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File: OZ-8069
Planner: Nicole Musicco

TO:	CHAIR AND MEMBERS PLANNING & ENVIRONMENT COMMITTEE
FROM:	JOHN M. FLEMING MANAGING DIRECTOR, PLANNING AND CITY PLANNER
SUBJECT:	APPLICATION BY: 2318836 ONTARIO LIMITED 1476 ALDERSBROOK ROAD PUBLIC PARTICIPATION MEETING ON OCTOBER 15, 2012

RECOMMENDATION

That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the application of 2138836 Ontario Limited relating to the property located at 1476 Aldersbrook Road:

- (a) The proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting on October 30, 2012 to amend Zoning By-law No. Z.-1, in conformity with the Official Plan, to change the zoning of the subject property **FROM** a Residential R5 (R5-4) Zone which permits cluster townhouse dwellings and cluster stacked townhouse dwellings **TO** a Convenience Commercial Special Provision (CC6()) Zone to permit Medical/dental offices, Clinics, Offices, Laboratories, Pharmacies, Financial institutions, Personal service establishment, Restaurants – take-out and Restaurants – eat-in.

- (b) The Site Plan Approval Authority **BE REQUESTED** to consider the following design issues through the site plan process:
 - i) Address this street-corner site, through measures such as siting the building close to the corner, varying the building massing/height at the corner, adding a corner entrance and/or providing overhead extensions off the building;
 - ii) Ensure building street frontages adequately offer a face to the street through the ample use of windows and doors, and a balanced proportion of transparent and non-transparent facade materials;
 - iii) Optimize pedestrian and transit access to the site by ensuring direct pedestrian connections between building entrances and the public sidewalks along Gainsborough Road and Aldersbrook Road;
 - iv) Balance the commercial expression of the building to separately define and distinguish the various tenants within the building, and its compatibility with the adjacent residential properties, using measures such as architectural proportioning and incorporating materials such as brick or stone;
 - v) Use landscaping features and paving materials to reinforce the vehicular entrance to the site and mitigate the environmental performance of the parking lot;
 - vi) Ensure the positioning of exterior lighting and illumination levels and site landscaping minimize impacts on adjacent residential properties.

PREVIOUS REPORTS PERTINENT TO THIS MATTER
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Z-6157- On January 14, 2002 Planning Staff recommended an amendment from a Service Station/ Convenience Commercial (SS/CC2) Zone which permits gas bars, convenience service establishments, convenience stores, financial institutions, personal service establishments, and medical/dental offices to a Residential R5 (R5-4) Zone to permit townhouses and stacked townhouses at a density of 40 units per hectare.

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PURPOSE AND EFFECT OF RECOMMENDED ACTION

The requested amendment will allow for the development of a new medical/dental office facility.

RATIONALE

1. The recommended amendment is consistent with the policies of the Provincial Policy Statement (2005).
2. The recommended zone allows for an appropriate development that is consistent with the character and density of the neighbourhood.
3. The subject lands are of a size and shape to accommodate the proposal. The recommended Zoning By-law amendment provides appropriate regulations to control the use and intensity of the building and limits the development.
4. The recommended amendment re-establishes the planned function of this site as a Convenience Commercial establishment.

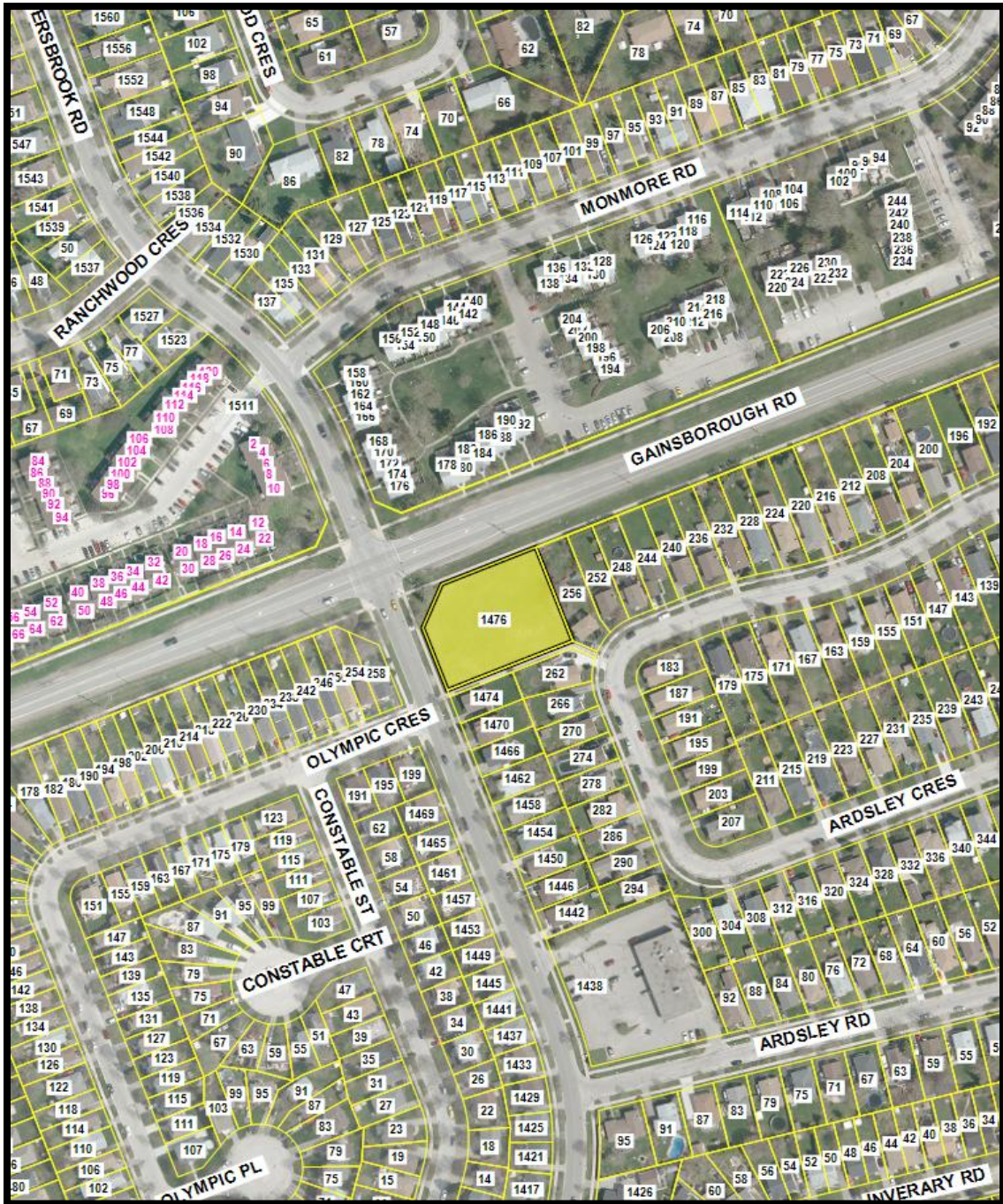
BACKGROUND

Date Application Accepted: July 9, 2012	Agent: Zelinka Priamo Limited
<p>REQUESTED ACTION: Possible amendment to the Official Plan to add the subject property to the list of convenience commercial and service station location uses within residential designations found in Section 3.6.5 (vi) of the Official Plan, and as shown on Appendix '1' of the Official Plan.</p> <p>Possible amendment to the Zoning By-law Z.-1 FROM a Residential R5 (R5-4) Zone which permits cluster townhouse dwellings and cluster stacked townhouse dwellings TO a Convenience Commercial Special Provision (CC6()) Zone to permit Medical/dental offices, Clinics, Offices, Laboratories, Pharmacies, Financial institutions, Personal service establishment, Restaurants – take-out and Restaurants – eat-in</p>	

<p>SITE CHARACTERISTICS:</p> <ul style="list-style-type: none"> • Current Land Use - vacant • Frontage – 41 metres (135 feet) • Depth – 45 meters (150 feet) • Area - 0.26 hectares (0.64 ac) • Shape - rectangular
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Location Map

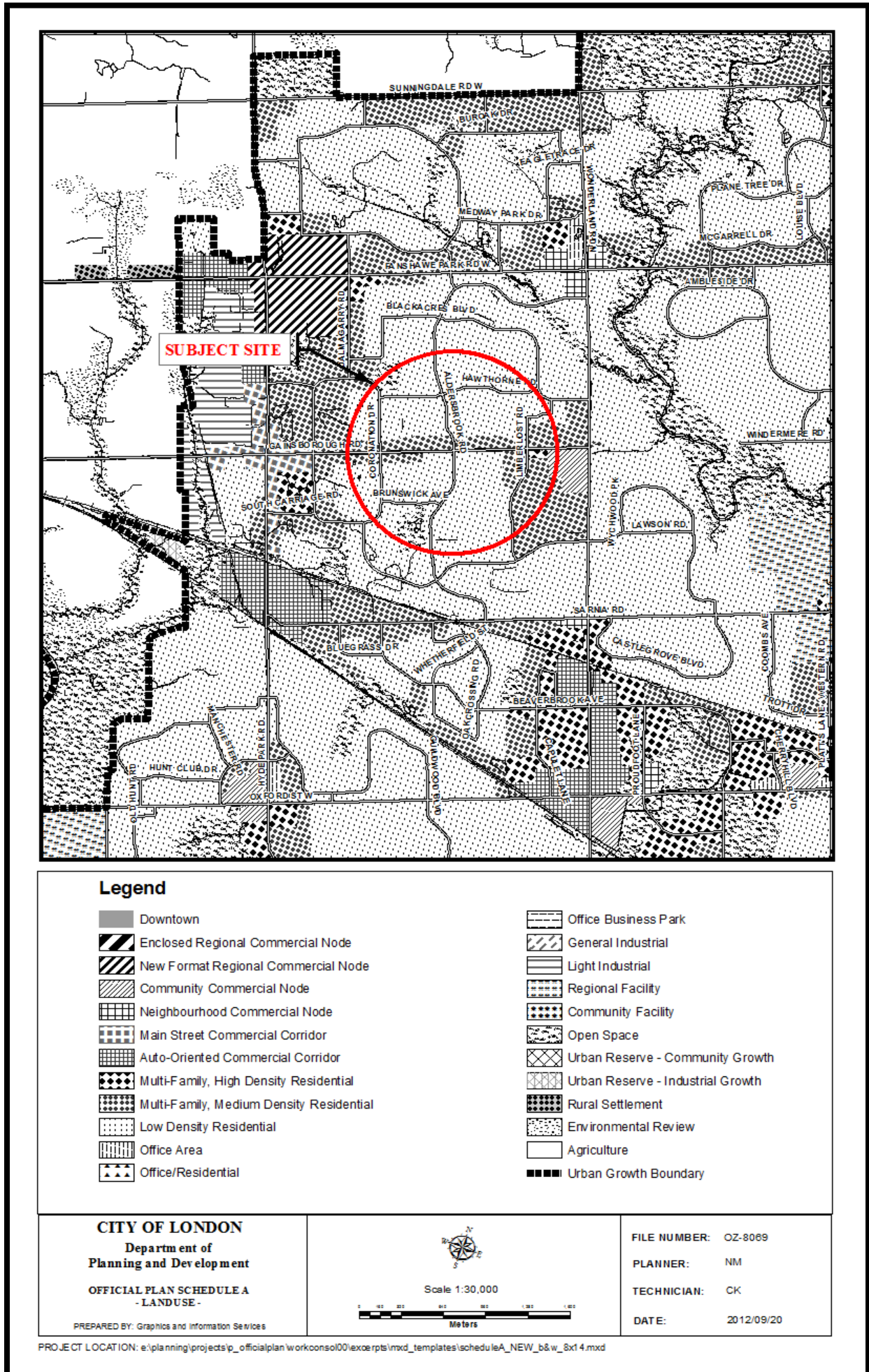


SURROUNDING LAND USES:

- **North** - townhouse dwellings
- **South** - single detached residential dwellings
- **East** - single detached residential dwellings
- **West** - single detached residential dwellings

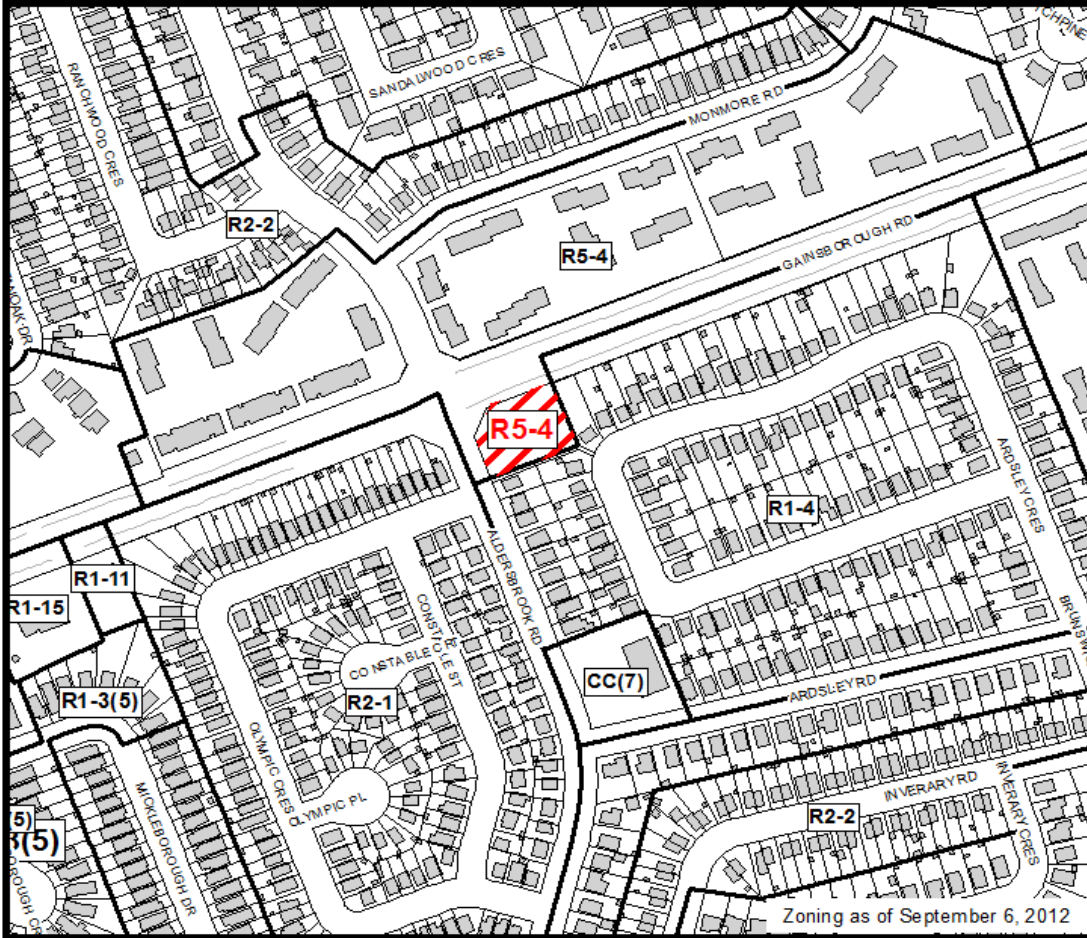
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COUNCIL APPROVED ZONING FOR THE SUBJECT SITE: R5-4

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 - OFFICER 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

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

2) ANNEXED AREA APPEALED AREAS

CITY OF LONDON

PLANNING, ENVIRONMENTAL AND ENGINEERING SERVICES

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



FILE NO:

OZ-8069

NM

MAP PREPARED:

2012/09/24

CK

1:3,700

0 15 30 60 90 120

Meters

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

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OFFICIAL PLAN DESIGNATION: Low Density Residential (refer to Official Plan Map)
<p>The primary permitted uses in areas designated Low Density Residential shall be single detached; semi-detached; and duplex dwellings. Multiple-attached dwellings, such as row houses or cluster houses may also be permitted subject to the policies of this Plan and provided they do not exceed the maximum density of development permitted under policy 3.2.2. Residential Intensification may be permitted subject to the provisions of policy 3.2.3. Zoning on individual sites would not normally allow for the full range of permitted uses.</p> <p><u>3.6.5 ii) a - Permitted Uses – Convenience Commercial</u> Variety stores; video rental outlets; film processing depots; financial institutions; medical/dental offices; small take-out restaurants, small food stores; and gasoline sales associated with a variety store. For convenience commercial sites with a gross floor area in excess of 500m², additional uses including offices, studios, commercial schools, day care centres, bake and florist shops, pharmacies, restaurants eat-in and convenience business service establishments may be permitted.</p>
EXISTING ZONING: Residential R5-4(refer to Zoning Map)
<p>The R5 Zone provides for and regulates medium density residential development in the form of cluster townhouses. Different intensities of development are permitted through the use of the seven zone variations. Density provisions range from 25 units per hectare (10 units per acre), designed to accommodate townhousing development adjacent to lower density areas, to 60 units per hectare. The permitted uses include cluster townhouse dwellings and cluster stacked townhouse dwellings.</p>

PLANNING HISTORY

In 2002, the applicant requested a zoning amendment to permit the development of the subject lands with a 14-unit stacked townhouse development at a maximum density of 60 units per hectare. Subsequent to the information submitted at the time of the application, the applicant supplied Staff with a concept plan for a 14-unit development. Planning Staff advised the applicant that the requested 14-unit development would not be consistent with the neighbourhood and that there would be a need to reduce the number of units, modify the internal driveway and enlarge a number of the parking stalls. Planning Staff recommended a density of 40 units per hectare. The site was not developed and remains vacant.

SIGNIFICANT DEPARTMENT/AGENCY COMMENTS

PUBLIC LIAISON:	On July 13, 2012 Notice of Application was sent to 141 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 July 14, 2012. A "Possible Land Use Change" sign was also posted on the site.	8 replies were received 4 calls 4 emails
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Nature of Liaison:

The requested Official Plan amendment is intended to add the subject property to the list of convenience commercial and service station location uses within residential designations as per Section 3.6.5 (vi) of the Official Plan, and as shown on Appendix '1' of the Official Plan. Possible amendment to the Zoning By-law Z.-1 **FROM** a Residential R5 (R5-4) Zone which permits cluster townhouse dwellings and cluster stacked townhouse dwellings **TO** a Convenience Commercial Special Provision (CC6()) Zone to permit Medical/dental offices, Clinics, Offices, Laboratories, Pharmacies, Financial institutions, Personal service establishment, Restaurants – take-out and Restaurants – eat-in

Responses:

1. Laurie Gunn - 210 Monmore Rd

I have grave concerns with this property being turned into a Commercial-Medical/Dental facility.

- *I have lived at a Condo Complex for 22 yrs. on the corner of the intersection Aldersbrook/Gainsborough Rd and have witnessed far too many accidents at the intersection regularly*

- *Noise along Gainsborough is unbearable. City has not offered to put up a noise barrier fence*
- *Gainsborough Road is a raceway most days with very little police presence*
- *Opposed to this land being amended and the by-laws being changed.*

2. Darrell T. Miller - 1474 Aldersbrook Road

As per the zoning amendment proposed for subject site 1476 Aldersbrook Road, please consider this my official notice of opposition to said rezoning. I reside at #1474, next to this empty lot, and this, my letter of disapproval, is in response to the City's notification of July 13, 2012, file #OZ-8069.

3. Kristine Jongepier –Olympic Crescent

We live on Olympic Crescent, adjacent to the address on Aldersbrook, so we would be directly affected by any facility that is built on this property. We support the amendment to have the zoning changed to include a medical/dental facility. However, we do have a few concerns/requests for the new building:

- a. *Size of Building*
- b. *Parking*
- c. *Nighttime lighting in the parking lot and on the building.*

4. Jeff Parker – 116-218 Monmore Place

- *northeast corner of Aldersbrook and Gainsborough.*
- *traffic concerns*
- *overflow parking concerns*

Urban Design Peer Review Panel

The following comments from the Panel are based on the submitted Urban Design Brief and the presentation to the Panel on August 15, 2012.

1. *Consideration should be given to increase the amount of natural light allowed into the building. Given the use of the building natural light is appropriate due to the positive effects of natural light within healthcare environments. Also, increasing the amount of windows will greatly improve the proportions, rhythm and scale of the design of the facades.*

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2. *Consideration should be given to using materials that relate to the residential context of the site. Materials such as brick, stone and some types of durable siding would be more sympathetic to the site by reflecting the surrounding neighbourhood.*
3. *The proportion of the proposed stone base appears too small and out of scale with the size of the proposed building. This should be considered when reviewing window and material options.*
4. *The location of the building on the site does not take advantage of the opportunities presented with a corner lot. A corner lot offers the opportunities for two sides of public exposure and the ability to mark a public intersection definitively.*

Consider such things as moving the building, adding a corner entrance or extending a canopy in the direction of the corner.

5. *Consider defining and distinguishing separately the various tenants within the building, through material changes, signage and design articulation. Consider how future signage will be treated on the facade.*
6. *Consider opening the site to the adjacent public walkway. This will improve the appearance of the site as well as increase the safety of the site, by reducing areas of poor visibility.*
7. *Look at improving the pedestrian access through and into the site by potentially connecting to Gainsborough on the east side of the site as well and extending the sidewalk directly out to Aldersbrook Road. This will provide a better connection to the adjacent transit stop.*
8. *Ensure on site lighting is controlled to avoid spill onto the neighbouring properties.*
9. *Consider the use of permeable materials for the parking lot, as it covers a large portion of the site.*
10. *Reinforce the entrance to the site with landscaping features.*
11. *Please note that the Panel asks that updated Design Drawings be submitted electronically during the next submission stage. We trust the foregoing comments are helpful in creating a successful project when moving forward.*

Urban Design Section – City of London

The proposed location of the parking lot appropriately leaves the 2 street frontages available for situating buildings and landscaping that can reinforce these edges and contribute to the enhancement of public realm for those traveling through this intersection. To this end, the building should be sited as close as possible toward the intersection and it should address the corner better through its massing, positioning of building entrances, quality of material choices and landscaping. The positioning and nature of landscaping and lighting of the parking lot must contribute to the protection of the residential amenity of the neighbourhood, particularly residences sharing the abutting property lines.

Pedestrian movement to the site should be optimized by ensuring direct connections to the public sidewalks, especially in recognition of the adjacent transit stop. Reviewing the submitted concept elevations, ultimately both building facades facing the sidewalks should present an attractive “face” to passers-by, through more developed architectural proportioning and a more even balance of transparent and non-transparent materials which adequately differentiate the commercial character of the development from its residential neighbours. Glass doors are strongly encouraged on these facades in order to avoid facades that present a back-of-house, service-quality experience on the street frontage.

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London Hydro

Servicing the proposal should present no foreseeable problems. Any new and/or relocation of existing infrastructure will be at the applicants expense. Note: Transformation lead times are minimum 16 weeks. Contact: L.H Engineering Department to confirm requirements and availability. London Hydro has no objection to the proposal.

Bell Canada

A detailed review of the Official Plan and Zoning By-law amendment application has been completed and an easement may be required to service the subject property, depending on a review of more detailed applications under the Planning Act.

City of London – Water Engineering

There is a high level 300mm DI watermain on Aldersbrook Road available for the subject lands. There is also a high level 400mm DI watermain on Gainsborough Road. Water Engineering has no comment on the rezoning of the subject lands.

Stormwater Management

SWM Unit has the following comments for 1476 Aldersbrook Road. - OZ-8069:

- *The City Subwatershed Planning Studies were approved by City Council on September 18, 1995. The Owner shall be required to comply with the SWM targets and criteria identified in the Medway Study, which may include but not be limited to, quantity/quality control, erosion, stream morphology, etc.*
- *According to drawing 8916S1 the design C value for the subject lands is 0.90 and identifies this site as commercial development. If this value is exceeded, the owner may be required to provide alternative on-site SWM which is designed and certified by a Professional Engineer for review and approval by the Environmental Services Department.*
- *According to drawing 8919 there is a 300mm storm PDC connection to the existing 825mm municipal storm sewer on Aldersbrook Road.*
- *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.*
- *The subject area is within a known flooding prone area. Additional SWM and storm/drainage requirements may be required for this site which may include but not be limited to quantity control, quality control, erosion etc.*

Urban Forestry

No objection.

Transportation

Transportation has reviewed the Official Plan amendment OZ-8069 for 1476 Aldersbrook Road and has no concern with the application. Access to the site shall be restricted to Aldersbrook Road and at the southerly limit of the site. This and other transportation issues will be discussed in greater detail through the site plan review process.

ANALYSIS

Subject Site

The subject property is located at the southeast corner of Aldersbrook Road and Gainsborough Road. The site has lot frontage on Aldersbrook Road of approximately 41 metres (135 feet) and a flankage on Gainsborough Road of approximately 45 metres (150 feet).

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This undeveloped parcel, with a lot area of 2,670 m² (28,750 ft²) abuts single detached residential dwellings to the south and east. Single detached dwellings are located on the west side of Aldersbrook Road and townhouse dwellings are located on the north side of Gainsborough Road.

The surrounding area is primarily residential with an existing neighbourhood shopping plaza to the south of the property with Sherwood Forest Mall providing the next closest commercial facility to the east. Public transit is provided along Aldersbrook Road with an existing bus stop directly in front of the property. An existing pedestrian path separates the subject property from the dwellings to the south. There are existing sidewalks along both Gainsborough Road and Aldersbrook Road frontages.

Nature of the Application

The subject property is proposed to be developed as a multi-unit medical office building with an approximate gross floor area of 388 square metres (4,180 square feet). The proposal would establish a new medical office building near the northerly limit of the property with parking provided to the rear of the building. A single vehicle entrance from Aldersbrook Road would provide access to the 34-space surface parking facility.

Each of the proposed office units provides an active main entrance facing the parking area as well as an another entrance on the northerly side of the building.

Provincial Policy Statement

The Provincial Policy Statement, 2005 (PPS) provides policy direction on matters of provincial interest related to land use planning and development. It is intended to be read in its entirety and the relevant policies are to be applied to each situation. As it relates to this application, the PPS provides some direction to this matter.

Policy 1.1.1 of the PPS requires that healthy, liveable and safe communities be sustained by such methods as, “promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term” and “accommodating an appropriate range and mix of residential, employment, recreational and open space uses to meet the long-term needs”. The proposed use for the subject site is for a medical office building, contributing to the range and mix of employment uses in the area. Given that the subject site currently sits vacant within an established built-up area, the proposed use represents an efficient development and land use pattern.

Policy 1.3.1 of the PPS requires planning authorities to promote economic development and competitiveness by means as, “providing for an appropriate mix and range of employment to meet long-term needs” and “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”. While the subject site is currently zoned to permit either a cluster townhouse or cluster stacked townhouse development, the site was previously zoned for convenience commercial uses. The proposed amendment will restore the planned function of the subject site.

Official Plan Policies

The Official Plan policies which designate the subject lands Low Density Residential permit single detached, semi-detached, duplex dwellings and multiple-attached dwellings such as townhouses or cluster houses that do not exceed a maximum density of 30 units per hectare (12 units per acre). Certain secondary uses such as convenience commercial establishments, offices and service stations are permitted subject to locational criteria.

The Notice of Application circulated July 9, 2012, indicated that a technical Official Plan Amendment would be required as part of this proposal to add the subject property to the list of locations of convenience commercial and service station uses within Residential designations as per the policies of Section 3.6.5 (vi) of the Plan and as shown on Appendix ‘1’ of the Official plan.

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The 2002 amendment changed the zoning from a Service Station/Convenience Commercial zone to a Residential zone, however did not remove the Service Station/Convenience Commercial location from Appendix '1'. Therefore an amendment to the Official Plan is not required. The proposed amendment re-establishes the planned function of this site as a Convenience Commercial establishment.

3.6.5 i) - Function

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

The proposed development would establish medical offices at a compatible scale to the surrounding single-detached and cluster housing forms and according to the applicant, the facility would serve the surrounding residential area.

3.6.5 ii) a - Permitted Uses – Convenience Commercial

Variety stores; video rental outlets; film processing depots; financial institutions; medical/dental offices; small take-out restaurants, small food stores; and gasoline sales associated with a variety store. For convenience commercial sites with a gross floor area in excess of 500m², additional uses including offices, studios, commercial schools, day care centres, bake and florist shops, pharmacies, restaurants eat-in and convenience business service establishments may be permitted.

The proposed medical/dental office uses are identified as permitted uses with the Convenience Commercial Policies of the Official Plan.

3.6.5 iii) - Location

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

The subject property is located at the intersection of an arterial road and a secondary collector road and is an appropriate location for the requested uses. The property was previously identified as an appropriate Convenience Commercial location therefore this amendment will restore the planned function.

3.5.6 (vi) - Scale of Development

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

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

The proposed development would establish medical offices at a scale compatible to the surrounding single-detached and cluster housing. The size of the proposed medical/office building is 388 m² (4,180 ft²) in conformity to the policies of the Official Plan which permits up to 1,000m².

3.5.6 (v) – Form

Convenience commercial uses and service stations will be permitted as stand-alone uses or as part of a convenience commercial centre. It is not the intent of convenience commercial policies to permit large free-standing uses that should be located in other commercial designations.

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The proposed medical offices would be located in a single building and would not represent a large free-standing use.

Current Zoning

The applicant has requested an amendment to the Zoning By-law to change the zoning of the subject lands from a Residential R5 (R5-4) Zone, which permits cluster townhouse and cluster stacked townhouse development to a Convenience Commercial Special Provision (CC6()) Zone which permits uses that service the day-to-day convenience needs of the immediate neighbourhood. Specifically, the applicant has requested a range of uses that include:

- Medical/dental offices,
- Clinic,
- Offices,
- Laboratories
- Pharmacies,
- Financial institutions
- Personal service establishments.
- Restaurants – eat in,
- Restaurants – take-out.

Urban Design Brief – Zelinka Priamo Limited – June 22, 2012

The applicant submitted an Urban Design Brief as part of a complete application. The Urban Design Brief describes the proposed built form, landscaping, character, architectural treatment and access:

Landscaping

The proposed site plan will provide space for landscaping that will include screening and shading for the parking area as well as screening of the proposed development from adjacent land uses.

Handicapped Use

All of the pedestrian elements and parking areas will be properly designed to ensure an appropriate level of access to the facility is provided.

Privacy

The proposed building is positioned as far from neighbouring residential properties as possible and does not include windows on the east side of the building to minimize possible privacy impacts.

Gateways

The subject property is located at the intersection of an arterial roadway (Gainsborough Road) and a secondary collector roadway (Aldersbrook Road) which serves as a gateway to the residential community to the south.

The position of the proposed building distinguishes the site from the surrounding land uses and causes the building to become a gateway feature to the entrance of the residential neighbourhood south of Gainsborough Road.

Building Form, Mass and Articulation

The proposed building is a single-storey office structure that features two main entrances on the south façade. The projections give prominence and protection to the main entrances on the south of the building and the appearance of the secondary entrance from the northerly and westerly streetscapes.

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Character, Image and Architectural Treatment

The exterior finish of the building includes an exterior insulation and finishing system (EIFS) with a masonry stone base and an EIFS crown. The roofline is varied, broken by projections which can be used for any signage associated with the medical office tenants. The design of the cladding contrasts positively with the materials defining the character of the surrounding residential area and distinguished it from the neighbourhood shopping area to the south.

Access

The main building can be accessed by the sidewalk connections to Gainsborough Road and the orientation of the building provide enhanced access to pedestrians, transit users and cyclists. Clients arriving by vehicle will access the on-site parking from Aldersbrook Road which includes two accessible parking spaces.

The proposed development was presented to the Urban Design Peer Review Panel where the proposed built form, massing and articulation were discussed. The Panel expressed some concern and provided comments regarding building materials, the location of the building, landscape features and pedestrian access. (See significant Department/Agency comments section).

SOUTH ELEVATION

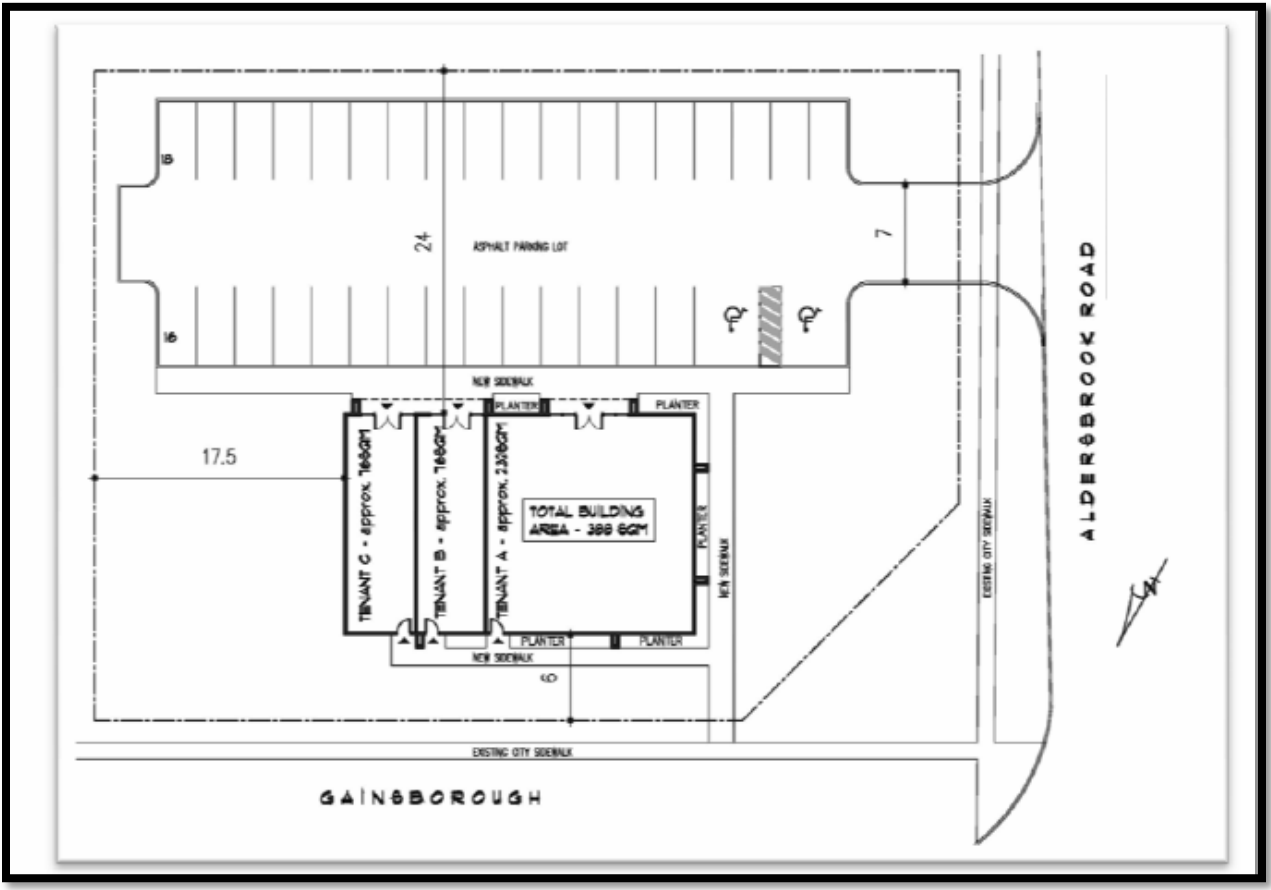


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NORTH ELEVATION (FRONTING GAINSBOROUGH ROAD)



PROPOSED SITE PLAN



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Planning Impact Analysis

Planning Impact Analysis is used to evaluate applications for an Official Plan amendment and/or Zoning By-law amendment, to determine the appropriateness of a proposed change in land use, and to identify ways of reducing any adverse impacts on surrounding land uses. Planning Impact Analysis is intended to document the criteria reviewed by municipal staff through the application review process to assess an application for change. Depending upon the situation, other criteria may also be considered. The criteria considered include the following:

- i) the policies contained in the Section relating to the requested designation;*

The proposed uses are identified as permitted uses with the Residential designations of the Official Plan.

- ii) compatibility of proposed uses with surrounding land uses, and the likely impact of the proposed development on present and future land uses in the area;*

The proposed uses are compatible with the surrounding land uses. The proposed development would establish medical offices at a compatible scale to the surrounding single-detached and cluster housing form and the facility would primarily serve the surrounding residential areas. The building is proposed to be located at the eastern portion of the subject lands to provide a buffer between the proposed building and surrounding Residential lands.

- iii) the size and shape of the parcel of land on which a proposal is to be located, and the ability of the site to accommodate the intensity of the proposed uses.*

The subject site is a small remnant parcel within a developed residential area. The applicant will be required to go through the Site Plan Approval process to ensure high quality site design, engineering efficiency, building architecture and landscape design. Site plan control is intended to improve efficiency of land use and servicing, and to encourage attractive and compatible forms of development.

- iv) the potential traffic generated by the proposed change, considering the most intense land uses that could be permitted by such a change, and the likely impact of this additional traffic on City streets, pedestrian and vehicular safety, and on surrounding properties;*

The City of London Transportation Staff does not have any concerns with the proposed amendment.

- v) the height, location and spacing of any buildings in the proposed development, and any potential impacts on surrounding land uses;*

The proposal is to develop a multi-unit medical office building approximately 388 square metres (4,180 square feet) in size near the northerly limit of the property, with parking provided to the rear of the building. A single vehicle entrance from Aldersbrook Road would provide access to the 34-space surface parking facility. Each of the proposed office units provides a main entrance facing the parking area as well as a secondary entrance on the northerly side of the building.

- vi) the location of vehicular access points and their compliance with the City's road access policies and Site Plan Control By-law, and the likely impact of traffic generated by the proposal on City streets, on pedestrian and vehicular safety, and on surrounding properties;*

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The City of London Transportation Division has no concerns with the proposed amendment. The transportation division recommends that access be restricted to Aldersbrook Road. Other transportation matters are to be addressed at the Site Plan Approvals Stage.

ix) the exterior design in terms of bulk, scale, and layout of buildings, and the integration of these uses with present and future land uses in the area and its conformity with the City's commercial urban design guidelines;

On August 15, 2012 the proposed development was presented to the Urban Design Peer Review Panel. The matters addressed by the Panel will be addressed at the Site Plan Approvals Stage.

x) the potential impact of the proposed development on surrounding natural features and heritage resources;

There are no natural features surrounding the subject lands.

xi) constraints posed by the environment, including but not limited to locations where adverse effects from landfill sites, sewage treatment plants, methane gas, contaminated soils, noise, ground borne vibration, and rail safety may limit development;

The site was previously zoned for commercial convenience / service station uses; however the site has remained vacant. There are no known environmental issues.

CONCLUSION

The subject site is currently vacant and the proposed use represents an efficient development and land use pattern. The proposed office development is compatible with the surrounding land uses and complies with the appropriate policies. The proposed development meets the criteria listed in the Planning Impact Analysis and in turn restores the planned function of the subject site.

PREPARED BY:	SUBMITTED BY:
NICOLE MUSICCO – PLANNER II COMMUNITY PLANNING & DESIGN	JIM YANCHULA, MCIP, RPP MANAGER OF COMMUNITY PLANNING & DESIGN
RECOMMENDED BY:	
JOHN M. FLEMING, MCIP, RPP MANAGING DIRECTOR, PLANNING & CITY PLANNER	

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Responses to Public Liaison Letter and Publication in “Living in the City”

<u>Telephone</u>	<u>Written</u>
Lucy Cameron 176 Monroe Road	Kristine Jongepier Olympic Crescent
Darrell Miller 1474 Aldersbrook Road	Jeff Parker 116-218 Monmore Place
Jeff Parker 116-218 Monmore Place	Laurie Gunn 210 Monroe Place
Sue Thompson 519-641-2117 519-685-5800 ext. 32655	Darrell Miller 1474 Aldersbrook Road

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**Bibliography of Information and Materials
OZ-8069**

Request for Approval:

City of London Official Plan and Zoning Bylaw Application Form, completed by Zelinka Priamo Limited, July 3, 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.

Notice of Application – July 13, 2012

Living in the City – Notice of Application - July 14, 2012

Notice of Public Meeting – October 4, 2012

Living in the City – Notice of Public Meeting – October 7, 2012

Correspondence: (all located in City of London File OZ-8069 unless otherwise stated)

City of London -

N. Musicco and R. Ruddy (Assistant to Council Members) July 2012 to October 2012.

N. Musicco and K. Geraghty (Assistant to Council Members) July 2012 to October 2012.

N. Musicco and R. Postma. Email to N. Musicco July 18, 2012

N. Musicco and A. Galloway. Email to N. Musicco July 16, 2012

N. Musicco and B. Debbert. Email to N. Musicco August 22, 2012

Departments and Agencies -

Raffoul, L., Bell Canada Memo to N. Musicco July 25th, 2012 and July 26th, 2012

Doyle, R.O., London Hydro. Memo to N. Musicco. July 16, 2012

Various emails to M. Doornbosch. July 2012 to October 2012.

Other:

Planning Justification Report – June 22, 2012 – Zelinka Priamo Limited – 1476 Aldersbrook Road.

Urban Design Brief – June 22, 2012 – Zelinka Priamo Limited – 1476 Aldersbrook Road.

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**File: OZ-8069
Planner: Nicole Musicco**

Appendix "A"

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 1476 Aldersbrook Road.

WHEREAS 2318836 Ontario Limited has applied to rezone an area of land located at 1476 Aldersbrook, 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:

(c) Schedule "A" to By-law No. Z-1 is amended by changing the zoning applicable to lands located at 1476 Aldersbrook Road, as shown on the attached map comprising part of Key Map No. 28, **FROM** a Residential R5 (R5-4) Zone **TO** a Convenience Commercial Special Provision (CC6()) Zone.

1) Section Number 29 of the Convenience Commercial (CC6)) Zone is amended by adding the following Special Provision:

29.4_ CC6() 1476 Aldersbrook Road

- a) Permitted Use[s]
 - i) Medical/dental offices
 - ii) Clinics,
 - iii) Offices,
 - iv) Laboratories,
 - v) Pharmacies,
 - vi) Financial institutions
 - vii) Personal service establishment,
 - viii) Restaurants – take-out
 - ix) Restaurants – eat-in

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 October 30, 2012

Joe Fontana
Mayor

Catharine Saunders
City Clerk

Agenda Item # Page #

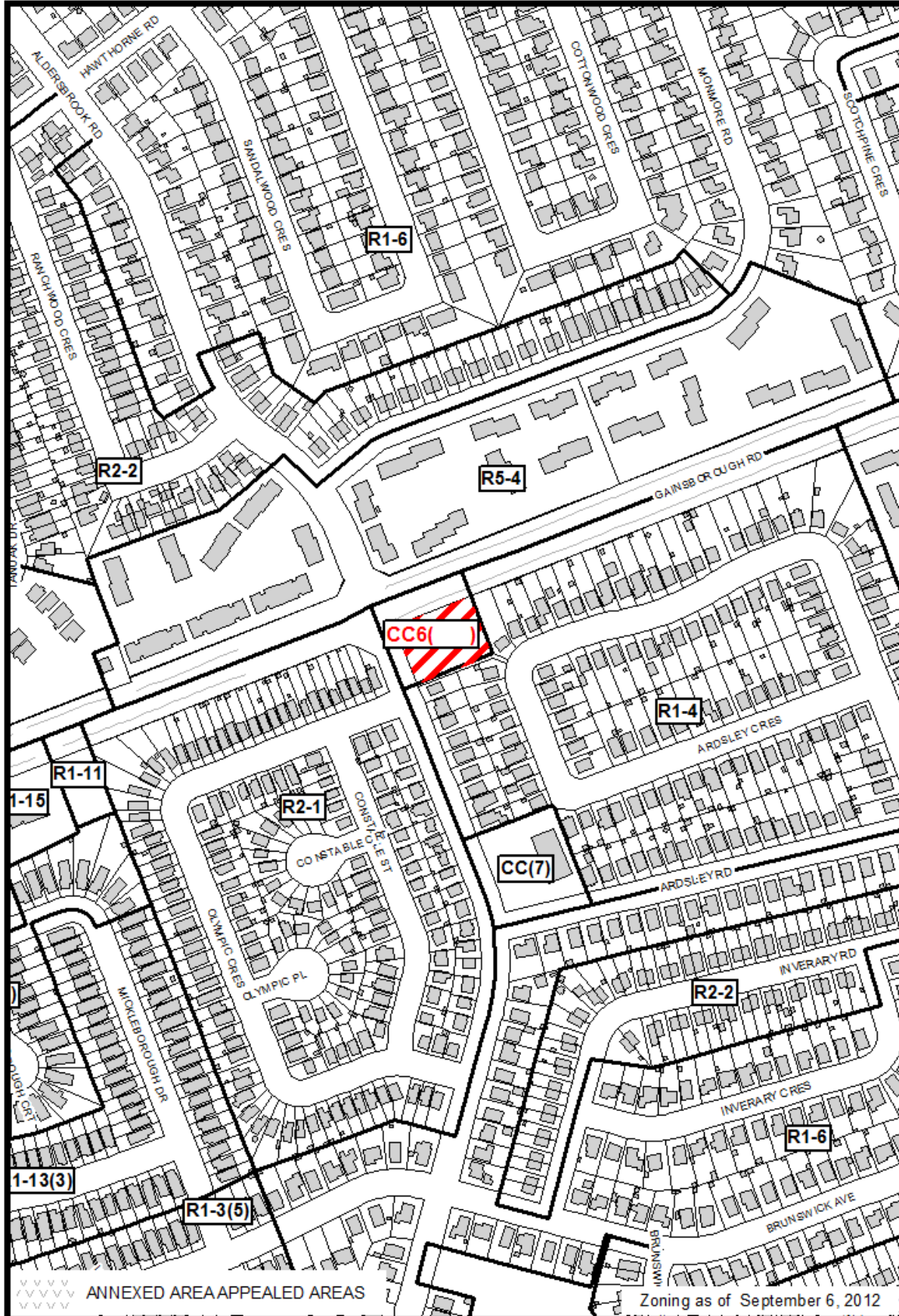
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**File: OZ-8069
Planner: Nicole Musicco**

First Reading - October 30, 2012
Second Reading - October 30, 2012
Third Reading - October 30, 2012

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



<p>File Number: OZ-8069 Planner: NM Date Prepared: 2012/09/25 Technician: CK By-Law No: Z.-1-</p>	<p>SUBJECT SITE </p> <p>1:3,500</p> <p>0 15 30 60 90 120 Meters</p> <div style="text-align: center;"> </div>
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