

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: Mr. Tao Tran and The Corporation of the City of London
332 Central Avenue and 601 Waterloo Street

Public Participation Meeting on: January 20, 2020

Recommendation

That, on the recommendation of the Director, Development Services, the following actions be taken with respect to the application of Mr. Tao Tran and The Corporation of the City of London relating to the property located at 332 Central Avenue and 601 Waterloo Street:

- (a) the proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting on January 28, 2020 to amend the (1989) Official Plan by **ADDING** a policy to section 10.1.3. – Policies for Specific Areas;
- (b) the proposed by-law attached hereto as Appendix "B" **BE INTRODUCED** at the Municipal Council meeting on January 28, 2020 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 Residential R3 Special Provision/Office Conversion (R3-2(6)/OC2) Zone, **TO** a Residential R3 Special Provision/Office Conversion Special Provision (R3-2(6)/OC2(_)) Zone.

Executive Summary

Summary of Request

The requested amendment will permit a personal service establishment in the existing building together with at least one dwelling unit.

Purpose and the Effect of Recommended Action

The purpose and effect of the recommended Official Plan Amendment is to add a policy to Chapter 10 - Policies for Specific Areas, to the (1989) Official Plan to align with the policies of The London Plan to permit the personal service establishment use within the existing building in the Low Density Residential designation.

The purpose and effect of the recommended Zoning By-law Amendment is to allow for a personal service establishment, together with at least one dwelling unit, to permit a total of five (5) on-site parking spaces, and recognize existing site conditions.

Rationale of Recommended Action

1. The recommended amendment is consistent with the PPS, 2014;
2. The recommended amendment conforms to the in-force policies of The London Plan, including but not limited to the Neighbourhoods Place Type;
3. The recommended 1989 Official Plan amendment will provide policies to enable the adaptive re-use of the existing building for uses that are consistent with The London Plan and conform to the relevant review criteria for the Near-Campus Neighbourhoods and the Woodfield Neighbourhood; and
4. The recommended amendment is consistent with the West Woodfield Heritage Conservation District.

Analysis

1.0 Site at a Glance

1.1 Property Description

The subject property is located at the northwest corner of the intersection of Central Avenue and Waterloo Street in Central London, within the Woodfield Neighbourhood. The subject property has historically been utilized as a converted residential building containing an office use on the main floor with a residential unit above. Parking for the subject property is located at the rear of the property with access off of Waterloo Street. The subject property is designated under Part V of the *Ontario Heritage Act* as it is located within the West Woodfield Heritage Conservation District.



Figure 1: Subject site (view off of Central Avenue).



Figure 2: Subject site (view off of Waterloo Street).

1.2 LOCATION MAP



1.3 Current Planning Information (see more detail in Appendix D)

- Official Plan Designation – Low Density Residential
- The London Plan Place Type – Neighbourhoods Place Type
- Existing Zoning – Residential R3 Special Provision/Office Conversion (R3-2(6)/OC2) Zone

1.4 Site Characteristics

- Current Land Use – Residential/Office
- Frontage – 10.6 metres (34.7 feet)
- Depth – 43.8 metres (143.7 feet)
- Area – 465.2 square metres (5007.4 square feet)
- Shape – Rectangular

1.5 Surrounding Land Uses

- North – Residential
- East – Residential
- South – Residential/vacant lot/apartment building
- West – Residential

1.6 Intensification

- The subject property is located within the Primary Transit Area where the continuation of one residential unit is proposed

2.0 Description of Proposal

2.1 Development Proposal

Mr. Tao Tran has requested to rezone their property at 332 Central Avenue and 601 Waterloo Street to add the use of a personal service establishment within the existing building. Through the special provision proposed, the existing residential unit will be maintained as the requested personal service establishment use is to be incorporated into the former office area. Additional special provisions include a reduction of on-site parking spaces to recognize a total of five (5) on-site vehicle parking spaces and to recognize existing site conditions with respect to setbacks, landscaped open space and lot coverage. All existing setbacks will be maintained as existing on the date of the passing of the by-law.

As part of the application, the Corporation of the City of London has initiated an Official Plan Amendment to align the (1989) Official Plan, as it applies to the lands, with the policies of The London Plan. The Official Plan amendment is proposed to add a policy to Chapter 10 – Policies for Specific Areas to permit the proposed personal service establishment use within the Low Density Residential designation.

The subject property is located within the West Woodfield Heritage Conservation District and designated under Part V of the *Ontario Heritage Act* in 2008. It being noted that no exterior works are proposed as part of this application

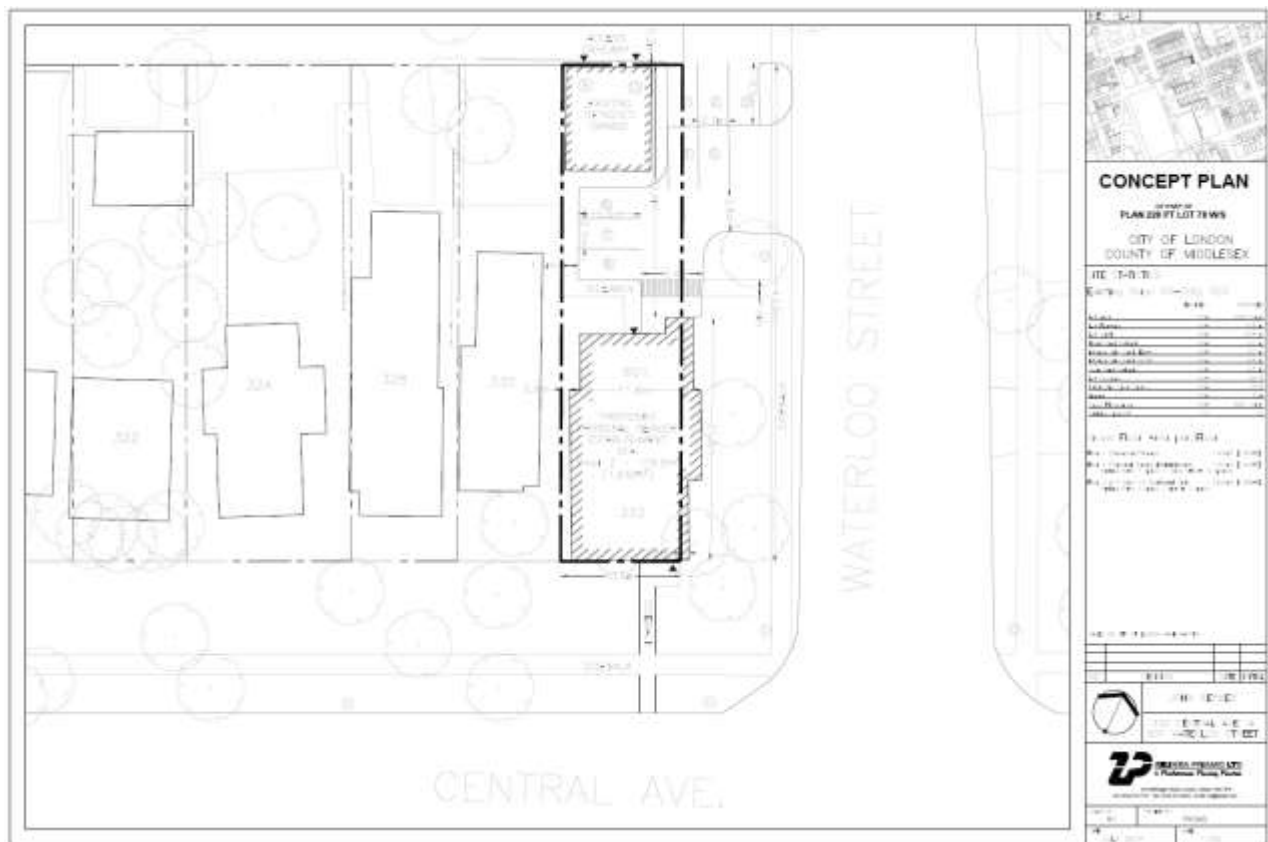


Figure 3: Site concept plan, existing conditions.

3.0 Relevant Background

3.1 Planning History

In 2006 Municipal Council directed that a land use review be undertaken for the area bounded by Wellington Street, Pall Mall Street, Waterloo Street, and Princess Avenue. The direction from Council was the result of residential intensification activity within the neighbourhood, and concerns expressed regarding the impacts of intensification. The recent intensification activity at the time raised concerns regarding the appropriateness of the current zoning, as the creation of additional dwelling units through conversions and additions resulted in the creation of more units than what may reasonably be expected to develop within the area. As part of the review, Municipal Council adopted the recommended City-initiated amendments to rezone the previously identified area to regulate floor area ratio, and maximum floor area based on lot sizes. A concurrent Official Plan Amendment was adopted by Municipal Council on July 24, 2006 to include policy in the Woodfield Neighbourhood specific policy area to enable the use of these additional zoning regulations.

In 2008, the West Woodfield Heritage Conservation District was designated under Part V of the *Ontario Heritage Act*. The designation of the West Woodfield Heritage Conservation District effectively designated the existing building on the lands, also under Part V of the *Ontario Heritage Act*. The West Woodfield Heritage Conservation District is bound by Richmond Street to the west, Dufferin Avenue and Queens Avenue to the south, Maitland Street and Peter Street to the east, and Central Avenue and Pall Mall Street to the north. The identified boundary includes approximately 500 properties, primarily residential, but also commercial, retail and office as well as churches and other institutional uses and Victoria Park. The intention of the West Woodfield Heritage Conservation District was to assist in the protecting and conservation of the unique heritage attributes and character of the area.

3.2 Requested Amendment

The Corporation of the City of London has initiated an Official Plan Amendment to add a policy to Chapter 10 – Policies for Specific Areas to permit the personal service establishment use within the Low Density Residential designation. The intent of the

amendment is to align the (1989) Official Plan as it applies to these lands with the policies of The London Plan, the new Official Plan for the City of London.

The applicant is requesting to rezone the subject property from a Residential R3 Special Provision/Office Conversion (R3-2(6)/OC2) Zone to a Residential R3 Special Provision/Office Conversion Special Provision (R3-2(6)/OC2(_)) Zone to add a personal service establishment together with at least one dwelling unit as a permitted use as well as site-specific regulations for a reduction in parking to permit five (5) on-site parking spaces. Additional special provisions are recommended to be applied to the zone to recognize existing site conditions such as setbacks, lot coverage and landscape open space.

3.3 Community Engagement (see more detail in Appendix B)

Staff received one written response from a member of the public not in support of the subject application and identifying concerns with traffic, addressed in Appendix “B” of this report.

3.4 Policy Context (see more detail in Appendix C)

Provincial Policy Statement, 2014

The Provincial Policy Statement (PPS) 2014, provides policy direction on matters of provincial interest relating 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, *Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns* encourages healthy, liveable and safe communities which are sustained by accommodating an appropriate range and mix of residential, employment and institutional uses to meet long-term needs (1.3.1.b)). The PPS also directs planning authorities to encourage healthy, liveable and safe communities, sustained by promoting cost-effective development patterns and standards to minimize land consumption and servicing costs (1.1.1.e)). Furthermore, the PPS provides policy direction in terms of the *Wise Use and Management of Resources*, specifically, in this case, being Cultural Heritage and Archaeology where significant built heritage resources and significant cultural heritage landscapes shall be conserved (2.6.1).

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 property is located within the Neighbourhoods Place Type, in accordance with *Map 1, located at the intersection of two Neighbourhood Connectors, in accordance with *Map 3. One of the key elements for the vision of the Neighbourhoods Place Type includes providing easy access to daily goods and services within walking distance to the surrounding community (916_6). To realize the vision of the Place Type, mixed-use and commercial uses are permitted at appropriate locations within neighbourhoods to meet the daily needs of neighbourhood residents (*918_5). In addition to the contemplation of mixed-use and commercial uses at appropriate locations, the Place Type further identifies that mixed-use buildings, as identified in *Table 10, must include a residential use and may also include appropriately-sized retail, service or office uses on the ground floor (925_).

1989 Official Plan

The subject property is located within the Low Density Residential designation in the (1989) Official Plan, in accordance with Schedule A. The Low Density Residential designation applies to lands primarily developed or planned for low-rise, low density housing forms including detached, semi-detached, and duplex dwellings (3.2.). The Low Density Residential designation also permits certain secondary uses of a non-residential nature which are integral to, and compatible with, a neighbourhood environment (3.2.).

The subject property is located within the Woodfield Neighbourhood, a Specific Residential Area within the (1989) Official Plan. The Woodfield Neighbourhood is bound by Richmond Street on the west, Dufferin Avenue and Queens Avenue on the south, Adelaide Street on the east and the Canadian Pacific Railway tracks to the north, the Woodfield Neighbourhood is characterized by predominately low density residential development, with a mix of higher density residential and office conversions (3.5.4.).

The subject property is located within the Near-Campus Neighbourhood, a Special Policy Area. Minor revisions were made to these policies in 2016 following a review of the effectiveness of the former Near-Campus policies. There are no specific policies related to applications for existing office conversions and adding uses to the existing office conversions.

West Woodfield Heritage Conservation District

The subject property is located within the West Woodfield Heritage Conservation District which focuses on the preservation of a collective area to retain the key functional and visual attributes that convey, or have a connection, to the history of the area in which they are located in. Overall, the Conservation District's goal is to recognize, protect, enhance and appreciate West Woodfield's cultural heritage resources, including buildings, landscapes and historical connections, and value their contribution to the community by encouraging the retention, conservation and adaptation of the District's heritage buildings and attributes, rather than their demolition and replacement (3.1). Further policies within the West Woodfield Heritage Conservation District include where new uses or intensification is proposed, it requires consideration for adaptive reuse of the existing heritage building stock wherever feasible (4.1.(d)).

4.0 Key Issues and Considerations

4.1 Issue and Consideration # 1: Recommended Added Specific Policy Area

Provincial Policy Statement, 2014 (PPS)

The PPS identifies ways of managing and directing land uses to achieve efficient and resilient development and land use patterns through healthy, liveable and safe communities, which are sustained by accommodating an appropriate range and mix of residential, employment, institutional, recreation, park and open space, and other uses to meet long-term needs (1.1.1.b)). The PPS also directs planning authorities to promote densities and a mix of land use patterns, within settlement areas which efficiently use land and resources (1.1.3.2.a)1.). Furthermore, the PPS directs planning authorities to promote economic development and competitiveness by providing for an appropriate mix and range of employment and institutional uses to meet long-term needs (1.3.1.a)). The recommended added policy to Chapter 10 – Policies for Specific Areas would allow for the recommended added use of a personal service establishment on the subject property within the Low Density Residential designation of the (1989) Official Plan. As such, the directions provided by the PPS are further supported and implemented by adding the additional use to the lands.

The London Plan

The subject property is located within the Neighbourhoods Place Type at the intersection of two Neighbourhood Connectors. Given the location of the subject property at the intersection of two Neighbourhood Connectors, mixed-use buildings are a permitted use in accordance with *Table 10. The Neighbourhoods Place Type contemplates mixed-use buildings which are to include appropriately-sized retail, service, or office uses on the ground floor and may be purpose-designed buildings or converted buildings (925_). The intent of the recommended action of adding a policy to Chapter 10 – Policies for Specific Areas for the subject property is to align the (1989) Official Plan with The London Plan policies which contemplates the recommended uses.

1989 Official Plan

The subject property is designated Low Density Residential which permits single detached, semi-detached and duplex dwellings as the primary permitted uses (3.2.1.). Certain non-residential uses which are integral to, and compatible with, a neighbourhood environment, such as office conversions, may also be recognized as secondary permitted uses (3.2.1.vi)). Since the existing building currently accommodates a converted office on the first storey and a residential unit on the second storey, the existing building is considered to be a mixed-uses building and is contemplated by the policies. Although the recommended amendment does not intend to change the mixed-use status of the building, the requested use is interpreted to be a “personal service establishment” and therefore requires an amendment to the Official Plan.

The intent of the recommended policy to be added to Chapter 10 – Policies for Specific Areas is to bring the (1989) Official Plan in conformity with The London Plan. Chapter 10 - Policies for Specific Areas identifies specific criteria when policies for Specific Areas may be applied where the application of existing policies would not accurately reflect the intent of Council with respect to the future use of the land (10.1.1.). Council may consider policies for specific areas when it is in the interest of Council to maintain the existing land use designation while allowing for a site specific change in land use (10.1.1.ii)).

The recommended addition of a personal service establishment use to the subject property is site-specific and will be applied to the property municipally known as 332 Central Avenue and 601 Waterloo Street. The recommended amendment would maintain the existing Low Density Residential designation of the subject property while allowing for a service-oriented use to replace the existing office use. In the near-term, a special policy would be applied to the site. However, in the longer-term when The London Plan comes into force and effect, the special policy would become redundant as the proposed use would simply conform to the base policy requirements.

To assist in evaluating the appropriateness of policies for specific areas relative to surrounding land uses, a Planning Impact Analysis will be undertaken, in accordance with Policy 10.1.2. Throughout the review of the submitted application, all criteria were evaluated however, as the building and layout of the site are existing, the most applicable criteria are as follows:

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

The existing non-residential office uses on the subject lands have historically, not caused adverse impacts on near-by residential uses and have achieved a reasonable level of acceptance within the existing neighbourhood. As such, the addition of a personal service establishment use on the subject property is anticipated to operate with similar intensities of an office use.

- ii) *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 use*

The existing parcel has the ability to accommodate the additional use of a personal service establishment as a portion of the building has historically been used for office purposes. The personal service establishment of a hair salon will be operated through appointment only and not increasing the intensity on the subject property.

Based on the above analysis, and all applicable review criteria, the proposed personal service establishment use on the subject property is compatible with the existing neighbourhood.

4.2 Issue and Consideration # 2: Use, Intensity and Form

Provincial Policy Statement, 2014 (PPS)

The PPS states that planning authorities shall promote economic development and competitiveness by encouraging compact, mixed-use development that incorporates compatible employment uses to support liveable and resilient communities (1.3.1.c). The PPS also identifies that planning authorities shall promote land use patterns, within settlement areas, to be based on densities and a mix of land uses which 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 (1.1.3.2.a).2). The request to add a personal service establishment as a use to the subject property continues the mixed-use status of the building on the lands, historically used for office purposes on the main floor with a residential unit above. The recommended change of use on the subject property, which is presently serviced, will not require an expansion to services or infrastructure to the subject lands and further promotes a healthy, liveable and safe community by promoting a cost-effective development and minimizes land consumption and servicing costs (1.1.1.e)).

The London Plan and 1989 Official Plan

Located within the Neighbourhoods Place Type, the implementation of mixed-use and commercial uses are just one key tool in recognizing the vision to have such uses located within neighbourhoods to meet the daily needs of neighbourhood residents (*918_5). Due to the subject property's location on the corner of Central Avenue and Waterloo Street, the site is easily accessible to nearby residents of the neighbourhood. As the site has been operating as a mixed-use building with an office use on the main floor and a residential unit above for an extended period of time, the site will continue to operate as such with the introduction of a personal service establishment use, by way of a special provision to the requested zoning. The requested special provision will maintain the existing office permissions on the lands as such uses have already proved to be compatible with the surrounding neighbourhood.

Furthermore, in accordance with *Table 10, mixed-use buildings are permitted when located at the corner of two Neighbourhood Connectors. Although the (1989) Official Plan does not contemplate personal service establishments within mixed-use buildings in the Low Density Residential designation, convenience commercial, and service station uses, are permitted and are to be located on an arterial or primary collector where it can demonstrate compatibility with surrounding land uses (3.6.5.iii)). The subject property is located at the intersection of a primary collector and secondary collector with frontage along the primary collector, in accordance with Schedule C. As such, the use of a personal service establishment is not contemplated in converted buildings within the policies of the (1989) Official Plan, and an amendment is required as per Section 4.1.

According to The London Plan, mixed-use buildings must include a residential use and may also include appropriately-sized retail, service or office uses on the ground floor and may be purpose-designed buildings or converted buildings (925_). The existing building on the subject property, as previously mentioned, has historically been mixed-use with an office component on the main floor and a residential unit above. Through the proposed added use of a personal service establishment, the use will be required to operate with at least one residential unit in the existing building. The recommended

personal service establishment is considered as a service use on *Table 10 which includes neighbourhood-oriented services such as personal services. The intensity policies of the Neighbourhoods Place Type limit the amount of floor area for retail, service and office uses to 200 square metres for buildings at the intersection of two Neighbourhood Connectors (*935_2 and *Table 12). As such, the proposed total gross floor area for the requested personal service establishment use is 179.5 square metres, maintaining the intent that such uses are to be of smaller scale.

The subject property is located in the Near-Campus Neighbourhoods, in accordance with *Map 7. The vision of the Near-Campus Neighbourhoods is to enhance the neighbourhoods liveability, diversity, vibrancy, culture, sense of place and quality of housing options (*964_). Near-Campus Neighbourhoods are intended to be occupied by a balanced mix of long-term and short-term residents (3.5.19.3.ii). As part of the requested amendment, the existing residential unit will be maintained by way of a special provision and no additional residential units are being sought.

West Woodfield Heritage Conservation District

The West Woodfield Heritage Conservation District Plan seeks to recognize, protect, enhance and appreciate West Woodfield's cultural heritage resources, including buildings, landscapes and historical connections, and value their contribution to the community by encouraging the retention, conservation and adaptation of the District's heritage buildings and attributes (3.1.). It being noted that no external changes are proposed to the existing building.

4.3 Issue and Consideration # 3: Parking

Provincial Policy Statement, 2014 (PPS)

The PPS states that planning authorities shall promote land use patterns, densities and mix of uses that minimize the length and number of vehicle trips and support current and future uses of transit and active transportation (1.6.7.4.). The PPS also directs planning authorities to support active transportation along with densities and a mix of land uses which are transit- supportive, where transit is planned, exists or may be developed (1.1.3.2.a) 4. and 1.1.3.2.a) 5). Through the requested amendment, a special provision is requested to permit a reduction in parking from the required 12 off-street parking spaces to 5 off-street parking spaces. The requested reduction promotes the use of both active and public transit methods.

The London Plan and 1989 Official Plan

The Neighbourhoods Place Type policies in relation to form contemplate that on-street parking may address parking requirements where it is demonstrated that there is capacity for such parking which is appropriate and permitted (*936_4). Key elements of the vision for the Neighbourhoods Place Type include safe, comfortable, convenient and attractive alternatives for mobility as well as providing easy access to daily goods and services within walking distance (*916_5 and *916_6). Such policies are similar to those outlined in the (1989) Official Plan where convenience commercial uses should be designed to function at a neighbourhood scale while providing services to surrounding residential areas and the travelling public (3.6.5.i)).

In this situation the on-site parking area is existing. The requested personal service establishment use is proposed to operate on a scheduled appointment basis, with some walk-ins expected but is not projected to be the majority of clients travelling to the subject property. As such, the demand for parking on-site will be minimal with adequate space for the residential dwelling unit and the scheduled appointments. Furthermore, the subject property is located in close proximity to the Downtown core and to Richmond Street which is fully serviced by bus routes, providing public transportation in close proximity to the site. Additionally, the subject property is located in an area where on-street parking is permitted ranging in maximum time allotments of one (1) to two (2) hours. The requested personal service establishment use provides a service to the immediate surrounding area, recognizing opportunities for people travelling to the site to

use alternative travel methods of active transportation.

The subject property is also located within the Primary Transit Area, the focus of residential intensification and transit investment within the City (*90_). Primary Transit Area policies direct intensification to the appropriate place types with locations developed to be sensitive to, and a good fit, within existing neighbourhoods (*90_). The policies also direct the Primary Transit Area to have a heightened level of pedestrian and cycling infrastructure to service and support active mobility (*90_). Based on the above analysis, the reduction in on-site parking to five (5) vehicle parking spaces is consistent with the objectives of the Primary Transit Area policies as the site is accessible through both active and public transportation.

More information and detail is available in Appendix B and C 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 align the (1989) Official Plan with The London Plan through an added policy to Chapter 10 – Policies for Specific Areas to add the requested Personal Service Establishment as a permitted use on the subject lands. The recommended amendment will further facilitate the use of an existing building that is complementary to the existing neighbourhood and provides a service to the surrounding community within walking distance.

Prepared by:	Melanie Vivian, Planner I, Development Services
Recommended by:	Paul Yeoman, RPP, PLE Director, Development Services
Submitted by:	George Kotsifas, P.ENG Managing Director, Development and Compliance Services and Chief building Official
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.	

January 13, 2020

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

Appendix A

Bill No. (number to be inserted by Clerk's Office)
2020

By-law No. C.P.-1284-
A by-law to amend the Official Plan for
the City of London, 1989 relating to 332
Central Avenue/601 Waterloo Street.

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

1. Amendment No. # 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. 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 January 28, 2020.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – January 28, 2020
Second Reading – January 28, 2020
Third Reading – January 28, 2020

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

A. PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is to add a policy in Section 10 of the Official Plan for the City of London to permit a Personal Service Establishment use within the Low Density Residential designation.

B. LOCATION OF THIS AMENDMENT

This Amendment applies to lands located at 332 Central Avenue and 601 Waterloo Street in the City of London.

C. BASIS OF THE AMENDMENT

The amendment is consistent with the policies of the Provincial Policy Statement, 2014, in conformity with the in-force policies of The London Plan, and in conformity to the criteria for site-specific policies of the 1989 Official Plan.

D. THE AMENDMENT

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

1. Section 10 – Policies for Specific Areas of the Official Plan for the City of London is amended by adding the following:

In the Low Density Residential designation at 332 Central Avenue and 601 Waterloo Street, in addition to the uses permitted in the Low Density Residential designation, a personal service establishment may also be permitted on the main floor of the existing building.

SCHEDULE 1



Appendix "B"

Bill No.(number to be inserted by Clerk's Office)
2020

By-law No. Z.-1-20_____

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 332 Central Avenue and 601 Waterloo Street.

WHEREAS Mr. Tao Tran has applied to rezone an area of land located at 332 Central Avenue/601 Waterloo 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:

- 1) Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to lands located at 332 Central Avenue/601 Waterloo Street, as shown on the attached map comprising part of Key Map No. A102, from a Residential R3 Special Provision/Office Conversion (R3-2(6)/OC2) Zone to a Residential R3 Special Provision/Office Conversion Special Provision (R3-2(6)/OC2(_)) Zone.
- 2) Section Number 17.3 of the Office Conversion (OC2) Zone is amended by adding the following Special Provision:
 -) OC2() 332 Central Avenue and 601 Waterloo Street
 - a) Additional Permitted Use
 - i) Personal service establishments in the existing building, together with at least one dwelling unit
 - b) Regulation[s]
 - i) Parking Spaces (Minimum) 5
 - ii) Landscape Open Space (Minimum) 10%
 - iii) Lot Coverage (Maximum) 56%
 - iv) All existing setbacks will be maintained for 332 Central Avenue and 601 Waterloo Street as existing on the date of the passing of the by-law.

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 28, 2020.




Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – January 28, 2020
Second Reading – January 28, 2020
Third Reading – January 28, 2020

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



<p>File Number: Z-9121 Planner: MV Date Prepared: 2019/11/12 Technician: DM By-Law No: Z.-1-</p>	<p>SUBJECT SITE </p> <p>1:1,000</p> <p>0 5 10 20 30 40 Meters </p> <p></p>
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Appendix B – Public Engagement

Community Engagement

Public liaison: On October 2, 2019, Notice of Application was sent to 88 property owners in the surrounding area. Notice of Application was also published in the *Public Notices and Bidding Opportunities* section of *The Londoner* on October 3, 2019. A “Planning Application” sign was also posted on the site.

One (1) reply was received from the public.

Nature of Liaison: Official Plan Amendment to add a Specific Policy Area to permit the Personal Service Establishment use within the Low Density Residential designation to align the 1989 Official Plan as it applies to these lands, with the policies of The London Plan. Zoning By-law Amendment to add a Personal Service Establishment together with at least one dwelling unit as a permitted use as well as a site specific regulation in parking to permit five (5) on-site parking spaces.

Responses: A summary of the various comments received include the following:

Concern for:

The addition of a retail outlet at the subject property along with traffic and limited parking near the subject lands. The member of the public addressed the desire to have the neighbourhood remain residential.

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

Written
Ronald Annis

From: ronald annis
Sent: Saturday, October 12, 2019 12:37pm
To: Vivian, Melanie <mvivian@london.ca>
Subject: [EXTERNAL] Re Your file # 0-9120 & Z-9121 Planning Application 332 Central Ave & 601 Waterloo St.

Good Afternoon,

My name is Ronald Annis and I reside at 602 Waterloo St with my wife Louise and son Michael.

All three of us object strongly to the intrusion of a retail outlet at this location.

We would however have no objection to a low profile office use but not a retail outlet with advertising signs, electric or otherwise.

We already have problems with excessive traffic and limited parking at and near this intersection. Why make it worse!

We would like our neighbourhood to remain historically residential.

Please confirm that you have received this email. Thank you for your attention.

Ronald Annis

Sent from my iPad

Agency/Departmental Comments

October 9, 2019 – London Hydro Engineering

This site is presently serviced by London Hydro. Contact the Engineering Dept. if a service upgrade is required to facilitate these changes. Any new and/or relocation of existing infrastructure will be at the applicant's expense. Above-grade transformation is required. 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.

October 16, 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 these lands are located in a vulnerable area.

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

As indicated, the subject lands are not regulated and a Section 28 permit will not be required. The UTRCA has no objections to this application.

October 29, 2019 – Development & Compliance Services – Engineering

Please find below Transportations comment's regarding the Zoning Application for 332 Central & 601 Waterloo St, Z-9121:

- 6.0m x 6.0m Daylight triangle required
- Detailed comment's regarding parking design will be made through the site plan process (if required)

Through further correspondence, given the location of the existing building, there is limited opportunity to achieve the daylight triangle as required in the Zoning By-law, therefore this condition can be waived (November 21, 2019).

November 7, 2019 – Parks Planning

Parkland dedication is required (CIL) at time of site plan.

Appendix C – 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

1.1.1., 1.1.3.2.a)1., 1.1.3.2.a)2., 1.1.3.2.a)4., 1.1.3.2.a)5., 1.3.1.a), 1.3.1.b), 1.3.1.c), 1.6.7.4., 2.6.1.

The London Plan

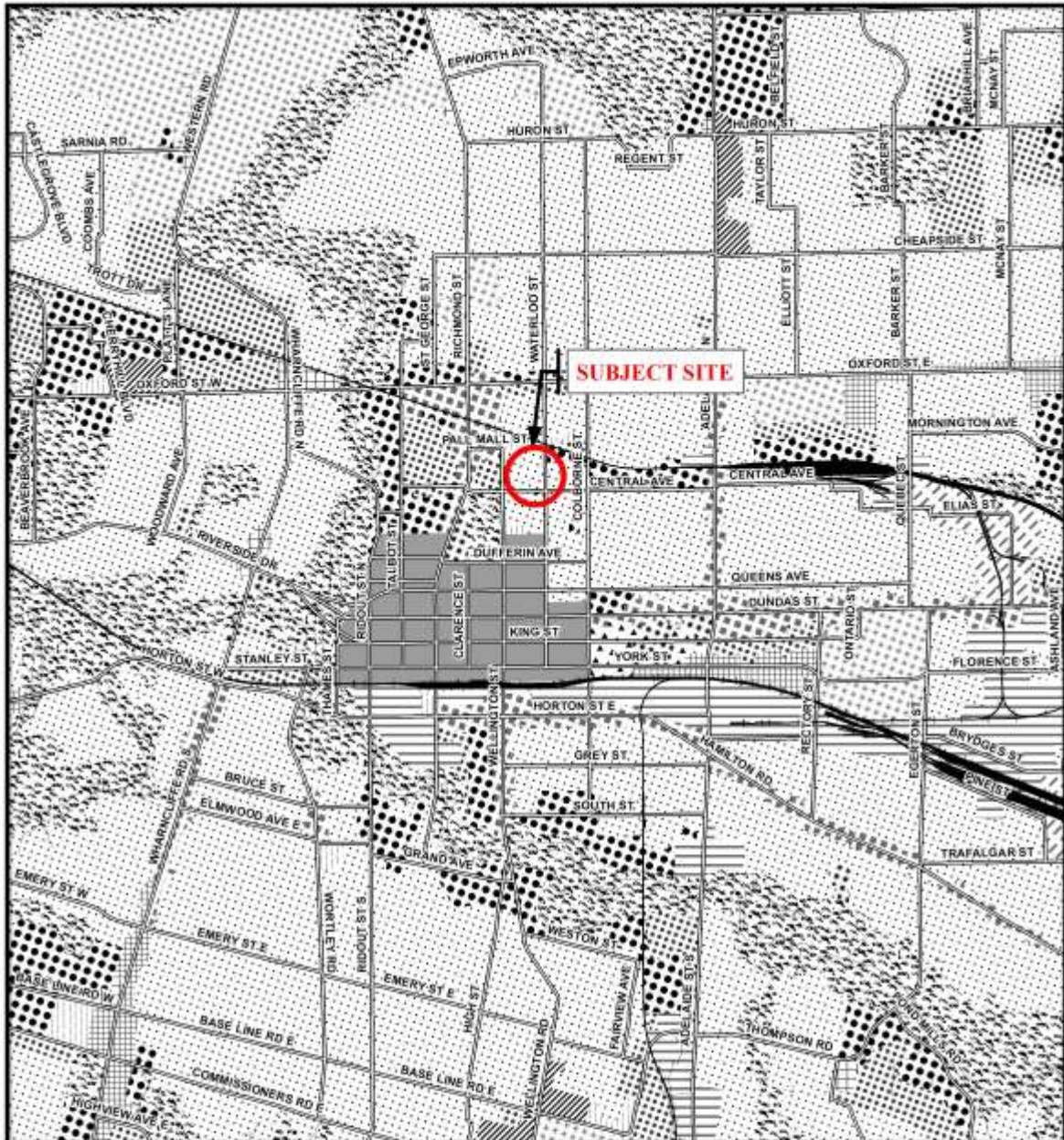
*90_, *916_6, *918_5, 925_, *935_2, *936_4, *964_

1989 Official Plan

3.2., 3.2.1., 3.5.4., 3.5.19.3.ii), 3.6.5.i), 3.6.5.ii)a), 3.6.5.iii),

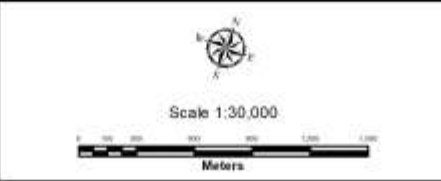
Appendix D – Relevant Background

Additional Maps

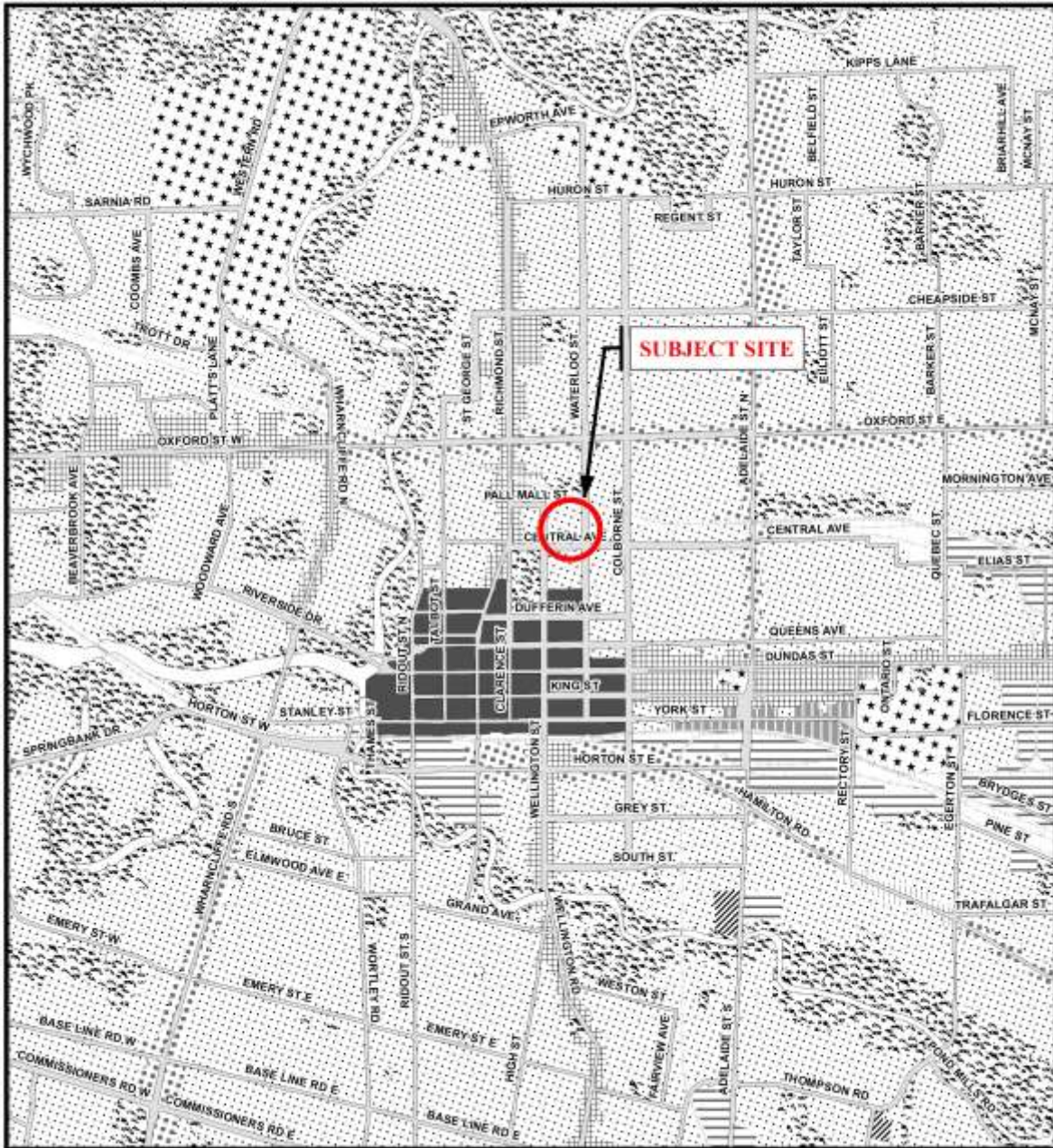


Legend	
	Downtown
	Enclosed Regional Commercial Node
	New Format Regional Commercial Node
	Community Commercial Node
	Neighbourhood Commercial Node
	Main Street Commercial Corridor
	Auto-Oriented Commercial Corridor
	Multi-Family, High Density Residential
	Multi-Family, Medium Density Residential
	Low 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: O-9120 & Z-9121
 PLANNER: MV
 TECHNICIAN: DM
 DATE: 2019/11/12



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.

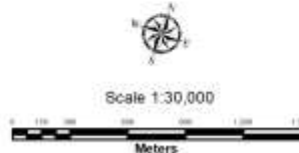
At the time of the printing of this map, the Rapid Transit EA is in progress. This map shows the Rapid Transit Corridors and Urban Corridors to recognize potential alignments. These Place Types will be modified to align with the results of the EA process for the final version of The London Plan.

CITY OF LONDON

Planning Services /
 Development Services

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

PREPARED BY: Planning Services

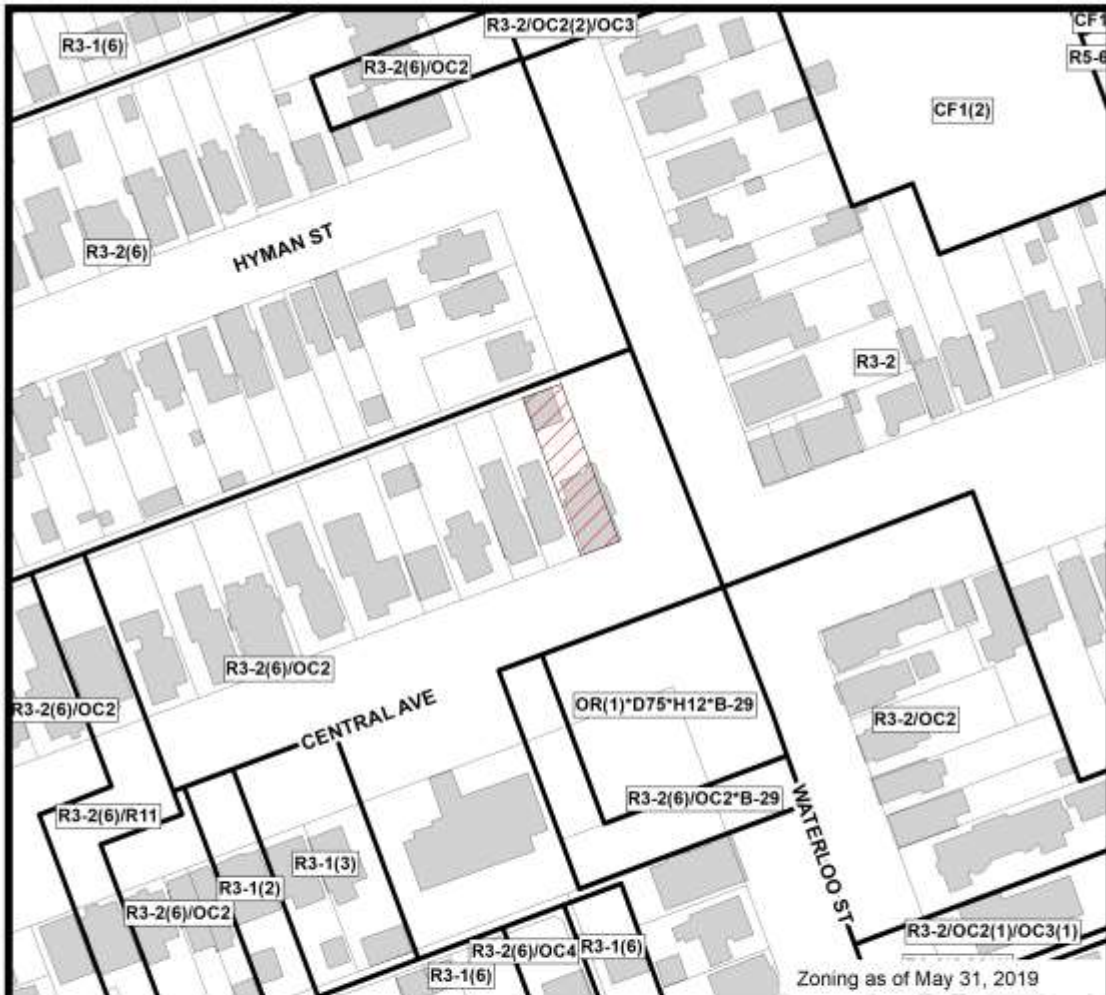


File Number: O-9210 & Z-9121

Planner: MV

Technician: DM

Date: November 14, 2019



COUNCIL APPROVED ZONING FOR THE SUBJECT SITE:

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

- | | |
|--|---|
| <ul style="list-style-type: none"> 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 | <ul style="list-style-type: none"> 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
 "I" - HOLDING SYMBOL "D" - DENSITY SYMBOL "H" - HEIGHT SYMBOL "B" - BONUS SYMBOL "T" - TEMPORARY USE SYMBOL |
|--|---|

CITY OF LONDON

PLANNING SERVICES / DEVELOPMENT SERVICES

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



FILE NO:

Z-9121 MV

MAP PREPARED:

2019/11/13 DM

1:1,500

0 5 10 20 30 40
 Meters

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

Additional Reports

OZ-6898, West Woodfield – Central Avenue Area Zoning Review, Monday July 17, 2006. The recommended amendments are based on a review of the land use and zoning in this Central London residential neighbourhood, and are appropriate to address compatibility issues with respect to residential intensification activity in the area.