

SUBJECT:

**APPLICATION BY SIFTON PROPERTIES LIMITED
1311, 1363 AND 1451 WHARNCLIFFE ROAD SOUTH
PUBLIC PARTICIPATION MEETING ON MARCH 19, 2013**

RECOMMENDATION

That, the following actions be taken with respect to the application of Sifton Properties Limited relating to the property located at 1311, 1363 and 1451 Wharncliffe Road South:

- a) the proposed by-law attached hereto as Appendix “A” **BE INTRODUCED** at the Municipal Council meeting on June 25, 2013 to amend Schedule “A”, Land Use, to the Official Plan for the City of London Policy Area to change the designation of the lands known as 1311, 1363 and 1451 Wharncliffe Road South (generally bounded by Wharncliffe Road South, Morgan Avenue and the future Bradley Avenue corridor) **FROM** an Auto-Oriented Commercial Corridor designation and a Multi-Family, High Density Residential designation **TO** a Community Commercial Node designation, to permit a wide range of retail outlets including department stores, home improvement and furnishings stores, supermarkets, food stores and pharmacies; convenience commercial uses; personal services; restaurants; commercial recreation establishments; financial institutions; a limited range of automotive services; service-oriented office uses such as real estate, insurance and travel agencies; community facilities, such as libraries or day care centres; professional and medical/dental offices; commercial and private schools; and limited amounts of office uses and places of entertainment;
- b) the proposed by-law attached hereto as Appendix “B”, **BE INTRODUCED** at the Municipal Council meeting on June 25, 2013, to amend Zoning By-law No. Z-1, in conformity with the Official Plan as amended in part b) above, to:
 - i. amend the zoning on a portion of the lands at 1311, 1363 and 1451 Wharncliffe Road South **FROM** a Holding Restricted Service Commercial Special Provision (h.h-11.h-63.h-82.h-95.h100.h-105.h-135.RSC1(20)/RSC2(11)/RSC3(17)/RSC4(15)/RSC5/(17)) Zone, which permit a wide range of automotive, commercial and service oriented uses; and a Holding Residential /R5/R6/R7/R10 (h.h-54.h-71.h-100.h-134.R5-7/R6-5/R7.D100.H45/R10-3.H45) Zone, which permits a range of multi-family uses including townhouse dwellings, cluster housing, apartment buildings and retirement lodges; **TO** a Holding Community Shopping Area Special Provision (h.h-11.h-63.h-82.h-95.h100.h-105.h-138.CSA5()) Zone; and a Holding Community Shopping Area Special Provision (h.h-11.h-63.h-82.h-95.h-100.h-105.h-135.CSA5()) Zone, to permit a wide range of commercial uses including assembly halls, restricted automotive uses, bake shops, cinemas, clinics, commercial recreation establishments, day care centres, financial institutions, offices, medical/dental offices, private clubs, restaurants, retail stores, service and repair establishments, supermarkets and taverns; with a maximum gross floor area of 30,000 square metres and a maximum height of 12 metres;

- ii. amend Section 22.3 of the Community Shopping Centre Area (CSA) Zone by adding Special Provisions for the CSA 5 Zone to permit uses in stand-alone buildings which do not form part of a shopping centre; and permit a minimum front/exterior side yard depth of 3 metres; and,
- c) the Approval Authority **BE REQUESTED** to report back on the modifications required to the Conditions of Draft Approval for Plan 39T-07510, to reflect changes to the Official Plan and Zoning that are approved by Council.

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Alanna Riley

Appendix "A"

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

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

A by-law to amend the Official Plan for the City of London, 1989 relating to 1311, 1363 and 1451 Wharncliffe Road South

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

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

PASSED in Open Council on March 26, 2013

Joe Fontana
Mayor

Catharine Saunders
City Clerk

First Reading - March 26, 2013
Second Reading - March 26, 2013
Third Reading - March 26, 2013

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Alanna Riley

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

A. PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is to change the designation of certain lands described herein from Auto Oriented Commercial Corridor and Multi-Family, High Density Residential to Community Commercial Node on Schedule "A", Land Use, to the Official Plan for the City of London

B. LOCATION OF THIS AMENDMENT

This Amendment applies to lands located at 1311, 1363 and 1451 Wharncliffe Road South in the City of London.

C. BASIS OF THE AMENDMENT

The Amendment is to provide for an expanded commercial area and wider range of commercial uses that will serve the needs of residents within convenient walking or driving distance, in accordance with the policies of the Community Commercial Node designation.

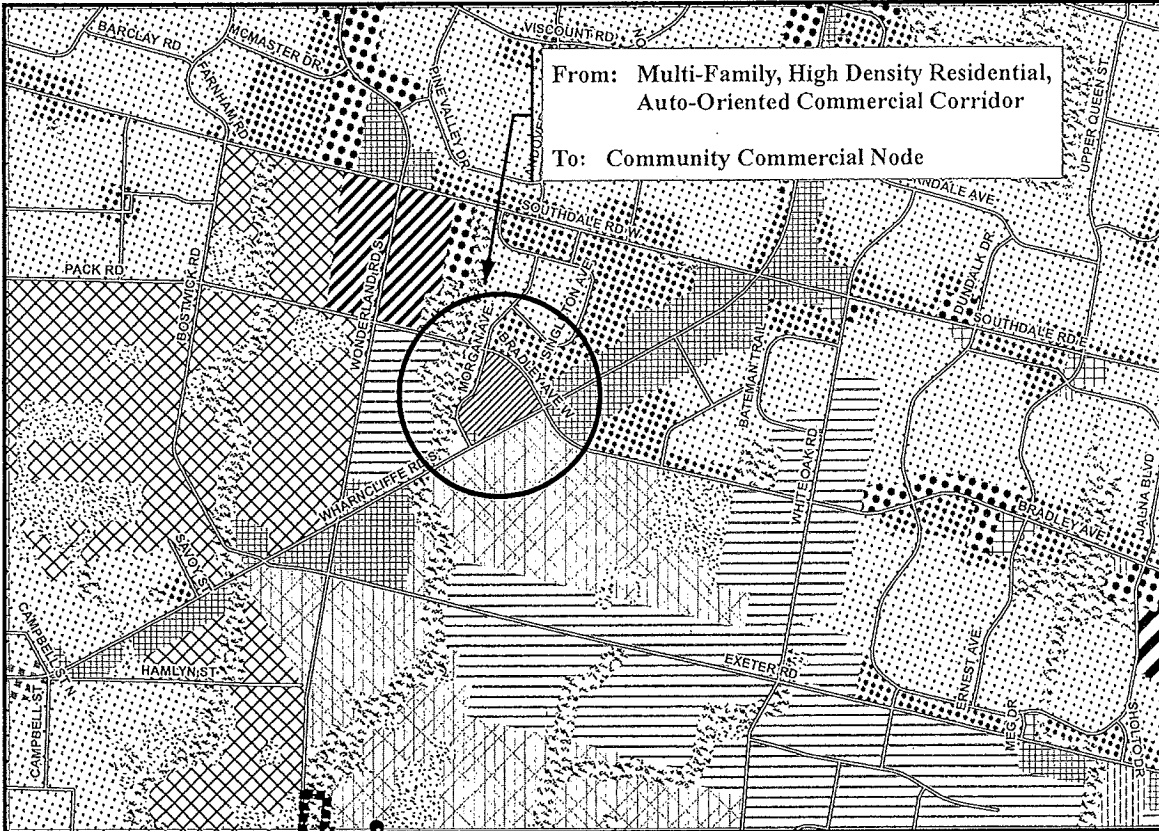
The subject site, with a nodal configuration frontage on two arterial roads and transit service, is an appropriate location for the Community Commercial Node designation. The proposed uses are appropriate for this site and multi-family high density residential uses may be permitted through a zoning by-law amendment, subject to proper integration with the commercial uses. Municipal infrastructure is available or planned and the development is appropriately located to serve the needs of residents from surrounding residential neighbourhoods.

D. THE AMENDMENT

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

Schedule "A", Land Use, to the Official Plan for the City of London Planning Area is amended by designating those lands located at 1311, 1363 and 1451 Wharncliffe Road South in the City of London, as indicated on "Schedule 1" attached hereto from Auto Oriented Commercial Corridor and Multi-Family, High Density Residential to Community Commercial Node.

AMENDMENT NO:



Legend

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

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

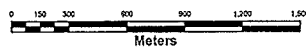
**SCHEDULE 1
TO
OFFICIAL PLAN**

AMENDMENT NO. _____

PREPARED BY: Graphics and Information Services



Scale 1:30,000



FILE NUMBER: OZ-8087

PLANNER: AR

TECHNICIAN: DT

DATE: March 4, 2013

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Alanna Riley

Appendix "B"

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

By-law No. Z.-1-_____

A by-law to amend By-law No. Z.-1 to rezone an area of land located 1311, 1363 and 1451 Wharncliffe Road South.

WHEREAS Sifton Properties Limited have applied to rezone an area of land located 1311, 1363 and 1451 Wharncliffe Road South, as shown on the map attached to this by-law, as set out below;

AND WHEREAS upon approval of Official Plan Amendment Number (number to be inserted by Clerk's Office) this rezoning will conform to the Official Plan;

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

Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to lands located at 1311, 1363 and 1451 Wharncliffe Road South, as shown on the attached map from: a Holding Restricted Service Commercial Special Provision (h.h-11.h-63.h-82.h-95.h-100.h-105.h-138.RSC1(20)/RSC2(11)/RSC3(17)/ RSC4(15)/ RSC5/(17)) Zone, a Holding Restricted Service Commercial Special Provision (h.h-11.h-63.h-82.h-95.h-100.h-105.h-135.RSC1(20)/ RSC2(11)/ RSC3(17)/RSC4(15)/RSC5/(17)) Zone, and a Residential /R5/R6/R7/R10 (h.h-54.h-71.h-100.h-134.R5-7/R6-5/R7.D100.H45/R10-3.H45) Zone, TO a Holding Community Shopping Area Special Provision (h.h-11.h-63.h-82.h-95.h-100.h-105.h-138.CSA5()) Zone; and a Holding Community Shopping Area Special Provision (h.h-11.h-63.h-82.h-95.h-100.h-105.h-135.CSA5()) Zone.

- 1) Section Number 24 of the Community Shopping Area Zone to By-law No. Z.-1 is amended by adding the following Special Provision:

24.4 ___ CSA5() 1311, 1363 and 1451 Wharncliffe Road South

a) Regulations:

- | | |
|--|---|
| i) Building Form | Uses may be in stand-alone buildings and not form part of a shopping centre |
| ii) Front Yard Setback (Minimum) | 3.0 metres |
| ii) Exterior Side Yard Setback (Minimum) | 3.0 metres |

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 subsection 34(21) of the *Planning Act, R.S.O. 1990, c. P.13*, either upon the date of the passage of this by-law or as otherwise provided by the said subsection.

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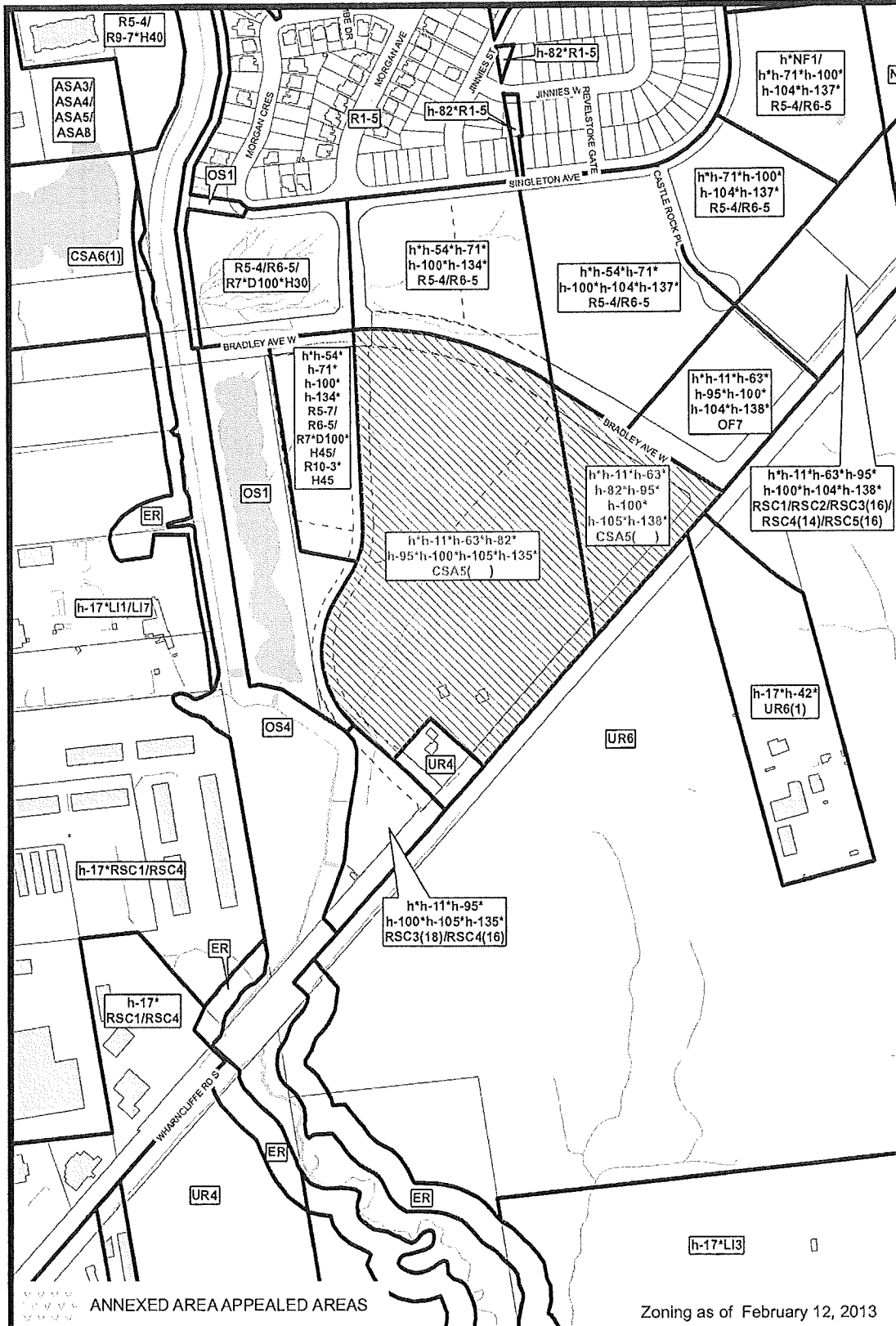
PASSED in Open Council on _____, 2013.

Joe Fontana
Mayor

Catharine Saunders
City Clerk

First Reading - _____, 2013
Second Reading - _____, 2013
Third Reading - _____, 2013

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



File Number: OZ-8087
 Planner: AR
 Date Prepared: March 4, 2013
 Technician: DT
 By-Law No: Z.-1-

SUBJECT SITE 

1:5,000

0 25 50 100 150 200 Meters

