

Report to Planning and Environment Committee

To: Chair and Members
Planning & Environment Committee
From: John M. Fleming
Managing Director, Planning and City Planner
Subject: North London Medical Centre
1055-1075 Fanshawe Park Road West
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 North London Medical Centre relating to the property located at 1055-1075 Fanshawe Park Road West the proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting of June 12, 2018 to amend Zoning By-law No. Z.-1, in conformity with the Official Plan, to amend Section 19.4 f) 5) of the Office Special Provision (OF5(5)) Zone to **ADD** Pharmacies in association with a medical/dental office; Clinics; and Medical/dental laboratories to the list of permitted uses and to **MODIFY** the municipal address to which the Zone applies.

Executive Summary

Summary of Request

The requested Zoning By-law Amendment is to permit clinics, medical/dental laboratories, and pharmacies in association with a medical/dental office use, in addition to the medical/dental office use that is already permitted on the site. The existing Special Provisions shall continue to apply to the subject site.

Purpose and the Effect of Recommended Action

The purpose and effect of the recommended action is to add clinics, medical/dental laboratories, and pharmacies in association with a medical/dental office use as permitted uses, in addition to the medical/dental office use that is currently permitted on the subject site. The amendment is also intended to recognize the site's new address fronting Fanshawe Park Road West as a result of a consent application which severed the Tokala Trail frontage from the former land holdings. The existing special provisions for height, front yard depth, interpretation of the location of the front lot line, and an exemption from Section 4.19.6 d) of the Zoning By-law (allowing the use of gates to access parking), would continue to apply to the subject site. The recommended action is consistent with the request from the applicant.

Rationale of Recommended Action

- The recommended Zoning By-law Amendment is consistent with the Provincial Policy Statement;
- The recommended Zoning By-law Amendment conforms to the 1989 Official Plan;
- The recommended uses are within the range of permitted uses contemplated in The London Plan;
- The amount of non-residential gross floor area is not anticipated to increase beyond what is currently permitted by the existing Zoning By-law; and
- The recommended Zoning By-law Amendment would allow an expanded range of uses that would complement the permitted medical/dental office use within a building that is currently under construction.

Analysis

1.0 Site at a Glance

1.1 Property Description

The subject site is an irregular shape with frontage on Fanshawe Park Road West. The site has an area of approximately 2.0 hectares (4.9 acres).

A 3-storey medical/dental office building is currently under construction on the subject site. A surface parking lot which will have 340 parking spaces is also under construction on the subject site, which would service the 3-storey medical/dental office building that is currently under construction.

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

- Official Plan Designation – Office Area
- The London Plan Place Type – Neighbourhoods on an Urban Thoroughfare
- Existing Zoning – Office Special Provision (OF5(5)) Zone

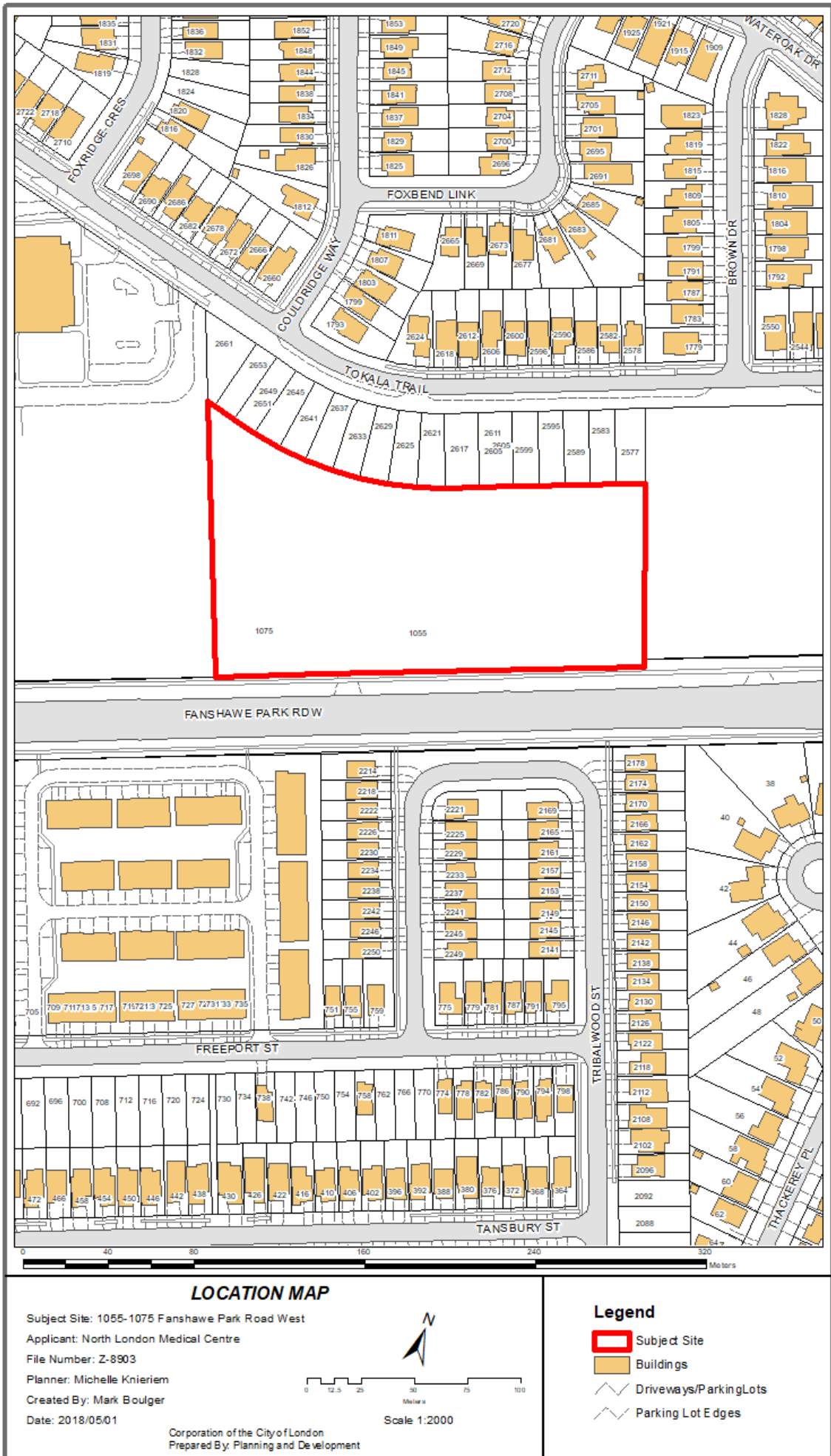
1.3 Site Characteristics

- Current Land Use – Medical/dental office building (under construction)
- Frontage – 200.9 metres (659.1 feet)
- Depth – 90.8 metres to 135.1 metres (297.9 feet to 443.2 feet)
- Area – 2.0 hectares (4.9 acres)
- Shape – Irregular

1.4 Surrounding Land Uses

- North – Single-detached dwellings fronting onto Tokala Trail are located immediately north of the subject site, with additional single-detached dwellings located north of Tokala Trail.
- East – Immediately east of the subject site are vacant lands that are part of an approved draft plan of subdivision application (39T-04503) and intended for future residential development. Further east are vacant lands that are part of an approved draft plan of subdivision application (39T-05512), zoned for convenience commercial uses.
- South – Fanshawe Park Road West is located immediately south of the subject site. Residential uses, including townhouses and single-detached dwellings are located south of Fanshawe Park Road West.
- West – A secondary school (St. Andre Bessette Catholic Secondary School) is located immediately west of the subject site. Further west are commercial uses including restaurants, retail, and personal service establishments.

1.6 Location Map



2.0 Description of Proposal

2.1 Development Proposal

The proposed development is for the addition of a clinic, medical/dental laboratory, and pharmacy to the subject site. These uses are proposed to be located within the 3-storey building that is currently under construction for medical/dental office building, as approved through a previous Official Plan and Zoning By-law Amendment application (OZ-8511) for the subject site. The recommended pharmacy use is to be in association with a medical/dental office in order to prohibit the development of a stand-alone pharmacy on the subject site.

3.0 Relevant Background

3.1 Planning History

The subject site is within the Foxhollow Community Plan. The Foxhollow Community Plan was adopted by City Council in 1999 as a guideline document and associated Official Plan Amendment (O-5604). Additional information about the application of the Foxhollow Community Plan to the subject site can be found in Section 3.4 "Policy Context".

The subject site was part of a larger draft plan of subdivision (39T-04503), Official Plan Amendment (O-7644) and Zoning By-law Amendment application (Z-6717) for the lands generally bounded by Tokala Trail to the north, Dalmagarry Road to the west, Fanshawe Park Road West to the south, extending almost to Aldersbrook Gate to the east (1139 Fanshawe Park Road West). This draft plan of subdivision was approved with conditions and the Official Plan and Zoning By-law Amendments were adopted by City Council in 2009.

Phase 1 of this subdivision was registered in 2010 as Registered Plan 33M-623, Phase 2 was registered in 2013 as Registered Plan 33M-655, and Phase 3 was registered in 2014 as Registered Plan 33M-676.

An Official Plan and Zoning By-law Amendment was adopted by City Council in 2015 for 2605-2651 Tokala Trail (OZ-8511), which at the time included the subject site and the lands to the north of the subject site on the south side of Tokala Trail. This Official Plan Amendment changed the land use designation of the subject site from Multi-Family, Medium Density Residential to Office Area. The Zoning By-law Amendment rezoned the lands from a Holding Community Facility/Holding Residential R6 Special Provision/Residential R7/ Residential R8 (h-95●CF1/h●h-54●h-71●h-95●h-100●R6-5(29)/R7●H15●D75/R8●H15●D75) Zone and a Holding Residential R6 Special Provision/Residential R7/ Residential R8 (h●h-54●h-71●h-95●h-100●R6-5(29)/R7●H15●D75/R8●H15●D75) Zone to a Holding Office Special Provision (h●h-17●h-54●h-71●h-95●OF5(5)) Zone to permit a 3-storey medical/dental office building on the subject site and a Holding Residential R1 Special Provision/Residential R4 (h●h-17●h-54●h-71●h-95●R1-3(8)/R4-1) Zone to permit single detached dwellings and/or street townhouses on the lands to the north of the subject site.

The subject site was part of consent applications (B0.14/16 and B0.15/16), to sever the low-density residential lands to the north fronting Tokala Trail from the subject site.

At its meeting of April 18, 2017, City Council removed the holding provisions from the subject site (H-8732), changing the zoning from a Holding Office Special Provision (h●h-17●h-54●h-95●OF5(5)) to an Office Special Provision (OF5(5)) Zone to allow the development of a 3-storey medical/dental office building.

3.2 Requested Amendment

The requested Zoning By-law Amendment is to rezone the subject site to expand the range of permitted uses to include clinics, medical/dental laboratories, and pharmacies in association with a medical/dental office use, in addition to the medical/dental office use that is currently permitted on the subject site.

The applicant has existing zoning permissions for the construction of a 3-storey medical/dental office building on the subject site. The existing zoning permissions limit the uses permitted on the subject site to medical/dental offices. As clinics, medical/dental laboratories, and pharmacies are not permitted uses, the applicant is required to undergo a Zoning By-law Amendment to permit these uses within the building that is under construction. No changes are requested to the special provisions that currently apply to the subject site for height, front yard depth, maximum gross floor area of office uses, interpretation of front yard setback location, and an exemption from Section 4.19.6 d) of the Zoning By-law (allowing the use of gates to access parking), which would continue to apply to the subject site.

3.3 Community Engagement (see more detail in Appendix B)

A notice of application was sent to property owners within a 120 metre radius of the subject site on April 25, 2018 and was published in *The Londoner* on April 26, 2018.

One “Possible Land Use Change” sign was placed on the subject site, fronting onto Fanshawe Park Road West.

As of the date of this report, no community members have contacted Planning Staff with regards to this application.

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

3.4 Policy Context (see more detail in Appendix C)

Provincial Policy Statement, 2005 (PPS)

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 by the PPS. The PPS identifies that planning authorities shall promote economic development and competitiveness by providing for an appropriate range of employment and institutional uses to meet long term needs (Policy 1.3.1). It also encourages compact, mixed-use development that incorporates compatible employment uses to support livable and resilient communities (Policy 1.3.1). 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.

Official Plan (1989)

The City of London 1989 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 1989 Official Plan assigns specific land use designations to lands and the policies associated with those land uses designations provide for a general range of permitted uses.

The subject site is designated “Office Area” within the 1989 Official Plan. Lands within the Office Area designation are intended to accommodate small and medium-scale office uses within purpose-designed office buildings. These office buildings are intended to be of a high quality design that is compatible with surrounding uses, and located along major roads that serve as entryways to the City (Policy 5.1.2). The primary permitted use within the Office Area designation is offices within purpose-designed office buildings or buildings converted for office uses. Secondary permitted uses include eat-in restaurants, financial institutions, personal services, day care centres, pharmacies, laboratories, and clinics (Policy 5.2.2).

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. A portion of this plan is

in-force and effect, and the remainder continues to be under appeal to the Ontario Municipal Board.

The subject site is located in the Neighbourhoods Place Type in The London Plan, with frontage on an Urban Thoroughfare (Fanshawe Park Road West). 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). While the Neighbourhoods Place Type is primarily intended for residential uses, limited commercial uses are permitted depending on the classification of the intersecting street. The range of permitted uses for the subject site include a variety of residential uses, such as stacked townhouses, fourplexes, low-rise apartment buildings, and single-detached homes, and also include mixed-use buildings and stand-alone retail, service and office uses with a gross floor area of up to 2,000 square metres (Table 10, 12). The range of permitted heights for the subject site is 2 to 4 storeys, with the possibility that up to 6 storeys could be permitted through bonusing (Table 11).

Foxhollow Community Plan

In 1999, City Council adopted the Foxhollow Community Plan as a guideline document pursuant to Section 19.2.1 of the Official Plan. The Foxhollow Community Plan is intended to guide the development of the lands generally bounded by Sunningdale Road to the north, Wonderland Road to the east, Fanshawe Park Road to the south, and Hyde Park Road to the west. The subject site was previously identified as Multi-Family, Medium Density Residential in the Foxhollow Community Plan, intended to accommodate medium density residential uses. In 2015, the land use designation for the subject site in the Official Plan was re-designated to Office Area to accommodate office uses (OZ-8511).

Zoning By-law

The existing zoning that applies to the subject site is an Office Special Provision (OF5(5)) Zone which limits the permitted uses on the site to medical/dental offices. The existing zoning includes special provisions that permit the following:

- A maximum height of 15 metres
- A maximum front yard depth of 11 metres
- A total gross floor area of all Offices Uses up to 5,000 square metres
- The lot line that abuts an Arterial Road (Fanshawe Park Road West) to be interpreted as the front lot line
- An exemption from Section 4.19.6 d) of the Zoning By-law. This exemption allows the applicant to obstruct the driveway by a gate or similar barrier.

The existing Zoning By-law that applies to the site identifies the site address at 2605-2651 Tokala Trail. The address associated with the existing Zoning By-law pre-dates consent applications B0.14/16 and B0.15/16 which severed the subject site from the properties fronting onto Tokala Trail. As a result of these consent applications, the subject site no longer has frontage on Tokala Trail and instead fronts on Fanshawe Park Road West (1055-1075 Fanshawe Park Road West).

4.0 Key Issues and Considerations

4.1 Issue and Consideration # 1: Use

The applicant has requested a special provision to add pharmacies in association with a medical/dental office use, clinics, and medical/dental laboratories as permitted uses, in addition to the medical/dental office use that is currently permitted on the subject site.

Provincial Policy Statement, 2005 (PPS)

The Provincial Policy Statement identifies that Planning Authorities shall promote

economic development and competitiveness by providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses (Policy 1.3.1).

The requested uses are consistent with the Provincial Policy Statement, as the requested pharmacy, laboratory, and clinic uses will contribute to supporting a range of economic activities and will help to support the needs of the medical/dental office use that is already permitted on the subject site.

Official Plan (1989)

The subject site is within the “Office Areas” land use designation in the 1989 Official Plan. The primary permitted use within Office Areas is offices within a purpose-built office building and buildings converted for office use. Pharmacies, laboratories, and clinics are all identified as secondary permitted uses (5.2.2).

The addition of pharmacies, medical/dental laboratories, and clinics as permitted uses are appropriate within this land use designation and will serve to complement the medical/dental offices permitted on the site. The Zoning By-law Amendment application requests that the provision of pharmacies be limited to pharmacies in association with a medical/dental office use. This is desirable and conforms to the 1989 Official Plan, as it will help to ensure that the primary office functions of the building are maintained rather than have the entire site be occupied by a retail pharmacy.

The Foxhollow Community Plan intended for the subject site to be a Multi-family, Medium Density Residential use, however in 2015 the land use designation in the 1989 Official Plan was amended to Office Areas to accommodate office uses (OZ-8511). The requested Zoning By-law Amendment conforms to the uses permitted under the Office Areas designation.

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. A portion of this plan is in-force and effect, and the remainder continues to be under appeal to the Ontario Municipal Board.

The subject site is located in the Neighbourhoods Place Type with frontage on an Urban Thoroughfare (Fanshawe Park Road West). The range of permitted uses for the subject site include a variety of residential uses, such as stacked townhouses, fourplexes, low-rise apartment buildings, and single-detached homes. Mixed-use buildings and stand-alone retail, service and office uses with a gross floor area of up to 2,000 square metres are also permitted uses (Table 10, 12). The expanded range of permitted uses requested by the applicant conforms to the range of permitted uses contemplated by The London Plan.

The existing Zoning By-law that applies to the subject site permits up to 5,000 square metres of medical/dental offices, which exceeds the 2,000 square metres for mixed-use buildings and stand-alone retail, service, and office uses that would be permitted under The London Plan. The addition of pharmacies in association with medical/dental offices, medical/dental laboratories and clinics as permitted uses are not intended to increase the total non-residential gross floor area on the subject site, as they are intended to be accommodated within the 4,960 square metre medical/dental office building that is currently under construction.

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

5.0 Conclusion

The recommended Zoning By-law Amendment to permit pharmacies in association with a medical/dental office use, clinics, and medical/dental laboratories, in addition to the medical/dental office use currently permitted on the site is consistent with the Provincial Policy Statement and conforms to policies in the 1989 Official Plan. The existing Zoning By-law allows for a greater quantity of non-residential gross floor area on the site than is contemplated by The London Plan. While the recommended Zoning By-law Amendment would allow for an expanded range of non-residential uses on the site, these uses are within the range of permitted uses contemplated by The London Plan and are not anticipated to increase the amount of non-residential gross floor area on the site beyond what is currently permitted by the existing Zoning By-law. There is also a technical amendment recommended to recognize the new address of the subject site.

The requested addition of pharmacies in association with medical/dental offices, clinics and medical/dental laboratories will serve to complement the medical/dental offices that are currently permitted on the site. By requiring that pharmacies on the site be in association with a medical/dental office use, the recommended Zoning By-law will ensure the site retains its primary office function and not become dominated by a retail establishment.

The recommended Zoning By-law Amendment will serve to support the medical/dental office use currently permitted on the subject site, allowing complementary uses that will benefit the medical/dental office use and contribute to the development of a mixed-use community.

Prepared by:	Michelle Knieriem, MCIP, RPP Planner II, Current Planning
Submitted by:	Michael Tomazinic, MCIP, RPP Manager, Current Planning
Recommended by:	John M. Fleming, MCIP, RPP Managing Director, Planning and City Planner

May 15, 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 1055-
1075 Fanshawe Park Road West.

WHEREAS North London Medical Centre has applied to rezone an area of
land located at 1055-1075 Fanshawe Park Road West 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) Section Number 19.4 of the Office (OF5) Zone is amended by changing the following
Special Provision to add a list of permitted uses and modify the municipal address:

- | | | |
|---------|--|-------------------------------------|
| OF5 (5) | 1055-1075 Fanshawe Park Road West | |
| a) | Permitted Uses | |
| i) | Medical/dental offices | |
| ii) | Pharmacies in association with a medical/dental office use | |
| iii) | Clinics | |
| iv) | Medical/dental laboratories | |
| b) | Regulations | |
| i) | Height
(Maximum) | 15 m (49.2 ft) |
| ii) | Front Yard Depth
(Maximum) | 11 m (36.1 ft) |
| iii) | Total Gross Floor Area
for all Office Uses | 5,000 m ² (53,820sq.ft.) |
| iii) | The lot line which abuts an Arterial Road shall be
interpreted as the front lot line. | |
| iv) | Exemption from Section 4.19.6 d) of the Z.-1 Zoning
By-law | |

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.

Matt Brown
Mayor

Catharine Saunders
City Clerk

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

Appendix B – Public Engagement

Community Engagement

Public liaison: On April 25, 2018, Notice of Application was sent to 104 property owners in the surrounding area. Notice of Application was also published in the *Public Notices and Bidding Opportunities* section of *The Londoner* on April 26, 2018. A “Planning Application” sign was also posted on the site.

No replies were received.

Nature of Liaison: The purpose and effect of this zoning change is to add a small range of uses complimentary to the permitted medical/dental office. Possible change to Zoning By-law Z.-1 from an Office Special Provision (OF5(5)) Zone to an Office Special Provision (OF5(__)) Zone to permit clinics, medical/dental laboratories, and pharmacies in association with a medical/dental office use, in addition to the medical/dental office use that is already permitted on the site. The Special Provisions already permitted under the existing Zone would continue to apply to the site.

Agency/Departmental Comments Environmental and Engineering Services

Engineering has no comments.

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 1.3.1: Planning authorities shall promote economic development and competitiveness by:

- a. providing for an appropriate mix and range of employment and institutional uses to meet long-term needs;
- b. providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses;
- c. encouraging compact, mixed use development that incorporates compatible employment uses to support liveable and resilient communities; and
- d. ensuring the necessary *infrastructure* is provided to support current and projected needs

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

Policy 5.1.2: Office Area Objectives

- i) Accommodate small and medium-scale office uses within purpose-designed office buildings at appropriate locations.

- ii) Encourage the development of high quality office buildings which are compatible with surrounding land uses.

- iii) Accommodate general office development along major roads which serve as entryways to the City.

Policy 5.2.2: Permitted Uses – Office Areas

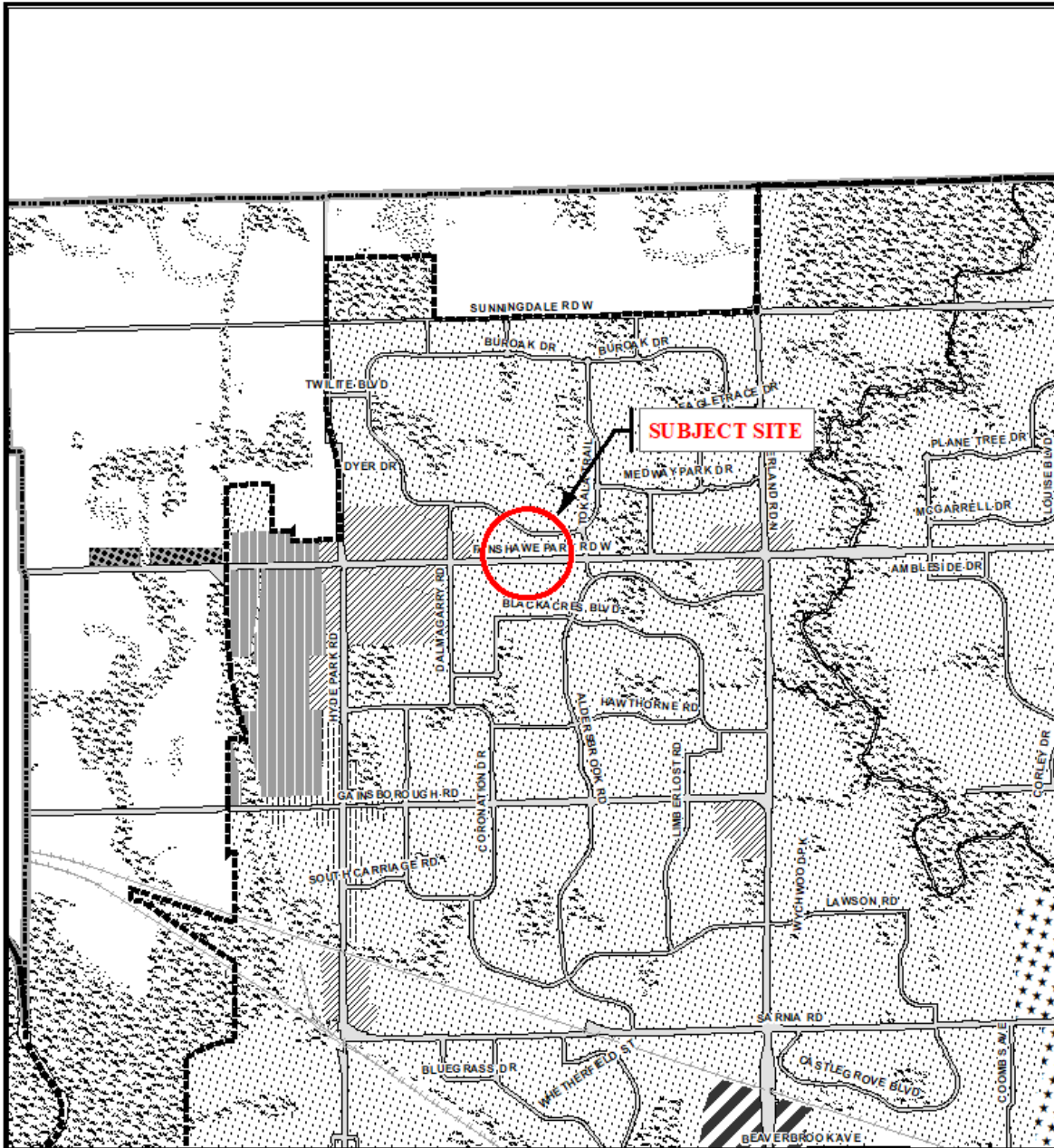
The main permitted use within the Office Area designation shall be offices within purpose-designed office buildings, and buildings converted for office use. Secondary uses which may be permitted as accessory to offices include eat-in restaurants; financial institutions; personal services; day care centres; pharmacies; laboratories; and clinics. The Zoning By-law will regulate the size of secondary uses individually and relative to the total floor area of the building, and may restrict the range of uses permitted on individual sites.

The London Plan

Policy 917: Our neighbourhoods make up the vast majority of our City Structure's land area. Our city is the composite of the neighbourhoods that define where we live, work, and play and also defines our city's identity. Each of our neighbourhoods provides a different character and function, giving Londoners abundant choice of affordability, mix, urban vs. suburban character, and access to different employment areas, mobility opportunities, and lifestyles.

Appendix D – Relevant Background

Additional Maps



Legend

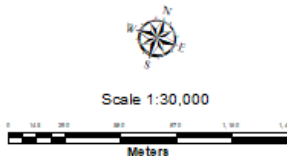
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|------------------------|--------------------------|---|
| Downtown | Future Community Growth | Environmental Review |
| Transit Village | Heavy Industrial | Farmland |
| Shopping Area | Light Industrial | Rural Neighbourhood |
| Rapid Transit Corridor | 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.

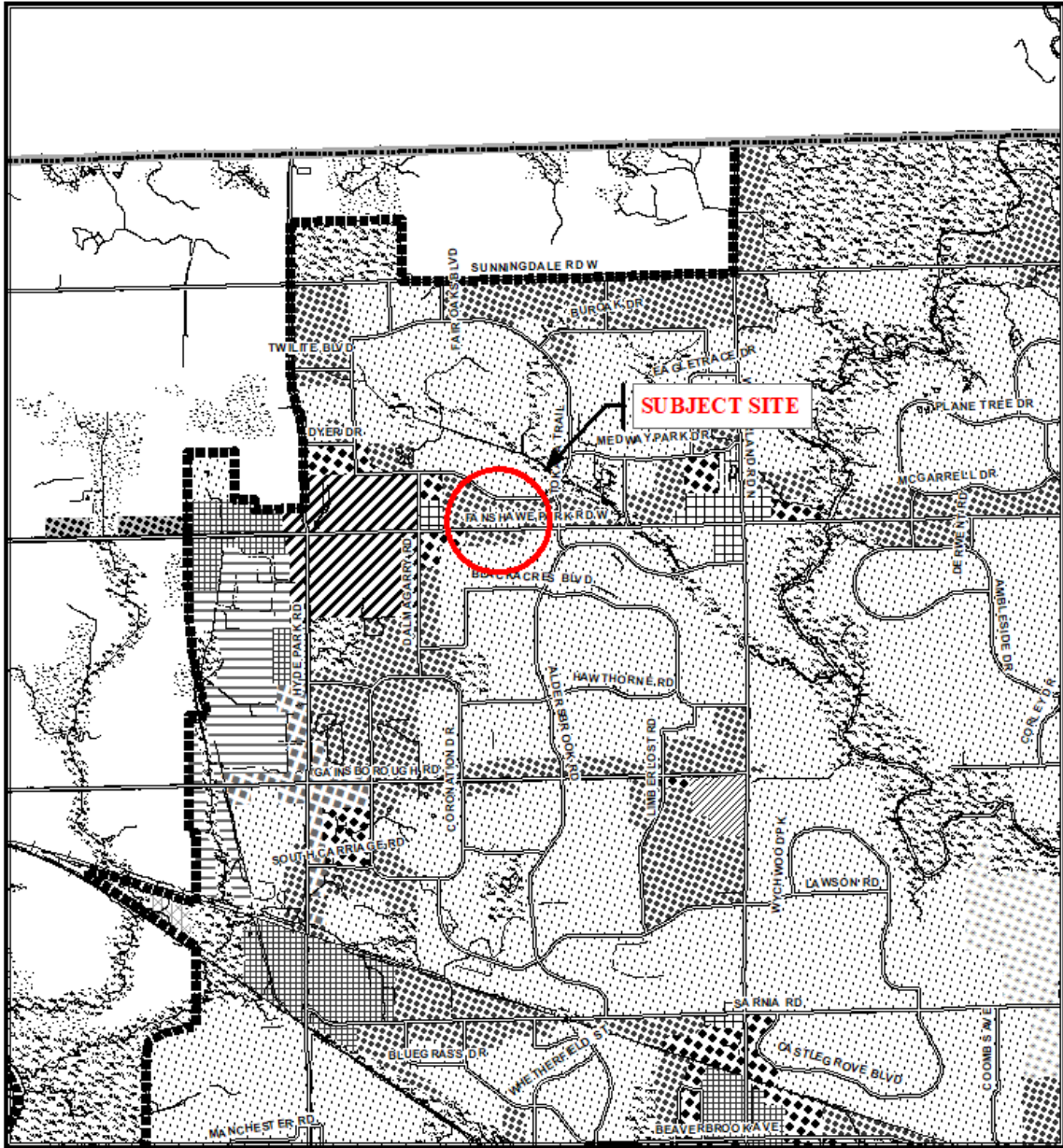
At the time of the printing of this map, the Rapid Transit EA is in progress. This map shows the Rapid Transit Corridors and Urban Corridors to recognize potential alignments. These Place Types will be modified to align with the results of the EA process for the final version of The London Plan.

CITY OF LONDON
 Planning Services /
 Development Services

LONDON PLAN MAP 1
- PLACE TYPES -
 PREPARED BY: Planning Services

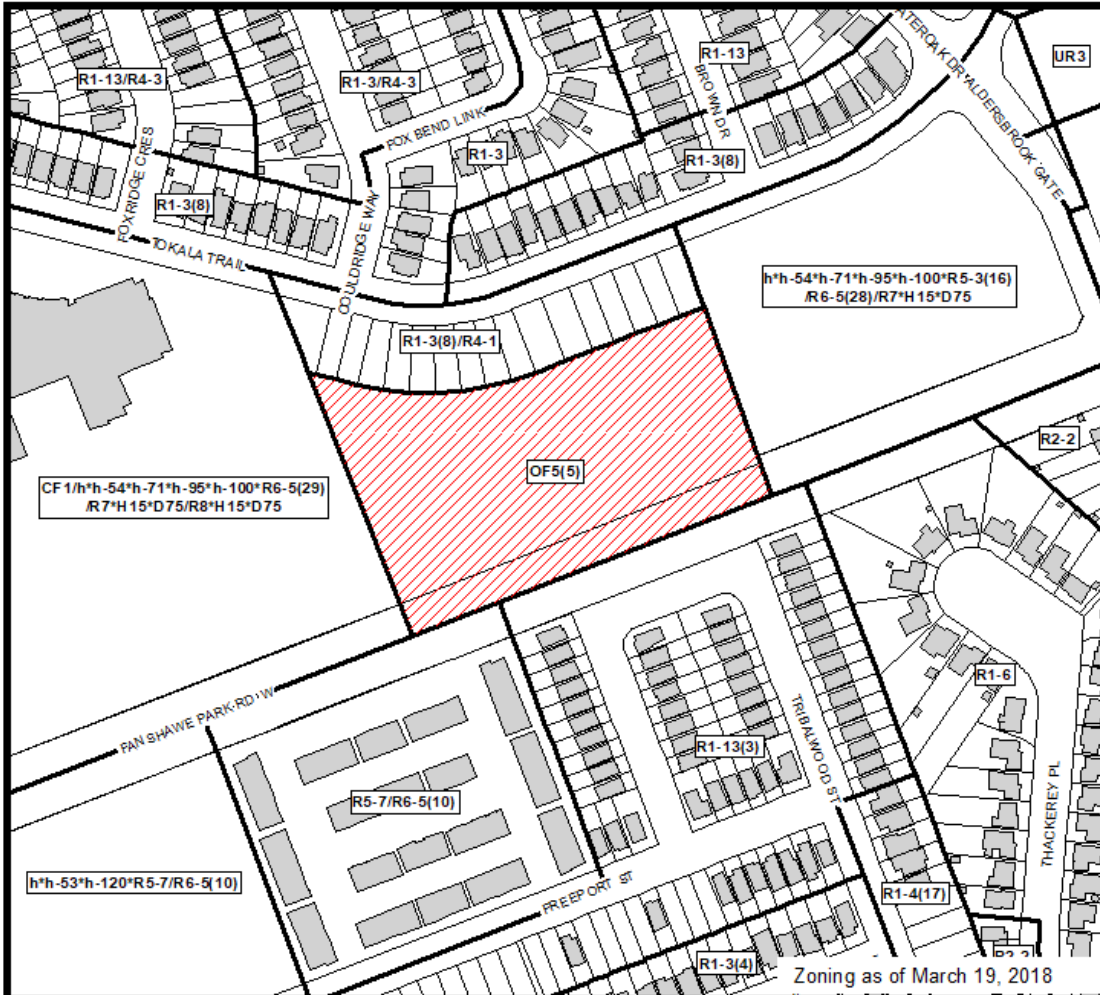



File Number: Z-8903
Planner: MK
Technician: MB
Date: May 1, 2018



Legend		
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

<p>CITY OF LONDON Planning Services / Development Services OFFICIAL PLAN SCHEDULE A - LANDUSE -</p> <p><small>PREPARED BY: Graphics and Information Services</small></p>	 Scale 1:30,000 Meters	<p>FILE NUMBER: Z-8903 PLANNER: MK TECHNICIAN: MB DATE: 2018/05/01</p>
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 **COUNCIL APPROVED ZONING FOR THE SUBJECT SITE: OF5(5)**

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 | |
| 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**



FILE NO:

Z-8903

MK

MAP PREPARED:

2018/05/01

MB

1:3,000

0 15 30 60 90 120
 Meters

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

Additional Reports

Application by City of London – Fox Hollow Community Planning Area (O-5604)(Public Participation Meeting February 8, 1999): City Council adopted the Fox Hollow Community Plan as a guideline document pursuant to Section 19.2.1 of the 1989 Official Plan and adopted an associated Official Plan Amendment (O-5604). The Fox Hollow Community Plan is intended to guide the development for the lands generally bounded by Sunningdale Road to the north, Wonderland Road to the east, Fanshawe Park Road West to the south, and Hyde Park Road to the west.

Application by Claybar Developments Inc. – 1139 Fanshawe Park Road West (39T-04503/Z-6717)(Public Participation Meeting December 8, 2008): City Council considered the draft plan of subdivision application for the lands generally bounded by Tokala Trail to the north, Dalmagarry Road to the west, Fanshawe Park Road West to the south, extending almost to Aldersbrook Gate to the east. City Council also considered a Zoning By-law Amendment that applied to these lands. These applications were referred back to staff at the request of the applicant.

Application by Claybar Developments Inc. – 1139 Fanshawe Park Road West (39T-04503/O-7644/Z-6717)(Public Participation Meeting July 20, 2009): City Council considered the draft plan of subdivision application for the lands generally bounded by Tokala Trail to the north, Dalmagarry Road to the west, Fanshawe Park Road West to the south, extending almost to Aldersbrook Gate to the east. Official Plan Amendment and Zoning By-law Amendment applications that pertained to these lands were also considered. The actions in this report were subsequently revised based on the request from the applicant at the public meeting, and were implemented by the subsequent report dated July 27, 2009 (below).

Application by Claybar Developments Inc. – 1139 Fanshawe Park Road West (39T-04503/O-7644/Z-6717)(Public Participation Meeting July 27, 2009): City Council approved, with conditions, the draft plan of subdivision application for the lands generally bounded by Tokala Trail to the north, Dalmagarry Road to the west, Fanshawe Park Road West to the south, extending almost to Aldersbrook Gate to the east. Official Plan Amendment and Zoning By-law Amendment applications that pertained to these lands were also adopted by City Council.

Application by Horizon Medical Developments – 2605-2651 Tokala Trail (OZ-8511)(Public Participation Meeting October 19, 2015): City Council adopted the Official Plan and Zoning By-law Amendment which at the time included the subject site and the lands to the north, located on the south side of Tokala Trail. The Official Plan amendment changed the land use designation of the subject site from Multi-family, Medium Density Residential to Office Area. The Zoning By-law Amendment rezoned the lands from a Holding Community Facility/Holding Residential R6 Special Provision/ Residential R7 Special Provision/ Residential R8 (h-95●CF1/h●h-54●h-71●h-95●h-100●R6-5(29)/R7●H15●D75/R8●H15●D75) Zone and a Holding Residential R6 Special Provision/Residential R7/ Residential R8 (h●h-54●h-71●h-95●h-100●R6-5(29)/R7●H15●D75/R8●H15●D75) Zone to a Holding Office Special Provision (h●h-17●h-54●h-71●h-95●OF5(5)) Zone to permit a 3-storey medical/dental office building on the subject site and a Holding Residential R1 Special Provision/Residential R4 (h●h-17●h-54●h-71●h-95●R1-3(8)/R4-1) Zone to permit single detached dwellings and/or street townhouses on the lands to the north of the subject site

Application by Horizon Medical Developments – 2605-2651 Tokala Trail and 1055 & 1075 Fanshawe Park Road West (H-8732)(Public Participation Meeting April 10, 2017): City Council removed the holding provisions from the subject site (H-8732), changing the zoning from a Holding Office Special Provision (h●h-17●h-54●h-95●OF5(5)) to an Office Special Provision (OF5(5)) Zone to allow the development of a 3-storey medical/dental office building.