

TO:	CHAIR AND MEMBERS BUILT AND NATURAL ENVIRONMENT COMMITTEE
FROM:	D.N. STANLAKE DIRECTOR OF DEVELOPMENT PLANNING D. AILLES MANAGING DIRECTOR – DEVELOPMENT APPROVALS BUSINESS UNIT
SUBJECT:	APPLICATION BY: DEVCOM DEVELOPMENTS INC. 1155 COMMISSIONERS ROAD EAST AND MIDDLESEX CONDOMINIUM CORPORATION NO. 156 733-739 DEVERON CRESCENT PUBLIC PARTICIPATION MEETING ON NOVEMBER 28, 2011 @ 6:00 P.M.

RECOMMENDATION

That, on the recommendation of the Director of Development Planning, based on the application of Devcom Developments Inc. and Middlesex Condominium Corporation No. 156 relating to the property located at 1155 Commissioners Road East and a portion of the property located at 733-739 Deveron Crescent:

- a) the proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting on December 6, 2011 to amend the Official Plan by changing the designation on Schedule "A" - Land Use **FROM** "Multi-family, Medium Density Residential" **TO** "Neighbourhood Commercial Node".

- b) the proposed by-law attached hereto as Appendix "B" **BE INTRODUCED** at the Municipal Council meeting on December 6, 2011 to amend Zoning By-law Z.-1 (in conformity with the Official Plan, as amended in Part (a) above), to change the zoning of the subject lands **FROM** an Associated Shopping Area Commercial Special Provision (ASA1(9)/ASA3(2) Zone which permits a range of retail/commercial uses such as convenience stores, financial institutions, restaurants, grocery stores, pharmacies, dry cleaning and laundry plants, personal service establishments, day care centres, clinics, and medical/dental offices; and **FROM** a Residential R8 (R8-4) Zone which permits such uses as low-rise apartment buildings, senior citizens apartment buildings, and stacked townhouses, **TO** an Associated Shopping Area Commercial Special Provision (ASA1()/ASA3()) Zone to permit the current range of retail/commercial uses, together with special provisions for an interior side yard depth abutting a residential zone of 1.5 metres, a rear yard depth abutting a residential zone of 2.45 metres, a maximum lot coverage of 36 percent, and a minimum 59 parking spaces for a pharmacy use.

PREVIOUS REPORTS PERTINENT TO THIS MATTER

January 25, 1999 - Planning Committee Public Participation Meeting – Application by Devcom Developments for Official Plan and Zoning By-law Amendments - southwest corner of Commissioners Road East and Deveron Crescent (File No. OZ-5640)

PURPOSE AND EFFECT OF RECOMMENDED ACTION

The purpose and effect of the recommended action is to permit an expansion of an existing pharmacy use (Shoppers Drug Mart) at 1155 Commissioners Road East. In order to accommodate the proposed expansion, the requested amendments will allow for a future severance and conveyance of land from 733-739 Deveron Crescent to 1155 Commissioners Road East. The area of land proposed to be severed is approximately 0.089 hectares (0.22 ac).

Appendix "A"

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

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

A by-law to amend the Official Plan for the City of London, 1989 relating to lands located at 1155 Commissioners Road East and 733-739 Deveron Crescent.

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 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

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a) Regulations:

- | | | |
|------|---|-----------------|
| i) | Interior Side Yard
Depth Abutting a
Residential Zone
(minimum) | 1.5 m (4.9 ft.) |
| ii) | Rear Yard Depth
Abutting a
Residential Zone
(minimum) | 2.45 m (8 ft.) |
| iii) | Lot Coverage
(% maximum) | 36 percent |
| iv) | Parking for
Pharmacy Use
(minimum) | 59 spaces |

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.

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