

<b>SUBJECT:</b>	<b>APPLICATION BY SIFTON PROPERTIES LIMITED 1311, 1363 AND 1451 WHARNCLIFFE ROAD SOUTH PUBLIC PARTICIPATION MEETING ON MARCH 19, 2013</b>
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<b>RECOMMENDATION</b>
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That, ~~on the recommendation of the Manager of Development Services and Planning Liaison~~, 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) pursuant to section 13.7 of the Council Procedure By-law, the actions of the Municipal Council taken at its meetings of October 30, 2012 and November 20, 2012, related to the adoption of clause 2 of the 27<sup>th</sup> Report of the Planning and Environment Committee, concerning the adoption of the Southwest Area Plan (Official Plan Amendment 541), pertaining to the designation shown on Schedule 1-d, for the lands known as 1311, 1363 and 1451 Wharncliffe Road South **BE RECONSIDERED**; and~~
- a) ~~b)~~ the proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting on ~~March 26,~~ June 25, 2013 to ~~replace schedule 1-3 of amend Schedule "A", Land Use, to the Official Amendment No. 541 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; ~~and the Ontario Municipal Board **BE REQUESTED** to amend the land use designations contained in Official Plan Amendment 541, accordingly;~~
- b) ~~e)~~ the proposed by-law attached hereto as Appendix "B", **BE INTRODUCED** ~~at a future meeting of the Municipal Council when the Official Plan Amendment noted in part b) above is in full force and effect,~~ 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) ~~d~~ 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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[14904752.3](#)

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