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File: OZ-8107
Planner: C. Smith

TO:	CHAIR AND MEMBERS PLANNING & ENVIRONMENT COMMITTEE
FROM:	JOHN M. FLEMING MANAGING DIRECTOR, PLANNING AND CITY PLANNER
SUBJECT:	APPLICATION BY: RICHMOND CORPORATE CENTRE INC. 142 HORTON STREET EAST AND 291,297, 303 AND 305 RICHMOND STREET PUBLIC PARTICIPATION MEETING ON JANUARY 8, 2013

RECOMMENDATION

That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the application of Richmond Corporate Centre Inc. relating to the property located at 142 Horton Street East and 291,297, 303 and 305 Richmond Street:

- (a) the proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting on January 15, 2013 to amend the Official Plan to change the designation of the subject lands **FROM** a Light Industrial designation, **TO** an Office Area designation, to permit the office use not in association with an industrial use.
- (b) the proposed by-law attached hereto as Appendix "B" **BE INTRODUCED** at the Municipal Council meeting on January 15, 2013 to amend Zoning By-law No. Z.-1, in conformity with the Official Plan as amended in part (a) above, to change the zoning of the subject property **FROM** a Light Industrial (LI2) Zone which permits light manufacturing uses which are typically contained wholly within a building **TO** an Office Special Provision (OF8()) Zone which permits a maximum gross floor area of 4,663 square metres, commercial recreational use with a maximum gross floor area of 1,125 square metres, commercial school uses with a maximum gross floor area of 1,765 square metres, a minimum exterior side yard setback of 1.0m, a minimum front, rear and exterior side yard setback to a parking area of 0.0m, a minimum landscaped open space of 8%, a minimum of 80 bicycle parking spaces and 110 vehicular parking spaces including 6 barrier free spaces minimum based on a gross floor area of 4,663m².

PURPOSE AND EFFECT OF RECOMMENDED ACTION

To allow an existing office building to be used for office, commercial school and commercial recreational uses not in association with the existing industrial use (Labatt's).

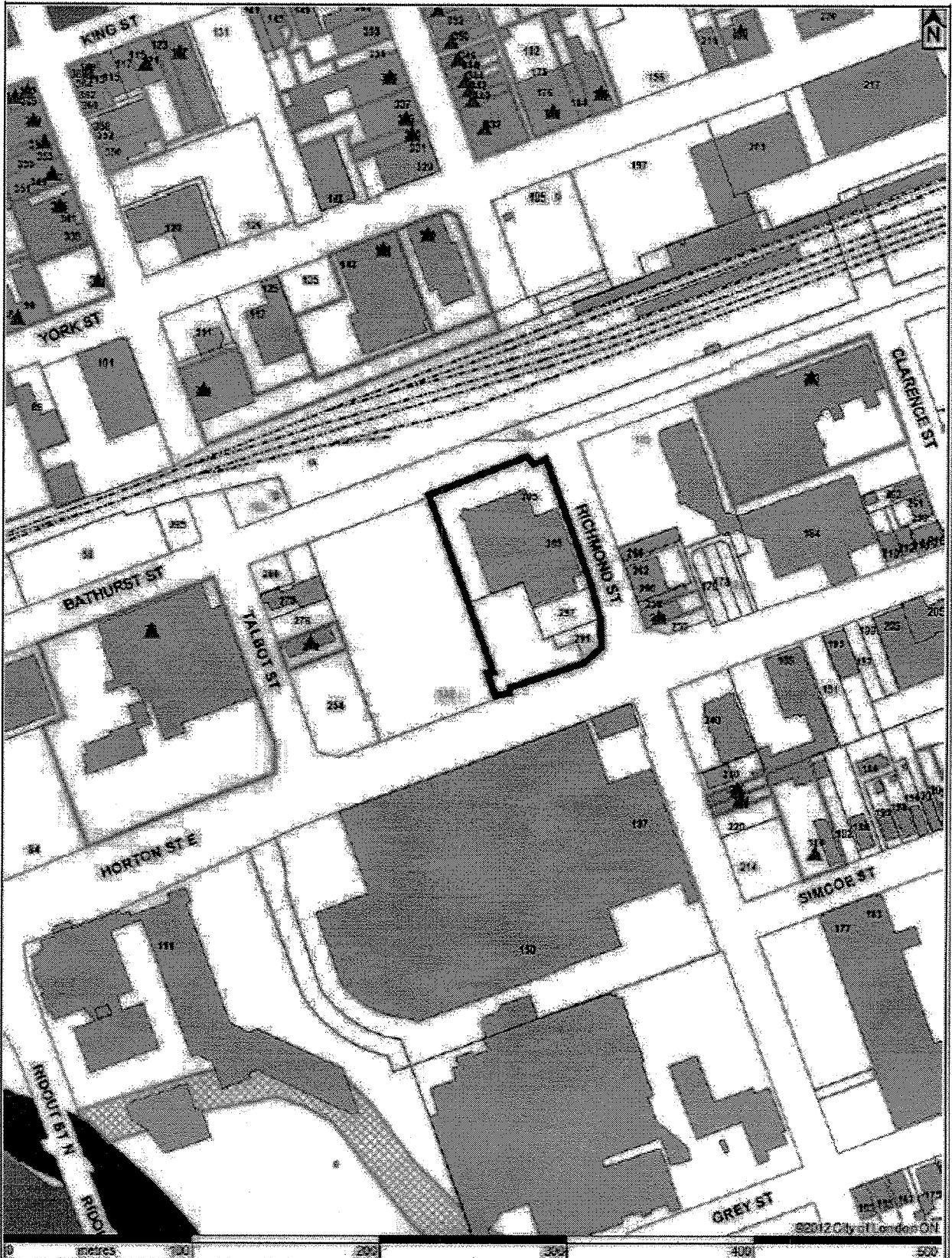
RATIONALE

Rationale for recommended Official Plan and Zoning By-law amendment:

1. The recommended amendments are consistent with the policies of the *Provincial Policy Statement, 2005*.
2. The recommended amendments will facilitate an adaptive reuse of a vacant office building.
3. The recommended amendments include provisions which require that all new uses be confined to the existing building.
4. The recommended amendments implement an intensity of use that can be accommodated by the available number of on-site parking spaces.

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File: OZ-8107
 Planner: C. Smith



LOCATION MAP

Description: 142 Horton St E and 291, 297, 303 and 305
 Richmond Street
 File Number: OZ-8107
 Created By: Craig Smith
 Date: 2012-10-09
 Scale: 1:2500

LEGEND

-  Parks
-  Assessment Parcels
-  Flood Plains
-  Buildings
-  Address Numbers
-  Parking Area 1
-  Parking Area 2
-  Parking Area 3



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BACKGROUND

Date Application Accepted: October 9, 2012	Agent: Sean Eden
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REQUESTED ACTION: To allow an existing office building to be used for office, commercial school and commercial recreational uses not in association with the existing industrial use (Labatt's).

Change the Zoning By-law Z.-1 from a Light Industrial (LI2) Zone which permits light manufacturing uses which are typically contained wholly within a building to an Office Special Provision (OF8()) Zone which permits office, commercial recreational and commercial school uses, with a 0.0m front and exterior side yard setback, 8% landscaped open space, and 100 parking spaces.

Change the Official Plan land use designation from "Light Industrial" to "Office Area".

SITE CHARACTERISTICS:

- **Current Land Use** – Office use in association with industrial
- **Frontage** – 112m
- **Depth** – 57m
- **Area** – 0.7ha
- **Shape** – rectangular

SURROUNDING LAND USES:

- **North** - CN railroad
- **South** - Light Industrial-Labatt's
- **East** - Commercial
- **West** - Transportation yard

OFFICIAL PLAN DESIGNATION: (refer to Official Plan Map)

- Light Industrial

EXISTING ZONING: (refer to Zoning Map)

- Light Industrial (LI2)

PLANNING HISTORY

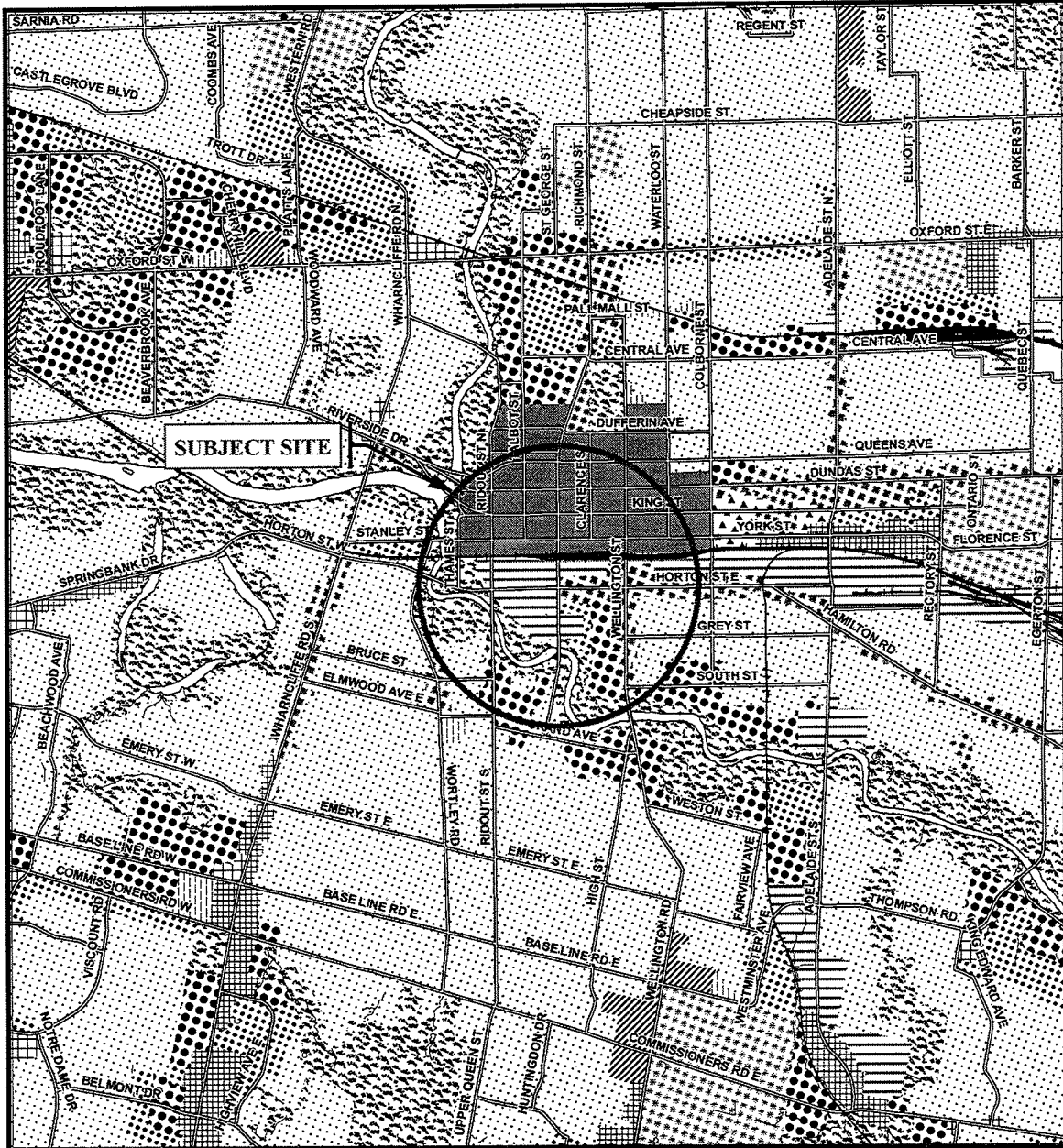
June 2011- SOHO Community Improvement Plan

SIGNIFICANT DEPARTMENT/AGENCY COMMENTS

Environmental Engineering Services Department
The City of London's Development Services - Engineering Department has not identified any concerns with respect to the aforementioned Zoning By-Law and Official Plan amendment application.

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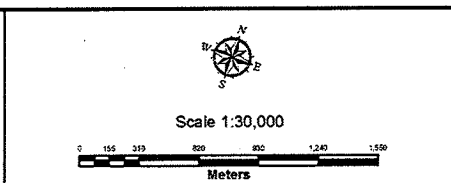


Legend			
	Downtown		Office Business Park
	Enclosed Regional Commercial Node		General Industrial
	New Format Regional Commercial Node		Light Industrial
	Community Commercial Node		Regional Facility
	Neighbourhood Commercial Node		Community Facility
	Main Street Commercial Corridor		Open Space
	Auto-Oriented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

CITY OF LONDON
Department of
Planning and Development

OFFICIAL PLAN SCHEDULE A
- LANDUSE -

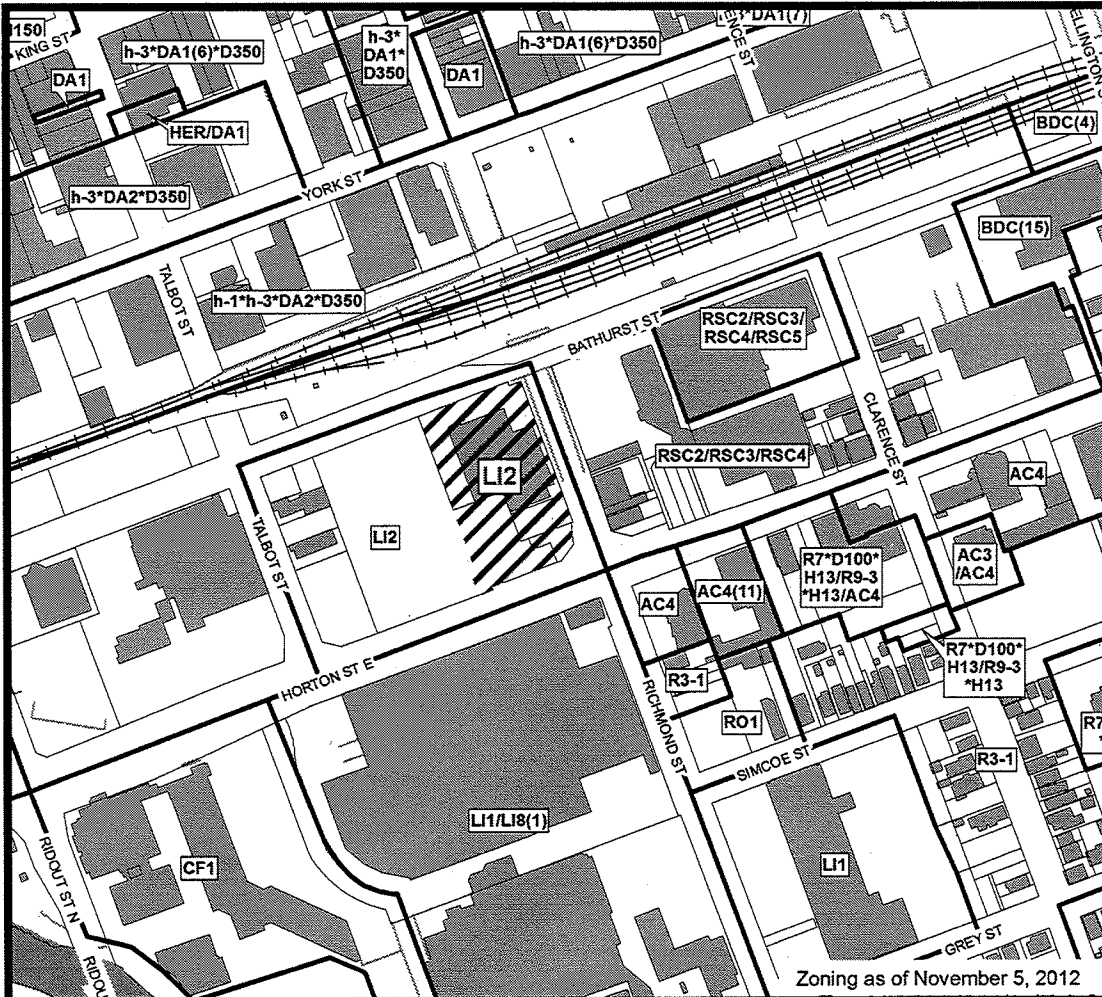
PREPARED BY: Graphics and Information Services



FILE NUMBER: OZ-8107
PLANNER: CS
TECHNICIAN: CK
DATE: 2012/11/12

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File: OZ-8107
Planner: C. Smith



COUNCIL APPROVED ZONING FOR THE SUBJECT SITE: L12

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

- "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

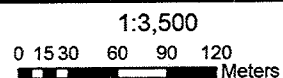
ZONING BY-LAW NO. Z.-1
SCHEDULE A



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

FILE NO:
OZ-8107 CS

MAP PREPARED:
2012/11/12 CK



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The above comments, among other engineering and transportation issues, will be addressed in greater detail when these lands come in for site plan approval.

PUBLIC LIAISON:	On October 9, 2012, Notice of Application was sent to 28 property owners in the surrounding area. Notice of Application was also published in the <i>Public Notices and Bidding Opportunities</i> section of <i>The Londoner</i> on October 18, 2012. A "Possible Land Use Change" sign was also posted on the site.	1 reply was received
Nature of Liaison: Change the Zoning By-law Z.-1 from a Light Industrial (LI2) Zone which permits light manufacturing uses which are typically contained wholly within a building to an Office Special Provision (OF8()) Zone which permits office, commercial recreational and commercial school uses, with a 0.0m front and exterior side yard setback, 8% landscaped open space, and 110 parking spaces including 3 barrier free spaces.		
Change the Official Plan land use designation from "Light Industrial" to "Office Area".		
Responses: One reply was received from the SOHO Community Association in full support of the application.		

ANALYSIS

Subject Site

The subject site is located on the northwest corner of Horton Street East and Richmond Street. Richmond Street and Horton Street East are classified as Arterial Roads on Schedule C – Transportation Corridors – to the City of London Official Plan with an approximate traffic volume of 30,500 (Richmond Street) and 22,500 (Horton Street East) vehicles per day. The property is located immediately south of the CN rail line which is the southerly border of the City of London Downtown Area and is located in the SoHo Community Improvement Project Area.

The subject site is designated Light Industrial on Schedule "A" to the City of London Official Plan (Land Use). The existing building is oriented towards Richmond Street and has access from Horton Street East. The building was constructed by Labatt's Brewery to accommodate their head office use which included a 1,125 square metre recreation centre in association with the manufacturing facility located on the south side of Horton Street East.

Nature of the Application

The applicant has requested an amendment to the Official Plan and Zoning By-law to permit an existing office building (that was constructed to be used in association with the existing brewery (Labatt's) to the south), to be continued to be used as office uses, but are not associated with an industrial use. Labatt's has undertaken ownership changes and corporate restructuring which has resulted in this office building no longer being required for their purposes. The building has been sold by Labatt's and an Official Plan and Zoning By-law amendment is required to allow the building to be used for office uses.

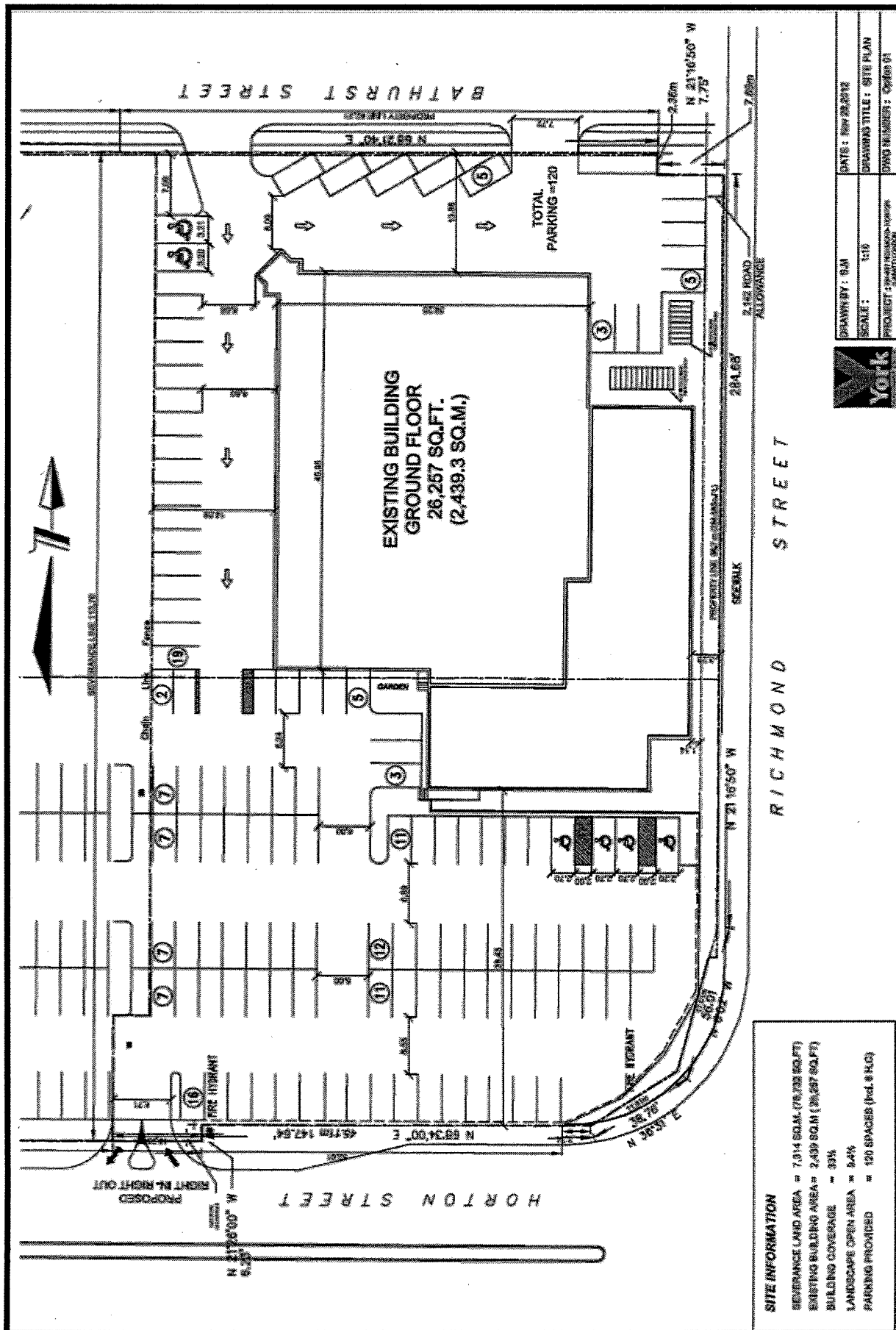
The applicant has also requested an amendment to the Zoning By-law from a Light Industrial (LI2) Zone which permits light manufacturing uses which are typically contained wholly within a building to an Office Special Provision (OF8()) Zone which permits office uses with a maximum gross floor area of 4,663 square metres, commercial recreational uses with a maximum gross floor area of 1,125 square metres and commercial school uses with a maximum gross floor area of 1,765 square metres, with a 1.0m exterior side yard setback, a minimum front, rear and exterior side yard setback to a parking area of 0.0m, a minimum 8% landscaped open space,

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110 vehicular parking spaces including 6 barrier free spaces minimum and 80 bicycle parking spaces minimum.

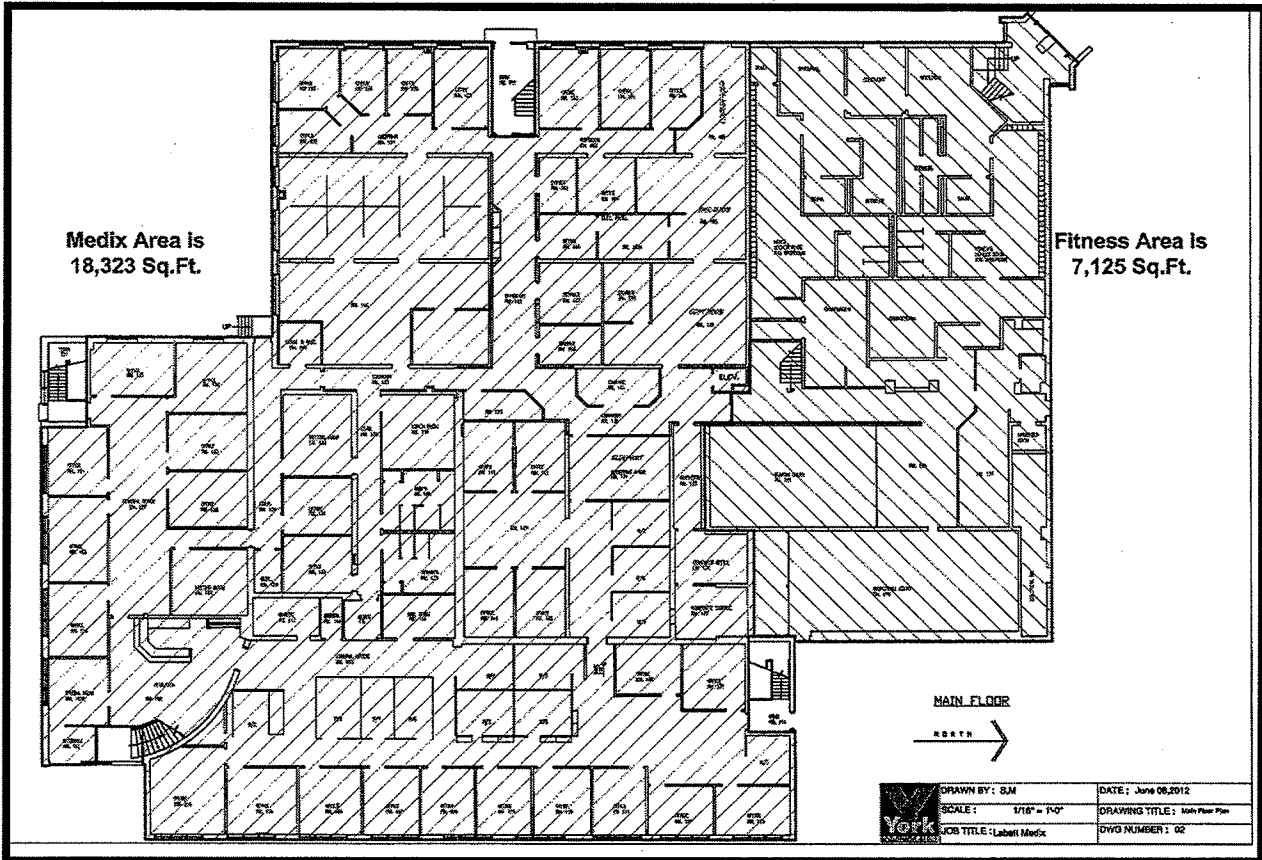
Proposed Site Plan



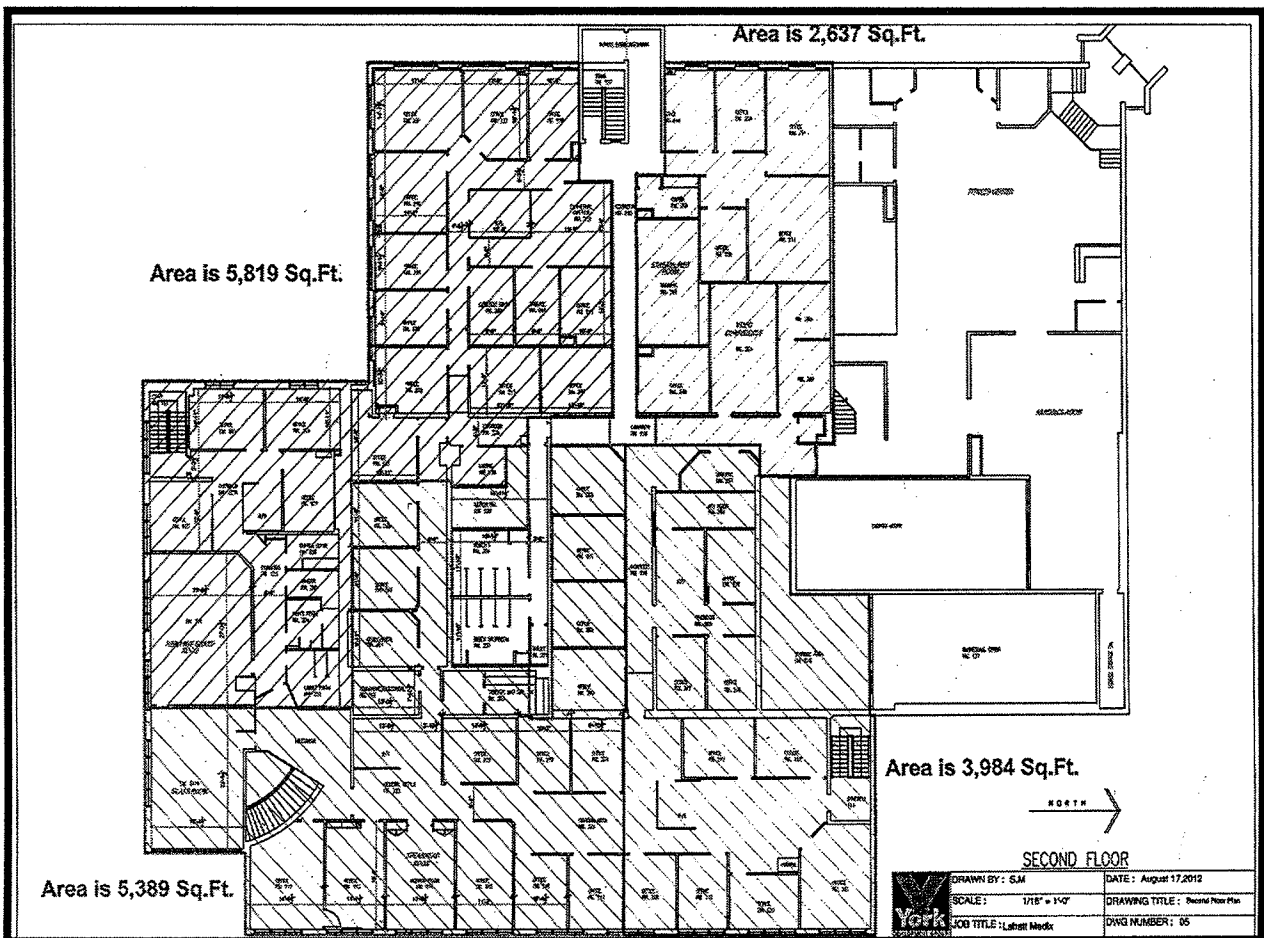
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Proposed Floor Plan- Main Floor



Proposed Floor Plan- Second Floor



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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. The PPS provides some direction to this matter.

Policy 1.1.1 of the PPS states that, healthy, liveable and safe communities are sustained by:

- *Promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term*

The requested amendment proposes to reuse an existing building located adjacent to the Downtown. The proposed continued use of the existing office building represents efficient development and land use pattern.

- *Accommodating an appropriate range and mix of residential, employment (including industrial, commercial and institutional uses), recreational and open space uses to meet long-term needs*

The building is located to the south of the City of London Downtown. The proposed amendment will allow for an existing office building to be continued to be used for office uses that are not associated with the manufacturing use. The proposed amendment maintains the existing mix of uses and office uses in this area.

- *Promoting cost-effective development standards to minimize land consumption and servicing costs*

The subject site contains an existing building that utilizes the existing infrastructure while requiring no additional works to be undertaken.

Policy 1.1.3.3 of the PPS states that, "*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*" [Emphasis added]. The requested amendment intends to utilize the existing building stock and is consistent with this policy. Additionally, there is suitable existing infrastructure in the immediate area to accommodate the projected needs of the proposed uses.

Policy 1.3.1 (Employment Areas) of the PPS requires planning authorities to promote economic development and competitiveness by such means as, "*providing for a mix and range of employment opportunities*" and "*providing opportunities for a range and choice of suitable sites for employment uses*". The requested amendments maintain the existing office building and allow for additional office uses not in association with the manufacturing use, adding a wider range of office and associated uses to the existing inventory of offices uses in the immediate area.

Official Plan

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 Light Industrial on Schedule A – Land Use – to the City's Official Plan which provide for a range of industrial activities which are likely to have a minimal impact on surrounding uses.

Section 7.1.5 iv) Existing Industrial Areas Objectives states:

In order to maintain an adequate supply of lands designated for industrial development, the conversion of lands for non-industrial purposes may only be permitted through a comprehensive

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review where it has been demonstrated that the lands are not required for industrial purposes over the long term, and that there is a need for the conversion of the lands.

The proposed amendment will permit the severance of an existing office building from the existing industrially designated lands. The size of the proposed severed lands is adequate to accommodate the existing office building including parking and to maintain the existing industrial use and transportation yard in association with the manufacturing use (Labatt's) on the south side of Horton Street East. The existing office building can be utilized for further office uses and the change of use from industrial to office does not diminish the existing supply of industrial lands in the area and the lands are not required for future industrial proposes.

The application is to amend the Light Industrial designation to an Office Area designation. Section 5.2.6 of the Official Plan Applications to Expand or Add Office Areas states:

Proposals for new Office Area designations will be evaluated on the basis of:

Demand

i) The total projected demand for office space in the City and the likely impact of the proposed development on the demand for office space in the Downtown.

The applicant has submitted: *The most recent data published listed the London office vacancy rate at 14.3%. The downtown core was at 15.2%. A total of 5, 465, 1688 ft² is identified as being available in London. The addition of 50,174 ft² (0.9%) of un-leased space would bump the vacancy rate to 15% overall. However, the proposed space to be added through the rezoning is preleased and thus does not negatively impact the current numbers. This holds true for the downtown core numbers as well.*

The building exists and was used as office support for the manufacturing use. The proposed amendment does not create any "new" leasable gross floor area and will permit an existing gross floor area to be utilized for office uses. Further the applicant is proposing 1,125 square metres of commercial recreational uses and 1,765 square metres of commercial school use. The proposed amendment should not have any adverse impact on the demand for office space in the downtown.

Supply

ii) The supply of vacant land or vacant buildings in the City which are zoned for office use.

As stated above the vacant gross floor area in the downtown is approximately 15%. This building was utilized as an office use by the existing manufacturing use. The proposed amendment will allow for an existing office building to be continued to be utilized and not left vacant.

Economic Opportunities

iii) The potential economic opportunities to be gained from providing a broader range of office types and locations in the City.

The existing office building is located immediately to the south of the CN railway line which is the border that separates the Downtown area from the South of Horton Street neighbourhood (SoHo). In June of 2011 Council adopted the SoHo Community Improvement Plan which states the vision as: *Our SoHo will be a vibrant and healthy urban neighbourhood that celebrates its rich sense of community and heritage. With its unique links to the Downtown and Thames River, SoHo will be a great place to live, work, shop and play!*

The proposed amendment allows for an existing office building to continue to be used as an office, a commercial school and a commercial recreational use and will help actualize the SoHo Community Improvement Plan's Vision Statement by providing for employment opportunities and as a continued link to the downtown.

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Compatibility

iv) *The compatibility of the proposed office development with surrounding land uses.*

The existing office building has an established history of existence in this area and is fully compatible with the surrounding area.

Criteria

v) *Compliance with the appropriate policies or permitted uses, location, scale, and form of development.*

The proposed use meets all locational criteria for office development outside of the downtown, including a gross floor area less than 5000 m², located at the corner of two arterial roads and is served by public transit.

Municipal Services

vi) *The availability of municipal services to accommodate the proposed use.*

The site is fully serviced.

Section 5.2.2 of the Official Plan allows for secondary uses in the Office Area designation. The section states: *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 proposed amendment to permit secondary uses, a commercial recreational use and commercial school, is consistent with this policy as the uses are supportive and compatible with the primary office uses. The proposed amendment to Zoning By-law Z.-1 will restrict the maximum gross floor area for both secondary uses.

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 the permitted use, and the built form. This is achieved by applying various zones 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.

Section 19.1 – General Purpose of the OF Zone – describes the rationale behind the Office zone variations. *This Zone provides for and regulates new office uses outside of the Downtown area in small to medium scale office buildings primarily in areas designated Office Area in the Official Plan. 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.*

The main OF Zone variation accommodates professional offices, the lowest intensity of office use. An expanded range of uses and/or more intensive use of a site may be permitted at appropriate locations through the use of the remaining zone variations. All secondary or accessory uses which are permitted must be contained within the office building and are not intended as free standing uses.

The applicant has applied to rezone the subject site to an Office Special Provision (OF8 ()) Zone. The subject site meets the minimum zoning regulations of the standard Office OF8 zone variation for lot frontage and lot area. The requested amendment is intended to add: clinics, medical/dental offices, medical/dental laboratories, offices business service establishments, convenience stores, day care centres, emergency care establishments, financial institutions, personal service establishments, pharmacies, restaurants, eat-in as permitted uses, with a special provision to include commercial recreation uses and a commercial school use.

Special provisions will also be used to limit the total gross floor area (4,663 m²), the maximum gross floor area of the commercial recreation use (1,125m²) and the commercial school use

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Planner: C. Smith

(1,765m²) to a level of intensity that can be accommodated in the existing building and is consistent with the Office Area policies of the Official Plan.

Special provisions also include allowing a minimum of 110 vehicular parking spaces including 6 barrier free spaces and a minimum of 80 bicycle parking spaces. Zoning by-law Section 4.19 allows for a 10% reduction in required vehicular parking for the provision of additional bicycle parking. The proposed 80 bicycle parking spaces results in 14 additional vehicle parking spaces, for a total of 124 vehicle parking spaces to be provided in conformity with the Zoning by-law. The 124 vehicle parking spaces proposed to be provided results in a ratio of 1 parking space per 36m² of gross floor area. The resulting parking ratio is within the typical range of required parking for office uses in the Zoning by-law. Further the site is located in close proximity to the downtown and has access to all major bus routes. The setbacks from the parking area to the front, exterior and rear yard exists at 0.0m. The applicant proposes to maintain the parking area as it exists to utilize the 110 existing parking spaces. The 110 parking spaces including 6 barrier free parking spaces is specific to the existing 4,663m² gross floor area and will allow for all the uses permitted by the zone without any further relief required from the zoning by-law.

Further special provisions are required for existing conditions, exterior yard setback and existing landscaped open space.

The location of the subject site outside of the Downtown area in an existing building that can accommodate medium scale office uses is consistent with the General Purpose of the OF Zone.




CONCLUSION

The recommended amendment is consistent with the policies of the *Provincial Policy Statement, 2005*, and the City of London Official Plan. The recommended amendment will facilitate an adaptive reuse of a vacant building and the recommended regulations are intended to confine the floor area of all uses to within the existing building. The recommended amendment implements an intensity of use that can be accommodated by the available number of on-site parking spaces.

Agenda Item # Page #

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File: OZ-8107
Planner: C. Smith

PREPARED BY: 	SUBMITTED BY: 
C.SMITH COMMUNITY PLANNING AND DESIGN SECTION	JIM YANCHULA, MCIP, RPP MANAGER COMMUNITY PLANNING AND DESIGN SECTION
RECOMMENDED BY: 	
JOHN M. FLEMING, MCIP, RPP MANAGING DIRECTOR, PLANNING AND CITY PLANNER	

CS/

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Richmond St (CS)\8107OZOEreport.docx

Agenda Item # Page #

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File: OZ-8107
Planner: C. Smith

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

Written

Tanya Park- President
South of Horton Street Community Association

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File: OZ-8107
Planner: C. Smith

From: SoHo London [REDACTED]
Sent: Saturday, October 13, 2012 4:01 PM
To: Lysynski, Heather; Bryant, Judy; Polhill, Bud; Henderson, Dale; Swan, Joseph; White, Sue
Subject: Application - York Developments 142 Horton St. et.al.

Dear Planning and Environment Committee:

Councillor B. Polhill (Chair), Councillors J.P. Bryant, D.G. Henderson, J.B. Swan and S. White and H. Lysynski (Secretary).

On behalf of the SoHo Community Association, I want to advise that we are in full support of this zoning change and change to the Official Plan of London for properties 142 Horton St. E. 291, 297, 303, 305 Richmond St.

It will be a welcome addition to this part of our neighbourhood. We look forward to seeing the fruits of York Development's labour.

Sincerely,

Tanya Park

Agenda Item # Page #

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File: OZ-8107
Planner: C. Smith

**Bibliography of Information and Materials
OZ-8107**

The following documents were used in the review of this development proposal:

- Provincial Policy Statement, 2005
- City of London Official Plan
- Zoning By-law Z.-1
- Applicant's zoning by-law amendment application.
- All internal and external correspondence sent to C. Smith as contained in the City of London file Z-8107

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File: OZ-8107
Planner: C. Smith

Appendix "A"

Bill No. (number to be inserted by Clerk's Office)
2013

By-law No. C.P.-1284-_____

A by-law to amend the Official Plan for the City of London, 1989 relating to 142 Horton Street East and 291,297, 303 and 305 Richmond Street.

The Municipal Council of The Corporation of the City of London enacts as follows:

1. Amendment No. (to be inserted by Clerk's Office) to the Official Plan for the City of London Planning Area – 1989, as contained in the text attached hereto and forming part of this by-law, is adopted.
2. This by-law shall come into effect in accordance with subsection 17(38) of the *Planning Act, R.S.O. 1990, c.P.13*.

PASSED in Open Council on January 15, 2013.

Joe Fontana
Mayor

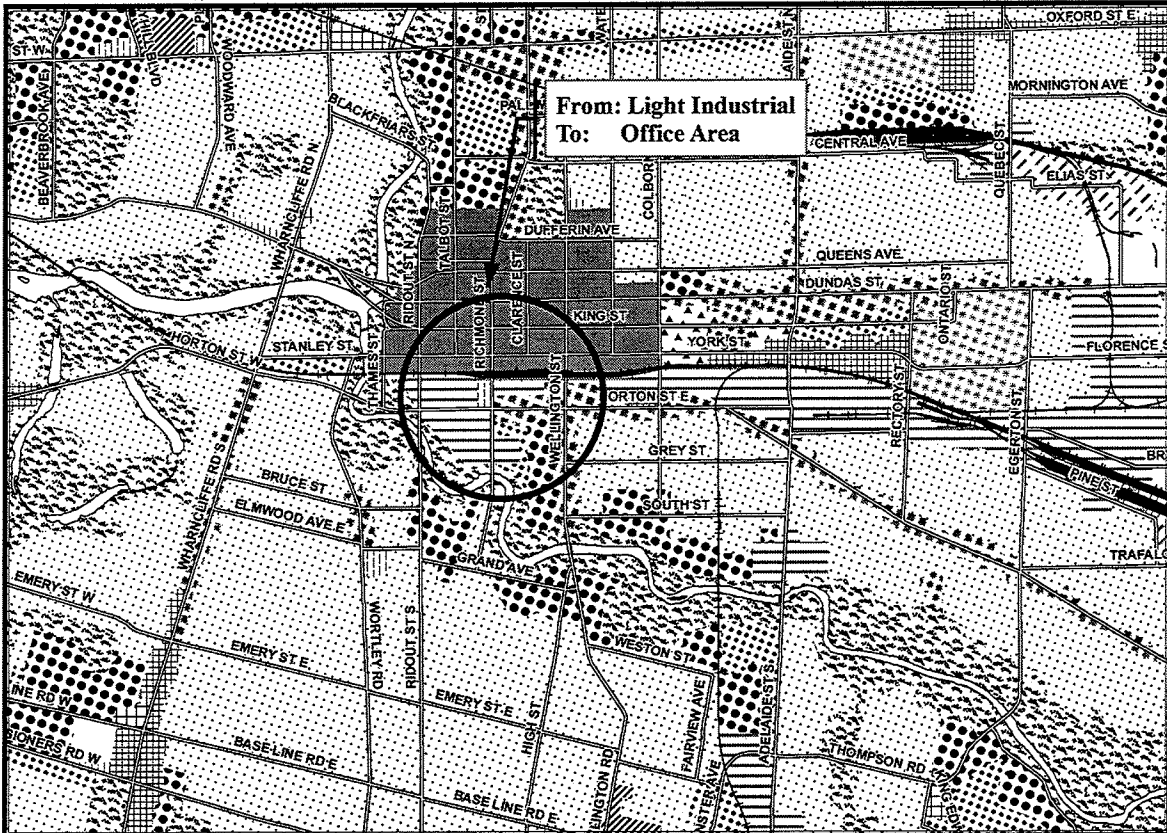
Catharine Saunders
City Clerk

First Reading - January 15, 2013
Second Reading - January 15, 2013
Third Reading - January 15, 2013

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File: OZ-8107
 Planner: C. Smith

AMENDMENT NO: _____



Legend

- | | |
|--|--|
| <ul style="list-style-type: none"> 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 | <ul style="list-style-type: none"> 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 |
|--|--|

This is an excerpt from the Planning Division's working consolidation of Schedule A to the City of London Official Plan, with added notations.

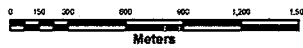
**SCHEDULE 1
 OFFICIAL PLAN**

AMENDMENT NO. _____

PREPARED BY: Graphics and Information Services



Scale 1:30,000



FILE NUMBER: OZ-8107

PLANNER: CS

TECHNICIAN: CK

DATE: 2012/11/14

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File: OZ-8107
Planner: C. Smith

AMENDMENT NO.

to the

OFFICIAL PLAN FOR THE CITY OF LONDON

A. PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is: To change the designation of certain lands described herein from a Light Industrial designation, to an Office Area designation, to permit the office use not in association with an industrial use on Schedule "A", Land Use, to the Official Plan for the City of London.

B. LOCATION OF THIS AMENDMENT

This Amendment applies to lands located at 142 Horton Street East and 291,297, 303 and 305 Richmond Street in the City of London.

C. BASIS OF THE AMENDMENT

The recommended amendments will facilitate an adaptive reuse of a vacant office building.

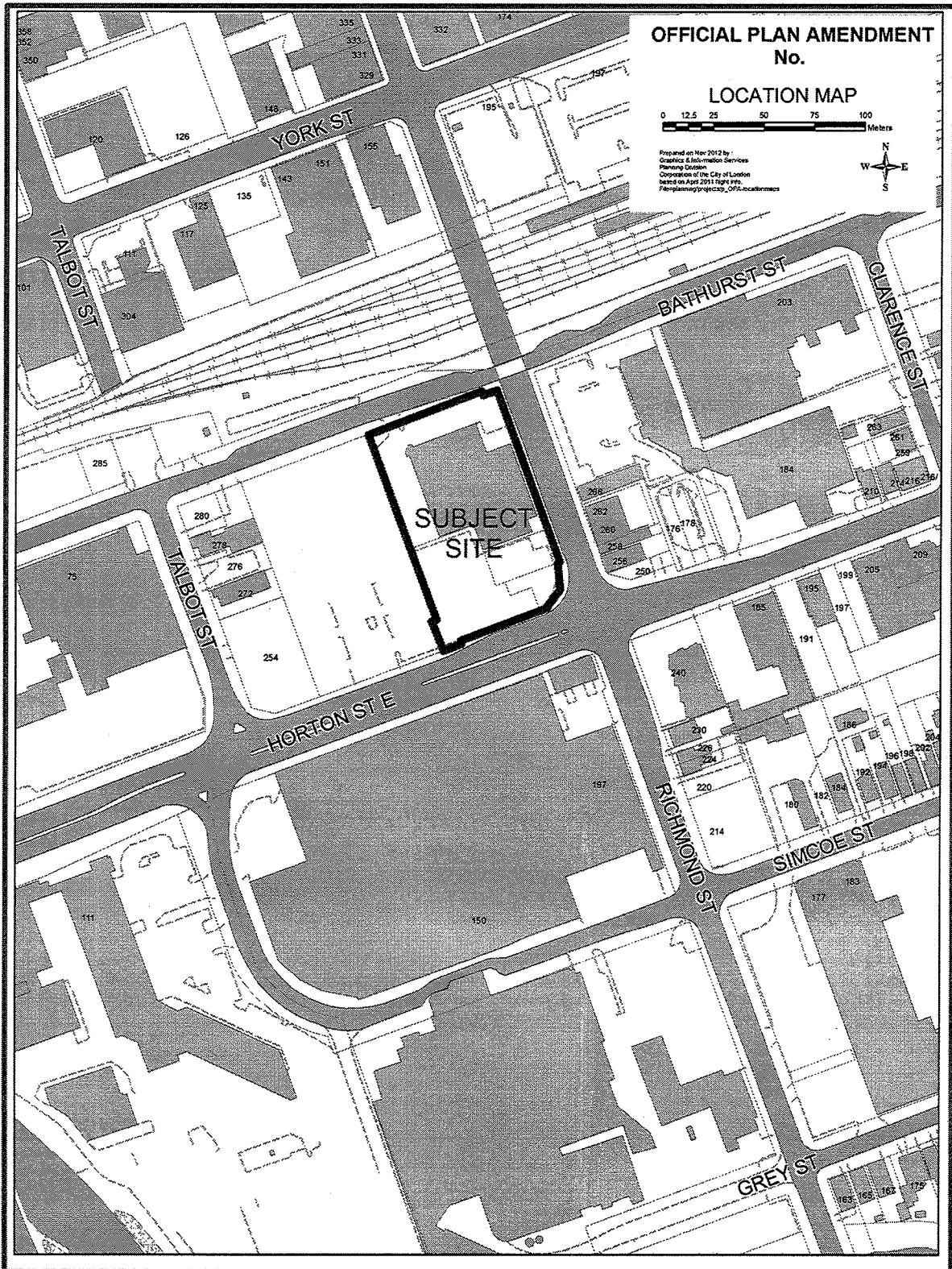
D. THE AMENDMENT

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

Schedule "A", Land Use, to the Official Plan for the City of London Planning Area is amended by designating those lands located at 142 Horton Street East and 291,297, 303 and 305 Richmond Street in the City of London, as indicated on "Schedule 1" attached hereto from a Light Industrial designation, to an Office Area designation, to permit the office use not in association with an industrial use.

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File: OZ-8107
Planner: C. Smith



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File: OZ-8107
Planner: C. Smith

Appendix "B"

Bill No. (number to be inserted by Clerk's Office)
2013

By-law No. Z.-1-13 _____

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 142 Horton Street East and 291,297, 303 and 305 Richmond Street.

WHEREAS Richmond Corporate Centre Inc. has applied to rezone an area of land located at 142 Horton Street East and 291,297, 303 and 305 Richmond Street, as shown on the map attached to this by-law, as set out below;

AND WHEREAS upon approval of Official Plan Amendment Number (number to be inserted by Clerk's Office) this rezoning will conform 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 142 Horton Street East and 291,297, 303 and 305 Richmond Street, as shown on the attached map comprising part of Key Map No. 84, from a Light Industrial (LI2) Zone to an Office Special Provision (OF8()) Zone.

1) Section Number 19.4 of the Office (OF8) Zone is amended by adding the following Special Provision:

-) OF8 () 142 Horton Street East and 291,297, 303 and 305 Richmond Street
 - a) Additional Permitted Uses in the existing building
 - i) Commercial Recreational Use: and
 - ii) Commercial School Use
 - b) Regulations
 - i) Total gross floor area (Maximum) 4,663 square metres (50,174 square feet)
 - ii) Total gross floor area for Commercial Recreational Use (Maximum) 1,125 square metres (12,083 square feet)
 - iii) Total gross floor area for Commercial School Use (Maximum) 1,765 square metres (18,992 square feet)
 - iv) Landscaped open space (Minimum) 8%
 - v) Parking Spaces (Minimum) 110 spaces including 6 barrier free
 - vi) Exterior Side Yard (Minimum) 1.0 metres
 - vii) Setback Front, Rear 0.0 metres

Agenda Item # Page #

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File: OZ-8107
Planner: C. Smith

and Exterior Side
Yard to Parking Area
(Minimum)

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 January 15, 2013.

Joe Fontana
Mayor

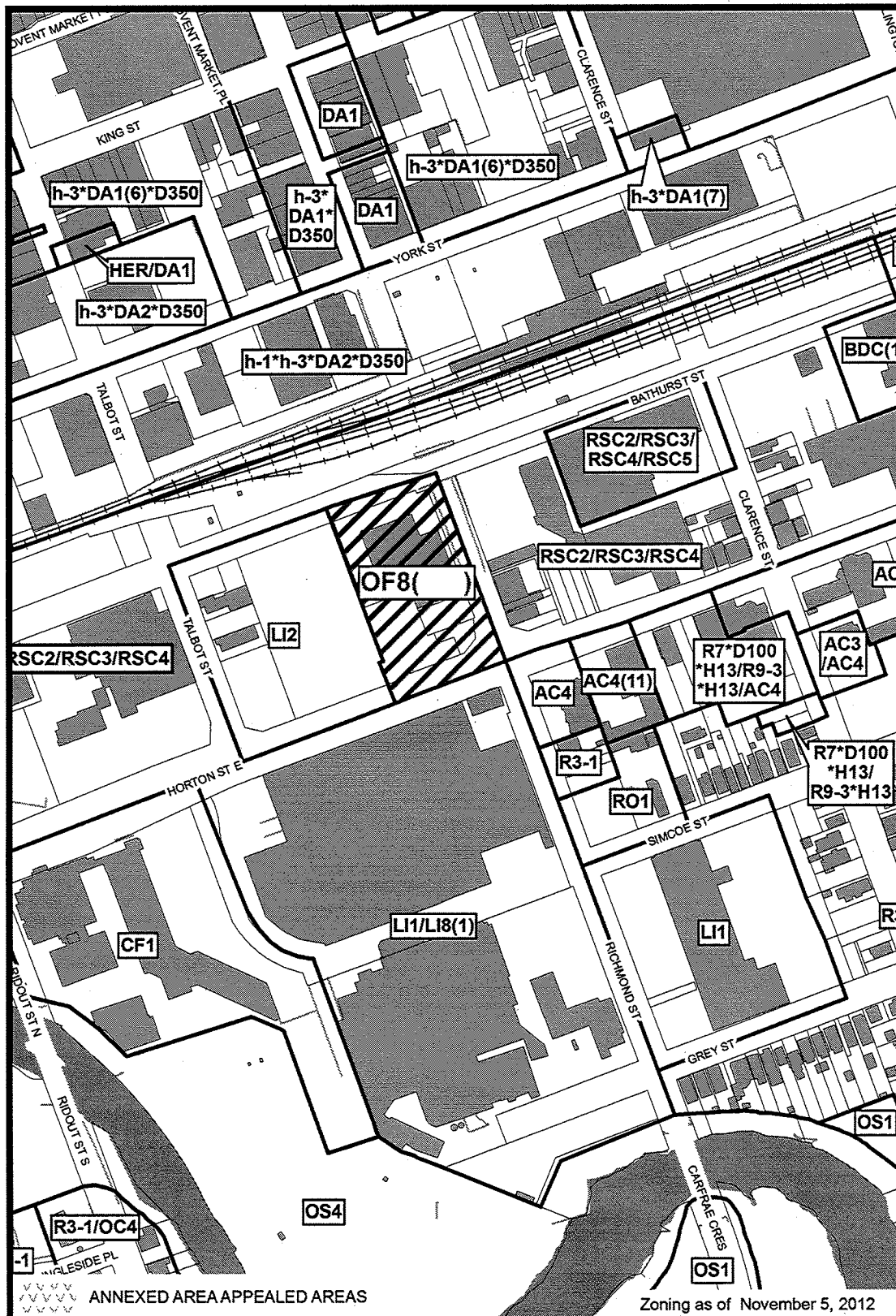
Catharine Saunders
City Clerk

First Reading - January 15, 2013
Second Reading - January 15, 2013
Third Reading - January 15, 2013

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File: OZ-8107
 Planner: C. Smith

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



File Number: OZ-8107
 Planner: CS
 Date Prepared: 2012/11/27
 Technician: CK
 By-Law No: Z.-1-

SUBJECT SITE

1:3,100

0 15 30 60 90 120 Meters

Geodatabase