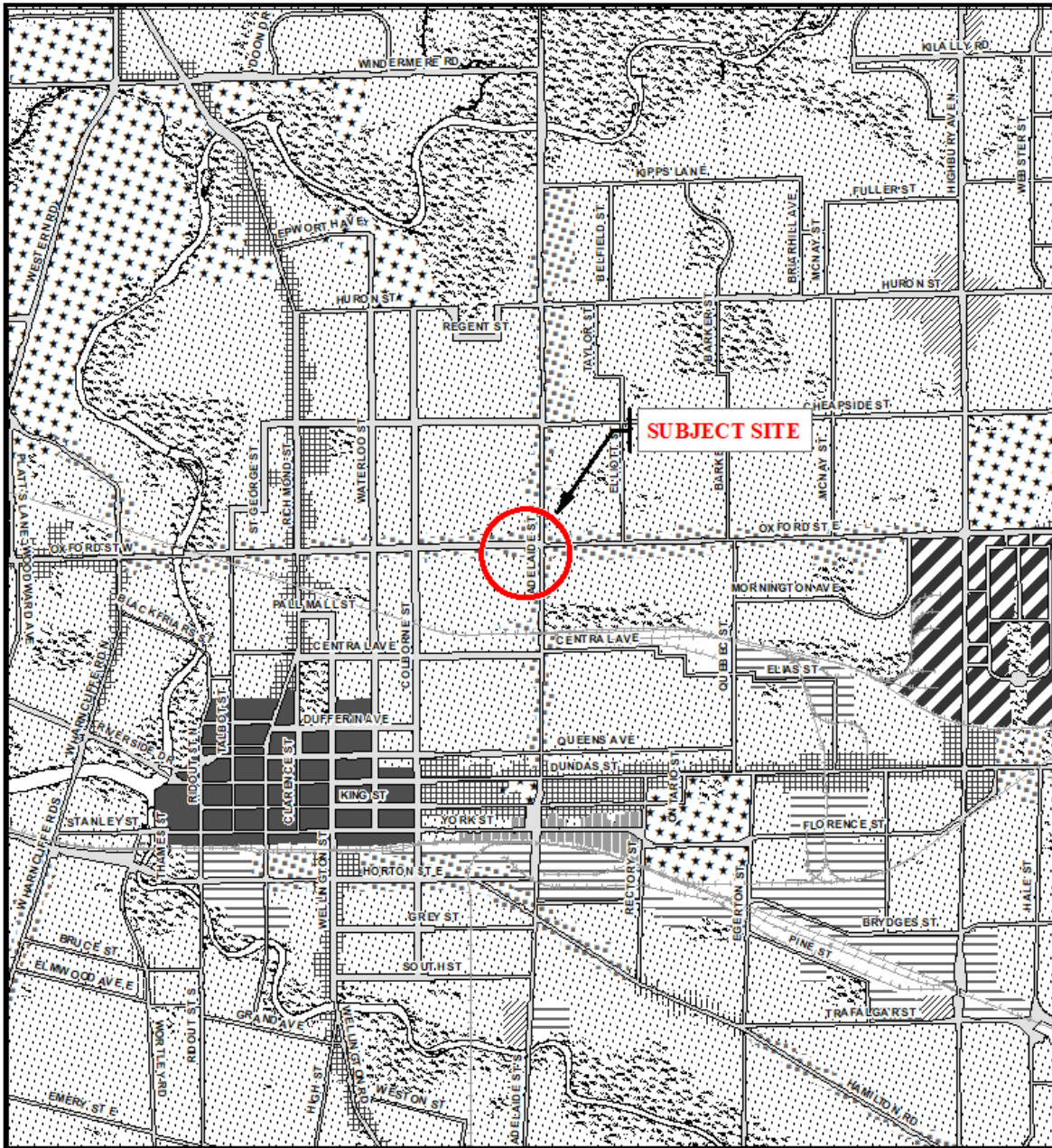
From – 841

Appendix D – Relevant Background

Additional Maps



<p>Legend</p> <table border="0"> <tr> <td> Downtown</td> <td> Multi-Family, Medium Density Residential</td> <td> Office Business Park</td> </tr> <tr> <td> Wonderland Road Community Enterprise Corridor</td> <td> Low Density Residential</td> <td> General Industrial</td> </tr> <tr> <td> Enclosed Regional Commercial Node</td> <td> Office Area</td> <td> Light Industrial</td> </tr> <tr> <td> New Format Regional Commercial Node</td> <td> Office/Residential</td> <td> Commercial Industrial</td> </tr> <tr> <td> Community Commercial Node</td> <td> Regional Facility</td> <td> Transitional Industrial</td> </tr> <tr> <td> Neighbourhood Commercial Node</td> <td> Community Facility</td> <td> Rural Settlement</td> </tr> <tr> <td> Main Street Commercial Corridor</td> <td> Open Space</td> <td> Environmental Review</td> </tr> <tr> <td> Auto-Oriented Commercial Corridor</td> <td> Urban Reserve - Community Growth</td> <td> Agriculture</td> </tr> <tr> <td> Multi-Family, High Density Residential</td> <td> Urban Reserve - Industrial Growth</td> <td> Urban Growth Boundary</td> </tr> </table>			Downtown	Multi-Family, Medium Density Residential	Office Business Park	Wonderland Road Community Enterprise Corridor	Low Density Residential	General Industrial	Enclosed Regional Commercial Node	Office Area	Light Industrial	New Format Regional Commercial Node	Office/Residential	Commercial Industrial	Community Commercial Node	Regional Facility	Transitional Industrial	Neighbourhood Commercial Node	Community Facility	Rural Settlement	Main Street Commercial Corridor	Open Space	Environmental Review	Auto-Oriented Commercial Corridor	Urban Reserve - Community Growth	Agriculture	Multi-Family, High Density Residential	Urban Reserve - Industrial Growth	Urban Growth Boundary
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Multi-Family, High Density Residential	Urban Reserve - Industrial Growth	Urban Growth Boundary																											
<p>CITY OF LONDON Planning Services / Development Services OFFICIAL PLAN SCHEDULE A - LANDUSE -</p> <p><small>PREPARED BY: Graphics and Information Services</small></p>	<p style="text-align: center;"> Scale 1:30,000 Meters </p>	<p>FILE NUMBER: Z-8882 PLANNER: MC TECHNICIAN: MB DATE: 2018/04/24</p>																											



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 | |

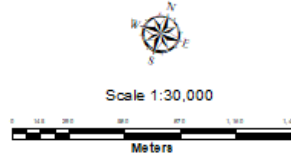
This is an excerpt from the Planning Division's working consolidation of Map 1 - Place Types of the London Plan, with added notations.

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.

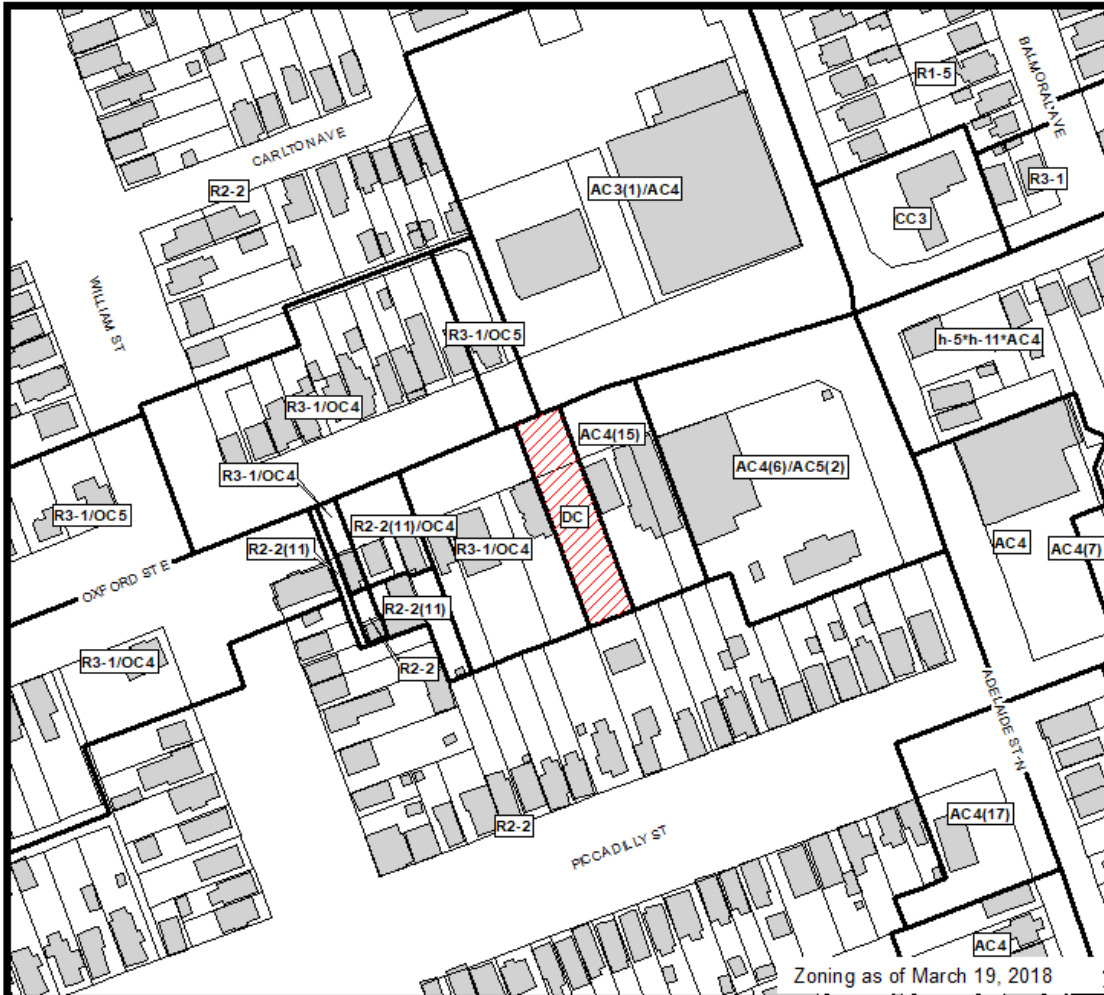
CITY OF LONDON
 Planning Services /
 Development Services

LONDON PLAN MAP 1
- PLACE TYPES -

PREPARED BY: Planning Services



File Number: Z-8882
Planner: MC
Technician: MB
Date: April 24, 2018



COUNCIL APPROVED ZONING FOR THE SUBJECT SITE: DC

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. | OB - OFFICE BUSINESS PARK |
| R10 - HIGH DENSITY APARTMENTS | LI - LIGHT INDUSTRIAL |
| R11 - LODGING HOUSE | GI - GENERAL INDUSTRIAL |
| DA - DOWNTOWN AREA | HI - HEAVY INDUSTRIAL |
| RSA - REGIONAL SHOPPING AREA | EX - RESOURCE EXTRACTIVE |
| CSA - COMMUNITY SHOPPING AREA | UR - URBAN RESERVE |
| NSA - NEIGHBOURHOOD SHOPPING AREA | AG - AGRICULTURAL |
| BDC - BUSINESS DISTRICT COMMERCIAL | AGC - AGRICULTURAL COMMERCIAL |
| AC - ARTERIAL COMMERCIAL | RRC - RURAL SETTLEMENT COMMERCIAL |
| HS - HIGHWAY SERVICE COMMERCIAL | TGS - TEMPORARY GARDEN SUITE |
| RSC - RESTRICTED SERVICE COMMERCIAL | RT - RAIL TRANSPORTATION |
| CC - CONVENIENCE COMMERCIAL | |
| SS - AUTOMOBILE SERVICE STATION | "h" - HOLDING SYMBOL |
| ASA - ASSOCIATED SHOPPING AREA COMMERCIAL | "D" - DENSITY SYMBOL |
| OR - OFFICE/RESIDENTIAL | "H" - HEIGHT SYMBOL |
| OC - OFFICE CONVERSION | "B" - BONUS SYMBOL |
| RO - RESTRICTED OFFICE | "T" - TEMPORARY USE SYMBOL |
| OF - OFFICE | |

CITY OF LONDON

PLANNING SERVICES / DEVELOPMENT SERVICES

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



FILE NO:

Z-8882

MC

MAP PREPARED:

2018/04/23

MB

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0 10 20 40 60 80
 Meters

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