

## Report to Planning and Environment Committee

**To:** Chair and Members  
Planning & Environment Committee

**From:** George Kotsifas P. Eng.,  
Managing Director, Development & Compliance Services and  
Chief Building Official

**Subject:** Glen Cairn Community Resource Centre and The Corporation  
of the City of London  
220 and 244 Adelaide Street South

**Public Participation Meeting on: September 9, 2019**

## Recommendation

That, on the recommendation of the Director, Development Services, the following actions be taken with respect to the applications of the Glen Cairn Community Resource Centre and The Corporation of the City of London relating to the properties located at 220 and 244 Adelaide Street South:

- (a) the proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting on September 17, 2019 to amend Zoning By-law No. Z.-1, in conformity with the Official Plan, to change the zoning of 244 Adelaide Street South **FROM** a Neighbourhood Facility Special Provision (NF1(11)) Zone, **TO** a Neighbourhood Facility Special Provision (NF1(\_\_)) Zone;
- (b) the proposed by-law attached hereto as Appendix "B" **BE INTRODUCED** at the Municipal Council meeting on September 17, 2019 to amend The London Plan to change the designation of 220 and 244 Adelaide Street South **FROM** the Light Industrial Place Type **TO** the Commercial Industrial Place Type;

**IT BEING NOTED THAT** The London Plan amendment will come into full force and effect concurrently with Map 1 of The London Plan;

**IT BEING FURTHER NOTED THAT** the following Site Plan Matters pertaining to 244 Adelaide Street South have been raised during the public participation process: the location of parking, garbage storage, tree planting, and landscaping buffering.

## Executive Summary

### Summary of Request

The Glen Cairn Community Resource Centre, owner of 244 Adelaide Street South, is requesting to rezone their property to permit a medical/dental clinic and medical/dental office in association with the existing community centre. The City of London is requesting to amend The London Plan by changing the designation of 220 and 244 Adelaide Street South from the Light Industrial Place Type to the Commercial Industrial Place Type.

### Purpose and the Effect of Recommended Action

The purpose and effect of the recommended action is to permit a medical/dental clinic in association with the existing community centre at 244 Adelaide Street South and to permit a reduced parking rate of 33 parking spaces, whereas 40 spaces are required. The recommended action will further re-designate 220 and 244 Adelaide Street South to the Commercial Industrial Place Type in The London Plan, in accordance with Council direction.

### Rationale of Recommended Action

1. The proposed amendment is consistent with the Provincial Policy Statement, 2014;

2. The proposed amendment conforms to the policies of the 1989 Official Plan, including but not limited to the policies of the Community Facilities designation;
3. The proposed amendment conforms to the in-force policies of The London Plan, including but not limited to the policies of the Commercial Industrial Place Type.

## Analysis

### 1.0 Site at a Glance

#### 1.1 Property Description

The subject lands are located in the Glen Cairn Planning District on the east side of Adelaide Street South, north of Commissioners Road East. 220 Adelaide Street South is currently developed with a bakery and commercial recreation establishment, while 244 Adelaide Street South is developed with the Glen Cairn Community Resource Centre.



Figure 1: 220 Adelaide Street South



Figure 2: 244 Adelaide Street South

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

- Official Plan Designation – Light Industrial (220 Adelaide Street South) and Community Facility (244 Adelaide Street South)
- The London Plan Place Type – Light Industrial Place Type
- Existing Zoning – Light Industrial Special Provision (LI1(19)) Zone (220 Adelaide Street South) and Neighbourhood Facility Special Provision (NF1(11)) Zone (244 Adelaide Street South)

**1.3 Site Characteristics**

- Current Land Use – Bakery and commercial recreation establishment (220 Adelaide Street South) and community Centre (244 Adelaide Street South)
- Frontage – 220 Adelaide Street South: 35.51 metres (116.51 feet); 244 Adelaide Street South: 41.39 metres (135.81 feet)
- Depth – 220 Adelaide Street South: 97.9 metres (321.37 feet); 244 Adelaide Street South: 84.01 metres (276.04 feet)
- Area – 220 Adelaide Street South: 3,360.7 square metres (38,768.39 square feet); 244 Adelaide Street South: 3,642.17 square metres (39,204 square feet)
- Shape – Irregular

**1.4 Surrounding Land Uses**

- North – Furniture store
- East – Low rise residential
- South – YFC Youth Centre
- West – Automobile Sales Establishment and London Ukrainian Centre

### 1.5 Location Map



## 2.0 Description of Proposal

### 2.1 Development Proposal

The Glen Cairn Community Resource Centre (GCCRC) has requested to rezone their property at 244 Adelaide Street South to facilitate the conversion of a portion of the existing building to a non-profit medical/dental clinic in association with the existing community centre. The GCCRC is also proposing to retrofit a portion of the building to a “certified commercial kitchen” to support community centre-related programming. No amendment is required for this retrofit as it is deemed to be a complementary use and ancillary to the existing community centre use. All proposed renovations are within the interior of the existing building.



Figure 3: Conceptual site plan for 244 Adelaide Street South

## 3.0 Relevant Background

### 3.1 Planning History

On June 20, 2002, Municipal Council amended the zone applicable to 244 Adelaide Street South from a Light Industrial (LI1) to a Restricted Service Commercial (RSC5) to permit Gardiner's Auction establishment. Due to the increase in similar requests to add more commercial service uses in the Light Industrial area along Adelaide Street South and in the Leathorne Street area, a study was undertaken by City Staff in 2004, and as a result, Municipal Council amended the zoning in the area to add more service commercial uses. At that time, the zoning on 244 Adelaide Street South was amended from a Restricted Service Commercial (RSC5) to a Restricted Service Commercial (RSC2/RSC3/RSC5).

In 2011, The GCCRC requested an Official Plan Amendment and a Zoning By-law Amendment for 244 Adelaide Street South to re-designate the site from Light Industrial to Community Facility and rezone from Restricted Service Commercial (RSC2/RSC3/RSC5) Zone to a Neighbourhood Facility Special Provision (NF1(11)) Zone. The purpose of the requested amendment was to facilitate the GCCRC's relocation from their former location at 150 King Edward Avenue to the subject lands.

On March 6, 2018, the owner of 220 Adelaide Street South received approval of a Zoning By-law Amendment to rezone the property from a Light Industrial (LI1) Zone to a Light Industrial Special Provision (LI1(20)) Zone to expand the range of permitted uses to include “Commercial Recreation Establishment”. The proposed “Commercial Recreation Establishment” use does not conform to the Light Industrial Place Type of

The London Plan, however the requested amendment was permitted and evaluated under the in-force and effect policies of the 1989 Official Plan. Through the resolution, Council also directed Civic Administration to consider an amendment to The London Plan to re-designate both 220 and 244 Adelaide Street South from a Light Industrial Place Type to a Commercial Industrial Place Type. As such, upon submission of the requested Zoning By-law Amendment for 244 Adelaide Street South, Civic Administration has initiated the amendment to The London Plan.

### **3.2 Requested Amendment**

The applicant is requesting to rezone 244 Adelaide Street South from a Neighbourhood Facility Special Provision (NF1(11)) Zone to a Neighbourhood Facility Special Provision (NF1(\_\_\_)) Zone to permit the proposed medical/dental clinic use. An additional special provision to permit a minimum parking supply of 33 spaces is also requested in order to recognize the existing number of parking spaces on site. Existing special provisions permitting reduced front and interior side yard setbacks would continue to apply to the site.

The Corporation of the City of London is requesting to re-designate 220 and 244 Adelaide Street South from a Light Industrial Place Type to a Commercial Industrial Place Type in The London Plan, consistent with Council direction through the March 6, 2018 resolution.

### **3.3 Community Engagement (see more detail in Appendix C)**

Staff have received no written responses from neighbouring property owners. One phone call was received requesting clarification on the application.

### **3.4 Policy Context (see more detail in Appendix D)**

#### ***The Provincial Policy Statement, 2014***

The Provincial Policy Statement (PPS) 2014, provides policy direction on matters of provincial interest related to land use planning and development. All decisions affecting land use planning matters shall be “consistent with” the policies of the PPS.

Section 1.1 of the PPS encourages healthy, livable and safe communities which are sustained by accommodating an appropriate range and mix of residential, employment and institutional uses to meet long-term needs. It also encourages planning authorities to ensure necessary infrastructure, electricity generation facilities and transmission and distribution systems, and public service facilities are or will be available to meet current and projected needs.

#### ***The London Plan***

*The London Plan* is the new Official Plan for the City of London (Council adopted, approved by the Ministry with modifications, and the majority of which is in force and effect). *The London Plan* policies under appeal to the *Local Planning Appeals Tribunal* (Appeal PL170100) and not in force and effect are indicated with an asterisk throughout this report. *The London Plan* policies under appeal are included in this report for informative purposes indicating the intent of City Council, but are not determinative for the purposes of this planning application.

The subject sites are currently in the Light Industrial Place Type of The London Plan, in accordance with \*Map 1, and are recommended to be re-designated to the Commercial Industrial Place Type.

#### ***1989 Official Plan***

The subject sites are designated Light Industrial (220 Adelaide Street South) and Community Facility (244 Adelaide Street South) in the 1989 Official Plan in accordance with Schedule A. The Community Facility designation is intended to include institutional type uses which provide a city-wide or community service function. These uses include social and health services which are intended to meet both the day-to-day needs and

the long-term care requirements of City residents (6.2.1ii).

## 4.0 Key Issues and Considerations

### 4.1 Issue and Consideration # 1: Re-designation to Commercial Industrial Place Type at 220 and 244 Adelaide Street South

*Provincial Policy Statement, 2014*

The PPS states that planning authorities shall promote economic competitiveness by providing for an appropriate range and mix of employment and institutional uses to meet long-term needs and by providing opportunities for a diversified economic base, including maintaining a range of suitable sites for employment uses (1.3.1). The PPS also identifies that planning authorities shall plan for, protect, and preserve employment areas for current and future uses (1.3.2.1). The Commercial Industrial Place Type contemplates a range of employment uses, therefore protecting and preserving employment areas for current and future uses.

*The London Plan*

The Commercial Industrial Place Type is where commercial uses will be directed that do not fit well within the commercial and mixed-use place types, due to the planning impacts that they may generate. Permitted commercial uses will have a tolerance for planning impacts created by a limited range of light industrial uses which may also be located within this place type. The Commercial Industrial Place Type is located in automobile and truck dominated environments, away from neighbourhoods and pedestrian-oriented streetscapes (1112\_). These commercial uses tend to have a quasi-industrial character, whereby they may be designed with large outdoor storage areas, impound areas with high fences, heavy equipment on-site, or large warehouse components that don't integrate well within streetscapes and neighbourhoods. They may also generate noise, vibration, emissions and other planning impacts beyond those that would be expected within a commercial or mixed-use context (1118\_).

The Commercial Industrial Place Type contemplates a range of employment uses, as well as the commercial recreation and place of assembly uses that currently occupy the subject sites (1119\_2). The area surrounding the subject lands has a quasi-industrial character and includes a range of commercial and industrial uses. Industrial uses are primarily concentrated to the north of the subject site, with commercial uses primarily to the south and immediately across the street to the west. While a portion of the subject lands abut residential uses to the east, it should be noted that the subject lands and other surrounding properties are in the Light Industrial Place Type, which may have a greater impact than the recommended place type. The recommended amendment introduces commercial options which may have less of an impact on neighbouring residential uses than the existing Light Industrial Place Type.

It should be noted that 244 Adelaide Street South directly abuts the boundary of the Commercial Industrial Place Type while 220 Adelaide Street South is located two properties north of the boundary, as shown on Figure 4. As such, the recommended amendment would result in a contiguous extension of the Commercial Industrial Place Type, "squaring off" the designation along this portion of the Adelaide Street South corridor where existing Commercial Industrial Place Type lands are currently situated. The existing commercial bakery and commercial recreation establishment uses at 220 Adelaide Street South are contemplated in the Commercial Industrial Place Type, as is the existing community centre use at 244 Adelaide Street South.



Figure 4: The London Plan Place Types

#### 4.2 Issue and Consideration # 2: Proposed Medical/Dental Use at 244 Adelaide Street South

*Provincial Policy Statement, 2014*

The PPS defines *public services facilities* as “land, buildings and structures for the provision of programs and services provided or subsidized by a government or other body, such as social assistance, recreation, police and fire protection, health and educational programs, and cultural services. *Public service facilities* do not include *infrastructure*.” Accordingly, a community centre would be considered a *public service facility*.

Section 1.1 states that healthy, livable and safe communities are sustained by ensuring that necessary *infrastructure*, electricity generation facilities and transmission and distribution systems, and *public service facilities* are or will be available to meet current and projected needs. Planning authorities shall identify appropriate locations 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 (1.1.3.3). Before consideration is given to developing new *infrastructure* and *public service facilities*, the use of existing *infrastructure* and *public service facilities* should be optimized and opportunities for adaptive re-use should be considered, wherever feasible (1.6.3 a. & 1.6.3b.).

As the requested amendment proposes to expand the range of services provided by the existing community centre, staff is satisfied the recommended amendment is consistent with the PPS.

*The London Plan*

The Commercial Industrial Place Type permits a range of quasi-industrial uses which may be designed with large outdoor storage areas, impound areas with high fences, heavy equipment on-site, or large warehouse components that don't integrate well within streetscapes and neighbourhoods (1118\_). Permitted uses include commercial recreation, places of assembly, and places of worship (1119\_2). The Glen Cairn Community Resource Centre has existed on the subject site since 2012 and has demonstrated a level of compatibility with the uses in the surrounding area. The recommended amendment serves to facilitate an expansion to the existing programming by permitting a non-profit medical/dental clinic, which would only be permitted in association with the existing community centre. The community centre use



is permitted in the Commercial Industrial Place Type as it is interpreted to be a “place of assembly”. Should Council approve the recommended amendment to re-designate the site to the Commercial Industrial Place Type, the recommended amendment is in conformity with The London Plan.

#### *1989 Official Plan*

The subject lands are designated Community Facility in the 1989 Official Plan. The purpose of the Regional and Community Facilities policies is to promote the orderly development and distribution of institutional type facilities and to minimize any impacts that these facilities may have on adjacent land uses (6.2.1).

The Community Facility designation is intended to include institutional type uses which provide a city-wide or community service function. These uses include social and health services which are intended to meet both the day-to-day needs and the long-term care requirements of City residents. Community Facilities generally occupy smaller sites than uses in the Regional Facilities designation. The intent of this designation is to identify appropriate locations for community facilities and to minimize any potential impacts on adjacent land uses (6.2.1ii). Permitted uses include health clinics, as well as community facilities permitted in residential designations such as community centres (6.2.2iii). The recommended amendment would facilitate an expansion to the services and programming of the existing community centre by providing non-profit dental services in association with the community centre. As both the community centre and health clinic uses are contemplated in the Community Facility designation, the recommended amendment is in conformity with the 1989 Official Plan.

#### **4.3 Issue and Consideration # 3: Parking at 244 Adelaide Street South**

The existing building has an approximate gross floor area (GFA) of 900 square metres. The community centre and medical/dental clinic uses require parking at a rate of 1 space per 25 square metres of GFA and 1 per 15 square metres of GFA respectively. Based on the proposed GFA for each use, a total of 40 parking spaces is required, whereas 33 exist on site. No changes are proposed to the site other than interior renovations to the existing building. The site is located in the primary transit area and is serviced by an existing London Transit bus route with stops across the street and approximately 40 metres away. As such, it is anticipated the reduction of seven spaces will not result in any impacts on the site or surrounding area. Further, refinement of the site’s access and parking will be considered and formalized through the review of a future site plan application.

More information and detail is available in the appendices of this report.

## 5.0 Conclusion

The recommended amendment is consistent with the Provincial Policy Statement, 2014 and conforms to the in force policies of The London Plan and the 1989 Official Plan. The recommended amendment will re-designate the properties to a place type in The London Plan that is more appropriate for the subject lands. The recommended amendment will further facilitate the conversion of underutilized space within an existing building to an accessory use that is complimentary to the existing community centre and provides a service to the surrounding community.

<b>Prepared by:</b>	<b>Catherine Lowery, MCIP, RPP Planner II, Development Services</b>
<b>Recommended by:</b>	<b>Paul Yeoman, RPP, PLE Director, Development Services</b>
<b>Submitted by:</b>	<b>George Kotsifas, P.ENG Managing Director, Development and Compliance Services and Chief building Official</b>
Note: The opinions contained herein are offered by a person or persons qualified to provide expert opinion. Further detail with respect to qualifications can be obtained from Development Services.	

August 30, 2019

cc: Michael Tomazincic, MCIP, RPP, Manager, Current Planning

**Appendix "A"**

Bill No. (number to be inserted by Clerk's Office)  
(2019)

By-law No. Z.-1-19\_\_\_\_\_

A by-law to amend By-law No. Z.-1 to  
rezone an area of land located at 244  
Adelaide Street South.

WHEREAS the Glen Cairn Community Resource Centre has applied to  
rezone an area of land located at 244 Adelaide Street South, as shown on the map  
attached to this by-law, as set out below;

AND WHEREAS this rezoning conforms to the Official Plan;

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

- 1) Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to  
lands located at 244 Adelaide Street South, as shown on the attached map  
comprising part of Key Map No. A108, from a Neighbourhood Facility Special  
Provision (NF1(11)) Zone to a Neighbourhood Facility Special Provision (NF1(\_\_\_))  
Zone.
- 2) Section Number 33.4 of the Neighbourhood Facility (NF1) Zone is amended by  
adding the following Special Provision:
  - ) NF1( ) 244 Adelaide Street South
    - a) Additional Permitted Use:
      - i) Clinic, accessory to the existing Community Centre
      - ii) Office, medical/dental, accessory to the existing  
Community Centre
    - b) Regulations:
      - i) South Interior Side Yard 1.2 metres (3.93 feet)  
Setback (Minimum)
      - ii) Front Yard Setback 1.2 metres (3.93 feet)  
(Minimum)
      - iii) Parking for Community 1 space per 30 square  
Centre and any accessory metres of gross floor area  
uses (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 September 17, 2019.

**File: Z-9061/O-9066**  
**Planner: C. Lowery**

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – September 17, 2019  
Second Reading – September 17, 2019  
Third Reading – September 17, 2019

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



## Appendix "B"

Bill No. (number to be inserted by Clerk's Office)  
2019

By-law No. C.P.-XXXX-\_\_\_\_

A by-law to amend The London Plan for the City of London, 2016 relating to 220 and 244 Adelaide Street South.

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

1. Amendment No. # to The London Plan for the City of London Planning Area – 2016, as contained in the text attached hereto and forming part of this by-law, is adopted.
2. The Amendment shall come into effect in accordance with subsection 17(27) of the *Planning Act, R.S.O. 1990, c. P.13*.

PASSED in Open Council on September 17, 2019.

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – September 17, 2019  
Second Reading – September 17, 2019  
Third Reading – September 17, 2019

**AMENDMENT NO.  
to the  
THE LONDON PLAN FOR THE CITY OF LONDON**

A. PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is to change the Place Type of certain lands described herein from Light Industrial Place Type to Commercial Industrial Place Type on Schedule "A", Map 1 – Place Type, to The London Plan for the City of London.

B. LOCATION OF THIS AMENDMENT

This Amendment applies to lands located at 220 and 244 Adelaide Street South in the City of London.

C. BASIS OF THE AMENDMENT

The amendment is consistent with the policies of the Provincial Policy Statement, 2014 and in conformity with the in-force policies of The London Plan.

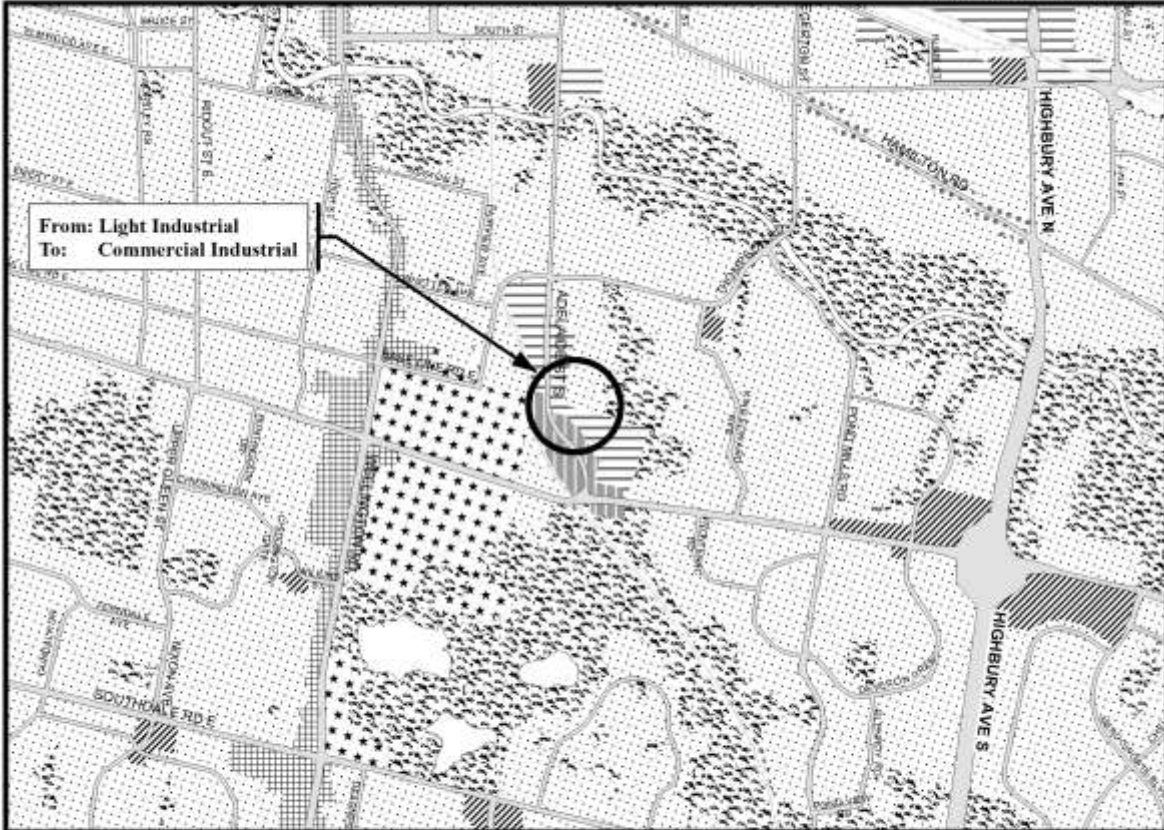
D. THE AMENDMENT

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

*The London Plan* is hereby amended as follows:

Map 1 – Place Types, to The London Plan for the City of London Planning Area is amended by changing the Place Type of those lands located at 220 and 244 Adelaide Street South in the City of London, as indicated on "Schedule 1" attached hereto from Light Industrial Place Type to Commercial Industrial Place Type

AMENDMENT NO:



**Legend**

- |                        |                          |   |
|------------------------|--------------------------|---|
| Downtown               | Future Community Growth  | Environmental Review                    |
| Transit Village        | Heavy Industrial         | Farmland                                |
| Shopping Area          | Light Industrial         | Rural Neighbourhood                     |
| Rapid Transit Corridor | Future Industrial Growth | Waste Management Resource Recovery Area |
| Urban Corridor         | Commercial Industrial    | Urban Growth Boundary                   |
| Main Street            | Institutional            |   |
| Neighbourhood          | Green Space              |   |

*This is an excerpt from the Planning Division's working consolidation of Map 1 - Place Types of the London Plan, with added notations. At the time of the printing of this map, the Rapid Transit EA is in progress. This map shows the Rapid Transit Corridors and Urban Corridors to recognize potential alignments. These Place Types will be modified to align with the results of the EA process for the final version of The London Plan.*

<p><b>SCHEDULE #</b>  <b>TO</b>  <b>THE LONDON PLAN</b>  <b>AMENDMENT NO.</b> _____                  PREPARED BY: Development Services</p>	<p>Scale 1:30,000                  Meters</p>	<p><b>FILE NUMBER:</b> O-9066  <b>PLANNER:</b> CL  <b>TECHNICIAN:</b> DM  <b>DATE:</b> 08/06/2019</p>
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## Appendix C – Public Engagement

### Community Engagement

**Public liaison:** On May 29, 2019, Notice of Application was sent to 41 property owners in the surrounding area. Notice of Application was also published in the *Public Notices and Bidding Opportunities* section of *The Londoner* on May 30, 2019. A “Planning Application” sign was also posted on the site.

One reply was received.

#### Nature of Liaison:

**244 Adelaide Street South** – The purpose and effect of this zoning change is to permit a medical/dental clinic and a certified commercial kitchen in association with the existing community centre. Possible change to Zoning By-law Z.-1 **FROM** a Neighbourhood Facility Special Provision (NF1(11)) Zone **TO** a Neighbourhood Facility Special Provision (NF1(\_\_)) Zone to permit the proposed medical/dental clinic and commercial kitchen uses and a reduced parking rate of 33 spaces, whereas 40 spaces are required. The existing range of permitted uses would continue to apply to the site. The existing special provision permitting minimum 1.2 metre front and interior side yard setbacks would continue to apply to the site.

**220 and 244 Adelaide Street South** – Possible amendment to The London Plan to change the designation of the subject properties from a Light Industrial Place Type to a Commercial Industrial Place Type.

#### Responses:

One phone call was received from a planning consultant on behalf of a property owner across the street from the subject properties requesting clarification of the proposed amendments and expressing some concern for the proposed medical/dental office use.

#### Responses to Public Liaison Letter and Publication in “The Londoner”

Telephone	Written
Casey Kulchycki Zelinka Priamo Ltd. 318 Wellington Road London, ON N6C 4P4	

### Agency/Departmental Comments

#### June 13, 2019: Upper Thames River Conservation Authority

The Upper Thames River Conservation Authority (UTRCA) has reviewed this application with regard for the policies in the *Environmental Planning Policy Manual for the Upper Thames River Conservation Authority (June 2006)*. These policies include regulations made pursuant to Section 28 of the *Conservation Authorities Act*, and are consistent with the natural hazard and natural heritage policies contained in the *Provincial Policy Statement (2014)*. The *Upper Thames River Source Protection Area Assessment Report* has also been reviewed in order to confirm whether the subject lands are located in a vulnerable area. The Drinking Water Source Protection information is being disclosed to the Municipality to assist them in fulfilling their decision making responsibilities under the Planning Act.

#### **CONSERVATION AUTHORITIES ACT**

The subject lands **are not** affected by any regulations (Ontario Regulation 157/06) made pursuant to Section 28 of the *Conservation Authorities Act*.

#### **DRINKING WATER SOURCE PROTECTION**

Clean Water Act

The subject lands have been reviewed to determine whether or not they fall within a vulnerable area (Wellhead Protection Area, Highly Vulnerable Aquifer, and Significant Groundwater Recharge Areas). Upon review, we can advise that the subject lands **are** within a vulnerable area. For policies, mapping and further information pertaining to drinking water source protection, please refer to the approved Source Protection Plan at:

<https://www.sourcewaterprotection.on.ca/approved-source-protection-plan/>

### **RECOMMENDATION**

The UTRCA has no objections to this application. Thank you for the opportunity to comment.

#### June 19, 2019: Stormwater Engineering

The Stormwater Engineering Division staff have no objection to this application to amend the Zoning By-law.

Please let the applicant know about the following general and specific issues/requirements to be addressed/considered by the applicant's consulting engineer when and if a site plan application is initiated for this site. These issues/requirements are subject to change as needed, pending further review:

#### Specific comment for this site

1. There is a concurrent Official Plan amendment application for 220 and 244 Adelaide Street South.
2. The site is not included in any existing storm catchment area. Storm sewers along Adelaide Street South may not have surplus capacity to service the site and therefore the proposed SWM strategy to be included in the report mentioned in point 5 below, shall include hydraulic calculations (storm sewer capacity analysis) to demonstrate available capacity to service the site along with any require on-site SWM controls including LID solutions.
3. Any proposed LID solution should be supported by a Geotechnical Report and/or hydrogeological investigations prepared with focus on the type of soil, its infiltration rate, hydraulic conductivity (under field saturated conditions), and seasonal high ground water elevation. The report(s) should include geotechnical and hydrogeological recommendations of any preferred/suitable LID solution along with rationale and conclusions about the following points:
  - Description of relevant site features, including topography and surface water drainage, regional overburden geology, regional hydrogeology, and proximity to nearby natural heritage features (e.g., stream, ponds, wetlands, woodlots, etc.).
  - Advancement of boreholes at the site, including the installation of a minimum of one monitoring well.
  - Infiltration measurements from areas within the Site using standards infiltration/percolation testing methods (e.g., Guelph Permeameter Test, Double-ring infiltrometer test, etc.).
  - Description of the measured relevant site hydrogeological information, including aquifer properties (e.g., hydraulic conductivity) and static groundwater levels.
  - Establishing seasonal fluctuations in water levels, including capturing a representative seasonal high elevation. Note that the use of borehole and/or test pit observations to establish both static water levels and potential seasonal fluctuations is not standard practice.
4. If the number of parking spaces (proposed plus existing) exceed the threshold of 30 then the consultant shall be required to comply with the MECP water quality standards of minimum 70% TSS removal. Applicable options to address MECP

water quality requirements include, but are not limited to the use of oil/grit separators, LID filtration or infiltration solutions, etc.

### **General comments for sites within Central Thames Subwatershed**

5. The subject lands are located in the Central Thames Subwatershed. The Developer shall be required to provide a Storm/drainage Servicing Report demonstrating that the proper SWM practices will be applied to ensure the maximum permissible storm run-off discharge from the subject site will not exceed the peak discharge of storm run-off under pre-development conditions.
6. The Owner agrees to promote the implementation of SWM Best Management Practices (BMP's) within the plan, including Low Impact Development (LID) where possible, to the satisfaction of the City Engineer. It shall include water balance.
7. The owner is required to provide a lot grading plan for stormwater flows and major overland flows on site and ensure that stormwater flows are self-contained on site, up to the 100 year event and safely conveys up to the 250 year storm event, all to be designed by a Professional Engineer for review.
8. The Owner shall allow for conveyance of overland flows from external drainage areas that naturally drain by topography through the subject lands.
9. Stormwater run-off from the subject lands shall not cause any adverse effects to adjacent or downstream lands.
10. An erosion/sediment control plan that will identify all erosion and sediment control measures for the subject site and that will be in accordance with City of London and MECP standards and requirements, all to the specification and satisfaction of the City Engineer. This plan is to include measures to be used during all phases of construction. These measures shall be identified in the Storm/Drainage Servicing Report.

### **July 18, 2019: London Hydro**

This site is presently serviced by London Hydro. Contact Engineering Dept. if a service upgrade is required to facilitate the new building. Any new and/or relocation of existing infrastructure will be at the applicant's expense. Above-grade transformation is required. Note: Transformation lead times are minimum 16 weeks.

Contact Engineering Dept. to confirm requirements & availability.

London Hydro has no objection to this proposal or possible official plan and/or zoning amendment. Any new or relocation of the existing service will be at the expense of the owner.

## **Appendix D – Policy Context**

The following policy and regulatory documents were considered in their entirety as part of the evaluation of this requested land use change. The most relevant policies, by-laws, and legislation are identified as follows:

### **Provincial Policy Statement, 2014**

Public service facilities: means land, buildings and structures for the provision of programs and services provided or subsidized by a government or other body, such as social assistance, recreation, police and fire protection, health and educational programs, and cultural services. *Public service facilities* do not include *infrastructure*.

1.1.1 Healthy, liveable and safe communities are sustained by:

- a. promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;
- b. accommodating an appropriate range and mix of residential (including second units, affordable housing and housing for older persons), employment (including

industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;

- g. ensuring that necessary *infrastructure*, electricity generation facilities and transmission and distribution systems, and *public service facilities* are or will be available to meet current and projected needs

1.1.3.3 Planning authorities shall identify appropriate locations 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.

1.6.3 Before consideration is given to developing new *infrastructure* and *public service facilities*:

- a. the use of existing *infrastructure* and *public service facilities* should be optimized; and
- b. opportunities for adaptive re-use should be considered, wherever feasible.

### The London Plan

(Policies subject to Local Planning Appeals Tribunal, Appeal PL170100, indicated with asterisk.)

1112\_ The Commercial Industrial Place Type is where commercial uses will be directed that do not fit well within our commercial and mixed-use place types, due to the planning impacts that they may generate. Permitted commercial uses will have a tolerance for planning impacts created by a limited range of light industrial uses which may also be located within this place type. The Commercial Industrial Place Type will be located in automobile and truck dominated environments, away from neighbourhoods and pedestrian-oriented streetscapes.

1118\_ The Commercial Industrial Place Type will accommodate commercial uses that do not fit well within the context of our commercial and mixed-use place types. These commercial uses tend to have a quasi-industrial character, whereby they may be designed with large outdoor storage areas, impound areas with high fences, heavy equipment on-site, or large warehouse components that don't integrate well within streetscapes and neighbourhoods. They may also generate noise, vibration, emissions and other planning impacts beyond those that would be expected within a commercial or mixed-use context.

1119\_ The following uses may be permitted in the Commercial Industrial Place Type:

2. Commercial recreation, places of assembly and places of worship may be permitted where appropriate.

### 1989 Official Plan

#### 6.2.1. Functional Categories of Regional and Community Facilities

The purpose of the Regional and Community Facilities policies is to promote the orderly development and distribution of institutional type facilities and to minimize any impacts that these facilities may have on adjacent land uses. Two categories of institutional type facilities are identified in this Plan. The "Regional Facilities" and "Community Facilities" designations are shown on Schedule "A" - the Land Use Map. Policies contained in this Section of the Plan describe the function, location, permitted uses and development criteria that are applicable to these designations.

#### Community Facilities

ii) The Community Facilities designation is intended to include institutional type uses which provide a city-wide or community service function. These uses include social and health services which are intended to meet both the day-to-day needs and the long-term care requirements of City residents. Community Facilities generally occupy smaller sites than uses in the Regional Facilities designation. The intent of this designation is to

identify appropriate locations for community facilities and to minimize any potential impacts on adjacent land uses.

6.2.2. Permitted Uses Regional and Community Facilities designations shall be developed for institutional type uses which may be supported by a range of permitted secondary uses. Specific ranges of permitted uses for the two designations will be determined on the basis of the following guidelines:

**Community Facilities**

iii) Permitted uses include residential care facilities such as nursing homes, rest homes, and homes for the aged; health clinics; chronic care facilities which provide continuous medical supervisions for patients with a chronic illness or disability; continuum-of-care developments which provide a range of accommodations, from independent residential units for seniors to chronic care facilities, in the same complex; correctional and supervised residences, subject to the provisions of policy 6.2.10.; and emergency care establishments which provide temporary, emergency accommodation and assistance for a short term period. Community facilities which are allowed in the Residential designations, such as community centres; day care centres; churches; elementary and secondary schools; branch libraries; fire stations; and police stations and similar public uses are also permitted in the Community Facilities designation. Zoning on individual sites may not allow for the full range of permitted uses.

**Additional Reports**

March 25, 2002: Report to Planning Committee – 244 Adelaide Street South (Z-6211)

October 25, 2004: Report to Planning Committee – 225-317 & 244-320 Adelaide Street South (Z-6509)

June 8, 2011: Report to Built and Natural Environment Committee – 244 Adelaide Street South (OZ-7902)

February 20, 2018: Report to Planning and Environment Committee – 220 Adelaide Street South (Z-8853)

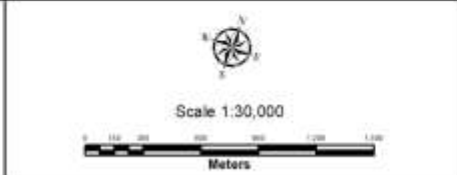
**Appendix E – Relevant Background**

**Additional Maps**



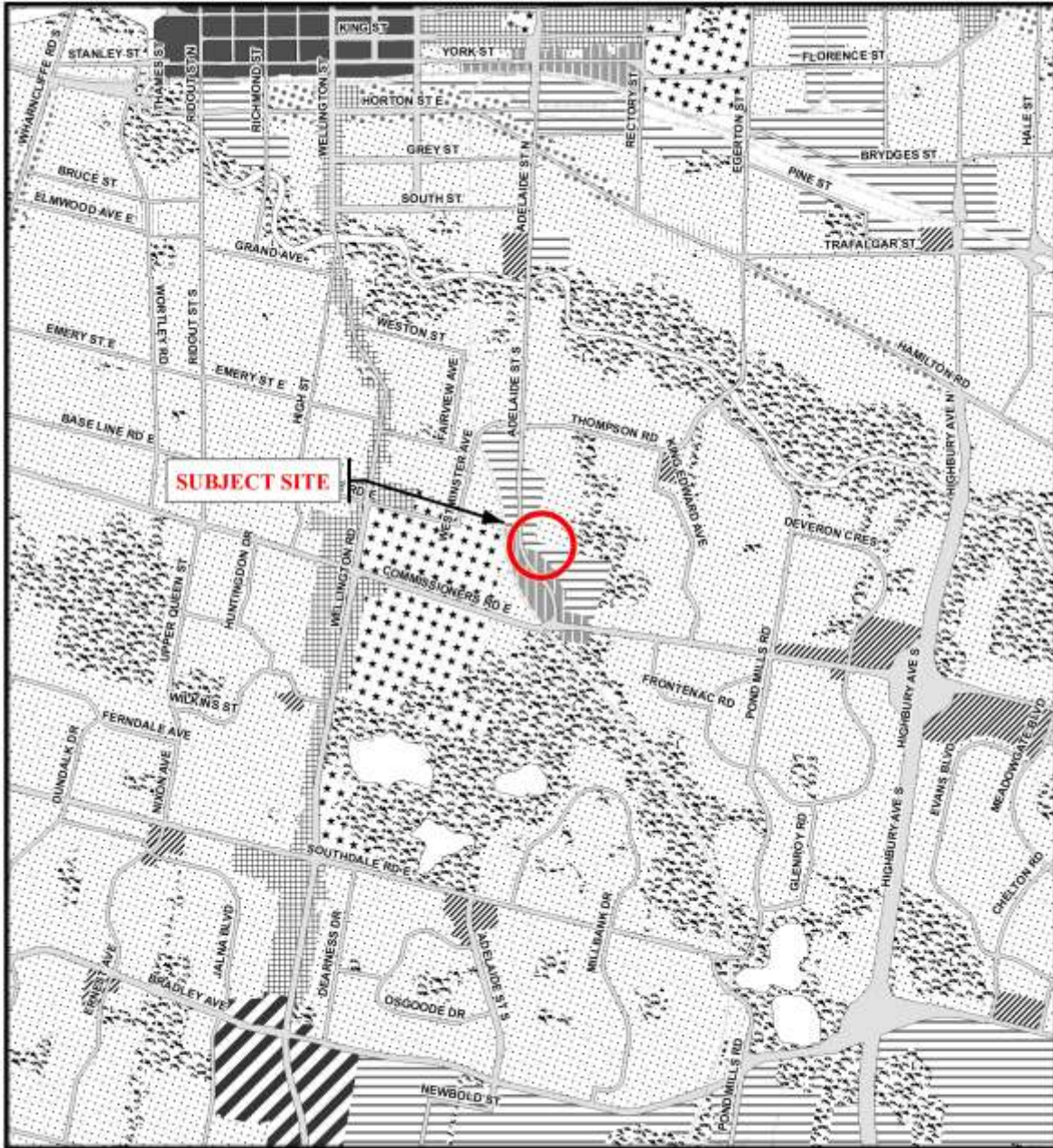
Legend	
	Downtown
	Enclosed Regional Commercial Node
	New Format Regional Commercial Node
	Community Commercial Node
	Neighbourhood Commercial Node
	Main Street Commercial Corridor
	Auto-Oriented Commercial Corridor
	Multi-Family, High Density Residential
	Multi-Family, Medium Density Residential
	Low 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-9061 & O-9066  
 PLANNER: CL  
 TECHNICIAN: DM  
 DATE: 2019/08/06

PROJECT LOCATION: e:\planning\projects\p\_officialplan\work\conso\00\excerpts\mxd\_templates\scheduleA\_NEW\_b&w\_8x14.mxd



**Legend**

- |                        |                          |   |
|------------------------|--------------------------|---|
| Downtown               | Future Community Growth  | Environmental Review                    |
| Transit Village        | Heavy Industrial         | Farmland                                |
| Shopping Area          | Light Industrial         | Rural Neighbourhood                     |
| Rapid Transit Corridor | Future Industrial Growth | Waste Management Resource Recovery Area |
| Urban Corridor         | Commercial Industrial    | Urban Growth Boundary                   |
| Main Street            | Institutional            |   |
| Neighbourhood          | Green Space              |   |

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

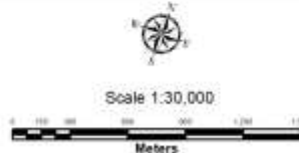
*At the time of the printing of this map, the Rapid Transit EA is in progress. This map shows the Rapid Transit Corridors and Urban Corridors to recognize potential alignments. These Place Types will be modified to align with the results of the EA process for the final version of The London Plan.*

**CITY OF LONDON**

Planning Services /  
 Development Services

**LONDON PLAN MAP 1  
 - PLACE TYPES -**

PREPARED BY: Planning Services



**File Number:** Z-9061 & O-9066

**Planner:** CL

**Technician:** CM

**Date:** August 6, 2019





**COUNCIL APPROVED ZONING FOR THE SUBJECT SITE:**

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

- |  |   |
|--|---|
| <ul style="list-style-type: none"> <li>R1 - SINGLE DETACHED DWELLINGS</li> <li>R2 - SINGLE AND TWO UNIT DWELLINGS</li> <li>R3 - SINGLE TO FOUR UNIT DWELLINGS</li> <li>R4 - STREET TOWNHOUSE</li> <li>R5 - CLUSTER TOWNHOUSE</li> <li>R6 - CLUSTER HOUSING ALL FORMS</li> <li>R7 - SENIOR'S HOUSING</li> <li>R8 - MEDIUM DENSITY/LOW RISE APTS.</li> <li>R9 - MEDIUM TO HIGH DENSITY APTS.</li> <li>R10 - HIGH DENSITY APARTMENTS</li> <li>R11 - LODGING HOUSE</li> <br/> <li>DA - DOWNTOWN AREA</li> <li>RSA - REGIONAL SHOPPING AREA</li> <li>CSA - COMMUNITY SHOPPING AREA</li> <li>NSA - NEIGHBOURHOOD SHOPPING AREA</li> <li>BOC - BUSINESS DISTRICT COMMERCIAL</li> <li>AC - ARTERIAL COMMERCIAL</li> <li>HS - HIGHWAY SERVICE COMMERCIAL</li> <li>RSC - RESTRICTED SERVICE COMMERCIAL</li> <li>CC - CONVENIENCE COMMERCIAL</li> <li>SS - AUTOMOBILE SERVICE STATION</li> <li>ASA - ASSOCIATED SHOPPING AREA COMMERCIAL</li> <br/> <li>OR - OFFICE/RESIDENTIAL</li> <li>OC - OFFICE CONVERSION</li> <li>RO - RESTRICTED OFFICE</li> <li>OF - OFFICE</li> </ul> | <ul style="list-style-type: none"> <li>RF - REGIONAL FACILITY</li> <li>CF - COMMUNITY FACILITY</li> <li>NF - NEIGHBOURHOOD FACILITY</li> <li>HER - HERITAGE</li> <li>DC - DAY CARE</li> <br/> <li>OS - OPEN SPACE</li> <li>CR - COMMERCIAL RECREATION</li> <li>ER - ENVIRONMENTAL REVIEW</li> <br/> <li>OB - OFFICE BUSINESS PARK</li> <li>LI - LIGHT INDUSTRIAL</li> <li>GI - GENERAL INDUSTRIAL</li> <li>HI - HEAVY INDUSTRIAL</li> <li>EX - RESOURCE EXTRACTIVE</li> <li>UR - URBAN RESERVE</li> <br/> <li>AG - AGRICULTURAL</li> <li>AGC - AGRICULTURAL COMMERCIAL</li> <li>RRC - RURAL SETTLEMENT COMMERCIAL</li> <li>TGS - TEMPORARY GARDEN SUITE</li> <li>RT - RAIL TRANSPORTATION</li> <br/> <li>"I" - HOLDING SYMBOL</li> <li>"D" - DENSITY SYMBOL</li> <li>"H" - HEIGHT SYMBOL</li> <li>"B" - BONUS SYMBOL</li> <li>"T" - TEMPORARY USE SYMBOL</li> </ul> |
|--|---|

**CITY OF LONDON**

PLANNING SERVICES / DEVELOPMENT SERVICES

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



FILE NO:

Z-9061

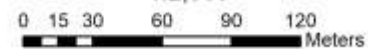
CL

MAP PREPARED:

2019/08/06

DM

1:2,500



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