

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: 1555 Glenora Drive
Public Participation Meeting
City File No: Z-9543 Ward #5

Date: January 30, 2023

Recommendation

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application of Glenora Management Ltd. relating to the property located at 1555 Glenora Drive. The proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting February 14, 2023 to amend Zoning By-law No. Z.-1, in conformity with The London Plan, to change the zoning of the subject property **FROM** an Office (OF3) Zone **TO** an Office (OF5) Zone;

Executive Summary

Summary of Request

The applicant has requested to change the zoning from an Office (OF3) Zone to an Office (OF5) Zone.

Purpose and Effect of Recommended Action

The purpose and effect of the recommended action is to permit a broader range of uses within the existing Medical/Dental Office space, most notably a pharmacy.

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 Neighbourhoods Place Type.
3. The recommended amendment would facilitate the continued use reuse of the existing building with a use that is appropriate for the context of the site.

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

There are no previous reports relating to the application on the subject lands.

1.2 Planning History

There are no previous applications relating to the subject lands.

1.3 Property Description

The subject lands are located at the southwest corner of Fanshawe Park Road East and Glenora Drive, in the Stoneybrook Planning District. The subject site is currently occupied by a small medical/dental office building, with surface parking located at the rear of the property. The subject lands have approximately 0.34 hectares of land and a frontage of 42.9 metres along Glenora Drive.



Figure 1: Photo of Subject Site and current uses (Facing South on Fanshawe Park Road East)



Figure 2: Photo of Subject Site (facing West on Glenora Drive)

1.4 Current Planning Information

- The London Plan Place Type – Neighbourhoods Place Type fronting onto a Neighbourhood Connector
- Existing Zoning – Office (OF3) Zone

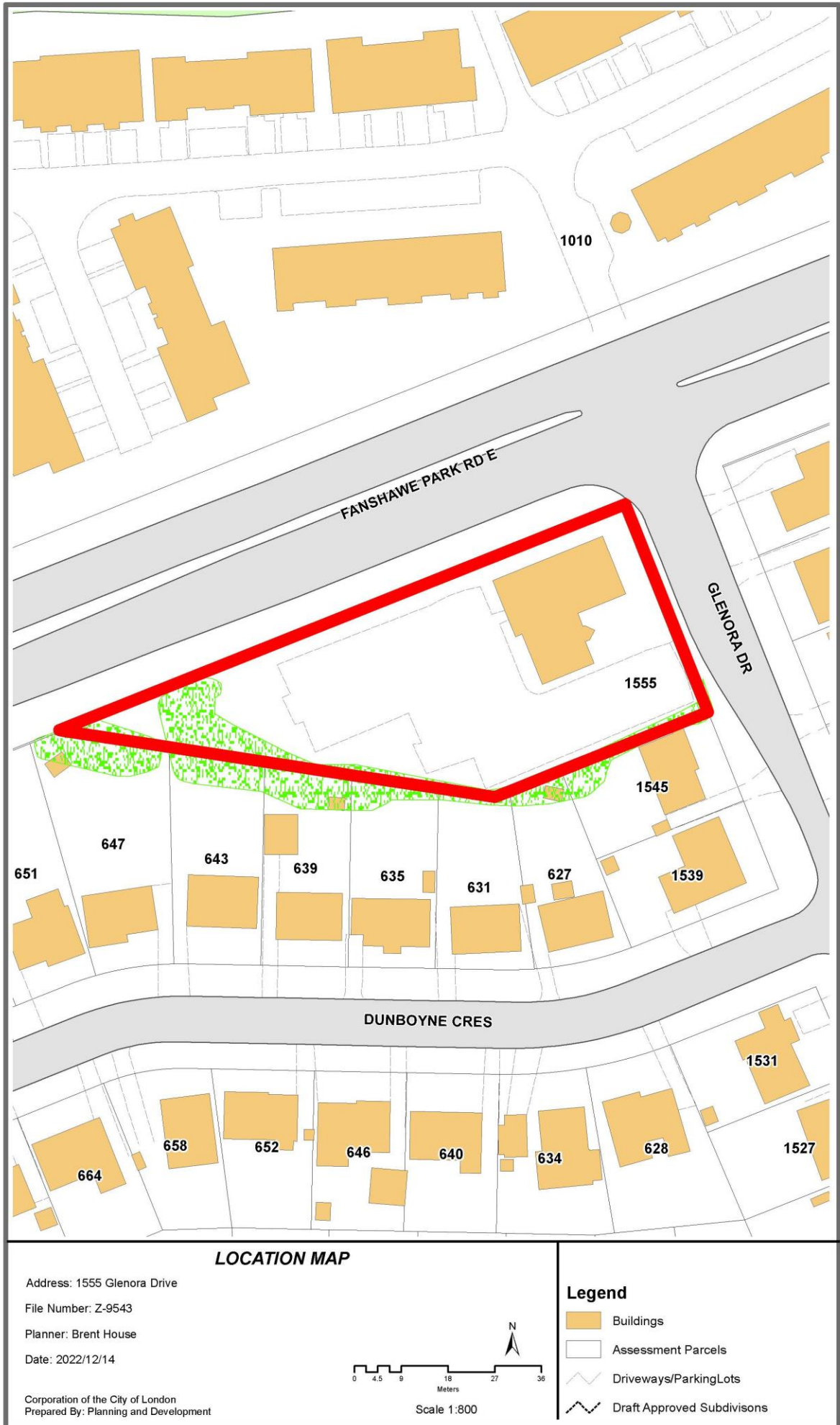
1.5 Site Characteristics

- Current Land Use – Small Medical/Dental Office, generally single tenant or owner-occupied under 7,500 square feet.
- Frontage – 42.9 metres
- Depth – approximately 116.3 metres
- Area – approximately 0.34 hectares (0.84 acres)
- Shape – Irregular

1.6 Surrounding Land Uses

- North – Cluster Townhouse Residential Development (condominium tenure)
- East – Single Family Residential Development
- South – Single Family Residential Development
- West – Single Family Residential Development

1.7 Location Map



2.0 Discussion and Considerations

2.1 Development Proposal

The applicant has requested to rezone the subject lands to permit a pharmacy within the existing medical/dental office building that is currently on site. The request to rezone from an Office (OF3) Zone to an Office (OF5) will allow for a broader range of uses within the existing Medical/Dental Office space, most notably pharmacies. No additional development or site alterations are proposed as part of this amendment.

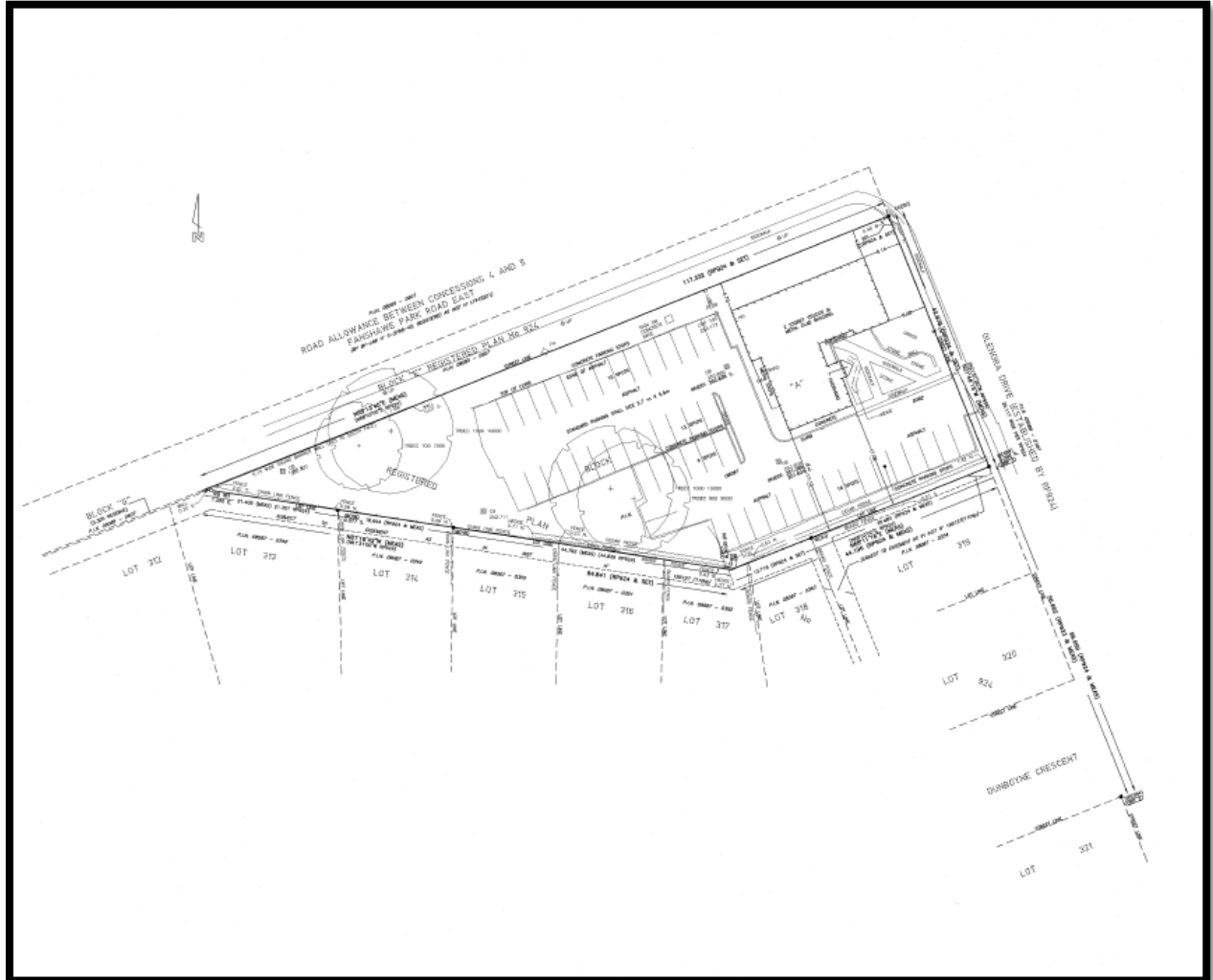


Figure 3: Existing conditions plan

2.2 Requested Amendment

The applicant has requested to rezone the lands from an Office (OF3) Zone to an Office (OF5) Zone. The request is to accommodate a standalone pharmacy on the subject lands, in order to facilitate separate ownership between the medical/dental offices and pharmacies. Uses permitted in the OF5 Zone include: clinics, medical/dental offices, medical/dental laboratories, offices, convenience stores, pharmacies and restaurants eat-in.

2.3 Community Engagement (see more detail in Appendix B)

Through the community engagement process, one email was received.

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.

Section 1.1 of the PPS encourages healthy, livable and safe communities which are sustained by promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term. The PPS directs settlement areas to be the focus of growth and development, further stating that the vitality and regeneration of settlement areas is critical to the long-term economic prosperity of our communities (1.1.3).

The London Plan

The London Plan provides Key Directions (54_) that must be considered to help the City effectively achieve its vision. 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.

The London Plan provides direction to build a mixed-use compact city by:

- Planning to achieve a compact, contiguous pattern of growth – looking “inward and upward”.
- 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. (Key Direction #5, Directions 2 and 4).

The proposed use supports these Key Directions by providing a convenient service to Londoners in the urban area of the city. The site is in the Neighbourhoods Place Type, as identified on Map 1 – Place types.

3.0 Financial Impact/Considerations

None.

4.0 Key Issues and Considerations

4.1 Issue and Consideration #1: Provincial Policy Statement, 2020

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 (1.1.1e)).

Settlement areas are directed to be the focus of growth and development. Land use patterns within settlement areas shall be based on densities and a mix of land uses which efficiently use land and resources 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 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 recommended amendment is in keeping with the PPS 2020 as it facilitates the introduction of a new use that is suitable within the existing site context. The proposed pharmacy would be located within the existing building, making use of the existing building stock and efficiently using existing infrastructure and services. The recommended amendment will contribute to the mix and range of uses within the surrounding area and promote opportunities for economic development and community investment-readiness. Lastly, the recommended amendment provides additional uses and services in close proximity to residential neighbourhoods, thereby reducing the number of vehicle trips.

4.2 Issue and Consideration #2: Use, Intensity, and Form

The London Plan

The Neighbourhoods Place Type permits a broad range of residential uses on the subject lands (Table 10; The London Plan). The subject lands front onto a Neighbourhood Connector (Glenora Drive) and are at an intersection with an Urban Thoroughfare (Fanshawe Park Road East) (Map 3 – Street Classifications; The London Plan). Uses permitted at such intersecting road classifications include mixed-use buildings, fourplexes, stacked townhouses and low-rise apartments (Table 10; The London Plan). Policy 936_3 of The London Plan allows for non-residential uses in the Neighbourhoods Place type to be permitted when it is demonstrated that the proposed form of development can fit well within the context of the residential neighbourhood.

The subject lands have existed as an OF3 Zone since the adoption of the Zoning By-law in 1993 and continue to be utilized as a Medical/Dental office to date. In Staff's opinion the existing non-residential development and built form has demonstrated over time that it fits well within the surrounding context. Additionally, given the sites location at the outer edge of the neighbourhood along an Urban Thoroughfare staff believe the existing office uses and proposed range of new uses will continue to have minimal impacts on the internal neighbourhood and can appropriately be accommodated on site without any additional impacts.

4.3 Issue and Consideration #3: Zoning

The applicant has requested to rezone the lands from the existing Office (OF3) Zone to an Office (OF5) Zone to allow for a broader range of uses within the existing medical/dental office, most notably pharmacies. The existing uses permitted on the subject lands are clinics, medical/dental offices, medical/dental laboratories and offices. The proposed uses with the OF5 Zone permitted on the subject lands are any use mentioned above, as well as convenience stores, pharmacies and restaurants eat-in.

The proposed amendment to add additional uses on the subject lands does not seek any site alteration or additional special provisions as the existing site conditions can accommodate the proposed use and will continue to conform to the current zoning regulations.

Conclusion

The recommended amendment is consistent with the Provincial Policy Statement, 2020 and conforms to the in-force policies of The London Plan. The recommended amendment would facilitate the continued use of the existing building with a use that is appropriate and compatible within its surrounding context.

Prepared by: Brent House
Planner I

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

Recommended by: Heather McNeely,
Director, Planning and Development

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

Copy: Britt O'Hagan, Manager, Community Planning, Urban Design and Heritage
Michael Pease, Manager, Site Plans
Ismail Abushehada, Manager, Development Engineering

Appendix “A”

Bill No. (number to be inserted by Clerk's Office)
2023

By-law No. Z.-1- _____

A by-law to amend By-law No. Z.-1 to
rezone an area of land located at 1555
Glenora Drive

WHEREAS Glenora Management Ltd. has applied to rezone an area of land located at 1555 Glenora Drive, 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 to the lands located at 1555 Glenora Drive, as shown on the attached map comprising part of Key Map No. A103, from an Office (OF3) Zone to an Office (OF5) Zone.

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.

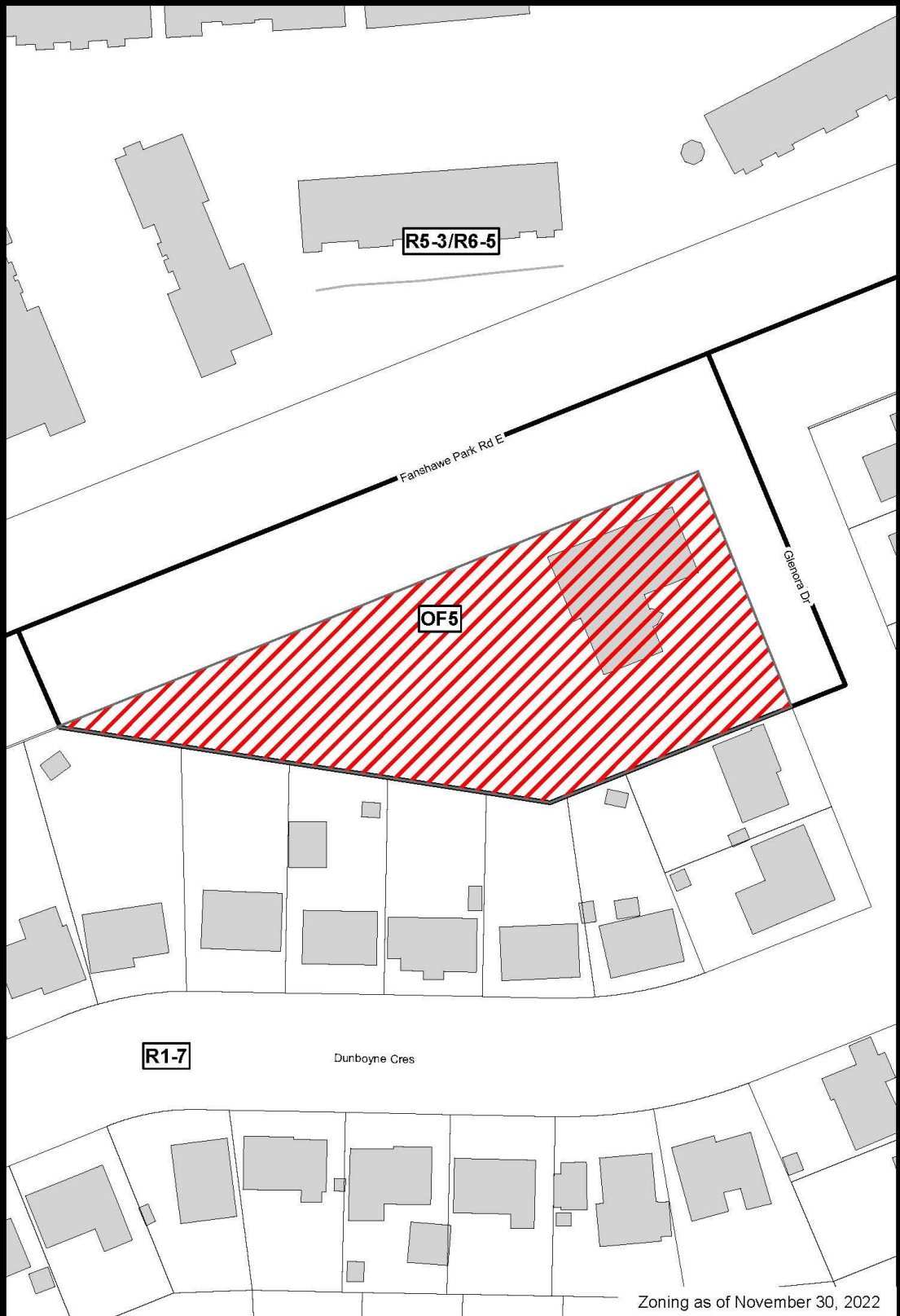
PASSED in Open Council on February 14, 2023.



Josh Morgan
Mayor

Michael Schulthess
City Clerk

First Reading – February 14, 2023
Second Reading – February 14, 2023
Third Reading – February 14, 2023

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



<p>File Number: Z-9543 Planner: BH Date Prepared: 2022/12/14 Technician: JI By-Law No: Z-1-</p>	<p>SUBJECT SITE </p> <p>1:800</p> <p>0 4 8 16 24 32 Meters</p> 
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Appendix B – Public Engagement

Community Engagement

Public liaison: On September 28, Notice of Application was sent to 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 September 29, 2022.

One public comment was received inquiring about what new uses were being permitted on the subject lands.

Nature of Liaison: The purpose and effect of this zoning change is to permit pharmacies within the existing Medical/Dental Offices. Possible change to Zoning By-law Z.-1 FROM an Office (OF3) Zone TO an Office (OF5) Zone. The City may also consider additional special provisions.

Responses: None.

Agency/Departmental Comments

October 18, 2022: Urban Design

Urban Design has no concerns with the proposal.

October 20, 2022: Water Engineering

No comments.

October 17, 2022: Parks Planning and Design

No comments.

November 1, 2022: Ecology Planning

No comments.

October 20, 2022: Engineering

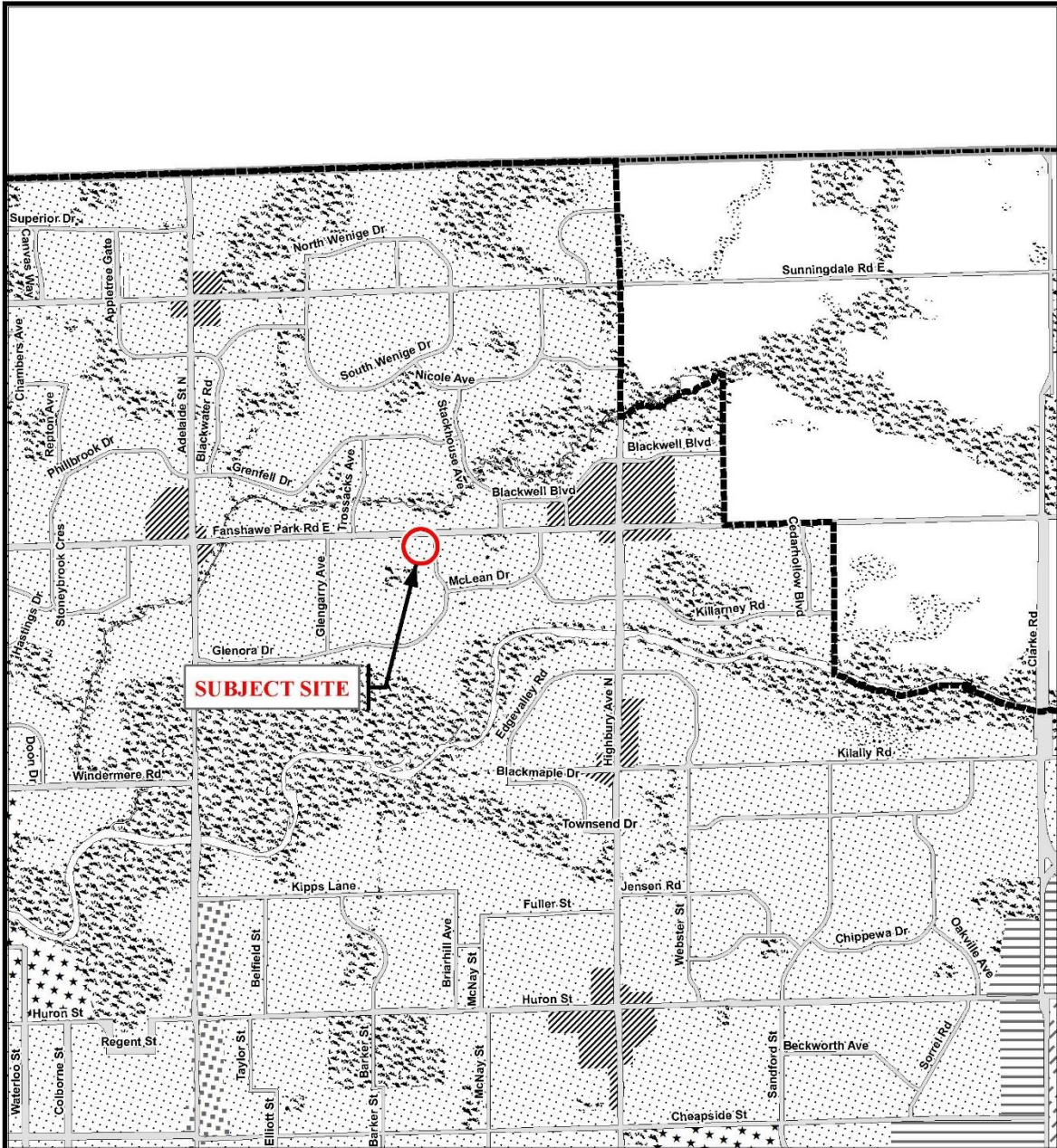
No comments.

October 27, 2022: 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.

Appendix C – Relevant Background

The London Plan – Map 1 – Place Types



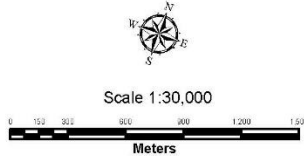
Legend

- | | | |
|------------------------|--------------------------|---|
| 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 Planning & Development's working consolidation of Map 1 - Place Types of the London Plan, with added notations.

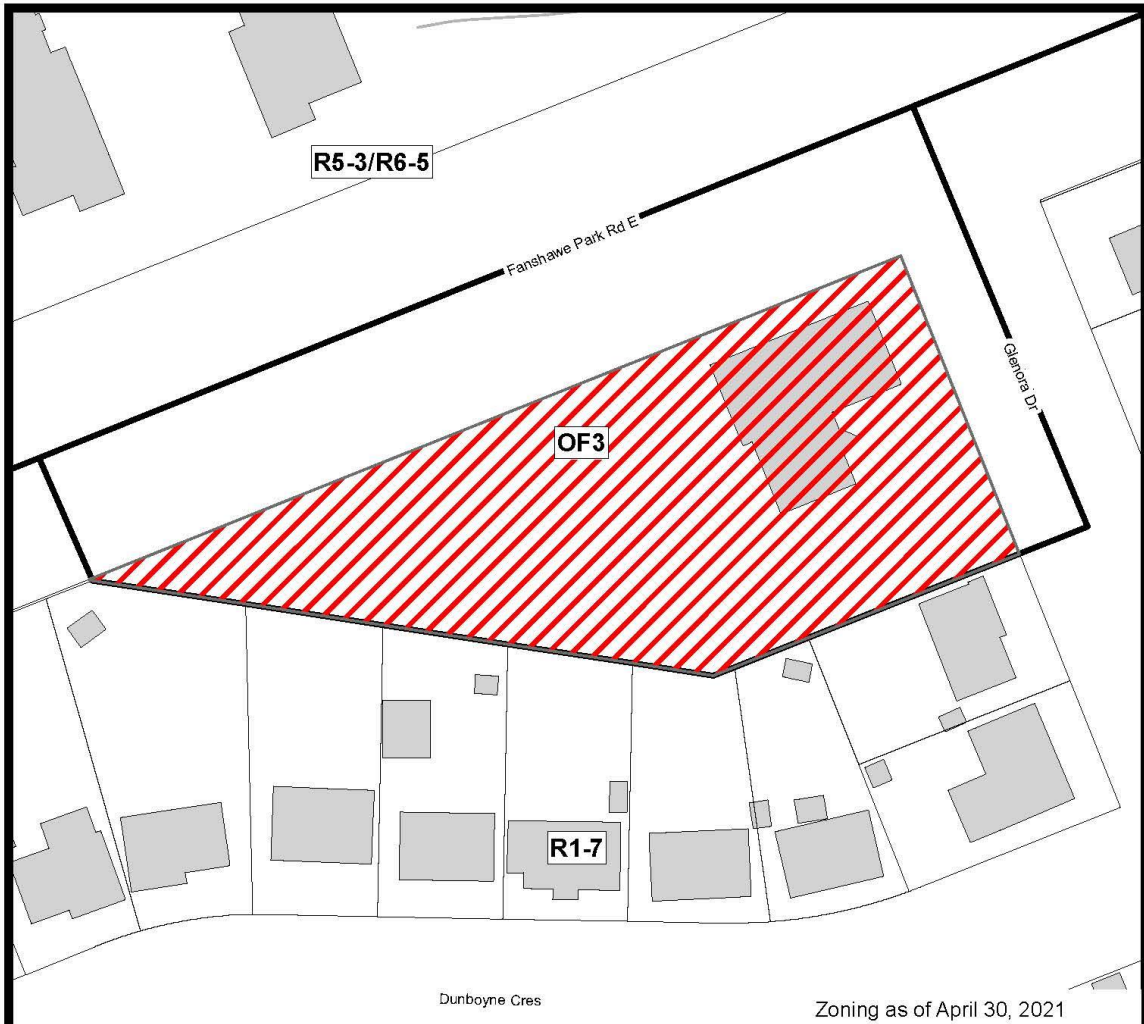
CITY OF LONDON
Official Plan
LONDON PLAN MAP 1
- PLACE TYPES -

PREPARED BY: Planning & Development



File Number: Z-9543
Planner: BH
Technician: JI
Date: 2022/12/14

Zoning By-law Z-1 – Zoning Excerpt



COUNCIL APPROVED ZONING FOR THE SUBJECT SITE: OF3

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

CITY OF LONDON

PLANNING SERVICES / DEVELOPMENT SERVICES

ZONING BY-LAW NO. Z-1 SCHEDULE A



FILE NO:

Z-9543

BH

MAP PREPARED:

2022/12/14

Jl

1:800

0 4 8 16 24 32 Meters

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