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**File No: Z-7957
Planner: N. Musicco**

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| TO: | CHAIR AND MEMBERS BUILT AND NATURAL ENVIRONMENT COMMITTEE |
| FROM: | JOHN M. FLEMING DIRECTOR OF LAND USE PLANNING AND CITY PLANNER |
| SUBJECT: | APPLICATION BY: ROYAL HOST LIMITED 800 EXETER ROAD PUBLIC PARTICIPATION MEETING ON NOVEMBER 28, 2011 7:10 PM |

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| RECOMMENDATION |
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That, on the recommendation of the Director of Land Use Planning and City Planner, based on the application of Royal Host Limited relating to the property located at 800 Exeter Road the attached proposed by-law **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 lands **FROM** a Highway Service Commercial Special Provision (HS1/HS4(1)) Zone which permits assembly halls, financial institutions, hotels, motel and restaurants **TO** a Highway Service Commercial Special Provision (HS1()/HS4(1)) Zone to add "Apartment-Hotel" to the list of permitted uses and to change the regulation that limits the maximum gross floor area devoted to dwelling units from 50% to 60%.

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| PREVIOUS REPORTS PERTINENT TO THIS MATTER |
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None.

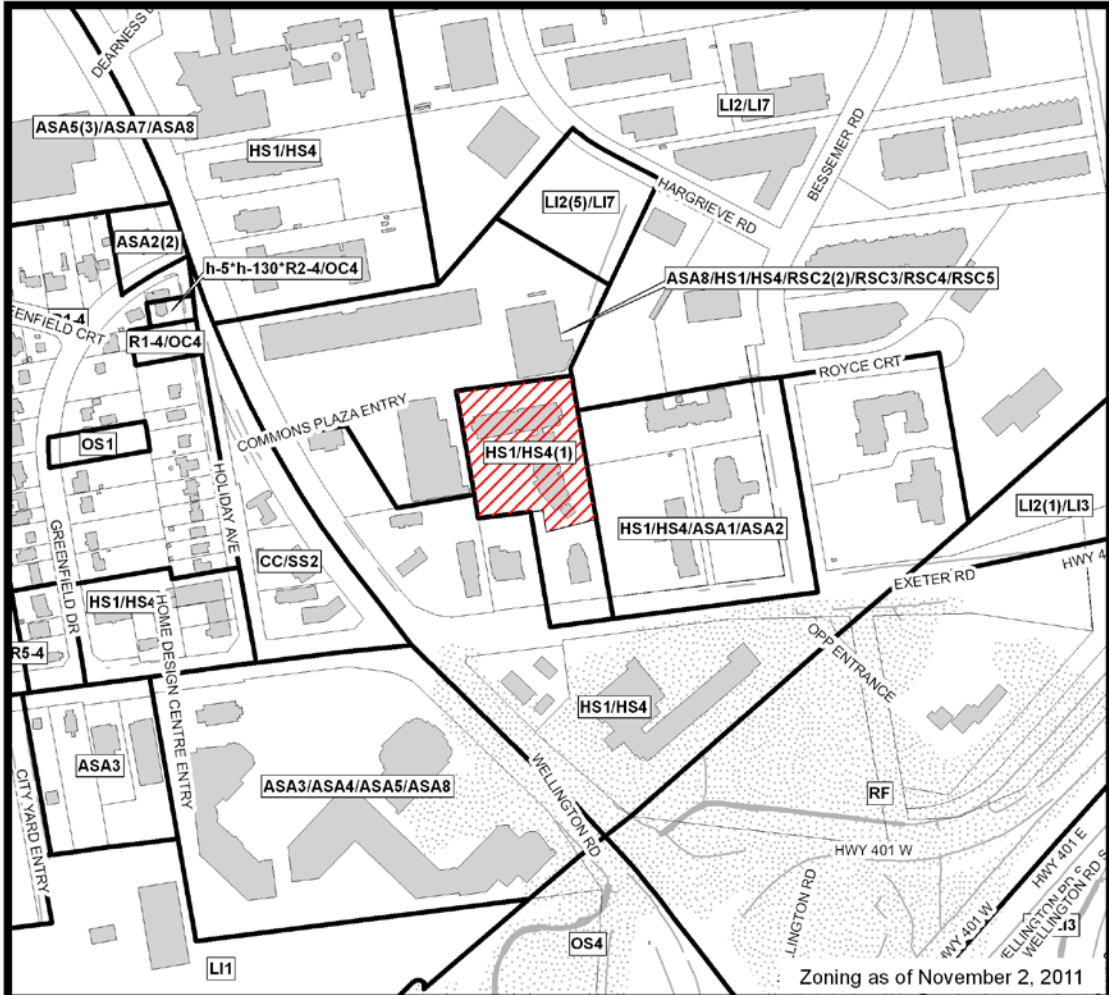
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| PURPOSE AND EFFECT OF RECOMMENDED ACTION |
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The purpose and effect of this zoning change is to rezone 800 Exeter Road to add "Apartment-Hotel" to the list of permitted uses.

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| RATIONALE |
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1. The recommended amendments are consistent with the polices of the Provincial Policy Statement (2005).
2. The existing Official Plan designation is compatible with the existing and proposed uses in the area.
3. The subject lands are located at the intersection of two arterial roads where high traffic volumes are present and where services to the traveling public can be concentrated and supported.
4. The subject site is large enough to accommodate all buildings plus parking, loading facilities and measures to provide adequate buffering and setbacks from adjacent residential uses.

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COUNCIL APPROVED ZONING FOR THE SUBJECT SITE: HS1/HS4(1)

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

- R1 - SINGLE DETACHED DWELLINGS
- R2 - SINGLE AND TWO UNIT DWELLINGS
- R3 - SINGLE TO FOUR UNIT DWELLINGS
- R4 - STREET TOWNHOUSE
- R5 - CLUSTER TOWNHOUSE
- R6 - CLUSTER HOUSING ALL FORMS
- R7 - SENIOR'S HOUSING
- R8 - MEDIUM DENSITY/LOW RISE APTS.
- R9 - MEDIUM TO HIGH DENSITY APTS.
- R10 - HIGH DENSITY APARTMENTS
- R11 - LODGING HOUSE

- DA - DOWNTOWN AREA
- RSA - REGIONAL SHOPPING AREA
- CSA - COMMUNITY SHOPPING AREA
- NSA - NEIGHBOURHOOD SHOPPING AREA
- BDC - BUSINESS DISTRICT COMMERCIAL
- AC - ARTERIAL COMMERCIAL
- HS - HIGHWAY SERVICE COMMERCIAL
- RSC - RESTRICTED SERVICE COMMERCIAL
- CC - CONVENIENCE COMMERCIAL
- SS - AUTOMOBILE SERVICE STATION
- ASA - ASSOCIATED SHOPPING AREA COMMERCIAL

- OR - OFFICE/RESIDENTIAL
- OC - OFFICE CONVERSION
- RO - RESTRICTED OFFICE
- OF - OFFICE

- RF - REGIONAL FACILITY
- CF - COMMUNITY FACILITY
- NF - NEIGHBOURHOOD FACILITY
- HER - HERITAGE
- DC - DAY CARE

- OS - OPEN SPACE
- CR - COMMERCIAL RECREATION
- ER - ENVIRONMENTAL REVIEW

- OB - OFFICE BUSINESS PARK
- LI - LIGHT INDUSTRIAL
- GI - GENERAL INDUSTRIAL
- HI - HEAVY INDUSTRIAL
- EX - RESOURCE EXTRACTIVE
- UR - URBAN RESERVE

- AG - AGRICULTURAL
- AGC - AGRICULTURAL COMMERCIAL
- RRC - RURAL SETTLEMENT COMMERCIAL
- TGS - TEMPORARY GARDEN SUITE
- RT - RAIL TRANSPORTATION

- "h" - HOLDING SYMBOL
- "D" - DENSITY SYMBOL
- "H" - HEIGHT SYMBOL
- "B" - BONUS SYMBOL
- "T" - TEMPORARY USE SYMBOL

2) ANNEXED AREA APPEALED AREAS

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| <p>CITY OF LONDON</p> <p>PLANNING, ENVIRONMENTAL AND ENGINEERING SERVICES</p> <p>ZONING BY-LAW NO. Z.-1</p> <p>SCHEDULE A</p> <p style="font-size: small;">THIS MAP IS AN UNOFFICIAL EXTRACT FROM THE ZONING BY-LAW WITH ADDED NOTATIONS</p> | | <p>FILE NO: Z-7957 NM</p> <hr/> <p>MAP PREPARED: 2011/11/09 MB</p> <hr/> <p style="text-align: center;">1:5,000</p> <p style="text-align: center;">0 25 50 100 150 200 Meters</p> |
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| BACKGROUND |
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| Date Application Accepted: August 22, 2011 | Agent: Royal Host Limited Partnership (Christopher LaFleur) |
| REQUESTED ACTION: Possible amendment to Zoning By-law Z.-1 from a Highway Service Commercial Special Provision (HS1/HS4(1)) Zone which permits assembly halls, financial institutions, hotels, motel and restaurants to a Highway Service Commercial Special Provision (HS1()/HS4(1)) Zone to add "Apartment-Hotel" to the list of permitted uses. | |

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| SITE CHARACTERISTICS: |
| <ul style="list-style-type: none"> • Current Land Use – Hotel • Frontage – 54.89 meters • Depth – 125 meters • Area – 12,070 m² • Shape - Irregular |

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| SURROUNDING LAND USES: |
| <ul style="list-style-type: none"> • North – Office(s) • South - Office(s) • East - Office(s) • West - Office(s) |

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| OFFICIAL PLAN DESIGNATION: New Format Regional Commercial Node |
| Permitted uses including all types of large and small-scale retail outlets; including supermarkets and food stores; department stores; retail warehouses, building supply, and home improvement and furnishings stores; convenience commercial uses; personal services; restaurants; commercial recreation establishments; financial institutions and services; a limited range of automotive services; service-oriented office uses; community facilities, such as libraries; and professional and medical/dental offices. Within New Format Regional Commercial Nodes, office uses and places of entertainment will be permitted in limited amounts. Transit facilities and commuter parking lots are also encouraged in this designation. Hotels may also be permitted through a zoning by-law amendment. Zoning on individual sites may be for less than the full range of permitted uses. |
| EXISTING ZONING: Highway Service Commercial Special Provision (HS1/HS4(1)) |
| The permitted uses include: animal hospitals; automotive uses, restricted; convenience service establishments; convenience stores; duplicating shops; financial institutions; personal service establishments; restaurants; video rental establishments; brewing on premises establishment; private clubs; taverns; hotels; motels; restaurants. Special Provisions include: a height of 23.0 meters (75.5 feet) (maximum); front yard depth of 6.7 meters (22.0 feet) (minimum) and a rear and side yard 3.0 meters (9.8 feet) depth (minimum). Additional permitted uses include: medical/dental offices, offices, printing establishments, laboratories and clinics. |

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| SIGNIFICANT DEPARTMENT/AGENCY COMMENTS |
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| PUBLIC LIAISON: | On August 25, 2011, 14 members of the public were notified. Notice of Application was also published in the "Living in the City" section of the London Free Press on August 26 th , 2011. A land use change sign was posted on the property. | 0 Responses received |
| Nature of Liaison: Possible amendment to Zoning By-law Z.-1 from a Highway Service Commercial Special Provision (HS1/HS4(1)) Zone which permits assembly halls, financial institutions, hotels, motel and restaurants to a Highway Service Commercial Special Provision (HS1()/HS4(1)) Zone to add "Apartment-Hotel" to the list of permitted uses and to change the regulation that limits the maximum gross floor area devoted to dwelling units from 50% to 60%. | | |
| Responses: None | | |

Engineering Review Division (City of London)

The City of London's Environmental and Engineering Services Department has not identified any concerns with respect to the Zoning By-law amendment application.

Transportation Department (City of London)

No comment.

Stormwater Management (City of London)

No objection.

Urban Forestry (City of London)

No comment.

Upper Thames River Conservation Authority

No objection.

Bell Canada

A detailed review of the application has been completed. Bell Canada has no objections to the application as submitted. If there are any conflicts with existing Bell Canada facilities or easements, the Owner/Developer shall be responsible for re-arrangements or relocations.

London Hydro

Has no objection to the possible Zoning By-law amendment.

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| ANALYSIS |
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The subject site is located at the northeast corner of Wellington Road and Exeter Road. The property is approximately 12,070 m² (1.207 hectares) in size with a frontage of approximately 54.89 meters along.

Currently, the Travelodge South London is a 126 room limited service hotel. The proposed internal renovations would reduce this number to 80 rooms. The proposal is to combine the rooms located at the rear of the hotel into accommodations which cater to a more extended stay clientele. Internal renovations are being proposed to the rooms in front of the building as well.

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The objective is to attract a wider customer base by increasing the amenities in the rooms. The overall customer services that the hotel currently provides (front desk, maintenance and housekeeping) are to remain the same. The applicant is seeking a special provision zone to add “apartment-hotel” to the list of permitted uses and to change the regulation that limits the maximum gross floor area devoted to dwelling units from 50% to 60%.

Provincial Policy Statement

The *Provincial Policy Statement, 2005* (PPS) provides policy direction on matters of provincial interest related to land use planning and development. It is intended to be read in its entirety and the relevant policies are to be applied in each situation. As it relates to this application, the PPS provides some direction to this matter.

Section 1.1.1(2) of the Provincial Policy Statement provides that “accommodating an appropriate range and mix of residential, employment (including industrial, commercial and institutional uses), recreational and open space to meet the long-term needs” helps to sustain healthy, livable and safe communities.

Section 1.1.3.2 indicates that Land use patterns within *settlement areas* shall be based on: densities and a mix of land uses which:

- (a) 1. efficiently use land and resources;
- 2. are appropriate for, and efficiently use, the *infrastructure* and *public service facilities* which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion; and
- 3. minimize negative impacts to air quality and climate change, and promote energy efficiency.
- (b) a range of uses and opportunities for *intensification* and *redevelopment* in accordance with the criteria in policy 1.1.3.3.

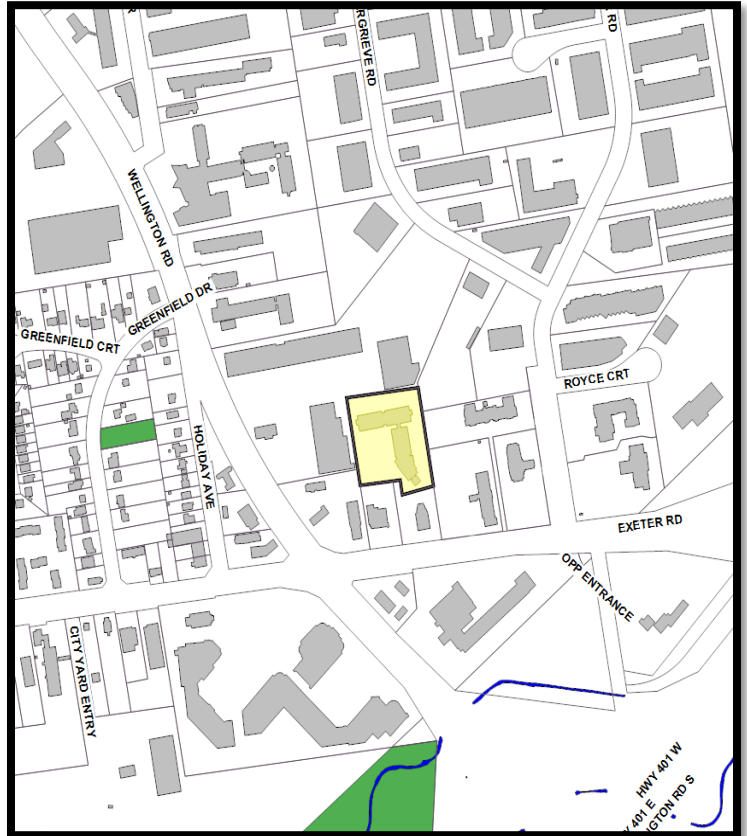
Section 1.1.3.3 states that Planning authorities shall identify and promote opportunities for intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs.

The proposal subject of this application is consistent with these policies.

Official Plan

The Official Plan contains Council’s objectives and policies to guide the short-term and long-term physical development of the municipality. The polices promote orderly urban growth and compatibility among land uses. While the objectives and policies in the Official Plan primarily relate to the physical development of the municipality, they also have regard for social, economic and environmental matters.

Commercial Land Use Designations



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Commercial land use designations provide the primary location for retail and service commercial land uses. They provide for the orderly development and distribution of commercial uses consistent with the objectives of the Official Plan. It is intended that the development and use of areas in Commercial designations such as Auto Oriented Commercial Corridor (Section 4.2.1) have regard for, and:

- i) Promote the orderly distribution and development of commercial uses to satisfy the shopping and service needs of residents and shoppers;
- ii) Minimize the impact of commercial development on adjacent land uses and on the traffic-carrying capacity of adjacent roads;
- iii) Provide sufficient land at appropriate locations to meet the need for new commercial development; and,
- iv) Encourage intensification and redevelopment in existing commercial areas within the built-up area of the City to meet commercial needs, to make better use of existing City infrastructure and to strengthen the vitality of these areas.

Planning Objectives (4.2.2.1)

- i) Promote the grouping of service commercial uses into integrated forms of development that have common access points and parking facilities.
- ii) Encourage infilling and consolidation of permitted areas within the existing limits of commercial corridor developments.

Function (4.3.6.1) New Format Regional Commercial Node

The New Format Regional Commercial Node designation is intended to provide for a wide range of commercial uses which meet specialized service and comparison shopping needs. New Format Regional Commercial Nodes are also regarded as major activity centres by reason of their size and range of uses, and may have trade areas that also extend beyond the municipal boundary

Permitted Uses (4.3.6.3)

The subject site is designated New Format Regional Commercial Node. Permitted uses including all types of large and small-scale retail outlets; including supermarkets and food stores; department stores; retail warehouses, building supply, and home improvement and furnishings stores; convenience commercial uses; personal services; restaurants; commercial recreation establishments; financial institutions and services; a limited range of automotive services; service-oriented office uses; community facilities, such as libraries; and professional and medical/dental offices. Within New Format Regional Commercial Nodes, office uses and places of entertainment will be permitted in limited amounts. Transit facilities and commuter parking lots are also encouraged in this designation. Hotels may also be permitted through a zoning by-law amendment. Zoning on individual sites may be for less than the full range of permitted uses.

Scale (4.3.6.5)

Commercial development within a New Format Regional Commercial Node designation shall normally range in size from 35,000 square metres to 130,000 square metres gross floor area. Zoning of individual New Format Regional Commercial Nodes will normally be restricted to the existing zoned gross floor area and any expansions to these centres will be subject to a zoning by-law amendment application and to Section 4.3.10 and Section 4.5. of this Plan

Zoning By-law

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The subject site is currently zoned a Highway Service Commercial Special Provision (HS1/HS4(1)). The permitted uses include: animal hospitals; automotive uses, restricted; convenience service establishments; convenience stores; duplicating shops; financial institutions; personal service establishments; restaurants; video rental establishments; brewing on premises establishment; private clubs; taverns; hotels; motels; restaurants. Special Provisions include: a height of 23.0 meters (75.5 feet) (maximum); front yard depth of 6.7 meters (22.0 feet) (minimum) and a rear and side yard 3.0 meters (9.8 feet) depth (minimum). Additional permitted uses include: medical/dental offices, offices, printing establishments, laboratories and clinics.

The applicant is seeking a special provision zone to add "Apartment-Hotel" to the list of permitted uses. "APARTMENT HOTEL" means a hotel, except that up to 50 percent (50%) of the living accommodation therein, according to floor area may be dwelling units.

Planning Impact Analysis

Planning Impact Analysis will be used to evaluate applications for an Official Plan amendment and/or Zoning By-law amendment, to determine the appropriateness of a proposed change in land use, and to identify ways of reducing any adverse impacts on surrounding land uses. Planning Impact Analysis is intended to document the criteria reviewed by municipal staff through the application review process to assess an application for change. Depending upon the situation, other criteria may also be considered.

Proposals for changes in the use of land which require the application of Planning Impact Analysis will be evaluated on the basis of criteria relevant to the proposed change and identify ways of reducing any adverse impacts on surrounding land uses. Other criteria may be considered through the Planning Impact Analysis to assist in the evaluation of the proposed change. The criteria considered include the following:

- i) the policies contained in the Section relating to the requested designation;

Hotels may also be permitted through a zoning by-law amendment.

- ii) compatibility of proposed uses with surrounding land uses, and the likely impact of the proposed development on present and future land uses in the area;

The proposed uses are compatible with the surrounding land uses which are various offices and hotels. The proposed additional use could serve the neighboring business and residents. The addition of 'apartment-hotel' use can service the traveling public and fits the intent of the New Format Regional Commercial Node designation.

- iii) the size and shape of the parcel of land on which a proposal is to be located, and the ability of the site to accommodate the intensity of the proposed uses;

The subject lands are of a size and shape to accommodate the proposal. The application is not required to go through the Site Plan Approval process as no external renovations or additions have been proposed.

- iv) the potential traffic generated by the proposed change, considering the most intense land uses that could be permitted by such a change, and the likely impact of this additional traffic on City streets, pedestrian and vehicular safety, and on surrounding properties;

The City of London Environmental Engineering Review Division does not have any concerns with the proposed amendment to add the 'apartment-hotel' to the list of permitted uses.

- v) the height, location and spacing of any buildings in the proposed development, and any potential impacts on surrounding land uses;

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The applicant is not proposing any external changes to the building. The subject lands are of a size and shape to accommodate the proposal.

- vi) the location of vehicular access points and their compliance with the City's road access policies and Site Plan Control By-law, and the likely impact of traffic generated by the proposal on City streets, on pedestrian and vehicular safety, and on surrounding properties;

The City of London Transportation Department has no concerns with the amendment to add the 'apartment-hotel' to the list of permitted uses.

- ix) the exterior design in terms of bulk, scale, and layout of buildings, and the integration of these uses with present and future land uses in the area and its conformity with the City's commercial urban design guidelines;

The applicant will be utilizing the existing building for the addition of the new use.

- x) the potential impact of the proposed development on surrounding natural features and heritage resources;

There are no natural features surrounding the subject lands.

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| CONCLUSION |
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The addition of the *apartment-hotel* use encourages redevelopment in an existing commercial area and built-up area of the City to meet commercial needs and provides a specialized service. This recommended amendment fits the intent of the area and is a reasonable extension of hotel use that is permitted in the designation.

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| PREPARED BY: | SUBMITTED BY: |
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| NICOLE MUSICCO – PLANNER II COMMUNITY PLANNING AND URBAN DESIGN | JIM YANCHULA, MCIP, RPP MANAGER OF COMMUNITY PLANNING AND URBAN DESIGN |
| RECOMMENDED BY: | |
| | |
| JOHN M. FLEMING, MCIP, RPP DIRECTOR OF LAND USE PLANNING & CITY PLANNER | |

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Responses to Public Liaison Letter and Publication in "Living in the City"

TELEPHONE

| Date | Name and Address | Comments |
|-------------------------|------------------|----------|
| No phone call received. | | |

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File No: Z-7957
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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 800 Exeter Road

WHEREAS Royal Host Limited has applied to rezone an area of land located at 800 Exeter 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 800 Exeter Road, as shown on the attached map comprising part of Key Map 149, **from** a Highway Service Commercial Special Provision (HS1/HS4(1)) Zone **to** a Highway Service Commercial Special Provision (HS1()/HS4(1)) Zone to add "Apartment-Hotel" to the list of permitted uses.

1) Section Number 27.4 of the Highway Service Commercial Zone to By-law No. Z.-1 is amended by adding the following Special Provision:

- 27.4 HS1() 800 Exeter Road
 - a) Additional Permitted Uses
 - i) Apartment-Hotel
 - b) Regulations
 - i) Maximum floor area devoted to dwelling units 60%

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

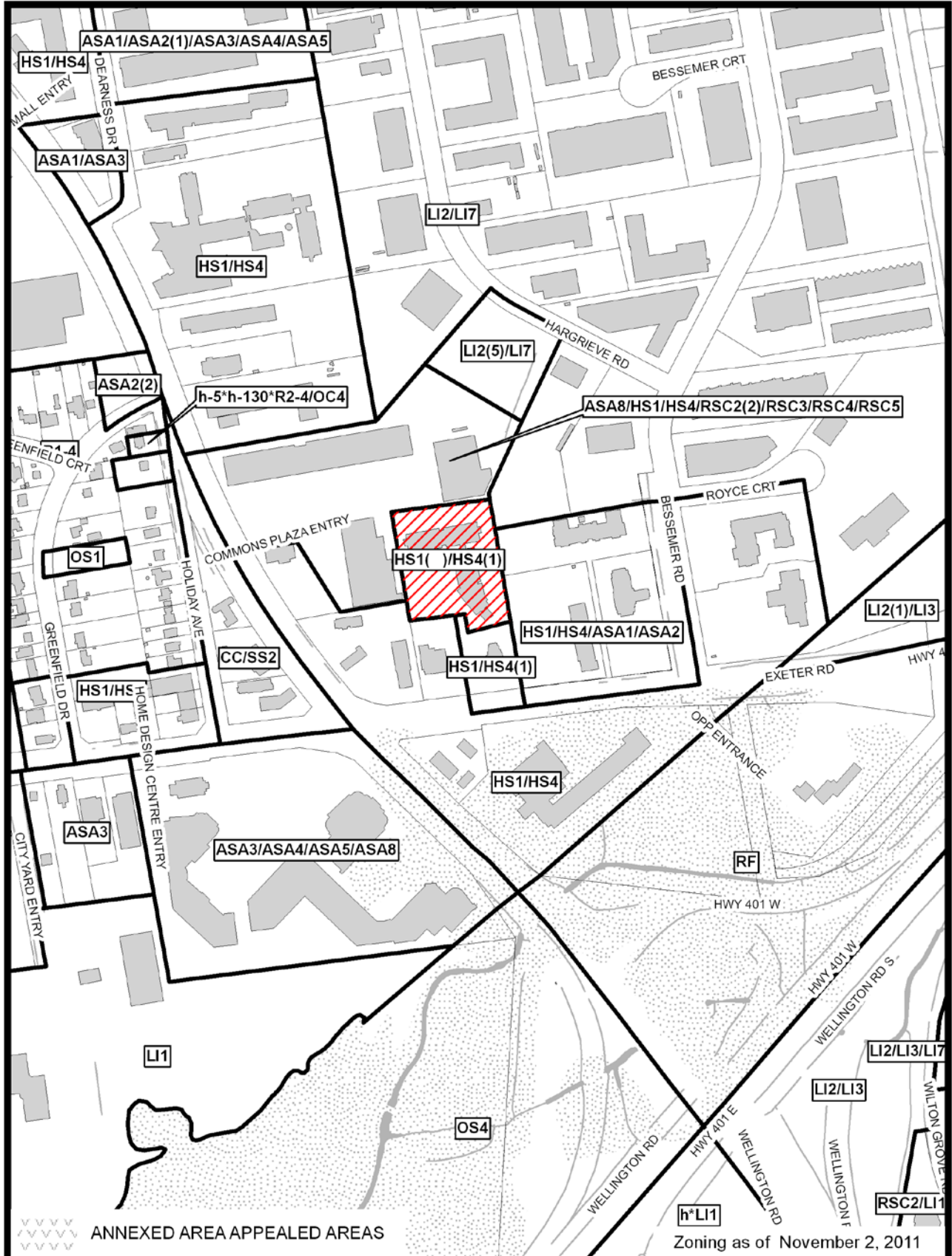
First Reading - December 6, 2011
Second Reading - December 6, 2011
Third Reading - December 6, 2011

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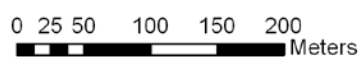
AMENDMENT TO SCHEDULE "A" (BY-LAW NO. Z-1)



File Number: Z-7957
 Planner: NM
 Date Prepared: 2011/11/09
 Technician: MB
 By-Law No: Z-1-

SUBJECT SITE 

1:5,000



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Bibliography of Information and Materials (Z-7957)

Request for Approval:

City of London Zoning By-law Amendment Application Form, completed by M. C. LaFleur August 15, 2011.

Reference Documents:

City of London. *Official Plan*, June 19, 1989, as amended.

City of London. *Zoning By-law No. Z.-1*, May 21, 1991, as amended.

Ontario. Ministry of Municipal Affairs and Housing. *Provincial Policy Statement*, March 01, 2005.

City of London, Notice of Application, August 25, 2011

City of London, Living in the City – August 27, 2011

City of London, Notice of Public Meeting, November 10, 2011.

City of London, Living in the City - Saturday November 12, 2011

Correspondence: (all located in City of London File No. Z-7957 unless otherwise stated)

City of London

N. Musicco and C. LaFleur (Various emails – August 2011- November 2011).

Memo to N. Musicco from EESD (I. Abushehada) – October 19, 2011

Email to N. Musicco from Transportation - A. Couvillon – September 22, 2011

Email to N. Musicco from Stormwater (A. Galloway) – September 2, 2011

Memo to N. Musicco from Urban Forestry (R. Postma) – August 29, 2011

External

Memo to N. Musicco from John La Chapelle (Bell Canada) – September 7, 2011

London Hydro (Dave Dalrymple) Memo to N. Musicco – September 7, 2011

UTRCA (C. Creighton) Memo to N. Musicco – September 21, 2011