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File: Z-8092
Planner: Nicole Musicco

TO:	CHAIR AND MEMBERS PLANNING & ENVIRONMENT COMMITTEE
FROM:	JOHN M. FLEMING MANAGING DIRECTOR, PLANNING AND CITY PLANNER
SUBJECT:	APPLICATION BY: DR. AFZAL MOHAMMED 510, 518 & 526 SOUTHDALE ROAD EAST PUBLIC PARTICIPATION MEETING ON NOVEMBER 26, 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 Dr. Afzal Mohammed relating to the properties located at 510, 518 and 526 Southdale Road East, the proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting on December 11, 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 R3 Office Conversion (R3-2/OC5) Zone at 510 Southdale Road East and a Residential R3 (R3-2) Zone at 518, 526 Southdale Road East, which permits single detached dwellings, semi-detached dwellings, duplex dwellings, triplex dwellings, converted dwellings, and fourplex dwellings in the R3-2 Zone and dwelling units, medical/dental offices in existing buildings and offices in existing buildings in the OC5 Zone **TO** a Restricted Office Special Provision (RO2()) Zone which permits clinics, medical/dental offices, medical/dental laboratories and offices including a minimum parking setback of 15 meters from the ultimate road allowance..

- (a) The Site Plan Approval Authority **BE REQUESTED** to address the following design issues through the site plan process:
- Submit a site plan identifying phases of development, and a landscape plan which identifies continuous screening of parking areas along the Southdale street frontage, to provide an attractive street edge condition until the frontage is occupied by built form.
 - Ensure landscaping along Nixon Avenue screens adjacent parking areas from the street. This may include a low-rise wall clad with materials also used on the building, in addition to plantings.
 - Provide or relocate an entrance at the streetcorner "two storey commercial building" to offer convenient pedestrian access from the street intersection
 - Ensure a streetcorner height element is provided in the streetcorner "two storey commercial building" and articulated sufficiently to identify it as a special focal element at the street intersection
 - Provide or relocate an entrance on the "medical building" facing Southdale Road to offer convenient pedestrian access from the sidewalk
 - Include landscaping techniques along the Southdale frontage, such as a paved forecourt and a broad sidewalk between buildings, to create functional and pleasant pedestrian connections between the building entrances and public sidewalks
 - Consider the October 17, 2012 advice of the Urban Design Peer Review Panel to maximize the qualitative contribution the development makes in the enhancement of the streetcorner location.

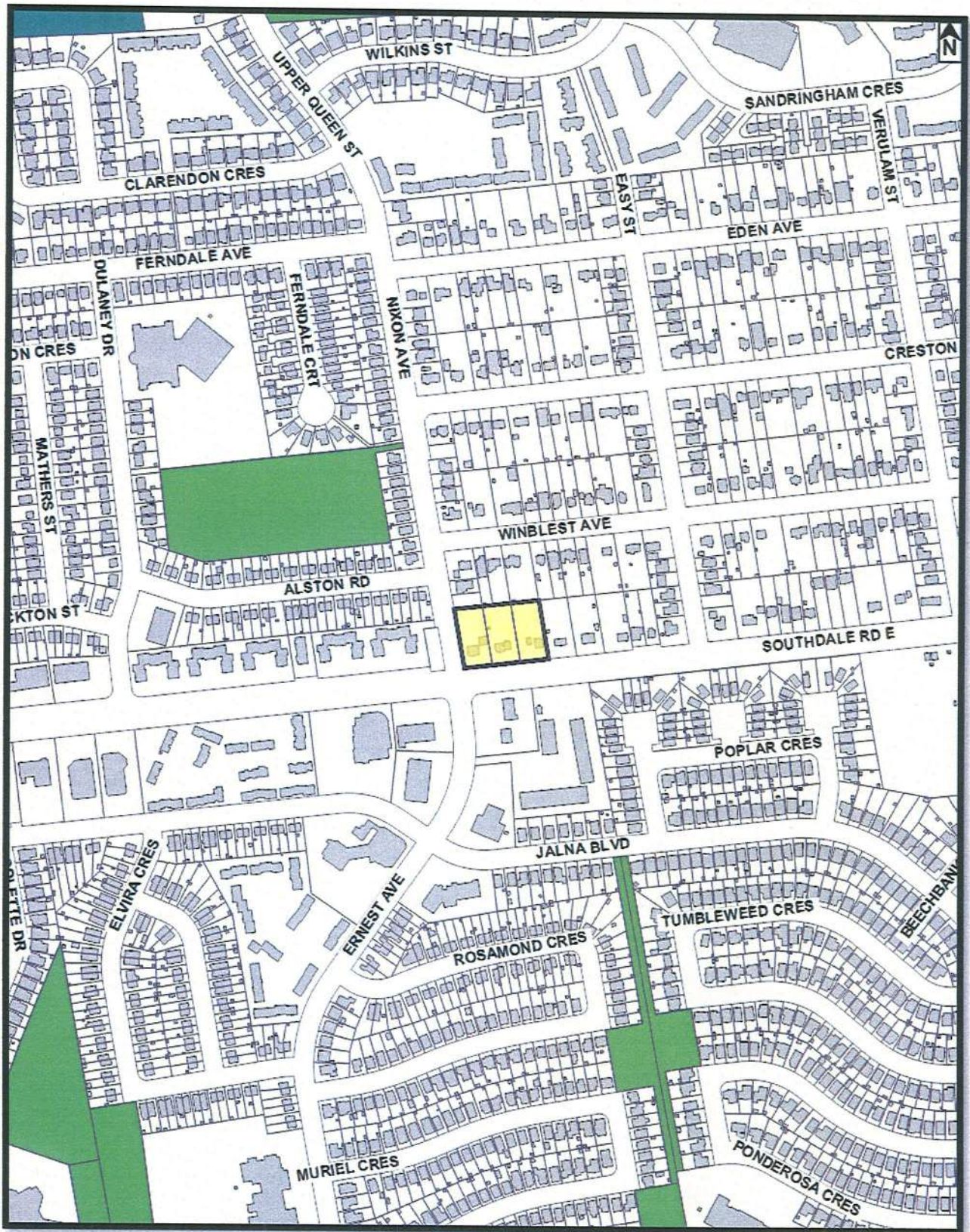
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PURPOSE AND EFFECT OF RECOMMENDED ACTION

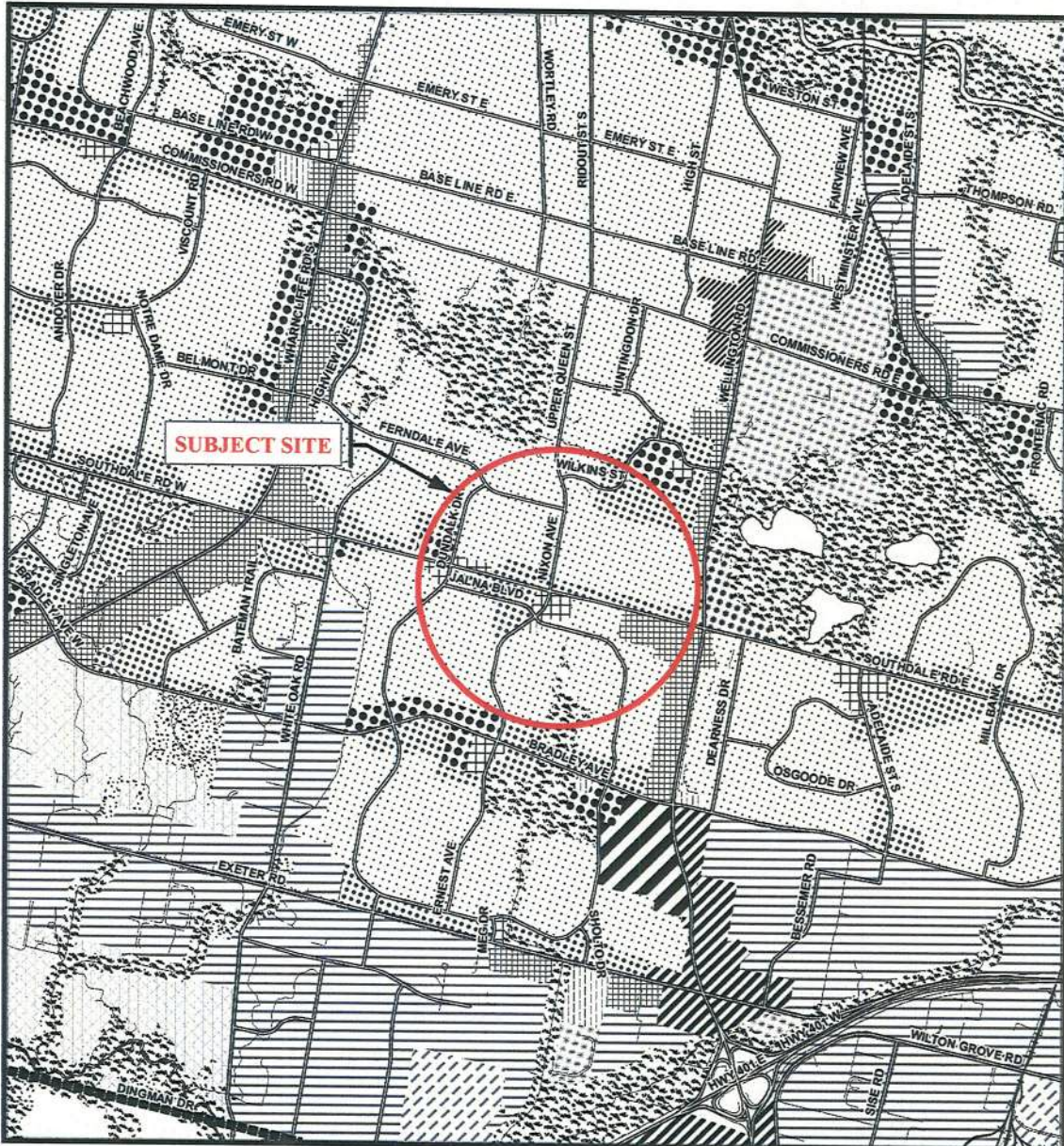
The purpose and effect of this zoning amendment is to rezone the subject lands to permit construction of new medical/dental office(s) and a pharmacy on the subject lands.

LOCATION MAP



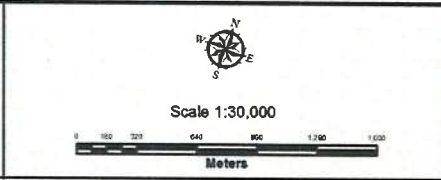
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Legend	
	Downtown
	Enclosed Regional Commercial Node
	New Format Regional Commercial Node
	Community Commercial Node
	Neighbourhood Commercial Node
	Main Street Commercial Corridor
	Auto-Oriented Commercial Corridor
	Multi-Family, High Density Residential
	Multi-Family, Medium Density Residential
	Low Density Residential
	Office Area
	Office/Residential
	Office Business Park
	General Industrial
	Light Industrial
	Regional Facility
	Community Facility
	Open Space
	Urban Reserve - Community Growth
	Urban Reserve - Industrial Growth
	Rural Settlement
	Environmental Review
	Agriculture
	Urban Growth Boundary

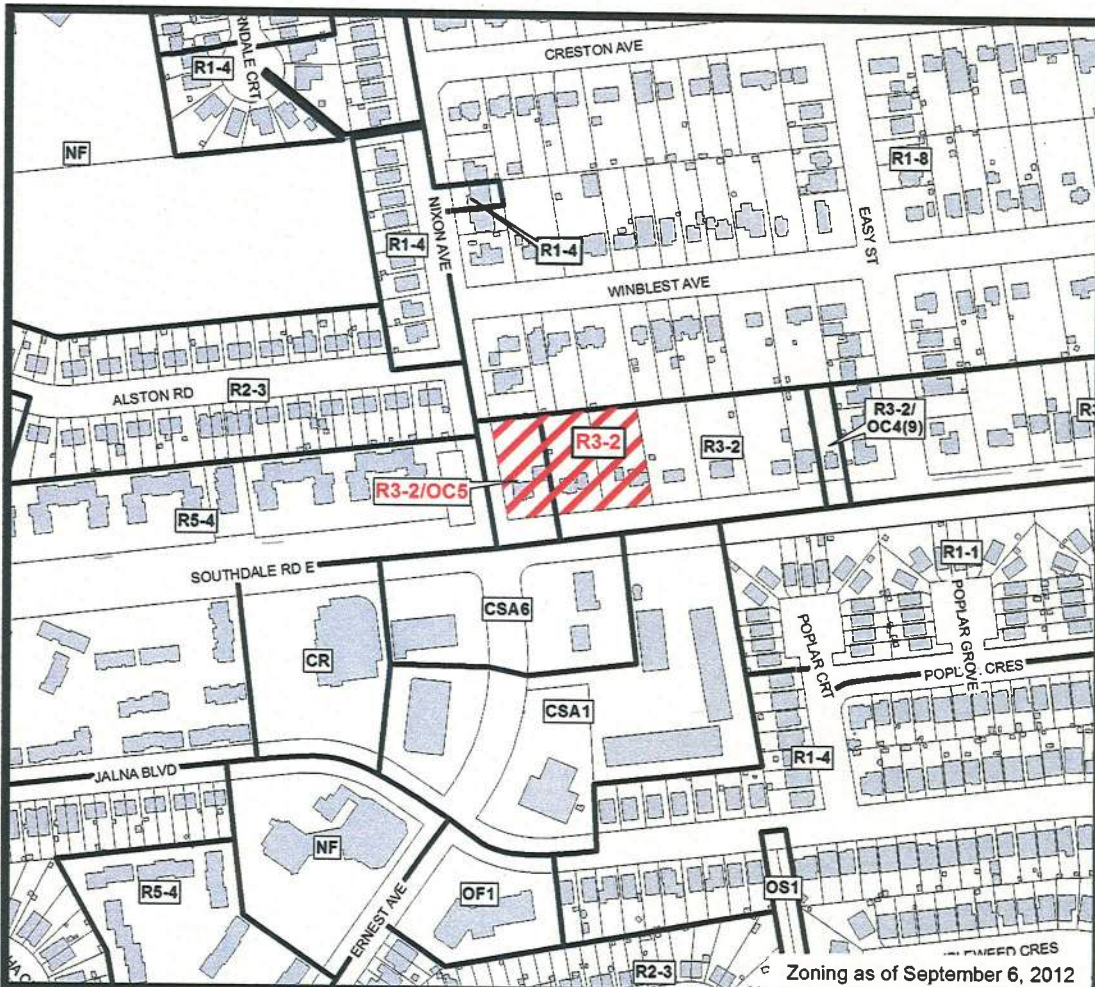
CITY OF LONDON
Department of
Planning and Development
OFFICIAL PLAN SCHEDULE A
- LANDUSE -
PREPARED BY: Graphics and Information Services



FILE NUMBER: Z-8092
PLANNER: NM
TECHNICIAN: CK
DATE: 2012/11/02

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COUNCIL APPROVED ZONING FOR THE SUBJECT SITE: R3-2/OC5 & R3-2

1) **LEGEND FOR ZONING BY-LAW Z-1**

- R1 - SINGLE DETACHED DWELLINGS
- R2 - SINGLE AND TWO UNIT DWELLINGS
- R3 - SINGLE TO FOUR UNIT DWELLINGS
- R4 - STREET TOWNHOUSE
- R5 - CLUSTER TOWNHOUSE
- R6 - CLUSTER HOUSING ALL FORMS
- R7 - SENIOR'S HOUSING
- R8 - MEDIUM DENSITY/LOW RISE APTS.
- R9 - MEDIUM TO HIGH DENSITY APTS.
- R10 - HIGH DENSITY APARTMENTS
- R11 - LODGING HOUSE

- DA - DOWNTOWN AREA
- RSA - REGIONAL SHOPPING AREA
- CSA - COMMUNITY SHOPPING AREA
- NSA - NEIGHBOURHOOD SHOPPING AREA
- BDC - BUSINESS DISTRICT COMMERCIAL
- AC - ARTERIAL COMMERCIAL
- HS - HIGHWAY SERVICE COMMERCIAL
- RSC - RESTRICTED SERVICE COMMERCIAL
- CC - CONVENIENCE COMMERCIAL
- SS - AUTOMOBILE SERVICE STATION
- ASA - ASSOCIATED SHOPPING AREA COMMERCIAL

- OR - OFFICE/RESIDENTIAL
- OC - OFFICE CONVERSION
- RO - RESTRICTED OFFICE
- OF - OFFICE

- RF - REGIONAL FACILITY
- CF - COMMUNITY FACILITY
- NF - NEIGHBOURHOOD FACILITY
- HER - HERITAGE
- DC - DAY CARE

- OS - OPEN SPACE
- CR - COMMERCIAL RECREATION
- ER - ENVIRONMENTAL REVIEW

- OB - OFFICE BUSINESS PARK
- LI - LIGHT INDUSTRIAL
- GI - GENERAL INDUSTRIAL
- HI - HEAVY INDUSTRIAL
- EX - RESOURCE EXTRACTIVE
- UR - URBAN RESERVE

- AG - AGRICULTURAL
- AGC - AGRICULTURAL COMMERCIAL
- RRC - RURAL SETTLEMENT COMMERCIAL
- TGS - TEMPORARY GARDEN SUITE
- RT - RAIL TRANSPORTATION

2) **ANNEXED AREA APPEALED AREAS**

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

CITY OF LONDON
PLANNING, ENVIRONMENTAL AND ENGINEERING SERVICES

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



FILE NO:
Z-8092 **NM**

MAP PREPARED:
2012/11/02 **CK**

1:3,500
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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RATIONALE

1. The recommended amendment is consistent with the polices of the Provincial Policy Statement (2005).
2. The recommended zone is consistent with the City of London Official Plan
3. The recommended zone allows for an appropriate development that is consistent with the character and density of the neighbourhood and comprehensively develops the three parcels of land at the northeast corner of the intersection at a scale compatible with development at the other intersection corners.
4. The subject lands are of a sufficient 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.

BACKGROUND

Date Application Accepted: August 23, 2012	Agent: Laverne Kirkness / Barry Wade
REQUESTED ACTION: Rezoning "to allow creation of a new office building and permit an ancillary pharmacy".	

SITE CHARACTERISTICS:
<ul style="list-style-type: none"> • Current Land Use – Medical Office and Single Detached Dwellings • Frontage – Approximately 89.3 metres (292.9 feet) • Depth – Approximately 63.1 metres (207 feet) • Area - Approximately 5,642 square metres (60,730.5 square feet) • Shape - Rectangular

SURROUNDING LAND USES:
<ul style="list-style-type: none"> • North - Single Detached Dwellings • South - Commercial Plaza and Gas Bar • East - Single Detached Dwellings • West - Cluster Townhouses

Official Plan Designation: (refer to Official Plan Map)
Multi-Family Medium Density Residential:
The primary permitted uses in the Multi-Family, Medium Density Residential designation shall include multiple-attached dwellings, such as row houses or cluster houses; low-rise apartment buildings; rooming and boarding houses; emergency care facilities; converted dwellings; and small-scale nursing homes, rest homes and homes for the aged. These areas may also be developed for single-detached, semi-detached and duplex dwellings. Small-scale office developments, and office conversions, may be permitted as secondary uses.

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EXISTING ZONING: (refer to Zoning Map)

Residential R3 (R3-2) - (All Properties) The R3-2 zone provides for and regulates most low to medium-low residential developments. The R3-2 zone is in the middle of the scale of intensity under the main R3 zone and permits the use of Single detached dwellings; Semi-detached dwellings; Duplex dwellings; Triplex dwellings; Converted dwellings; and Fourplex dwellings.

Office Conversion (OC5) - (510 Southdale Road East) The OC zone provides for and regulates both the total and partial conversion of existing residences to office uses. The range of uses which are provided for in the Official Plan have been differentiated on the basis of function, intensity and potential impacts. The OC5 zone permits the use of Dwelling units; Medical/dental offices in existing buildings; and Offices in existing buildings.

SIGNIFICANT DEPARTMENT/AGENCY COMMENTS

PUBLIC LIAISON:	On August 27, 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 September 8, 2012. A "Possible Land Use Change" sign was also posted on the site.	3 replies were received
<u>Nature of Liaison:</u>		
Purpose and Effect: The purpose and effect of this zoning change is to rezone the subject lands to permit construction of new medical/dental office(s) and a pharmacy on the subject lands. Possible Amendment: Change Zoning By-law Z.-1 FROM a Residential R3 Office Conversion (R3-2/OC5) Zone at 510 Southdale Road East and a Residential R3 (R3-2) Zone at 518-526 Southdale Road East, which permits single detached dwellings, semi-detached dwellings, duplex dwellings, triplex dwellings, converted dwellings, and fourplex dwellings in the R3-2 Zone and dwelling units, medical/dental offices in existing buildings and offices in existing buildings in the OC5 Zone TO a Restricted Office (RO2) Zone which permits clinics, medical/dental offices, medical/dental laboratories and offices.		
<u>Responses:</u>		
<ul style="list-style-type: none"> - Opposed to the application since 537 Winbleste Avenue backs onto the subject sites. - Concerned with crime, graffiti and noise. - Owner of Lupine Properties Limited (1795 Ernest Avenue). - Seeking clarification / further details on the application. 		

Water Engineering:
There is a 300mm DI high pressure watermain on Nixon Avenue for 510 Southdale Road East. There is a 300mm DI high pressure watermain on Southdale Road East for 510, 518, and 526 Southdale Road East.

Transportation
Transportation will be requesting a traffic impact analysis to determine the need to extend the southbound left turn lane on Nixon Street at Southdale Road to include the access for this site. In accordance with the Access Management Guidelines the access to Nixon Street shall be located at the far northerly limit of the property. No access to Southdale Road will be considered. A road widening dedication measured 18 m from the centre line of Southdale Road will be required these and other transportation issues will be discussed in greater detail through the site plan review process.

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Wastewater and Drainage Engineering:

Wastewater and Drainage Engineering (WADE) has no objection to this rezoning. There is capacity in the sanitary sewer to service this development

Storm Sewer and Drainage Engineering:

- ❖ *Identify and confirm the outlet system for future water quality and quantity (size, condition, and capacity). The C value for subject site could not be verified. The owner's professional engineer must complete a storm sewer capacity analysis study to confirm that there is enough capacity in the existing storm sewer system for the proposed development, all to the satisfaction of the City Engineer. The owner's professional engineer must also update the storm sewer design sheet(s) for the subject lands.*
- ❖ *Must meet and following criteria as per the Murray-Marr Stormwater Management Facilities Schedule B Municipal Class EA - Final Report. AECOM formerly Earth Tech, 2002.*
- ❖ *The City Subwatershed Planning Studies were approved by City Council on September 18, 1995. The update to the Dingman Creek Subwatershed Study was approved by City Council in 2005. The Owner shall be required to be consistent with the SWM targets and criteria identified in the Updated Dingman Creek Subwatershed Planning Study, which may include but not be limited to, quantity/quality control, erosion, stream morphology, etc.*
- ❖ *The City Design Requirements for Permanent Private Stormwater Systems were approved by City Council and is effective as of January 01, 2012. The stormwater requirements for PPS for all medium/high density residential, institutional, commercial and industrial development sites are contained in this document, which may include but not be limited to quantity/quality control, erosion, stream morphology, etc.*

Urban Forestry:

Urban Forestry has no comments on the rezoning. There are a few trees on the boulevard, and these will be protected at time of the application for site plan approval.

London Hydro

London Hydro has no objection to this proposal or possible official plan and/or zoning amendment.

Urban Design (City of London)

- *Include landscaping along the Nixon Ave frontage to shield the parking lot. This may include a low-rise landscape wall (consistent with the materials of the building) along with plantings;*
- *Examine opportunities to relocate the front door on the commercial building to the corner height element;*
- *Examine opportunities to provide articulation to the corner height element;*
- *Review opportunities to provide a street entrance, oriented to Southdale Road, for the medical building;*
- *Provide sidewalk connections from these entrances to the public right-of-way and examine opportunities, as part of the landscape plan, to create a forecourt at the intersection that is associated with the entrance for the commercial building;*
- *Elevations are required for both buildings along the proposed pedestrian connection from Southdale Road.*

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 October 17, 2012.

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- *Consideration should be given to adding entrances to the Southdale Road facade to activate the streetscape and improve the connection between the building and the sidewalk. Specifically, an entrance or an opening that would align with the proposed entrance on the north side of the building. The intention is that this facade should appear to be a “front facade”, not a “back” facade.*
- *Consider extending the sidewalk up to the face of the building to connect to new entrances, or potential entrances, and across the facade to connect with the path that goes between the two separate buildings.*
- *Consider highlighting the space between the two buildings, by creating a place of pause and celebration. This area has the potential of being more than a simple path, but an outdoor amenity space that could be used the building occupants and the public.*
- *The proposed entrance into the two storey building from the parking lot should be further emphasized within the architecture and the landscaping around it. The proposed pathway to the door and the single door with a transom does not highlight or celebrate the entrance to its full potential.*
- *The two storey building should be further emphasized at the corner of the site. Rather than making it appear as a one storey building from Southdale Road, it could be articulated as a two storey building which would help define the corner.*
- *Landscaping and pathways could further be used to connect the proposed two storey building to the corner.*
- *Should an exterior garbage enclosure be required, consider proper design articulation of the enclosure.*
- *Consider the loading and receiving area for the pharmacy and for the building in general.*
- *The potential for creating an L-shaped building at the corner exists, which would further define the corner and streetscapes. Should this not be feasible, consider using landscape treatments along the edge of Nixon Road to define the streetscape and conceal the parking lot.*

Urban Design Brief (Kirkness Consulting Inc / Barry Wade Design Inc – August 2012)

According to the applicant the primary design goals and objectives of the proposed development are as follows:

- a) to create an outstanding medical office building that combines both function and form to be pleasing and well –serving to the Community;*
- b) contributes to existing focal point at the intersection of Southdale Road East and Nixon Avenue- as a Community Neighbourhood Node;*
- c) to effectively utilize the built and natural elements of the site.*

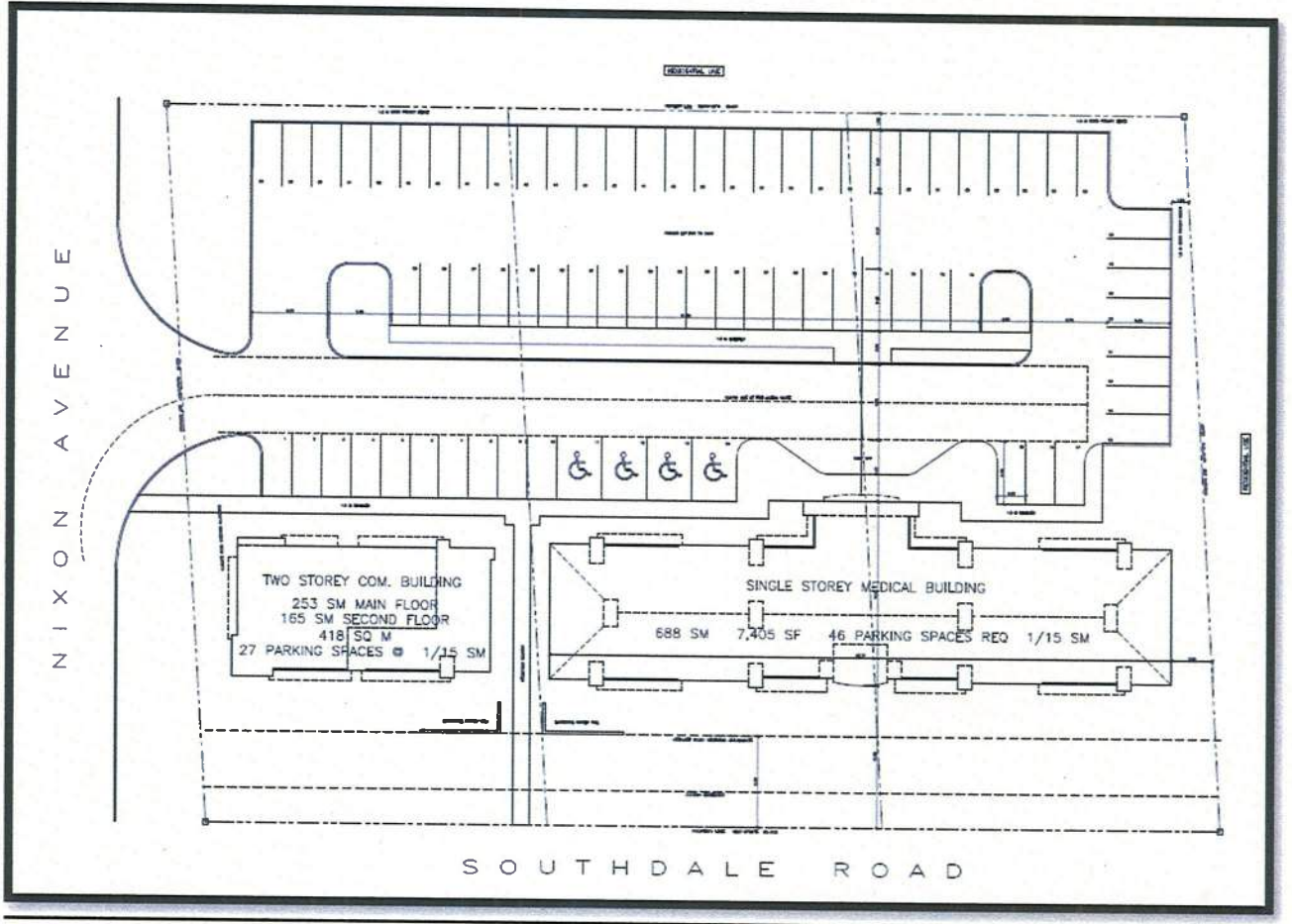
The facades of the proposed office building, in particular the south elevation facing Southdale Road and the west elevation facing Nixon Avenue would be designed with quality materials and have appropriate signage, lighting, and attractive landscaping to create inviting and visually appealing streetscapes.

The proposed building would be positioned and designed to mitigate any potential intrusion of privacy for neighbouring residences north and east of the site. Also landscaping and fencing would be judiciously used to carefully screen adjacent residential properties from persons at the medical office.

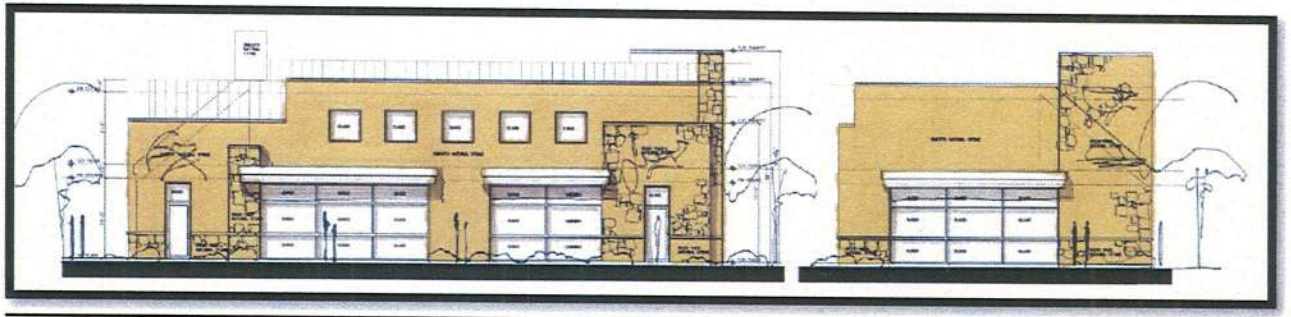
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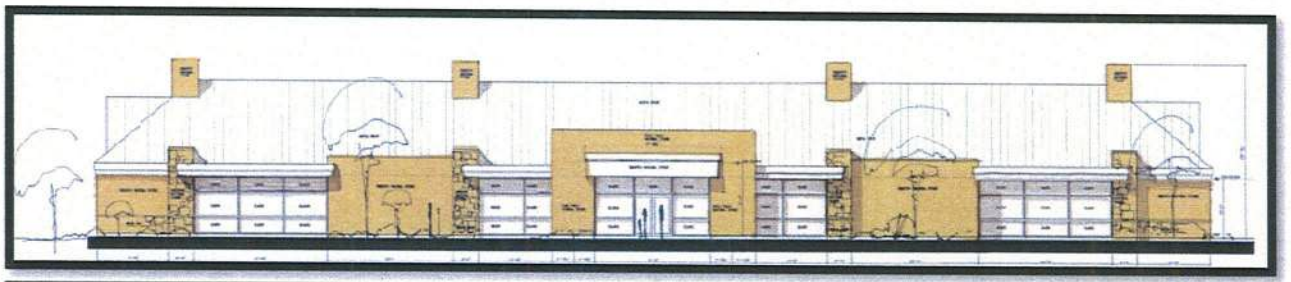
SITE PLAN



WEST ELEVATION



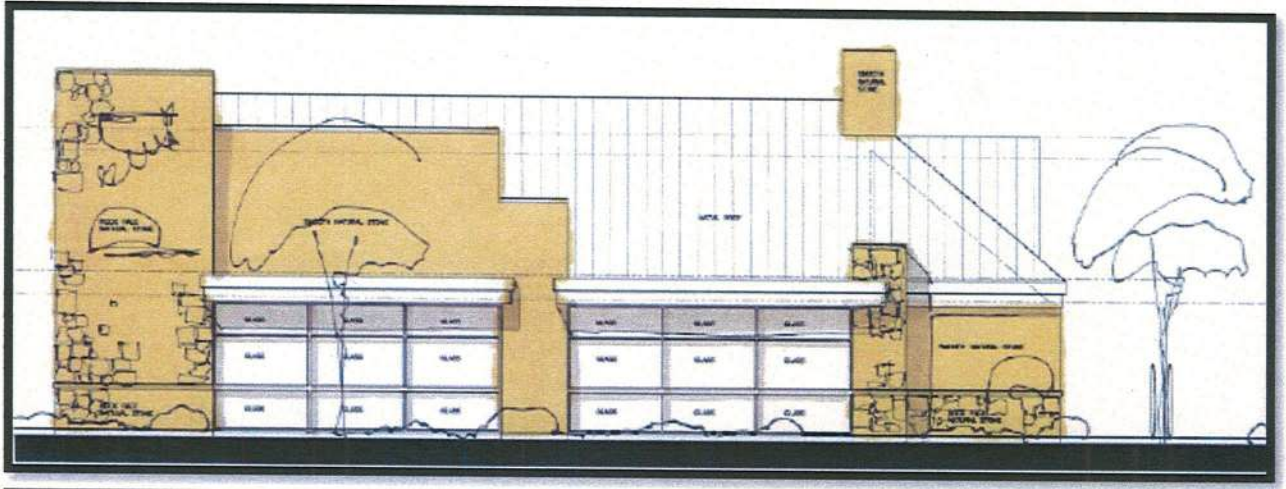
NORTH ELEVATION



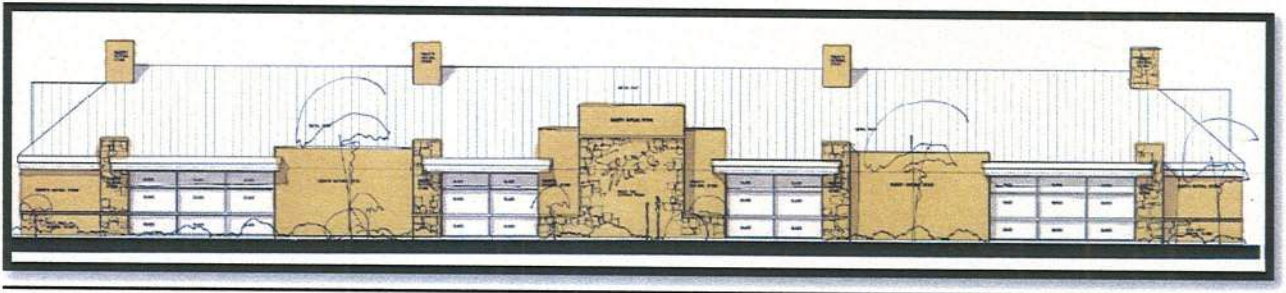
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SOUTH ELEVATION
 (Corner of Southdale Road and Nixon Avenue)



SOUTH ELEVATION



ANALYSIS

Subject Site

The subject site is located on the north side of Southdale Road East, at the northeast corner of Nixon Avenue and Ernest Avenue. The subject site currently contains two single detached dwellings on the easterly portion of the lot and one converted dwelling that directly abuts Nixon Avenue. The subject site can be described as three residential lots that are part of the adjacent neighbourhood to the northeast.

The subject site has an approximate Southdale frontage of 89.3 meters (292.9 feet), an approximate Nixon flankage of 63.1 meters (207 feet), and an approximate area of 5,642 square metres (60,730.5 square feet). The lands are designated Multi-Family, Medium Density Residential and zoned to permit low to medium-low residential dwellings to a maximum height of 10.5 metres except for Fourplex dwellings which may be 12 metres in height.

To the north of the subject site is an established low density residential neighbourhood. To the west is a cluster townhouse development and to the east are low density single detached dwellings. To the south is commercial plaza with tenants that serve the local area, a Sunoco Gas Bar and Rexall Pharma Plus pharmacy.

Nature of Proposal

The intent of this application is to rezone the lands from the current zoning to a Restricted Office (RO2) zone to permit the development of a medical office building and an ancillary pharmacy. Other uses permitted by the requested zone include: Clinics; Medical/dental offices; Medical/dental laboratories; and Offices.

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The proposed redevelopment of the subject lands will create two new buildings and remove the three existing buildings' on site. The new buildings will encompass an area of 1106 m² (11,905 ft²). The easterly building is intended to be one storey in height, respecting the existing low density residential development north and east of the site. The westerly building will be two storeys thereby anchoring the corner of the intersection. Vehicular access to the building will be provided from Nixon Avenue and the proposal will include 74 parking spaces. The buildings south elevations, which will face Southdale Road East, will be designed with appropriate signage to resemble a front elevation. As the one building will be on the corner of Nixon Avenue and Southdale Road East, the west elevation will also be designed with a façade that complements the local streetscape and built form along Nixon Avenue.

Provincial Policy Statement

The Provincial Policy Statement, 2005 (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The PPS is more than a set of individual policies. 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.

1.1.3.2 Land use patterns within settlement areas shall be based on:

a) densities and a mix of land uses which:

- 1. efficiently use land and resources;*
- 2. are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion; and*

b) a range of uses and opportunities for intensification and redevelopment in accordance with the criteria in policy 1.1.3.3.

1.1.3.3 Planning authorities shall identify and promote opportunities for intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs.

The proposed amendment is consistent with the Provincial Policy Statement as it:

- provides balance and addresses the complex inter-relationship between the environmental, economic and social policies;
- provides for an appropriate mix of land uses;
- promotes economic development by providing for an appropriate mix of employment lands in the area;
- the proposal results in an intensification in use along a high volume arterial corridor.

Official Plan Policies

The Official Plan contains Council's objectives and policies to guide the short-term and long-term physical development of the municipality. The policies promote orderly urban growth and compatibility among land uses. While the objectives and policies in the Official Plan primarily relate to the physical development of the municipality, they also have regard for relevant social, economic and environmental matters.

The subject site is designated Multi-Family, Medium Density Residential on Schedule A of the City of London Official Plan - Land Use. The policies of the Official Plan list: multiple-attached dwellings, such as row houses or cluster houses; low-rise apartment buildings; rooming and boarding houses; emergency care facilities; converted dwellings; and small-scale nursing homes, rest homes and homes for the aged as the primary permitted uses within this designation. The policies of the Official Plan also identify a limited range of secondary permitted uses that are considered to be integral to, or compatible with, medium density residential development including small-scale office developments.

The policies of the Official Plan require that the subject site be evaluated against four criteria to determine the appropriateness of a request to permit a free-standing office building in this designation. These criteria include: location on an arterial road; buffering the use from adjacent residential areas; scale and appearance; and, Planning Impact Analysis.

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3.6.9 - New Office Development

Small-scale, free-standing office buildings may be permitted as secondary uses in the Multi-Family, Medium and Multi-Family, High Density Residential designations, subject to the following provisions:

Location

i) Office developments shall be located on an arterial or primary collector road. In established neighbourhoods, office developments will only be permitted in areas where the residential amenity of properties fronting onto the arterial or primary collector road has been substantially reduced.

Buffering

ii) Provision shall be made for landscaping, privacy screening, building setbacks and other appropriate measures necessary to protect the amenity of adjacent residential properties.

Scale, Appearance

iii) The proposed building shall be sensitive to the scale and appearance of adjacent residential uses.

Zoning / Planning Impact Analysis

iv) Proposals for new office developments shall require a Zoning By-law amendment.

A Planning Impact Analysis as described in Section 3.7. will be required to determine if the proposed development is appropriate.

There has been a reduction in a low density residential form of housing along this area of Southdale Road East. Small scale office developments are a secondary permitted use in the Multi-family Medium Density Residential designation. The maximum height of the proposed development will be no more than two storeys, which will be less than the Restricted Office (RO2) Zone maximum height of 12m. The proposed medical office and pharmacy building will respect the local architecture of the area and be designed to create an attractive public realm with appropriate pedestrian access and landscaping. The frontage, depth, and area of the subject lands are sufficient to accommodate the proposed buildings.

Planning Impact Analysis

It is important to note that all three criteria of use, intensity, and form must be considered and deemed to be appropriate prior to the approval of any development proposal. If a use is appropriate but its intensity is not, the site may not be able to contain the demand for that use. Similarly, if the use and intensity are appropriate but the form is not appropriately designed or is not situated in a desirable location the proposed development may result in impacts onto the abutting properties. The criteria of use, intensity and form are evaluated through the 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. The 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 relevant criteria to be considered include the following:

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

The proposed uses are identified as secondary permitted uses within the Multi-family Medium Density Residential designation of the Official Plan.

- *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 development and the facility would primarily serve the surrounding residential areas.

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- *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 proposed development meets the minimum zoning regulations of the Restricted Office (RO2) Zone. 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.

- *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 Division have not expressed concerns with the volume of traffic generated by the proposed development. However, to ensure that any potential traffic impacts are mitigated, Transportation Staff has requested that a Traffic Impact Assessment be submitted as part of the Site Plan Approval process.

- *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 including an ancillary pharmacy. The total gross floor area will be 1106 m² (11,905 ft²). The building has been sited at the Southdale frontage of the lot providing for considerable buffer between adjacent residential properties, promoting pedestrian a friendly environment at the intersection and mitigating impacts to the abutting Low Density Residential neighbourhood.

- *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;*

The Transportation Division will be requesting a Traffic Impact Study as part of the Site Plan Approval process. The Study will determine the left turn lane extension needed on Nixon to accommodate the access for the site.

Transportation Staff do not support moving the existing access closer to Southdale Road. Transportation request that the access is moved further north if possible. The Transportation Division recommends that access be restricted to Nixon Avenue. Other transportation matters are to be addressed at the Site Plan Approvals Stage.

- *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 October 17, 2012 the proposed development was presented to the Urban Design Peer Review Panel. The matters addressed by the Panel are outlined in the Urban Design section of this report and will be addressed at the Site Plan Approvals Stage.

- *the potential impact of the proposed development on surrounding natural features and heritage resources;*

There are no natural features surrounding the subject lands.

- *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;*

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There are no known environmental issues.

Zoning By-law

The Zoning By-law is a comprehensive document used to implement the policies of the Official Plan by regulating the use of land, the intensity of that use, and the built form. This is achieved by applying various zone variations to all lands within the City of London which identify a list of permitted uses and regulations that frame the context within which development can occur. These regulations may include: setbacks from property lines, building height, lot coverage requirements, floor area, and parking requirements, among others. Collectively, the permitted uses and regulations assess the ability of a site to accommodate a development proposal.

Requested Zone

Restricted Office (RO2)

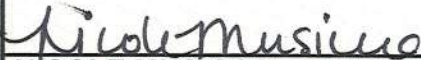


The applicant has requested a Restricted Office (RO2) permits clinics, medical/dental offices, medical/dental laboratories and offices. This Zone provides for and regulates new office uses outside of the Downtown area in small-scale office buildings primarily in areas designated Multi-Family Medium Density or High Density Residential. The range of office uses and secondary uses which are provided for in the Official Plan have been differentiated on the basis of function, intensity and potential impacts.

Special Provision

The proposed development meets all of the zoning regulations of the Restricted Office (RO2) Zone. However, a special provision has been recommended to ensure that there is a minimum 15 meter parking setback from the ultimate road allowance. As the applicant does not intend to immediately develop the site, a special provision has been added to make sure that the front portions of the sites are not temporarily used for parking once the existing buildings are removed.

CONCLUSION

The recommended zone allows for an appropriate development that is consistent with the character and density of the neighbourhood and comprehensively develops the three parcels of land. The subject lands are of a suitable 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.

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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File: Z-8092
Planner: Nicole Musicco

Responses to Public Liaison Letter and Publication in "Living in the City"

Serafim Caetano
548 Winbleste Avenue

John R. Collins
537 Winbleste Avenue

John Lean

**Bibliography of Information and Materials
Z-8092**

Request for Approval:

City of London Zoning By-law Amendment Application Form completed by Laverne Kirkness, Kirkness Consulting Inc, August 24, 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.

Planning Justification Report, Kirkness Consulting Inc, August 2012.

Urban Design Brief, Kirkness Consulting Inc / Barry Wade Design, August 2012.

Correspondence: (all located in City of London File No. Insert File No. Z-8092 unless otherwise stated)

City of London -

Galloway, S. - Manager, Urban Design - Memo to E. Ling – October 18, 2012.

Postma, R., City of London Parks Planning and Design. Email to E. Ling – September 10, 2012.

Galloway, A. – Stormwater Management Unit – email to E. Ling – September 10, 2012.

Departments and Agencies -

Creighton C., UTRCA. Letter to N. Musicco – September 24, 2012

Dalrymple, D., London Hydro. Memo to E. Ling – August 31, 2012.

Other:

Various emails – July 2012-November 2012 – L. Kirkness – E. Ling and L. Kirkness/B. Wade/M. Poddar and N. Musicco.

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File: Z-8092
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 510, 518 and 526 Southdale Road East.

WHEREAS Dr. Afzal Mohammed has applied to rezone an area of land located at 510, 518 and 526 Southdale Road 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:

Schedule "A" to By-law No. Z-1 is amended by changing the zoning applicable to lands located at 510, 518 and 526 Southdale Road East as shown on the attached map comprising part of Key Map No. 132, from a Residential R3 Office Conversion (R3-2/OC5) and a Residential R3 (R3-2) Zone to a Restricted Office Special Provision (RO2()) Zone.

1) Section Number 18 of the Restricted Office (RO2) Zone is amended by adding the following Special Provision:

- 18.4__ RO2() 510, 518 and 526 Southdale Road East
 - a) Regulations
 - i) Parking setback from ultimate road allowance from Southdale Road East. (minimum) 49 feet (15 meters)

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 December 11, 2012.

Joe Fontana
Mayor

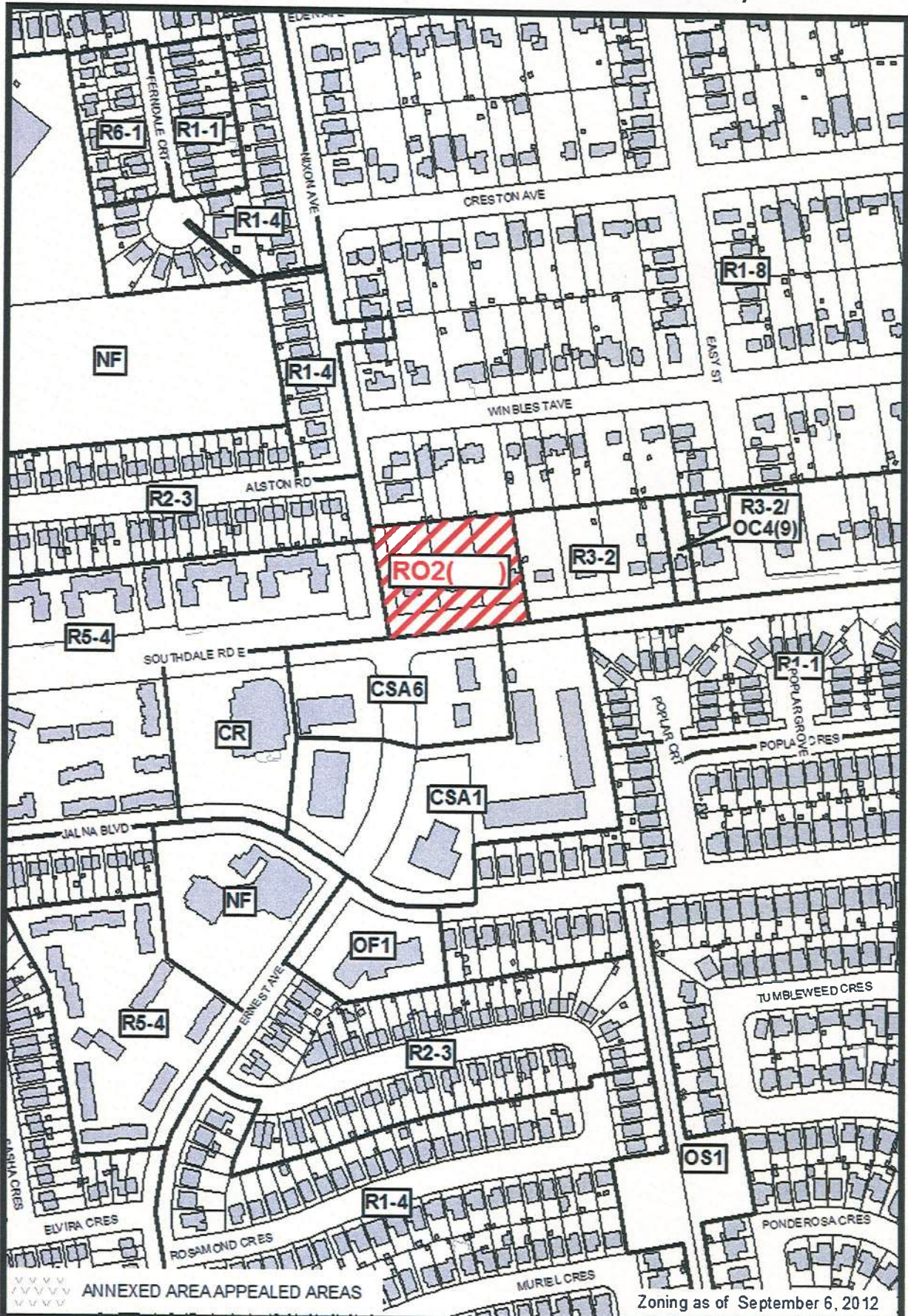
Catharine Saunders
City Clerk



First Reading - December 11, 2012
Second Reading - December 11, 2012
Third Reading - December 11, 2012

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File: Z-8092
Planner: Nicole Musicco

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



<p>File Number: Z-8092 Planner: NM Date Prepared: 2012/11/05 Technician: CK By-Law No: Z.-1-</p>	<p>SUBJECT SITE </p> <p>1:3,300</p> <p>0 15 30 60 90 120 Meters </p>
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