

TO:	CHAIR AND MEMBERS BUILT AND NATURAL ENVIRONMENT COMMITTEE
FROM:	JOHN M. FLEMING DIRECTOR OF LAND USE PLANNING AND CITY PLANNER
SUBJECT:	APPLICATION BY: SIFTON PROPERTIES LIMITED 2140 KAINS ROAD PUBLIC PARTICIPATION MEETING ON MONDAY, NOVEMBER 28, 2011 @ 4:35 P.M.

RECOMMENDATION

That, on the recommendation of the Director of Land Use Planning and City Planner, the following actions be taken with respect to the application of Sifton Properties Limited relating to the property located at 2140 Kains Road:

- (a) the proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting on December 6, 2011 to amend Zoning By-law No. Z.-1 (in conformity with the Official Plan, to change the zoning of the subject property **FROM** a Neighbourhood Shopping Area (NSA1) Zone which permits bake shops, catalogue stores, clinics, convenience service establishments, day care centres, duplicating shops, financial institutions, food stores, libraries, medical/dental offices, offices, personal service establishments, restaurants, retail stores, service and repair establishments, studios, video rental establishments, and brewing on premises establishments, within a shopping centre format, **TO** a Neighbourhood Shopping Area Special Provision (NSA5()) Zone to permit the above listed range of uses in a shopping centre format or in standalone buildings that do not form part of a shopping centre, with special provisions to establish a maximum building setback of 4.5 metres for a minimum of 35 metres of the built form along Kains Road, and a maximum yard depth adjacent to the South leg of Somerville Drive (private) of 10.0 metres; to allow for a maximum total gross floor area within the zone, of 3,000 square metres; a maximum total gross floor area for office use as a proportion of the maximum total gross floor area of 57%; a maximum gross floor area for restaurants of 700 square metres; a maximum gross floor area of 1700 square metres for offices, including medical/dental offices; and to apply the shopping centre parking rate of 1 space per every 20 square metres of gross leasable floor area;
- (b) the Site Plan Approval Authority **BE REQUESTED** to address the following design issues through the site plan process:
- the provision of a height element incorporated in the building at the southeast corner of the property to denote this significant streetscape;
 - street oriented built form with building elevations that support pedestrian activity along Somerville Drive (private) and along Kains Road;
 - a combination of built form, enhanced landscaping and pedestrian spaces that visually and functionally integrates with the Thames Valley Parkway along Kains Road;
 - a parking lot design that provides pedestrian amenity as a public space;
 - creation of a clearly defined, pleasant and direct connection between the site and the nearest transit stop;
- (c) the request to amend Zoning By-law No. Z.-1 to change the zoning of the subject property **FROM** a Neighbourhood Shopping Area (NSA1) Zone which permits bake shops, catalogue stores, clinics, convenience service establishments, day care centres,

Appendix "A"

Bill No. (number to be inserted by Clerk's Office)
2011

By-law No. Z.-1-_____

A by-law to amend By-law No. Z.-1 to
rezone an area of land located at 2140
Kains Road.

WHEREAS Sifton Properties Limited has applied to rezone an area of land
located at 2140 Kains Road, 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:

Schedule "A" to By-law No. Z-1 is amended by changing the zoning applicable to lands located
at 2140 Kains Road, as shown on the attached map comprising part of Key Map No. 43,
from a Neighbourhood Shopping Area (NSA1) Zone to a Neighbourhood Shopping Area Special
Provision (NSA5()) Zone.

1) Section Number 23.4 of the Neighbourhood Shopping Area (NSA5) Zone is amended by
adding the following Special Provision:

) NSA5 ()

a)

Regulations

- | | | |
|------|--|---|
| i) | Yard Depth from
Kains Road Maximum | 4.5 metres (14.76 feet) for a
minimum total of 35 metres
(114.8 feet) of built form |
| ii) | Yard Depth from South
Leg of Somerville Drive
(private) Maximum | 10.0 metres (32.8 feet) |
| iii) | Gross Floor Area
Maximum | 3 000 square metres
(32,292.8 square feet) |
| iv) | Total Gross Floor Area
For Office Use Including
Medical/Dental Offices
As a Proportion of Gross
Floor Area Maximum | 57% |
| v) | Gross Floor Area for
Offices including Medical/
Dental Offices Maximum | 1 700 square metres
(18,299.2 square feet) |
| vi) | Gross Floor Area for
Restaurants Maximum | 700 square metres
(7,535.0 square feet) |
| vii) | Parking Rate Minimum | 1 space per every 20 square
metres of gross leasable
floor area |

Z-7953
B. Debbert

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 December 6, 2011.

Joe Fontana
Mayor

Catharine Saunders
City Clerk

First Reading - December 6, 2011
Second Reading - December 6, 2011
Third Reading - December 6, 2011

