

Report to Planning and Environment Committee

To: Chair and Members
Planning & Environment Committee
From: Scott Mathers, MPA, P. Eng.,
Deputy City Manager, Planning and Economic Development
Subject: 655-685 Fanshawe Park Road West
Public Participation Meeting
Date: February 28, 2022

Recommendation

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application of SAB Realty Limited relating to the property located at 655-685 Fanshawe Park Road West:

- (a) the proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting March 22, 2022 to amend Zoning By-law No. Z.-1, in conformity with the Official Plan for the City of London (The London Plan, 2016) and the Official Plan for the City of London (1989), to change the zoning of the subject property **FROM** a Restricted Service Commercial Special Provision (RSC1(21)/RSC4(19)) Zone, **TO** a Neighbourhood Shopping Area Special Provision (NSA5(_)) Zone.

Executive Summary

Summary of Request

The requested amendment would permit an increased range and intensity of neighbourhood-scale commercial uses.

Purpose and Effect of Recommended Action

The purpose and effect of the recommended action is to permit an increased range and intensity of neighbourhood-scale commercial uses and to facilitate the infill and intensification of an existing commercial centre through the construction of an addition.

Special provisions are required to add commercial recreational establishment as an additional permitted use; to permit a greater intensity of restaurant and retail uses; to permit a reduced parking rate; and to establish an appropriate built form along Fanshawe Park Road West.

Rationale of Recommended Action

1. The recommended amendment is consistent with the Provincial Policy Statement, 2020;
2. The recommended amendment conforms to the in-force policies of The London Plan, including but not limited to the Key Directions and Shopping Area Place Type;
3. The recommended amendment conforms to the in-force policies of the 1989 Official Plan, including but not limited to the Neighbourhood Commercial Node (NCN) designation;
4. The recommended amendment provides additional uses that are appropriate and compatible with the surrounding area and provides an increased opportunity to effectively utilize the existing buildings.

Linkage to the Corporate Strategic Plan

Building a Sustainable City – London’s growth and development is well planned and sustainable over the long term.

Analysis

1.0 Background Information

1.1 Previous Reports Related to this Matter

None.

1.2 Planning History

655, 665, 675, and 685 Fanshawe Park Road West (the “subject lands”) consist of three separate parcels that, collectively, have been the subject of numerous minor variance, site plan, and building permit applications related to the changing needs and development of the site. Specific developments within the last 20 years include the following:

- An addition to the former furniture shop at 655 Fanshawe Park Road West in 2002;
- A change of use permit to allow a toy store (now Mastermind Toys) in place of the furniture store (permitted by Township By-law #5000) at 685 Fanshawe Park Road West in 2002;
- The construction of a new building (now Deluxe Paints) at 665 and 685 Fanshawe Park Road West, and newly addressed as 675 Fanshawe Park Road West in 2007.

In 2010, the subject lands received site plan approval (SP09-030519) to allow the reconfiguration and addition of shared parking on-site. The proposed uses included a mix of restaurant, retail and financial institution uses. A concurrent minor variance application (A.007/10) was submitted to apply the shopping centre parking rate of 1 space per 20 square metres for all permitted uses based on a total gross floor area of 3,403 square metres. That same year, Municipal Council approved a zoning by-law amendment (Z-7739) for the subject lands to permit medical/dental offices and to apply the same standard parking rate approved through the minor variance application.

1.3 Property Description

The subject lands are located at the northwest corner of the intersection of Fanshawe Park Road West and Wonderland Road North in the Fox Hollow Planning District. The subject lands are comprised of three separate parcels with a combined lot area of 1.49 hectares and a lot frontage of approximately 165.3 metres along Fanshawe Park Road West.

The existing uses on the subject lands include two multi-tenanted commercial buildings (655 and 665 Fanshawe Park Road West) and two stand-alone commercial buildings (675 and 685 Fanshawe Park Road West) containing a mix of restaurant, retail, medical/dental office, business, service and professional office, duplicating shop, and personal service uses. The remainder of the subject lands is comprised of shared surface parking and loading areas, pedestrian pathways, landscaped areas, and a telecommunication tower at the rear of 685 Fanshawe Park Road West.

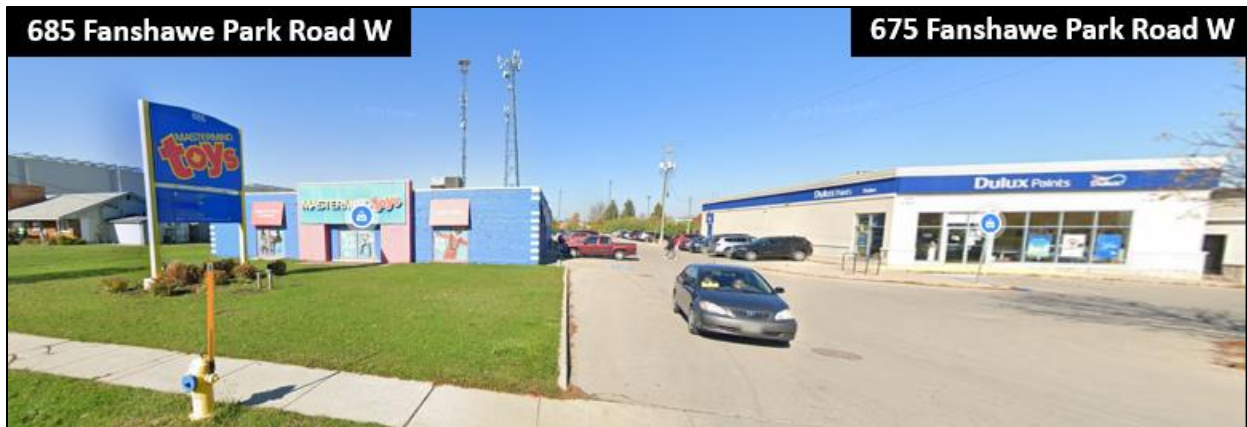


Figure 1: Subject lands and current uses (June 2021) – view from Fanshawe Park Road West, facing northeast



Figure 2: Subject lands and current uses (June 2021) – view from Fanshawe Park Road West, facing northeast



Figure 3: View of 685 Fanshawe Park Road West – facing north, towards the rear

1.4 Current Planning Information (see more detail in Appendix C)

- The London Plan Place Type – Shopping Area
- Official Plan Designation – Neighbourhood Commercial Node (NCN)
- Existing Zoning – Restricted Service Commercial Special Provision (RSC1(2)/RSC4(19))

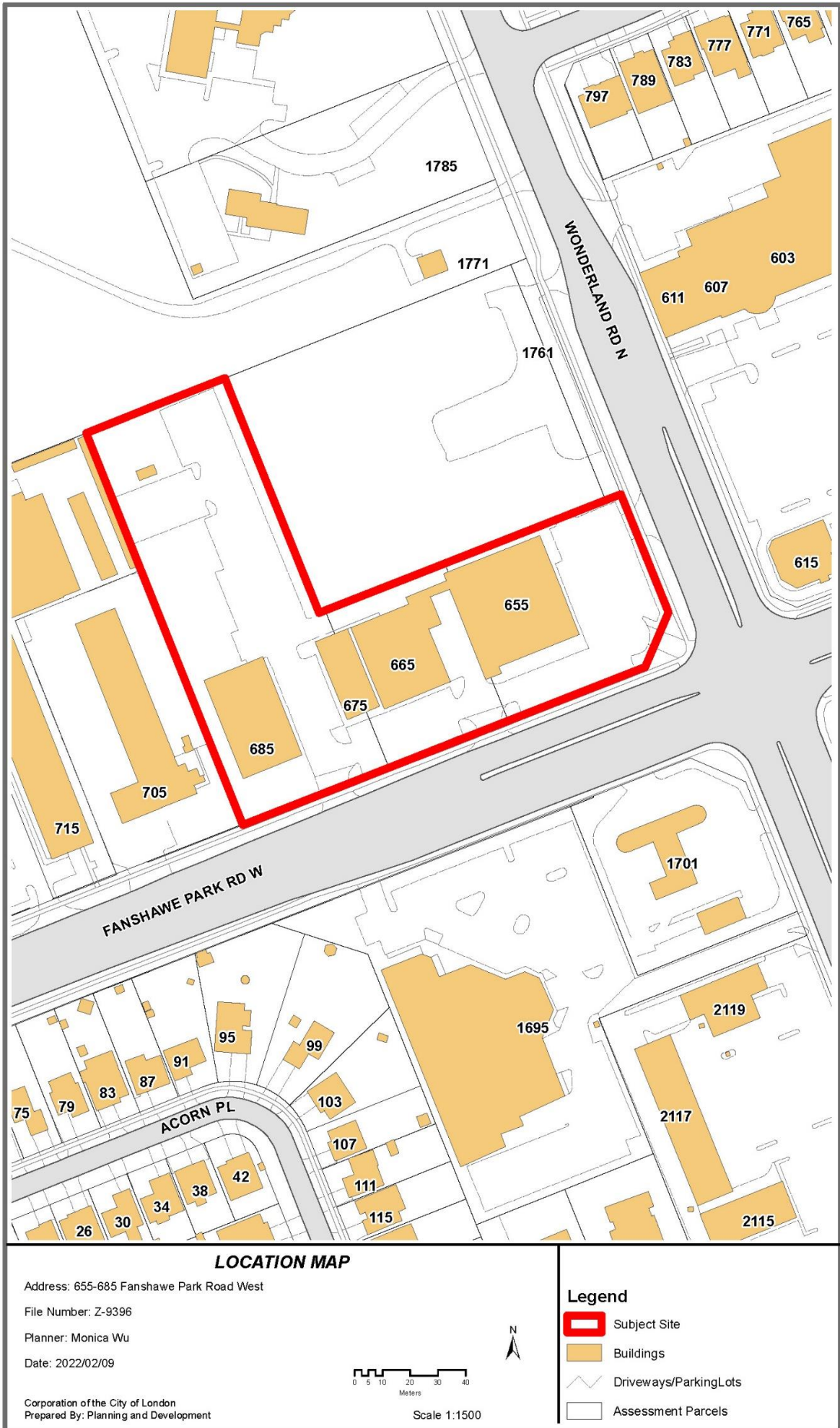
1.5 Site Characteristics

- Current Land Use – Four commercial buildings containing retail/office/restaurant/personal service uses
- Frontage – 165.3 metres (542.3 feet) on Fanshawe Park Road West
- Depth – Varies to a maximum of 152.0 metres (498.7 feet)
- Area – 1.49 hectares (3.68 acres)
- Shape – Irregular

1.6 Surrounding Land Uses

- North – Bell communications facility, vacant commercial, medical/dental offices/laboratories and clinics
- East – Commercial/retail plaza
- South – Gas station, service commercial plaza, low density residential
- West – Motel and restaurant, Commercial/retail plaza

1.7 Location Map



2.0 Discussion and Considerations

2.1 Development Proposal

The applicant has requested to rezone the subject lands to allow for a broader range of neighbourhood-scale retail, personal service and office uses catering to nearby residents. A one-storey addition with a gross floor area of approximately 325 square metres is proposed to be constructed at the front of the existing building (Mastermind Toys) at 685 Fanshawe Park Road West. Additional site alterations are proposed at the rear of 685 Fanshawe Park Road West to convert the existing grassed area into additional parking spaces and a loading area.

Special provisions are proposed to add commercial recreational establishment to the range of permitted uses; to require a minimum front yard depth of 1.0 metre; to permit a parking rate of 1 parking space per 20 square metres for all permitted uses in the NSA5 Zone variation in all buildings with a total gross floor area of 3,698 square metres; and to permit an increase in the maximum permitted gross floor area for restaurant and retail uses to 750 square metres and 875 square metres, respectively.

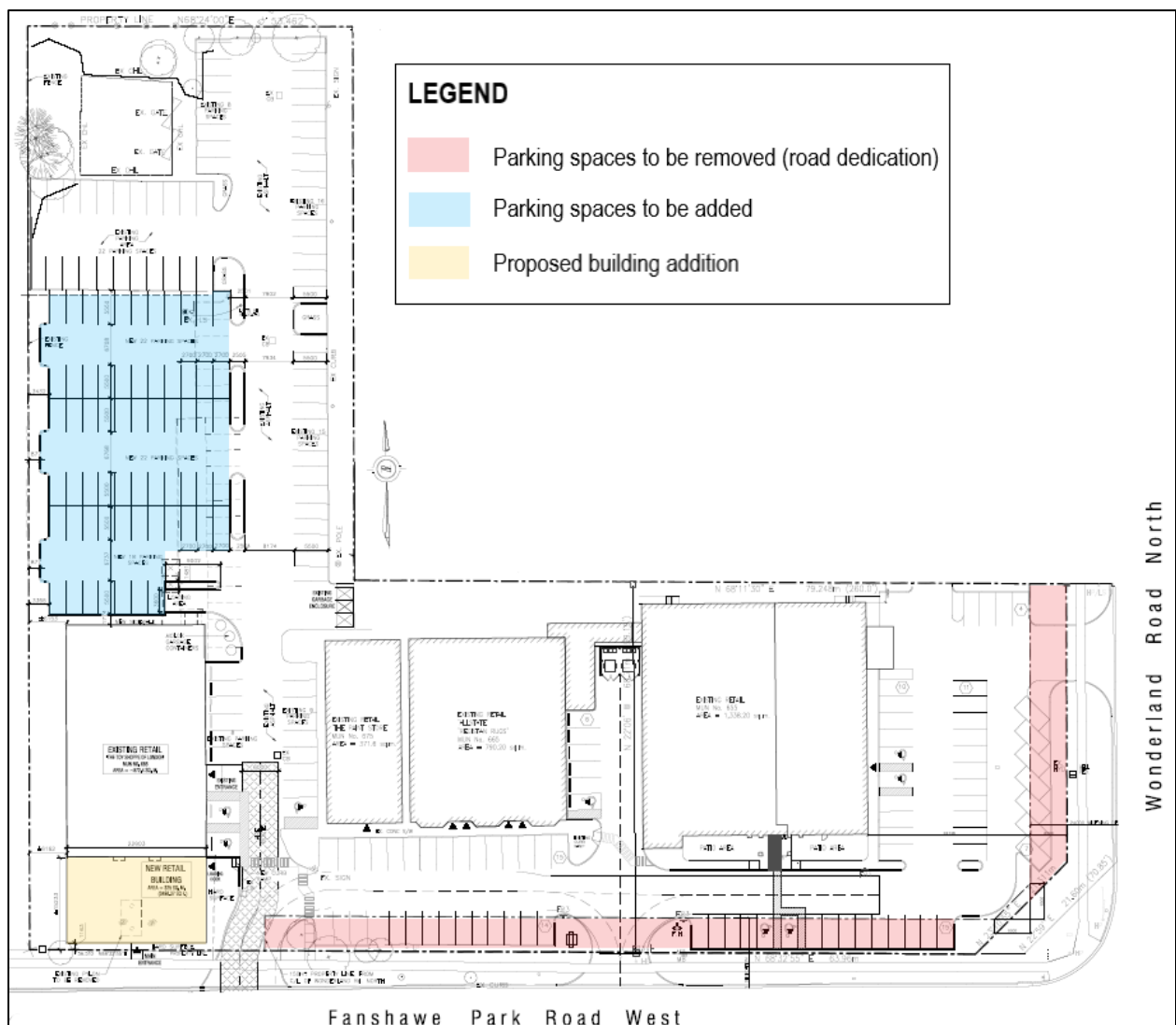


Figure 4: Site concept plan

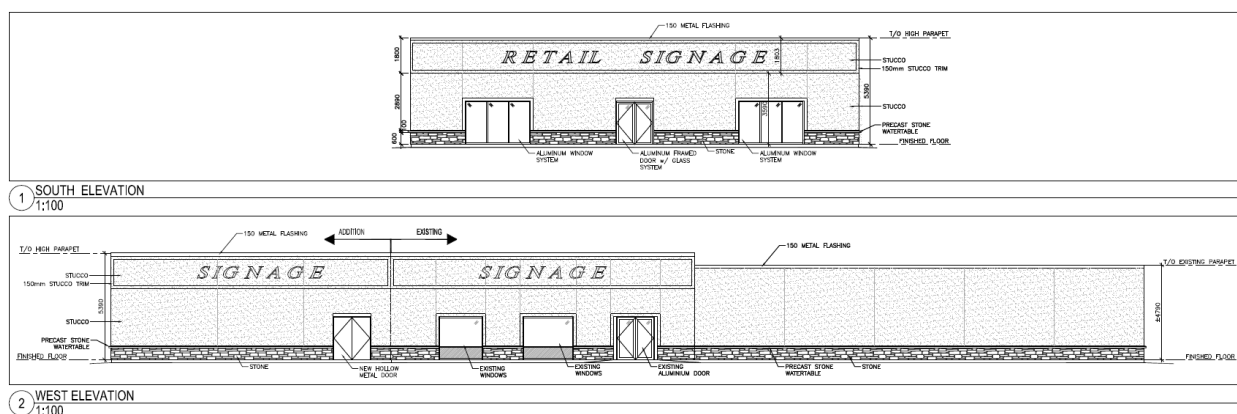


Figure 4: South (front) and west elevations of the proposed building addition at 685 Fanshawe Park Road West

2.2 Requested Amendment

The applicant has requested to rezone the lands FROM a Restricted Service Commercial Special Provision (RSC1(21)/RSC4(19)) Zone TO a Neighbourhood Shopping Area Special Provision (NSA5(_)) Zone to add commercial recreational establishment as an additional permitted use and to allow the following special provisions:

- a minimum front yard depth of 1.0 metres WHEREAS 0.0 metres is permitted;
- a parking rate of 1 per 20 square metres for all permitted uses in all buildings with a total gross floor area of 3,698 square metres WHEREAS the existing parking rate is 1 space per 20 square metres for all permitted uses [in the RSC1/RSC4 Zone] in all buildings with a total gross floor area of 3,403 square metres is permitted;
- a maximum gross floor area of 750 square metres for restaurants, excluding patios, WHEREAS a maximum of 500 square metres is permitted; and
- a maximum gross floor area of 875 square metres for retail stores WHEREAS a maximum of 500 square metres is permitted.

2.3 Community Engagement (see more detail in Appendix B)

Through the community engagement process, one written response was received requesting confirmation of the height of the proposed building addition.

2.4 Policy Context

Provincial Policy Statement, 2020

The Provincial Policy Statement (PPS), 2020 provides policy direction on matters of provincial interest related to land use planning and development. In accordance with Section 3 of the Planning Act, all planning decisions “shall be consistent with” the PPS.

The PPS promotes the integration of land use planning, growth management, transit-supportive development, intensification, and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs (1.1.1 e)). Settlement areas are intended to be the focus of growth and development where land use patterns shall be based on densities and a mix of land uses which efficiently use land and resources, are transit-supportive, and are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available (1.1.3.2). Land use patterns within settlement areas shall also be based on a range of uses and opportunities for intensification and redevelopment (1.1.3.2).

Planning authorities shall also promote economic development and competitiveness by providing for an appropriate mix and range of employment, institutional, and broader mixed uses to meet long-term needs (1.3.1). Lastly, the PPS encourages long-term economic prosperity to be supported by promoting opportunities for economic development and community investment-readiness (1.7.1 a)).

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 London Plan provides key directions that must be considered to help the City effectively achieve its vision (54). These directions give focus and a clear path that will lead to the transformation of London that has been collectively envisioned for 2035. Under each key direction, a list of planning strategies is presented. These strategies serve as a foundation to the policies of the plan and will guide planning and development over the next 20 years. Relevant key directions are outlined below, as follows:

Key direction #5: Build a mixed-use compact city

- Planning to achieve a compact, contiguous pattern of growth (looking “inward and upward”) (54_2);
- Planning for infill and intensification of various types and forms to take advantage of existing services and facilities and to reduce our need to grow outward (54_4).

Key direction #6 Place a new emphasis on creating attractive mobility choices

- Dependent upon context, require, promote, and encourage transit-oriented development forms (60_6).

Key direction #7: Build strong, healthy and attractive neighbourhoods for everyone

- Design complete neighbourhoods by meeting the needs of people of all ages, incomes and abilities, allowing for aging in place and accessibility to amenities, facilities and services (61_2).

The subject lands are located in the Shopping Area Place Type, as identified on *Map 1 – Place Types. The Shopping Area Place Type permits a wide range of retail, service, office, entertainment, recreational, institutional, and residential uses to service nearby residents (871; 874; 877_1). Within Shopping Areas, the repurposing, reformatting, infill and intensification of existing centres is encouraged to take advantage of existing services, use land more efficiently, and reduce the need for outward expansion (876_4). The Place Type policies direct that these centres be re-formatted over time to become mixed-use areas that are more pedestrian, cycling, and transit-oriented and less auto-dominated in their design (871).

1989 Official Plan

The subject lands are designated Neighbourhood Commercial Node (NCN) in accordance with Schedule ‘A’ of the 1989 Official Plan. Areas designated NCN are intended to provide for the daily or weekly convenience shopping and service needs of nearby residents, and to a lesser extent, passing motorists (4.3.8.1). They should contain use that are convenience-oriented and unlikely to draw customers from beyond the local area, such as small retail stores, small-scale restaurants, convenience commercial uses, commercial recreation establishments, personal services, service-oriented and medical/dental offices, and community facilities (4.3.8.3).

Zoning By-law Z.-1

The subject lands are currently zoned Restricted Service Commercial Special Provision (RSC1(21)/RSC4(19)). The RSC Zone provides for and regulates a range of moderate intensity commercial uses and trade service uses that are catered to vehicular traffic and single purpose shopping trips. Permitted uses within the RSC1 and RSC4 Zone variations include but are not limited to: various auto-oriented uses, duplicating shops,

personal service establishments, and restaurants (28.2). Although retail uses are not permitted within the RSC Zone, a change of use permit was approved for 685 Fanshawe Park Road West in 2002 to allow the use of the retail sales of toys and children's products in place of the retail sales of furniture, which was permitted under the former Township of London Zoning By-law (Township By-law #5000).

The existing special provisions allow for a parking rate of 1 space per 20 square metres for all permitted uses within the RSC1/RSC4 Zone variations based on the combined gross floor area of all four existing buildings. As well, medical/dental offices are permitted within the existing buildings up to a maximum gross floor area of 465 square metres.

3.0 Financial Impact/Considerations

None.

4.0 Key Issues and Considerations

4.1 Issue and Consideration #1: Use and Intensity

Provincial Policy Statement, 2020 (PPS)

The PPS requires municipalities to provide for an appropriate mix and range of land uses and needs and encourages efficient development and land use patterns that are transit-supportive and minimize land consumption and servicing costs (1.1.3.2 a); 1.1.3.2 b)). To achieve this, appropriate development standards should be promoted which facilitate intensification, redevelopment, and compact form (1.1.2; 1.1.3.4). The PPS defines "intensification" as "*the development of a property, site or area at a higher density than currently exists through: a) redevelopment, including the reuse of brownfield sites; b) the development of vacant and/or underutilized lots within previously developed areas; c) infill development; and d) the expansion or conversion of existing buildings*".

The PPS also requires municipalities to promote economic development and competitiveness by providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses (1.3.1 b)).

The recommended amendment represents a form of intensification by facilitating the development of an underutilized commercial lot within an established settlement area and providing an increased opportunity to effectively utilize the existing buildings. No new roads or infrastructure are required to service the site. The recommended amendment also provides for additional uses on the subject lands that are appropriate and compatible with the surrounding area and contribute to an appropriate range and mix of employment uses, helping to meet long-term needs.

The London Plan & 1989 Official Plan

The subject lands are located within the Shopping Area Place Type in The London Plan and are designated Neighbourhood Commercial Node NCN in the 1989 Official Plan. Both the Shopping Area Place Type and NCN designation are intended to provide for the daily and weekly convenience shopping and service needs of their immediate neighbourhoods (The London Plan, 874; 1989 Official Plan, 4.3.8.1.). Permitted uses include a broad range of retail, service, office, entertainment, recreational, institutional, and residential uses (The London Plan, 877_1; 1989 Official Plan, 4.3.8.3.).

The existing buildings on site are currently occupied by a mix of uses including restaurant, retail, medical/dental and service office, duplicating shop, and personal service uses. The proposed Neighbourhood Shopping Area (NSA5) Zone would provide for a broader range of neighbourhood-scale retail, personal service, and office use at this location as compared to the existing Restricted Service Commercial (RSC1/RSC4)

Zone, bringing the subject lands into greater conformity with the Shopping Area Place Type and NCN policies.

Special Provision: Commercial Recreational Establishment as an Additional Permitted Use

A special provision is being requested to allow commercial recreational establishment as an additional permitted use under the NSA5 Zone variation. The Zoning By-law defines “commercial recreational establishment” as: *“a building, or part thereof, used for the purposes of an arena, assembly hall, billiard or pool room, bingo hall, bowling alley, dance hall, gym or fitness centre, ice or roller rink, indoor racquet courts, indoor swimming pool, or sports simulation, but not including a place of entertainment, an amusement games establishment, cinema, theatre, drive-in theatre, amusement park or any other place of entertainment or amusement otherwise defined or classified herein.”*

Commercial recreational establishment uses are contemplated in the Shopping Area Place Type and are explicitly permitted in the NCN designation. As with all permitted uses under the NSA5 Zone variation (with the exception of food stores), the additional commercial recreation establishment use would be restricted to a maximum gross floor area of 500 square metres. A minimum parking rate of 1 per 20 square metres is required for commercial recreational establishments, which is in keeping with the proposed parking rate for the subject lands. Therefore, Planning staff are of the opinion that the addition of a commercial recreational establishment use at this location is appropriate and is not anticipated to result in adverse impacts on the surrounding area.

Special Provisions: Increase in the Gross Floor Area (Maximum) for Retail and Restaurant Uses, excluding Patios

In general, the NSA Zone restricts the individual size of permitted uses to encourage multiple commercial uses within a shopping centre development and does not allow one use to dominate the total permitted gross floor area. Although shopping centres are the primary form of development within the NSA Zone, the NSA5 Zone variation recognizes stand-alone buildings at appropriate locations (23.1; 23.3 6)). Specifically, a maximum gross floor area of 500 square metres is permitted for all permitted uses (with the exception of food stores) within the NSA5 Zone variation (23.3 5)).

The applicant is requesting special provisions to permit a maximum gross floor area of 750 square metres for restaurants (excluding patios) and 875 square metres for retail stores. Where possible, the Shopping Area Place Type policies encourage the repurposing, reformatting, infill and intensification of existing centres and encourage flexibility in use in order to take advantage of existing services, use land more efficiently, and reduce the need for outward expansion (The London Plan, 876_3; 876_4). The proposed increase in the maximum permitted gross floor area for restaurant and retail stores would allow for greater flexibility in the future use and intensification of the subject lands helping meet the evolving needs of the surrounding community, while maintaining an appropriate mix and intensity of uses.

Building Addition

In addition to the above-noted special provisions, the proposed development includes a one-storey front addition to the existing building on 685 Fanshawe Park Road West. The addition is intended to accommodate additional retail uses and will have a gross floor area of 325 square metres, resulting in a total combined gross floor area of 3,697.4 square metres for the entire site.

The London Plan policies contemplate a minimum building height of one-storey and a maximum building height of four-storeys at this location (The London Plan, 878_5; 878_2). Within the 1989 Official Plan, commercial development within the NCN designation shall generally range in size from 1,000 square metres to 13,000 square metres in gross floor area. The proposed addition represents infill development at an appropriate scale and intensity that is in keeping with the Official Plan policies for this area.

4.2 Issue and Consideration #2: Form

The London Plan & 1989 Official Plan

The City Building policies in The London Plan encourage buildings to be sited with minimal setbacks from public streets to create an inviting, active, and comfortable pedestrian environment while maintaining and reinforcing the prevailing street line of existing buildings (256; 257). Within the Shopping Area Place Type, large commercial blocks shall be developed such that smaller-scale commercial uses are constructed on pads at the front of the lot to create, to the greatest extent possible, a pedestrian-oriented street wall, with the front entrances oriented toward the primary street (879). As well, parking facilities are to be strategically located and screened to minimize visual impacts on the public realm (*272).

Similarly, the NCN designation encourages free-standing structures along the street frontage to be developed in a manner that improves the design of the street edge, provides access to transit stops, and reduces the visual impact of large open parking lots (4.3.8.4.).

The original development proposal that was submitted by the applicant was for a one-storey building addition located at the rear of the existing building at 685 Fanshawe Park Road West. A revised site plan was subsequently provided to Planning staff showing the proposed one-storey building addition at the front of the existing building, with the main entrance oriented towards Fanshawe Park Road West to establish an active street frontage. The re-location of the addition to the front of the building will allow for additional parking spaces to be strategically located at the rear of the site, hidden from the street view. The building addition is proposed to be setback from the front lot line by approximately 1.0 metres, which will maintain a similar setback to those newer developments situated along Fanshawe Park Road West, including 595 Fanshawe Park Road West and 745 Fanshawe Park Road West. Under the proposed Neighbourhood Shopping Area Special Provision (NSA5(_)) Zone, a minimum front yard setback of 0.0 metres is permitted. To ensure that sufficient space is provided for door swings and overhangs, Planning staff are recommending that a special provision be added to require a minimum front yard setback of 1.0 metres, as shown on the applicant's site plan.

Further refinement of the site and building design will occur at the Site Plan Approval stage.

4.3 Issue and Consideration #3: Reduced Parking Rate

The applicant is requesting that a special provision be added to the proposed NSA5(_) Zone to permit a parking rate of 1 per 20 square metres for all permitted uses in all buildings with a total gross floor area of 3,698.0 square metres, or 184 total parking spaces.

This would be consistent with the existing special provisions under the current RSC1(21)/RSC4(19) Zone, which permits a blanket parking rate of 1 space per 20 square metres, or 171 parking spaces, based on the existing gross floor area. The parking rate of 1 space per 20 square metres is intended to implement the standard parking rate applied to shopping centres as all three properties currently operate as a single unit with shared on-site parking areas and driveways. Under the proposed NSA5 Zone variation, a minimum of 293 parking spaces are required based on the most onerous parking rates for all permitted uses under the Zone with a gross floor area of 3,698.0 square metres.

Currently, there are 182 functional parking spaces available on site. Approximately 38 of the existing on-site parking spaces encroach into the City's future road allowance along Fanshawe Park Road West and Wonderland Road North. While the continued use of these spaces would be permitted in the interim subject to a Commercial Boulevard Parking Agreement, their long-term availability is not guaranteed due to planned future road improvements. As such, these spaces cannot be recognized as legal parking

spaces to satisfy the Zoning By-law requirement. To supplement the loss of the parking spaces located in the road dedication, 40 additional parking spaces are proposed to be located at the rear of the existing building at 685 Fanshawe Park Road West. In total, a net increase of two parking spaces is proposed.

The transportation objectives in the 1989 Official Plan direct that parking facilities be provided that are appropriately located, adequate for the uses they support, and compatible with adjacent land uses (18.1 ix)). The London Plan calls for parking areas to be appropriately sized, configured, and located to support the planned vision for the place type and enhance the experience of all users, including pedestrians, transit-users, cyclists, and drivers alike (270). To achieve this, parking standards should ensure that excessive amounts of parking are not required (271).

Planning staff are of the opinion that the demand for parking is not expected to be significantly higher than has previously been experienced as a result of the proposed building addition and modest increase in the maximum permitted gross floor area for restaurant and retail uses. The existing retail, restaurant, personal service, and office uses operate in a manner where parking demands are variable and staggered throughout hours of operation. The site has functioned with the current parking rate of 1 space per 20 square metres for several years, with no known impacts on neighbouring properties or the surrounding neighbourhood.

Furthermore, it is not unreasonable to consider the use of the buildings by tenants or patrons who would not require access by a motorized vehicle. The subject lands are located within walking distance to nearby residential areas and are serviced by two direct bus routes on Fanshawe Park Road West, with transit stops located less than 150 metres away. Dedicated cycling lanes exist along Fanshawe Park Road West and along Wonderland Road North. Given these alternative transportation options, the demand for parking on-site at this particular location may be reduced.

It is noted that Transportation Planning and Design staff are supportive of the proposed parking rate. Should future development or expansions to the existing buildings be proposed, additional planning approvals will be required to permit reduced parking on-site.

For these reasons, Planning and Development are satisfied that the request to maintain the existing parking rate of 1 space per 20 square metres is appropriate and will be sufficient to accommodate the proposed addition and increase range of uses and intensity.

Conclusion

The recommended amendment is consistent with the Provincial Policy Statement, 2020 and conforms to the in-force policies of The London Plan and the 1989 Official Plan.

The recommended amendment represents appropriate infill development that is compatible within its surrounding context and will allow for greater flexibility in the future use and intensification of the subject lands to meet the evolving needs of the surrounding neighbourhood.

Prepared by: Monica Wu, MCIP, RPP
Planner II

Reviewed by: Mike Corby, MCIP, RPP
Manager, Planning Implementation

Recommended by: Gregg Barrett, AICP
Director, Planning and Development

Submitted by: Scott Mathers, MPA, P. Eng.
Deputy City Manager, Planning and Economic
Development

Appendix A

Bill No. (number to be inserted by Clerk's Office)
2022

By-law No. Z.-1-22_____

A by-law to amend By-law No. Z.-1 to
rezone an area of land located at 655-
685 Fanshawe Park Road West

WHEREAS SAB Realty Limited has applied to rezone an area of land located at 655-685 Fanshawe Park Road West, 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) Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable the lands located at 655-685 Fanshawe Park Road West, as shown on the attached map comprising part of Key Map No. A101, from a Restricted Service Commercial Special Provision (RSC1(21)/RSC4(19)) Zone to a Neighbourhood Shopping Area Special Provision (NSA5(_)) Zone;
- 2) Section Number 23.4 e) of the Neighbourhood Shopping Area (NSA) Zone is amended by adding the following Special Provision:

NSA5(_) 655-685 Fanshawe Park Road West

a) Additional Permitted Uses:

i) Commercial Recreational Establishment

b) Regulations

i) Front yard depth (minimum)	1.0 metres
ii) Gross floor area, restaurants (excluding patios) (maximum)	750.0 square metres
iii) Gross floor area, retail (maximum)	875.0 square metres
iv) Parking Rate (minimum)	1 per 20 m ² for all permitted uses with a total gross floor area of 3,698 square 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 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.

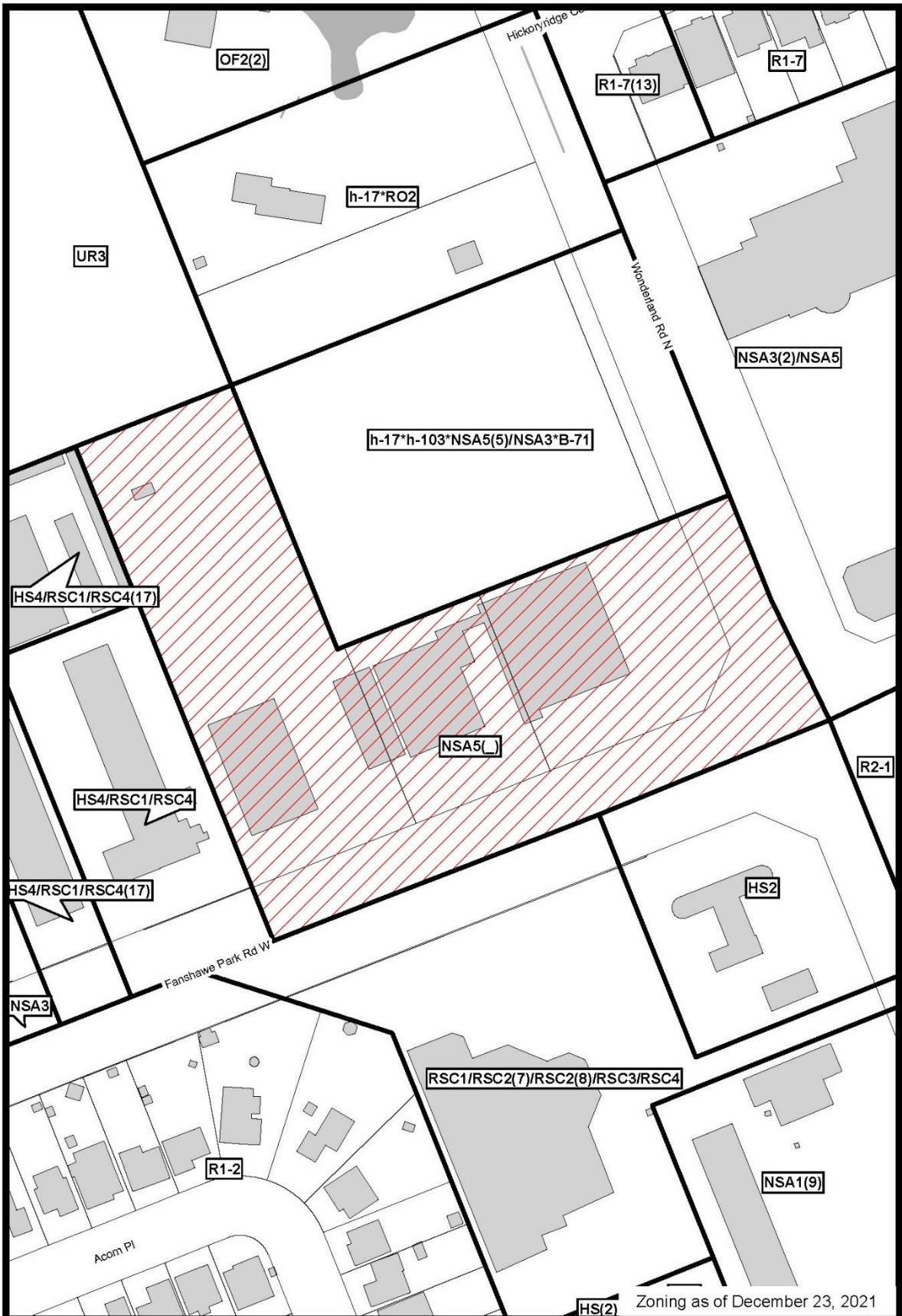
PASSED in Open Council on March 22, 2022.

Ed Holder
Mayor

Michael Schultuss
City Clerk

First Reading – March 22, 2022
Second Reading – March 22, 2022
Third Reading – March 22, 2022

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



Zoning as of December 23, 2021

File Number: Z-9396
 Planner: MW
 Date Prepared: 2022/01/27
 Technician: rc
 By-Law No: Z.-1-

SUBJECT SITE 

1:1,500

0 5 10 20 30 40 Meters



Appendix B – Public Engagement

Community Engagement

Public liaison: On August 26, 2021, Notice of Application was sent to 45 property owners and tenants in the surrounding area. Notice of Application was also published in the *Public Notices and Bidding Opportunities* section of *The Londoner* on August 26, 2021.

Nature of Liaison: The purpose and effect of this zoning change is to permit a building addition and to permit an additional Commercial Recreational Establishment use. Possible change to Zoning By-law Z.-1 **FROM** a Restricted Service Commercial Special Provision (RSC1(21)/RSC4(19)) Zone **TO** a Neighbourhood Shopping Area Special Provision (NSA5(_)) Zone. Special provisions are required to permit commercial recreational establishment uses; a parking supply of 227 spaces for all permitted uses in all buildings with a total gross floor area of 3,697.4m²; a maximum gross floor area of 750m² for restaurants, excluding patios; and a maximum gross floor area of 875m² for retail stores.

Public liaison: On December 17, 2021 and February 9, 2022, Notice of Revised Application and Public Meeting Notice was sent to 45 property owners and tenants in the surrounding area. Notice of Application and Notice of Public Meeting was also published in the *Public Notices and Bidding Opportunities* section of *The Londoner* on December 23, 2021 and February 10, 2022, respectively. A “Planning Application” sign was also posted on the site.

Nature of Liaison: The purpose and effect of this zoning change is to permit a building addition and to permit an additional Commercial Recreational Establishment use. Possible change to Zoning By-law Z.-1 FROM a Restricted Service Commercial Special Provision (RSC1(21)/RSC4(19)) Zone TO a Neighbourhood Shopping Area Special Provision (NSA5(_)) Zone. Special provisions are required to permit commercial recreational establishment uses; a parking rate of 1 per 20 m² for all permitted uses in all buildings with a total gross floor area of 3,697.4m²; a maximum gross floor area of 750m² for restaurants, excluding patios; and a maximum gross floor area of 875m² for retail stores.

Responses: One email requesting clarification about the proposed height of the addition was received.

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

Telephone	Written
N/A	One (1)

Agency/Departmental Comments

London Hydro

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.

Transportation

- Right-of-way dedication of 24.0 m from the centre line be required along Wonderland Road North.
- Right-of-way dedication of 24.0 m from the centre line be required along Fanshawe Park Rd North within 150 m of Wonderland/Fanshawe intersection.
- From this point to the West 18.0 metres from centre line.

6.0m x 6.0m daylight triangle may be required at the widened limit of the intersection of Fanshawe Park Road West and Wonderland Road North.

Based on the applicant's justification, there are no further comments from Transportation at this time regarding the parking rates proposed.

Engineering

A sanitary brief was requested for this application during pre-consultation. I've reviewed it and don't have any concerns with the proposed peak flows identified (325 sq.m building addition).

Site Plan

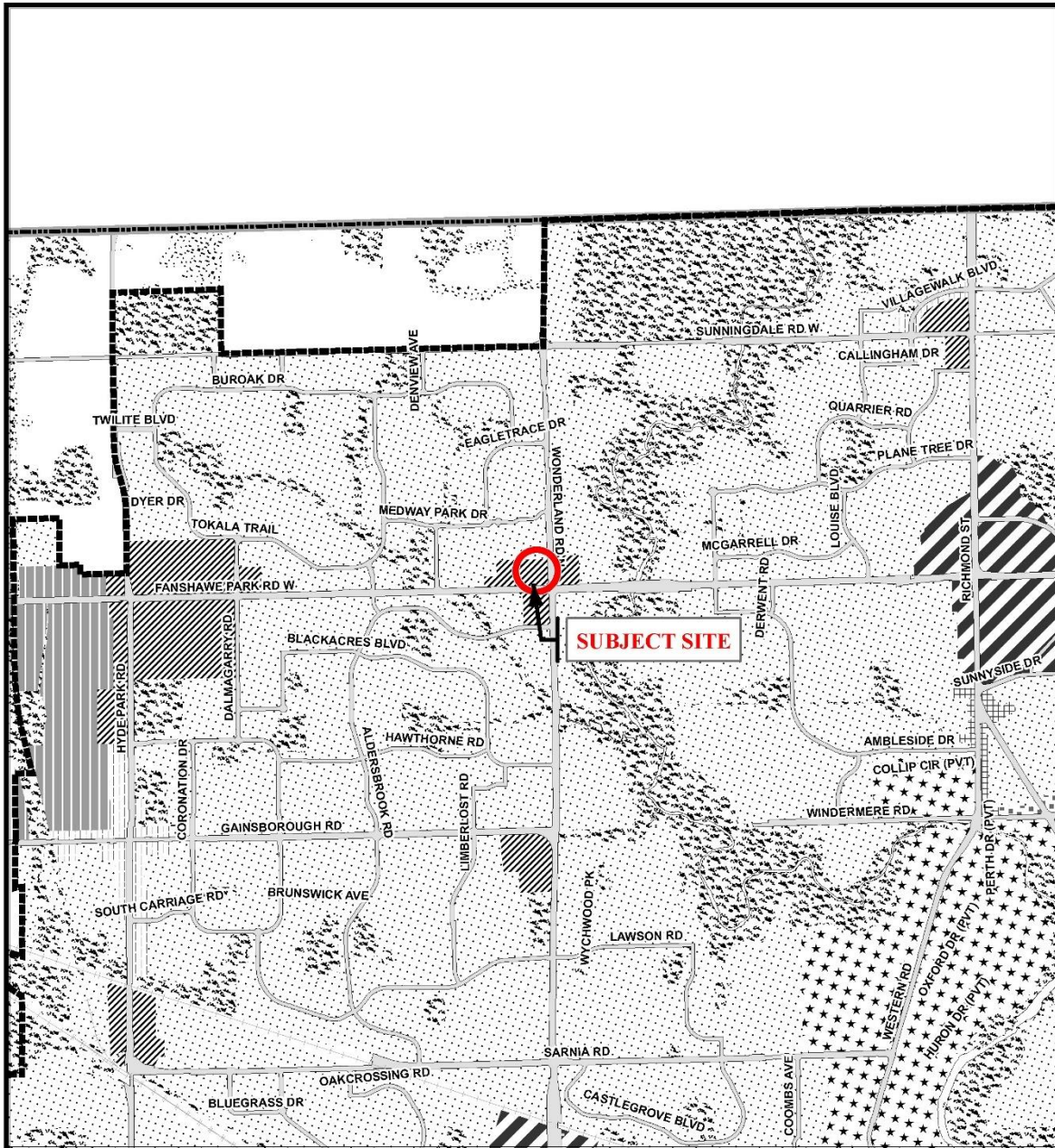
- Applicant to verify if there is an entrance along the eastern wall of the new retail building. If not, a sidewalk is to be provided from the barrier-free stalls to the entrance along Fanshawe Pk Rd W
- The 1.5 metre setback along the west property boundary is to include the end of the drive-aisles. These are also to be 1.5m from the property boundary to provide landscaping in accordance with the Site Plan Control By-law
- The parking stalls directly along the edge of the parking area do not function well for egress.
- The parking end aisles are to be a minimum of 3.0 metres and landscaped
- Provide access aisles/pedestrian crossings internal to the site for better pedestrian movement

Urban Design

- Ensure that the proposed building is oriented to Fanshawe Park Road West and should include active frontages (Principal entrance, transparent glazing, canopies, awnings, etc.) facing the street in order to activate the street edge
 - Ensure that the principal entrance of the building is oriented to Fanshawe Park Road West. Provide walkway connection from the entrance to the City Sidewalk.
- Ensure to include a 1-2m setback from Fanshawe Park Road West frontage in order to avoid the requirement for encroachment agreements for building elements such as canopies, balconies, steps, opening of doors, etc.

Appendix C – Relevant Background

Additional Maps



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

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Development Services

LONDON PLAN MAP 1 - PLACE TYPES -

PREPARED BY: Planning Services



Scale 1:30,000

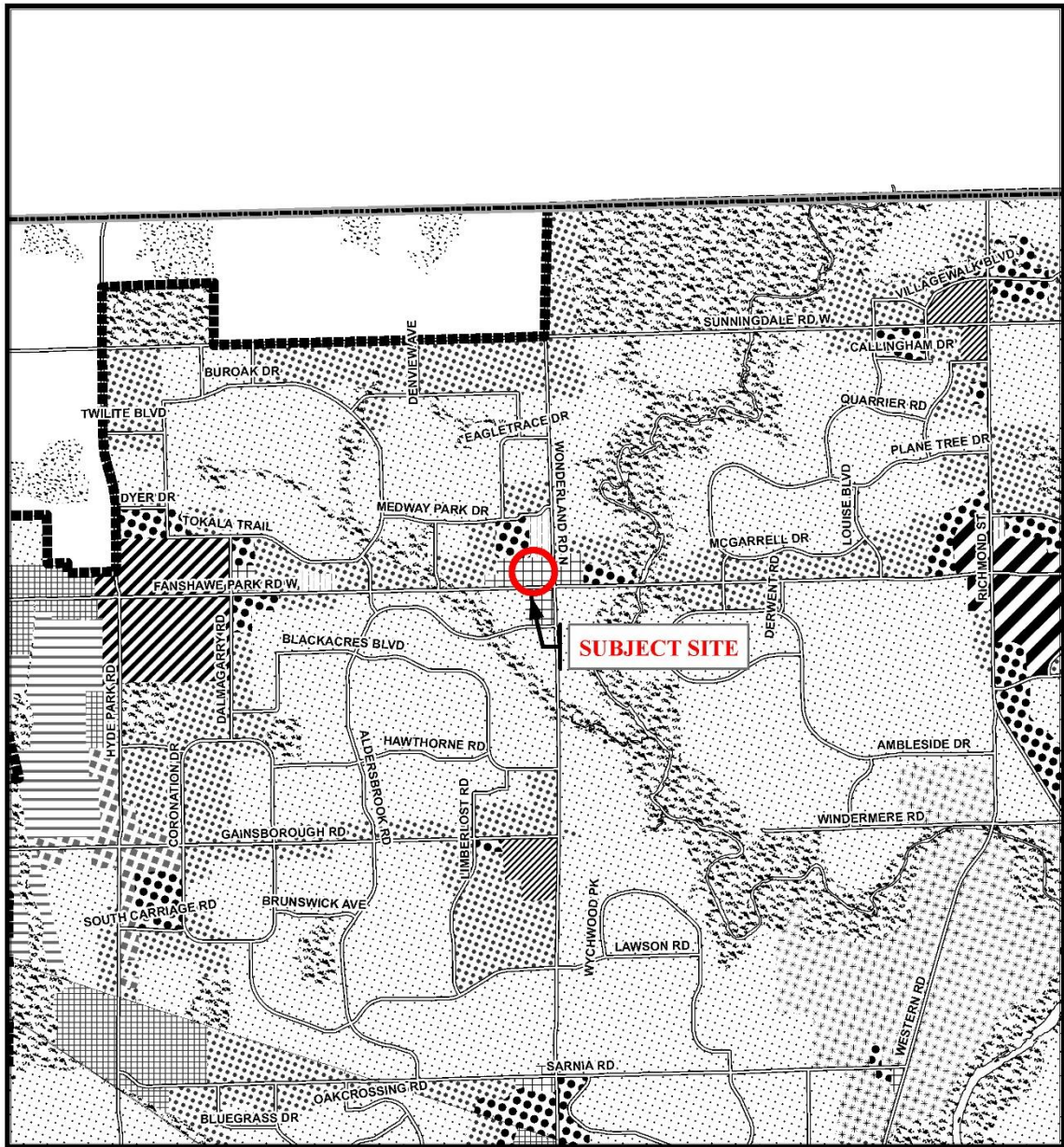


File Number: Z-9396

Planner: MW

Technician: RC

Date: January 27, 2022



Legend

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

CITY OF LONDON

Planning Services /
Development Services

OFFICIAL PLAN SCHEDULE A
- LANDUSE -

PREPARED BY: Graphics and Information Services



Scale 1:30,000



FILE NUMBER: Z-9396

PLANNER: MW

TECHNICIAN: RC

DATE: 2022/01/27



COUNCIL APPROVED ZONING FOR THE SUBJECT SITE:

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

- | | |
|---|-----------------------------------|
| R1 - SINGLE DETACHED DWELLINGS | RF - REGIONAL FACILITY |
| R2 - SINGLE AND TWO UNIT DWELLINGS | CF - COMMUNITY FACILITY |
| R3 - SINGLE TO FOUR UNIT DWELLINGS | NF - NEIGHBOURHOOD FACILITY |
| R4 - STREET TOWNHOUSE | HER - HERITAGE |
| R5 - CLUSTER TOWNHOUSE | DC - DAY CARE |
| R6 - CLUSTER HOUSING ALL FORMS | OS - OPEN SPACE |
| R7 - SENIOR'S HOUSING | CR - COMMERCIAL RECREATION |
| R8 - MEDIUM DENSITY/LOW RISE APTS. | ER - ENVIRONMENTAL REVIEW |
| R9 - MEDIUM TO HIGH DENSITY APTS. | |
| R10 - HIGH DENSITY APARTMENTS | OB - OFFICE BUSINESS PARK |
| R11 - LODGING HOUSE | LI - LIGHT INDUSTRIAL |
| DA - DOWNTOWN AREA | GI - GENERAL INDUSTRIAL |
| RSA - REGIONAL SHOPPING AREA | HI - HEAVY INDUSTRIAL |
| CSA - COMMUNITY SHOPPING AREA | EX - RESOURCE EXTRACTIVE |
| NSA - NEIGHBOURHOOD SHOPPING AREA | UR - URBAN RESERVE |
| BDC - BUSINESS DISTRICT COMMERCIAL | |
| AC - ARTERIAL COMMERCIAL | AG - AGRICULTURAL |
| HS - HIGHWAY SERVICE COMMERCIAL | AGC - AGRICULTURAL COMMERCIAL |
| RSC - RESTRICTED SERVICE COMMERCIAL | RRC - RURAL SETTLEMENT COMMERCIAL |
| CC - CONVENIENCE COMMERCIAL | TGS - TEMPORARY GARDEN SUITE |
| SS - AUTOMOBILE SERVICE STATION | RT - RAIL TRANSPORTATION |
| ASA - ASSOCIATED SHOPPING AREA COMMERCIAL | |
| OR - OFFICE/RESIDENTIAL | "h" - HOLDING SYMBOL |
| OC - OFFICE CONVERSION | "D" - DENSITY SYMBOL |
| RO - RESTRICTED OFFICE | "H" - HEIGHT SYMBOL |
| OF - OFFICE | "B" - BONUS SYMBOL |
| | "T" - TEMPORARY USE SYMBOL |

CITY OF LONDON

PLANNING SERVICES / DEVELOPMENT SERVICES

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



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

FILE NO:

Z-9396

MW

MAP PREPARED:

2022/1/27

RC

1:2,500

0 12.525 50 75 100
Meters