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Z-8200
Chuck Parker

TO:	CHAIR AND MEMBERS PLANNING & ENVIRONMENT COMMITTEE
FROM:	JOHN M. FLEMING MANAGING DIRECTOR, PLANNING AND CITY PLANNER
SUBJECT:	CITY OF LONDON ZONING REVIEW 432 GREY STREET PUBLIC PARTICIPATION MEETING ON Tuesday, August 20, 2013 not before 4:00 p.m.

RECOMMENDATION

That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the City of London zoning review relating to the property located at 432 Grey Street:

- (a) the proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting on August 27, 2013 to amend Zoning By-law No. Z.-1, in conformity with the Official Plan, to change the zoning of the subject property **FROM** a Residential R3 (R3-1) Zone which permits single detached, semi-detached, duplex, triplex, fourplex and converted dwellings **TO** a Neighbourhood Facility Special Provision (NF()) Zone to permit churches, elementary schools and community centres with special provisions for lot frontage, interior side yards and parking;
- (b) The Site Plan Approval Authority **BE REQUESTED** to consider the following design issues through the site plan process:
 - i) The ability of the site to accommodate access to the rear and interior side yards;
 - ii) Feasibility of accommodating front yard parking; and,
 - iii) Ability to meet landscaped open space requirements.

PREVIOUS REPORTS PERTINENT TO THIS MATTER
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April 23, 2013	Demolition Request Report to PEC
June 18, 2013	275-281 Thames Street Status Update Report to PEC

PURPOSE AND EFFECT OF RECOMMENDED ACTION

The zoning by-law amendment is intended to accommodation the movement of a heritage building currently located at 275 Thames Street to the subject property and allow its future use as a community centre.

RATIONALE

1. Neighbourhood facility type uses are appropriate in a Low Density Residential designation.
2. The special provisions are appropriate to allow the retention of a heritage structure and allow its adaptive reuse as a community centre.



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BACKGROUND

Date Review Initiated: June 12, 2013
REQUESTED ACTION: Zoning by-law amendment to permit a community centre within an existing heritage structure and special zone provisions to permit the existing structure can fit on the lot.

SITE CHARACTERISTICS:
<ul style="list-style-type: none">• Current Land Use –Vacant land• Frontage - 13.6 metres• Depth - 60 metres• Area – 814 m²• Shape - Rectangular

SURROUNDING LAND USES:
<ul style="list-style-type: none">• North - Various housing forms including single detached, rowhousing, converted dwellings• South - Apartment building and single detached dwellings• East - Single detached dwellings• West - Beth Emmanuel Church, duplex, single detached dwellings

OFFICIAL PLAN DESIGNATION: (refer to Official Plan Map)
<ul style="list-style-type: none">• LOW DENSITY RESIDENTIAL permits a range of lower density residential uses as well as a range of secondary uses including community facilities which include churches, day care centres, libraries, schools, community centres, public parks and public recreation facilities.
EXISTING ZONING: (refer to Zoning Map)
<ul style="list-style-type: none">• RESIDENTIAL R3 (R3-1) permits single detached, semi-detached, duplex, triplex, fourplex and converted dwellings based on meeting various zoning regulations.

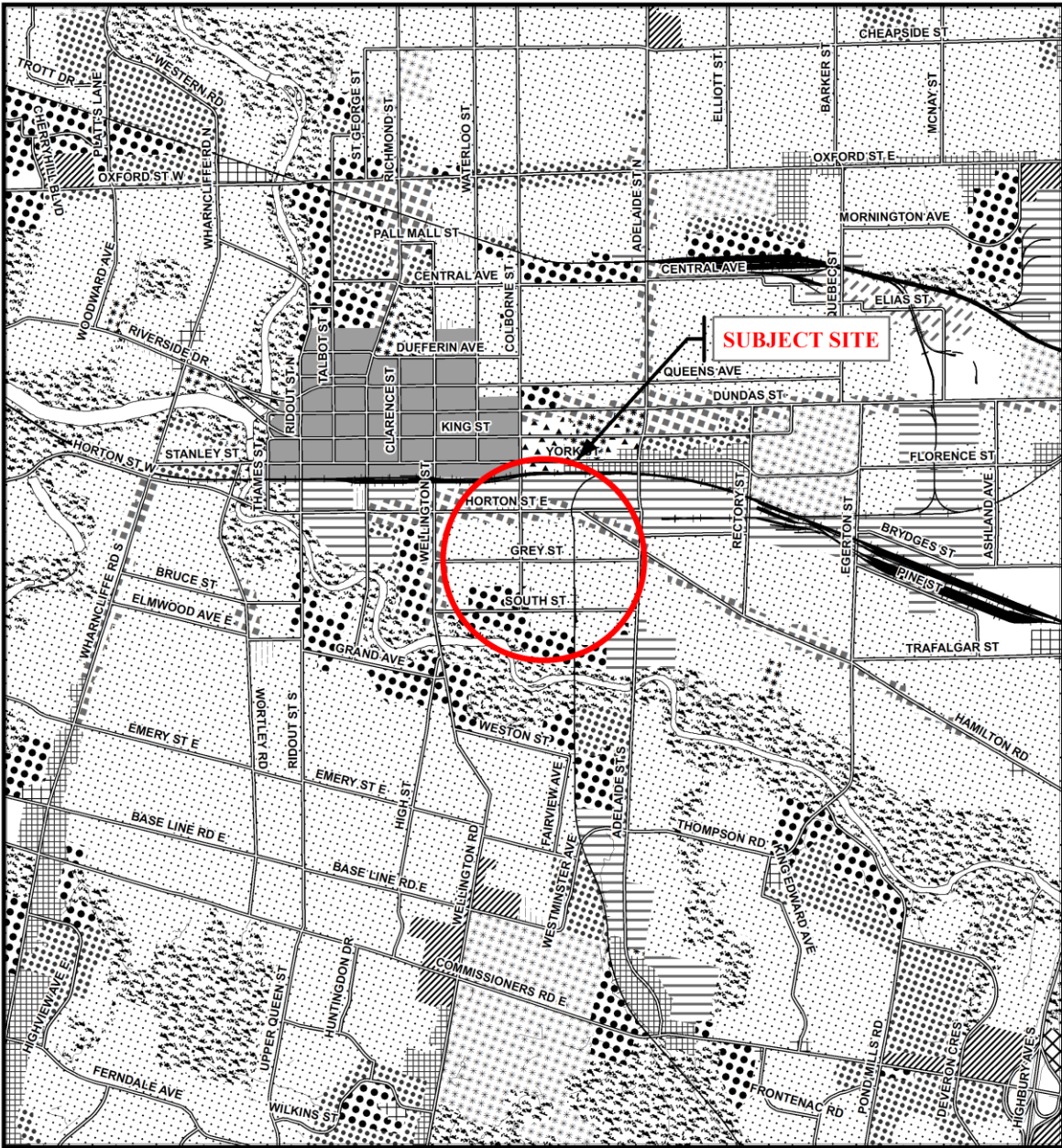
PLANNING HISTORY

There have been no previous applications on this property.

SIGNIFICANT DEPARTMENT/AGENCY COMMENTS

On June 30, 2013 notice was sent to various City Departments and agencies and, to date, there have been no significant liaison replies.

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Legend

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

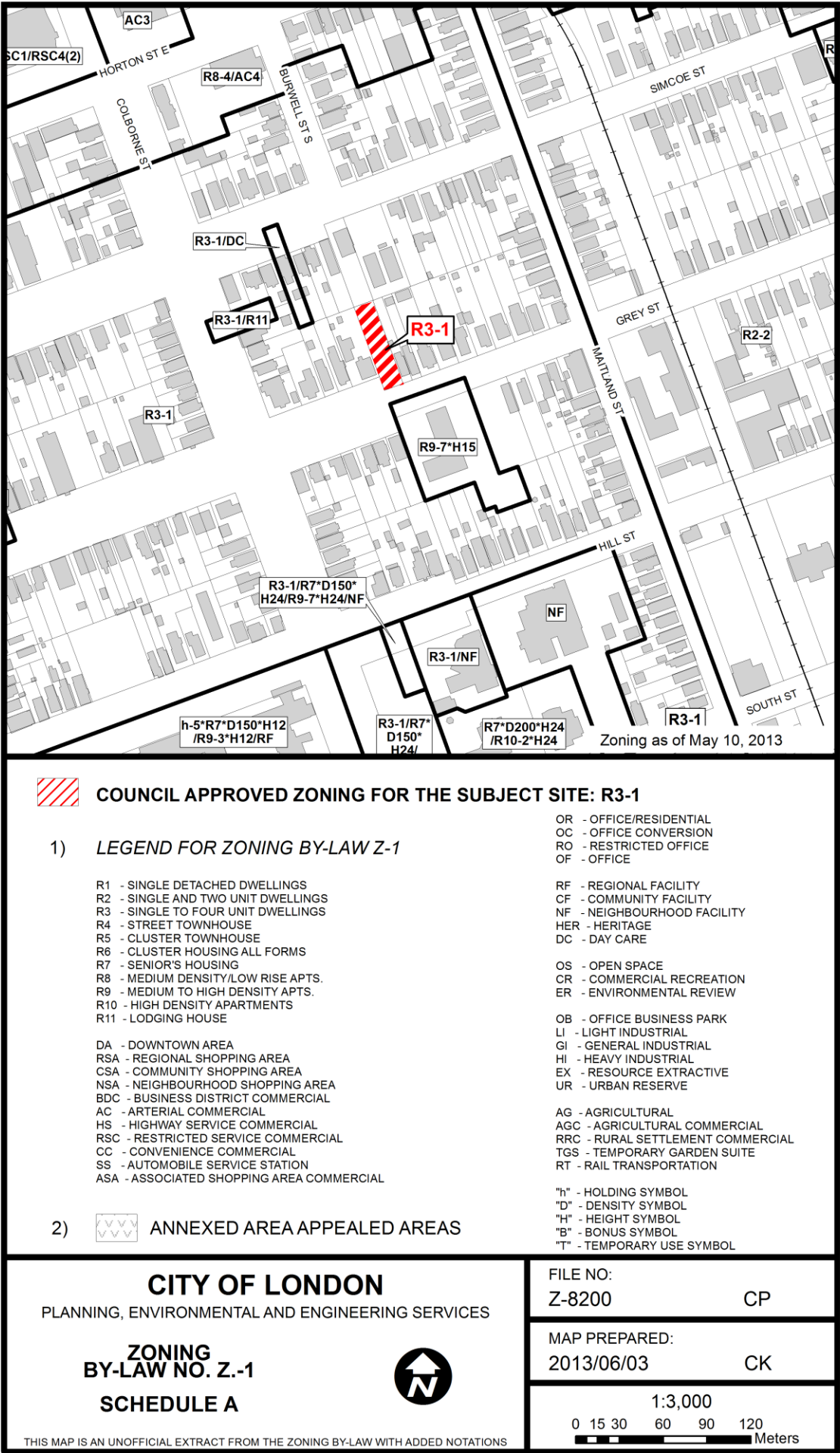
CITY OF LONDON
Department of
Planning and Development

OFFICIAL PLAN SCHEDULE A
- LANDUSE -

PREPARED BY: Graphics and Information Services

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0 155 310 620 930 1,240 1,550
Meters

FILE NUMBER: Z-8200
PLANNER: CP
TECHNICIAN: CK
DATE: 2013/06/03



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PUBLIC LIAISON:	On June 30, 2013, Notice of Application and Notice of Public Meeting were sent to 109 property owners in the surrounding area. Notice of Application was also published in the <i>Public Notices and Bidding Opportunities</i> section of <i>The Londoner</i> on June 27, 2013. A “Possible Land Use Change” sign was also posted on the site.	Two (2) replies were received
Nature of Liaison: Change Zoning By-law Z.-1 from a a Residential R3 (R3-1) Zone which permits single detached, semi-detached, duplex, triplex, fourplex and converted dwellings TO a Neighbourhood Facility Special Provision (NF()) Zone to permit churches, elementary schools and community centres with possible special provisions for coverage, side yards, front yard, parking and frontage.		
Responses: Comments received included; 1. “Similar zoning should be applied to the existing church property” 2. “This project would be a wonderful addition to the SOHO community.”		

ANALYSIS

1. Is the existing building at 275 Thames Street worthy of retention?

Yes, the building is worthy of retention. In response to a demolition request for 275-281 Thames Street, reports were discussed at the April 23, 2013 and June 18, 2013 PEC meetings which provided the historical and cultural significance of 275 Thames Street. Although Council decided not to designate 277 and 281 Thames Street under the provisions of the *Ontario Heritage Act*, Council approved the Statement of Cultural Heritage Value and Interest for 275 Thames Street.

On April 30, 2013 Council resolved:

13. *That, on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, the following actions be taken regarding the listed properties located at 275, 277 and 281 Thames Street:*

- a) *the Chief Building Official **BE ADVISED** that, subject to archaeological matters being addressed, the Municipal Council does not intend to designate the properties located at 277 and 281 Thames Street under Section 29 of the Ontario Heritage Act; it being noted that the London Advisory Committee on Heritage (LACH) has been consulted on this matter;*
- b) *if the applicant concurs with a deferral of the demolition request for the property located at 275 Thames Street, Notice of Intent to designate the property located at 275 Thames Street, pursuant to Section 29 of the Ontario Heritage Act, **BE DEFERRED** pending the possible relocation of the main building to another site;*
- c) *if the relocation of the main building to a new site is not possible, the Municipal Council **BE REQUESTED** to issue a Notice of Intent to designate the property located at 275 Thames Street for the reasons identified in the Statement of Cultural Heritage Value or Interest, as appended to the staff report dated April 23, 2013; it being noted that if the main building can be successfully located to another site, a revised Statement of Cultural Heritage Value or Interest to refer to its new location shall be required;*

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- d) *if the relocation of the building at 275 Thames Street requires a zoning amendment, the Civic Administration **BE DIRECTED** to initiate a City initiated zoning amendment to expedite this process;*
- e) *the Civic Administration **BE DIRECTED** to assist with the historical interpretation of the Thames Street Neighbourhood through interpretive signage and a commemorative monument at 275 Thames Street, together with markers at the four corners of the existing building, in a place that is easily accessible to the public; it being noted that consultation among the Historic Sites Committee, the London Advisory Committee on Heritage and the Fugitive Slave Chapel Preservation Project is encouraged; and*

it being noted that the archaeological/heritage community hopes to initiate a community driven archaeological assessment of the site and that the Civic Administration will advise the Municipal Council should there be a request for additional support for such an assessment; and,

it being further noted that the Civic Administration will report back on the progress prior to the 60 day deferral;
- f) *the Civic Administration **BE DIRECTED** to establish a source of financing to support an archaeological assessment on all three properties (275, 277 and 281 Thames Street);*

and further at the same meeting;

- c) *the following actions be taken with respect to the property located at 275 Thames Street (Fugitive Slave Chapel):*
 - i) *the City of London **BE REQUESTED** to establish a source of financing for an Archaeological Assessment of the properties located at 275 Thames Street (Fugitive Slave Chapel) and the two adjacent properties located at 277 and 281 Thames Street;*

Clause (d) of the Council resolution initiated this City zoning by-law review.

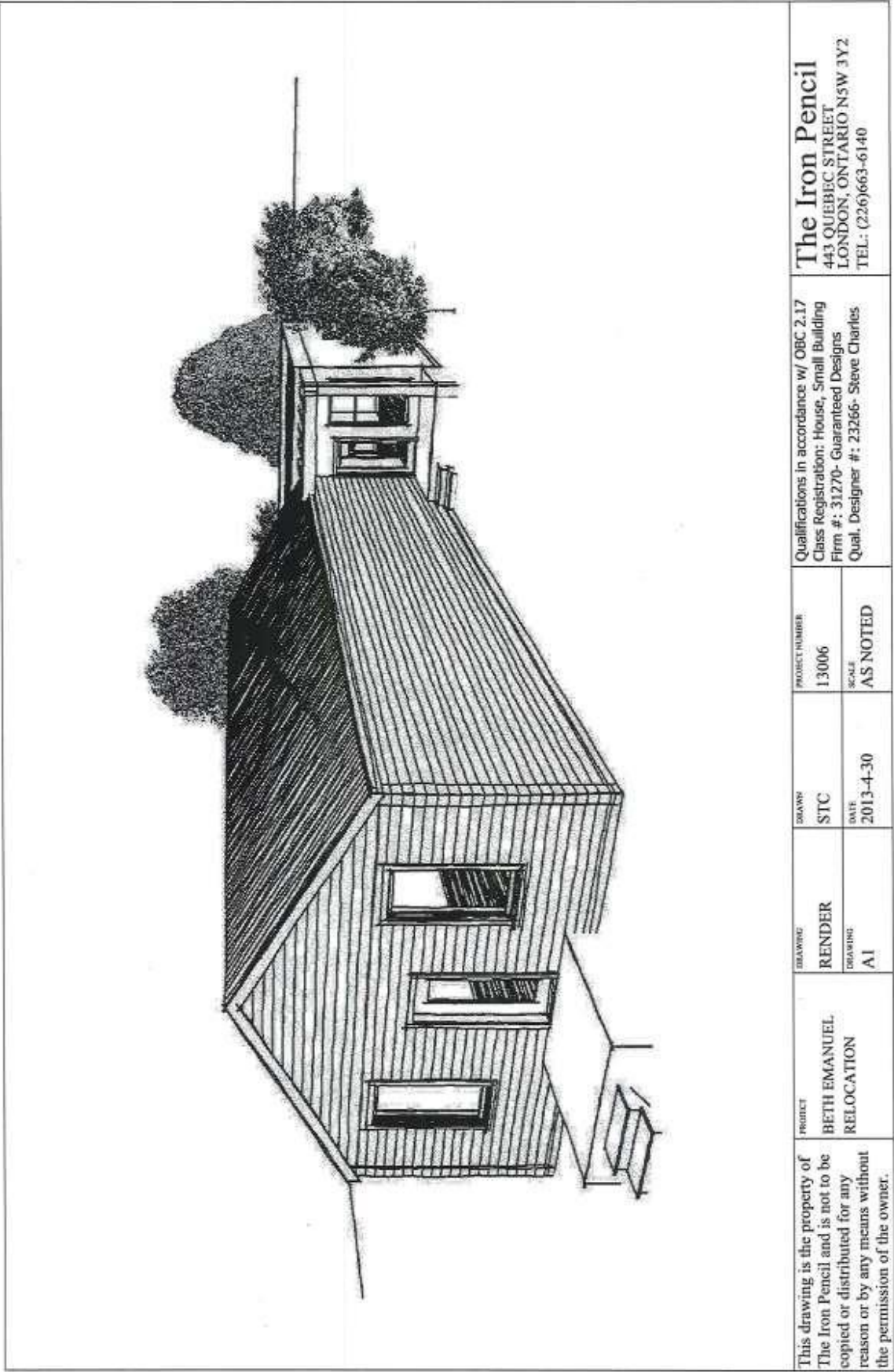
2. Does the Low Density Residential designation in the Official Plan permit the additional use?

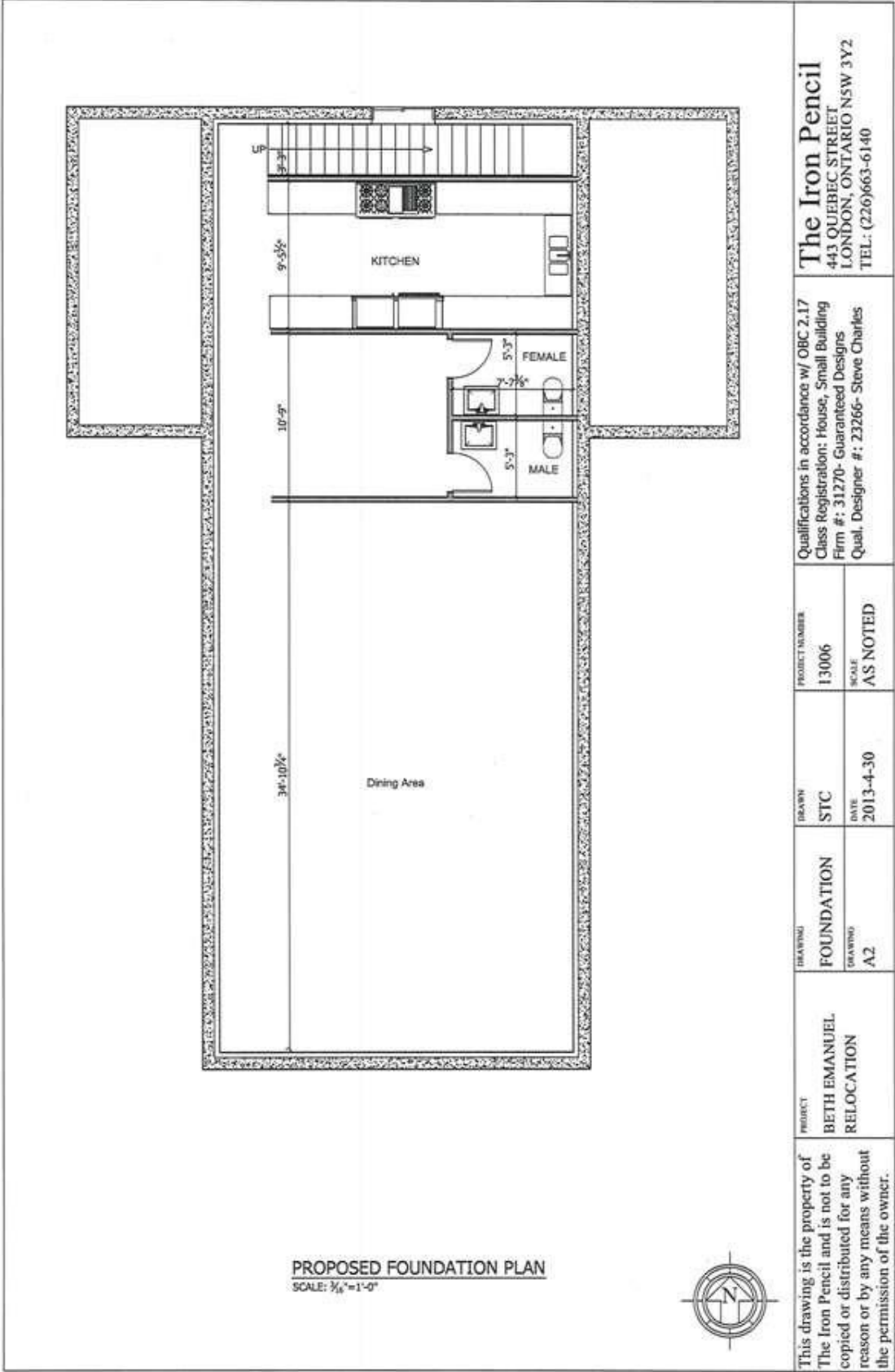
Yes, the Low Density Residential designation in the Official Plan permits community centres (under the definition of a community facility use in Section 3.2.1.vi) as a secondary permitted use under the provisions of Section 3.6.4. Because this is a new community facility use a zoning by-law amendment is required.

Comments on the individual criteria are provided below;

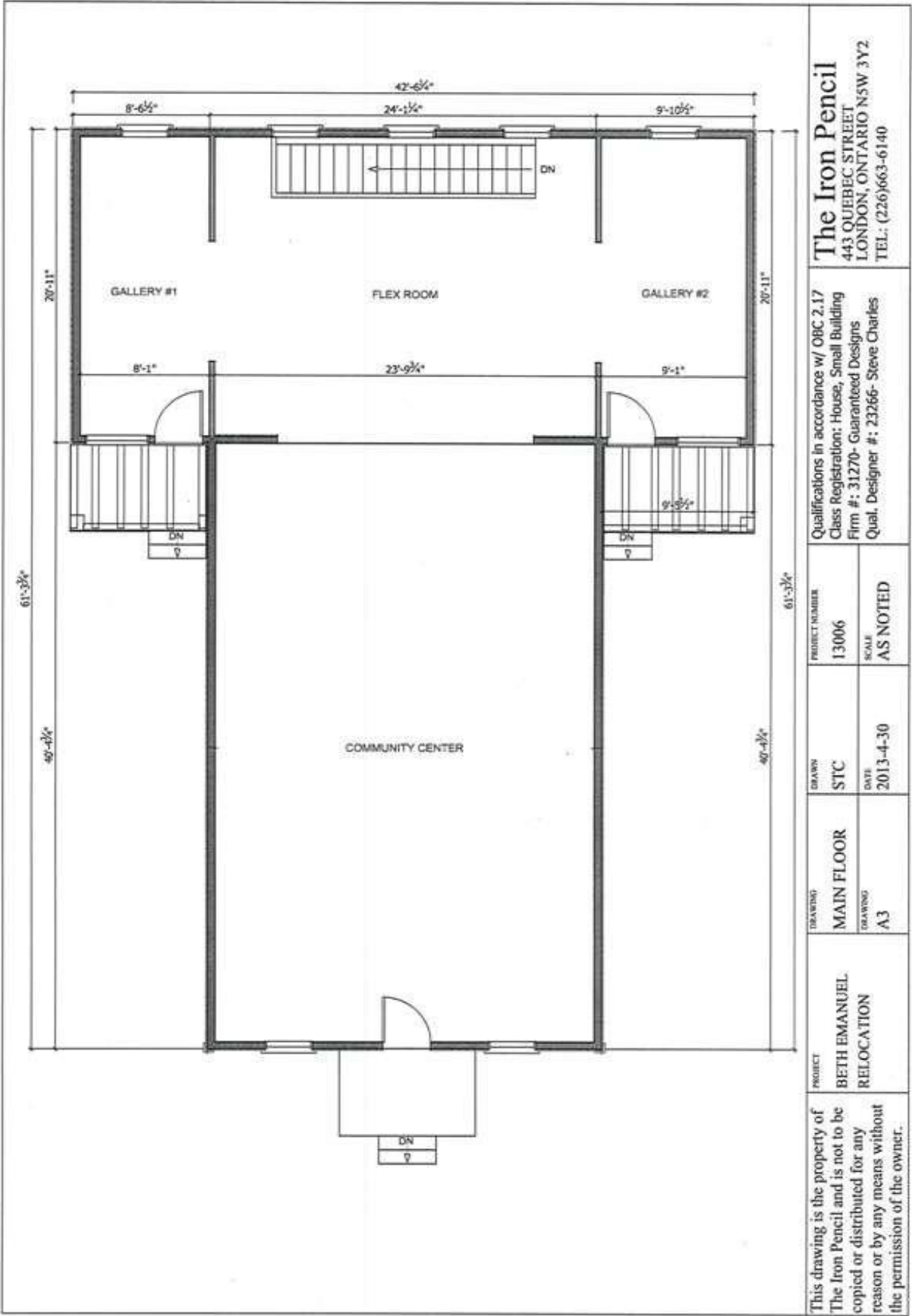
- i) There does not appear to be a concentration of community facilities in the neighbourhood. Existing churches provide some of these functions. There is no SOHO community centre.
- ii) The community centre will be located in an existing one storey heritage building between one storey residential structures to the east and a 2-3 storey church to the west.
- iii) Traffic to and from the site should be able to be accommodated on the wide road allowances on Grey Street. On-site parking still has to be determined. Based on a future building size of 174 m² approximately 5 parking spaces may be required. If

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the relocated building covers the majority of the site, boulevard parking may be required. Joint use of the church parking next door could also be used. Some community patrons may also choose to walk to the site.

- iv)
- Site plan approval will be required once the building has been relocated. Issues of amount and location of parking, landscaping and other site plan requirements can be addressed at that time.

The small community centre use on this property is appropriate.

3. Are the zoning by-law regulation special provisions appropriate?

The existing building is being moved from an existing site which is 66% the size of the proposed relocation site. The new site is narrower (13.6 m vs. 16 m) but is deeper (60 m vs. 33.5 m) and larger (814 m² vs. 542 m²) than the original site. However, because of the addition being contemplated and the change of use from residential to community centre additional space will be required.

However, because it is a heritage building, which is worthy of retention, some consideration should be given to accommodate the building. Based on preliminary drawings (see attached) special provisions may be required for interior side yards, lot coverage, front yard and amount of parking plus some provision to allow front yard parking. All of these changes may be of some concern to abutting neighbours; however to date, no concerns have been raised by neighbours. The existing church (256 m²) and the proposed community centre (174 m²) are both small scale and appropriate in this neighbourhood.

CONCLUSION

The additional use and zone special provisions are appropriate to allow for the protection of a heritage building on this property.

PREPARED BY:	SUBMITTED BY:
W.J. CHARLES PARKER PLANNING POLICY AND PROGRAMS	GREGG BARRETT MANAGER, PLANNING POLICY AND PROGRAMS
RECOMMENDED BY:	
JOHN M. FLEMING MANAGING DIRECTOR, PLANNING AND CITY PLANNER	

July 23, 2013
cp

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Responses to Public Liaison Letter and Publication in “Living in the City”

<u>Telephone</u>	<u>Written</u>
	George McNeish, 389 Lyle St
	Celeste Lemire, 455 Simcoe St

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Bibliography of Information and Materials
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Reference Documents:

Ontario. Ministry of Municipal Affairs and Housing. *Planning Act, R.S.O. 1990, CHAPTER P.13*, as amended.

Ontario. Ministry of Municipal Affairs and Housing. *Provincial Policy Statement*, March 1, 2005.

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

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

RoadMap SoHo Regeneration South of Horton Street A Community Improvement Plan for London’s SoHo District, Planning and Development, 2011

Correspondence: (all located in City of London File No. Z-8200 unless otherwise stated)

Appendix "A"

Bill No. (number to be inserted by Clerk's Office)
2013

By-law No. Z.-1-13_____

A by-law to amend By-law No. Z.-1 to
rezone an area of land located at 432 Grey
Street.

WHEREAS the City of London has initiated a zoning review to rezone an area of
land located at 432 Grey Street, 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 lands
located at 432 Grey Street, as shown on the attached map comprising part of Key Map
No. A107 from a Residential R3 (R3-1) Zone to a Neighbourhood Facility Special
Provision (NF()) Zone.
- 2) Section Number 33.4 of the Neighbourhood Facility (NF) Zone is amended by adding the
following Special Provision:

a) NF ()

a) Additional Permitted Use

i) Community centre

b) Regulations

i) Lot Frontage13 metres (43 ft.)
(Minimum)

ii) Interior Side Yard0.0 / 0.3 metres
(Minimum)

iii) Parking0
(Minimum)

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 August 27, 2013.

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Joe Fontana
Mayor

Catharine Saunders
City Clerk

First Reading - August 27, 2013
Second Reading – August 27, 2013
Third Reading - August 27, 2013

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

