

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 **BY AMENDING** the Neighbourhood Facility Special Provision (NF1(11)) 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;

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) Section Number 33.4 of the Neighbourhood Facility (NF1) Zone is amended by
replacing the existing provisions with the following:

- NF1(11) 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)

