



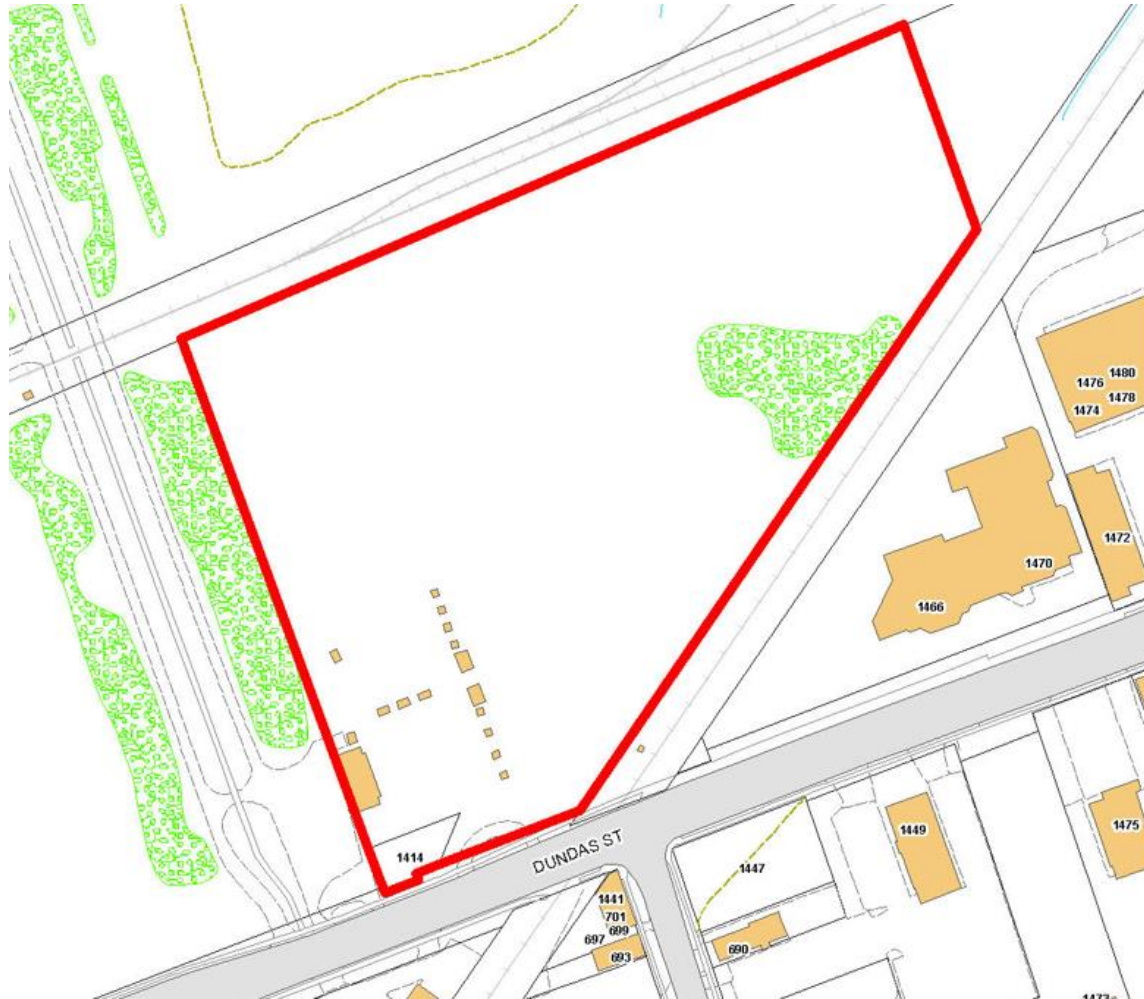
London  
CANADA

# Z-9276: 1414 Dundas Street



City of London  
March 29, 2021

# Subject Site





# Planning History

- 2011: the London Psychiatric Hospital Secondary Plan was created as an initiative to establishing a vision, principles and policies for the evolution of these lands
- The subject lands were designated Transit Oriented Corridor and Open Space in Policy Area 3 through this process to support the transit functions along Dundas Street.



# Property at a Glance

## The London Plan

- Urban Corridor
- Green Space

## 1989 Official Plan

- Multi-Family,  
Medium Density  
Residential
- Open Space

## London Psychiatric Hospital (LPH) Secondary Plan

- Transit Oriented  
Corridor
- Open Space

## Zoning By-law Z.-1

- Regional Facility (RF)  
and Commercial  
Recreation (CR)





# Proposed Development





# Provincial Policy Statement

- With regard to the requirement for the provision of employment uses including commercial, the proposed development adds this to the mix of existing and planned uses within the LPH Lands and surrounding area.
- The proposal adds a new commercial use that is compatible with the surrounding area within a settlement area, efficiently uses existing municipal services and is transit supportive along a major corridor in the City.
- The existing land use designation promotes the mix of uses envisioned by the PPS while providing opportunities for a diversified economic base. The requested uses to effectively facilitate a new commercial use promote employment opportunities that this site was intended to accommodate.
- The City of London has promoted opportunities for redevelopment for this area through the LPH Secondary Plan policies. This facilitates the redevelopment of this underutilized site within a settlement area. The site is located in an area serviced by existing transit and developing this site previously used for lawn bowling supports the PPS to achieve a higher intensity form of development.
- Consistent with the PPS, the recommended amendment of the subject lands would optimize the use of land and public investment in infrastructure in the area. Located within a developed area of the City, the redevelopment of the subject lands would support long-term economic prosperity while providing a high quality design along this major corridor within the City.



# The London Plan/1989 Official Plan

## Use

- The subject lands are located within the “*Urban Corridor*” Place Type and the “*Green Space*” Place Type in The London Plan. The requested kennel would be considered to be a permitted use in conjunction with the proposed accessory uses
- the LPH Secondary Plan permits the proposed development and therefore, staff are satisfied the proposed development is in conformity with the 1989 Official Plan.

## Intensity

- The standard minimum height within the “*Urban Corridor*” Place Type is 2-storeys and maximum height is 4-storeys (or 6-storeys with Type II Bonus).
- The height and scale of the one-storey building is generally consistent with the existing one-storey commercial and institutional buildings along this portion of Dundas Street, and is also specifically permitted in the London Psychiatric Hospital Lands Secondary Plan. Therefore, the recommended amendments will permit an intensity of development contemplated under The London Plan.
- Although no special provisions were requested, staff are recommending one which recognizes the existing lot frontage and two additional regulations to implement the LPH Secondary Plan design and cultural heritage policies. This does not affect the proposed development’s appropriateness in its context from a compatibility and intensity perspective. The proposed development is of a suitable intensity for the site and is consistent with the 1989 Official Plan.





# The London Plan/1989 Official Plan

## Form

- Notwithstanding the recommendation which incorporates special provisions to address the policies of the London Psychiatric Hospital Lands Secondary Plan, the development conforms to the in-force policies of The London Plan including but not limited to, Our City, Key Directions, and City Building, and will facilitate a built form that contributes to achieving a compact, mixed-use City.
- Special provisions have been recommended to ensure the cultural heritage and urban design policies of the plan have been addressed.
- The recommended amendment would result in a form of development that is compatible and a good fit with the surrounding area.



# LPH Secondary Plan

## Use

- Although not specifically listed in permitted uses, the proposed kennel with accessory uses will generate a similar level of intensity and activity compared to the above-noted permitted uses. It should be noted there is a 2,000m<sup>2</sup> maximum for small-scale offices. The proposed accessory office does not exceed this.
- The proposed development is generally in keeping with the contemplated uses. As such, the proposed development conforms to the intent and permitted use policies of the LPH Secondary Plan

## Intensity

- In the *“Transit-Oriented Corridor”* designation, the maximum allowable height is 2 storeys. The proposed development is only one storey with a height element on the front which conforms to this policy for height.
- The site is appropriately located along the Transit Oriented Corridor to support the proposed development with its proposed intensity, where there is good connectivity, accessibility and convenient transit services nearby.



# LPH Secondary Plan

## Form

- The proposed development as submitted does not conform to the form and urban design policies found within the Council approved London Psychiatric Hospital Lands (LPH) Secondary Plan
- Any development adjacent to the Treed Allée shall be oriented to the Allée; that the frontage of buildings located on Dundas Street shall be designed to be oriented toward Dundas Street
- Staff are satisfied the policy that speaks to orientation towards Dundas Street has been addressed. The intent to locate a building towards Dundas Street with a strong street edge at a setback of 35.0m is appropriate and will allow the building to be parallel along this corridor. A special provision for a maximum lot frontage of 35.0m has been recommended to ensure this setback is adhered to.
- *"On-site surface or structured parking is not permitted between the building line and the property line adjacent to the cultural heritage landscape area"*.
- The policies are clear the building is to oriented to the Treed Allée with no parking between. Therefore, to implement the policies of the LPH Secondary Plan, staff are recommending a special provision that no parking be permitted between the Treed Allée and any building.



# Other Issues and Considerations

- Natural Heritage
- Cultural Heritage
- Transportation



# Recommendation

- (a) the request to amend Zoning-By-law No. Z.-1 to change the zoning of the subject property **FROM** a Commercial Recreation (CR) Zone and a Regional Facility (RF) Zone **TO** a Restricted Service Commercial (RSC2) Zone, **BE REFUSED** for the following reasons:
- i) The site layout depicting a surface parking lot between the proposed building and the treed allée, does not conform to the form and urban design policies found within the Council approved London Psychiatric Hospital Secondary Plan (LPHSP).
- (b) the proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting on April 6, 2020 to amend Zoning By-law No. Z.-1, in conformity with the Official Plan for the City of London (1989), the London Psychiatric Hospital Secondary Plan and The London Plan to change the zoning of the subject property **FROM** a Commercial Recreation (CR) Zone and a Regional Facility (RF) Zone **TO** a Restricted Service Commercial Special Provision (RSC2(\_)) Zone.