

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: Four99 Inc.
340-390 Saskatoon Street, Z-9599 O-9600, Ward 2
Public Participation Meeting

Date: May 23, 2023

Recommendation

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application of Four99 Inc. relating to the properties located at 340-390 Saskatoon Street:

- (a) the proposed by-law attached hereto as Appendix "B" **BE INTRODUCED** at a future Council meeting, to amend the Official Plan, The London Plan, for the City of London by **AMENDING** policy 1070B for Specific Policies in the Neighbourhoods Place Type;
- (b) the proposed by-law attached hereto as Appendix "B" **BE INTRODUCED** at the Municipal Council meeting on June 6, 2023 to amend Zoning By-law No. Z.-1, in conformity with the Official Plan (The London Plan) as amended in part (a) above, to change the zoning of the subject property **FROM** a Holding Residential R2/Restricted Office Special Provision (h-216*R2-3/RO(6)) Zone, **TO** a Holding Residential R2/Restricted Office Special Provision (h-216*R2-3/RO(_)) Zone;

Executive Summary

Summary of Request

The applicant has requested to rezone the subject site from a Residential R2/Restricted Office Special Provision (h-216*R2-3/RO(6)) Zone. The new special provision would allow additional uses to the RO Zone, including Business Offices, Service Offices, Business Service Establishments, Professional Offices, and Charitable Organization Offices, and would retain the existing special provisions. Additionally, the applicant has requested to amend The London Plan to include the above note uses as part of the existing site-specific Policy 1070B_ in the Neighbourhoods Place Type.

Purpose and Effect of Recommended Action

The purpose of the recommended action is to permit a wider range of office-related uses within the existing buildings on the site.

Rationale of Recommended Action

1. The recommended amendment is consistent with the Provincial Policy Statement, 2020;
2. The recommended amendment conforms to the policies of The London Plan, including but not limited to the Key Directions, Neighbourhoods Place Type, and Specific Policy Areas policies;
3. The recommended amendment would broaden the scope of permitted uses in an existing building with existing light industrial and associated office uses.

Linkage to the Corporate Strategic Plan

A well planned and growing community - London's growth and development is well-planned and considers use, intensity, and form.

Analysis

1.0 Background Information

1.1 Previous Reports Related to this Matter

The subject lands underwent a previous Official Plan and Zoning By-law Amendment, application OZ-8883 in 2018, which applied to 335 to 385 Saskatoon Street and 340 to 390 Saskatoon Street. The application introduced the specific policy area in The London Plan (Policy 1070A_ and 1070B_), as well as amended the Zoning from an Residential R2/Restricted Office Special Provision (h-216*R2-3/RO(6)) Zone for 340 to 390 Saskatoon Street, and a Residential R2/Restricted Office Special Provision (h-216*R2-3/RO(5)) Zone for 335 to 385 Saskatoon Street. The public participation meeting with the Planning and Environment Committee was held on June 18, 2018, and the application was approved by Council on June 26, 2018.

Site-specific policy 1070B_ of The London Plan was added to permit the uses of support offices, studios, and warehouse establishments in the existing buildings at 340 to 390 Saskatoon Street. The Restricted Office Special Provision (RO(6)) Zone was also added to the property, implementing the uses within the site specific policy through a special provision which also included regulations to the maximum gross floor area for the additional permitted uses, location of permitted uses and to recognize existing, parking, yard setbacks and lot coverage, among others.

1.2 Property Description

The subject lands are located south of the Saskatoon Street and Dundas Street intersection and are known municipally as 340-390 Saskatoon Street. The lot is located on the east side of Saskatoon Street and consists of an irregular shaped parcel approximately 0.55 hectares (1.36 acres) in size. The parcel also abuts Whitney Street to the north and Borden Street to the south.

The existing buildings located at 340-390 Saskatoon Street are rectangular brick buildings that have been purpose-built for non-residential uses. The existing building on the subject lands is predominately 1-storey in height, with a 2-storey component located towards the northerly end of the parcel. The long building masses along Saskatoon Street are broken-up by a series of building recesses and projections and the interior of the buildings can be divided into several smaller units. There are several windows and man-doors along the front of the existing buildings that provide views and direct pedestrian access to Saskatoon Street and several man-doors and larger loading doors along the rear of the existing buildings to facilitate loading and service functions. In particular, there are two (2) elevated loading doors and one (1) elevated loading dock along the rear of the existing building.

The on-site surface parking area associated with the building at 340-390 Saskatoon Street is located at the northerly and southerly ends of the site and at the rear of the building, but the surface parking area does not run continuously around the rear of the existing building. There are 45 existing on-site parking spaces and two (2) driveways, one from Saskatoon Street the other from Borden Street, which provide vehicular access to the site. There is a 3 metre (10 foot) wide City-owned lane located immediately east of 340-390 Saskatoon Street that runs north-south between Whitney Street and Borden Street and a corresponding 3 metre (10 foot) wide private right-of-way easement located along the rear of 340-390 Saskatoon Street and the side of 1680 Borden Street that runs parallel to, and immediately west of the City-owned lane. 340-390 Saskatoon Street and 1680 Borden Street have shared rights of access over the private right-of-way. The parking located along the rear of the building at 340-390

Saskatoon Street is accessed from the City-owned lane and the private right-of-way easement.



Figure 1: 340-390 Saskatoon Street (East Side) Looking North to Whitney Street

1.3 Site Characteristics

- Current Land Use –Support Offices, Studios, Warehouse Establishments
- Frontage – 25 m (82 ft.) along Borden Street
- Depth – Irregular
- Area –0.55 hectares (1.36 acres)
- Shape – Irregular

1.4 Surrounding Land Uses

- North – Neighbourhood shopping centre
- East – Single detached dwellings
- South – Single detached dwelling
- West – Industrial mall

1.5 Current Planning Information

- The London Plan Place Type – Neighbourhoods
- The London Plan Site Specific Policy – Policy 1070B
- Existing Zoning – h-216, R2-3, RO(6) Zone

2.0 Discussion and Considerations

2.1 Development Proposal

The requested amendments are intended to permit additional office-related uses in both the Zoning By-law and the site-specific policy of The London Plan. In effect, this would permit business offices, service offices, business service establishments, professional offices, and charitable organization offices as uses in the existing buildings on 340 to 390 Saskatoon Street.

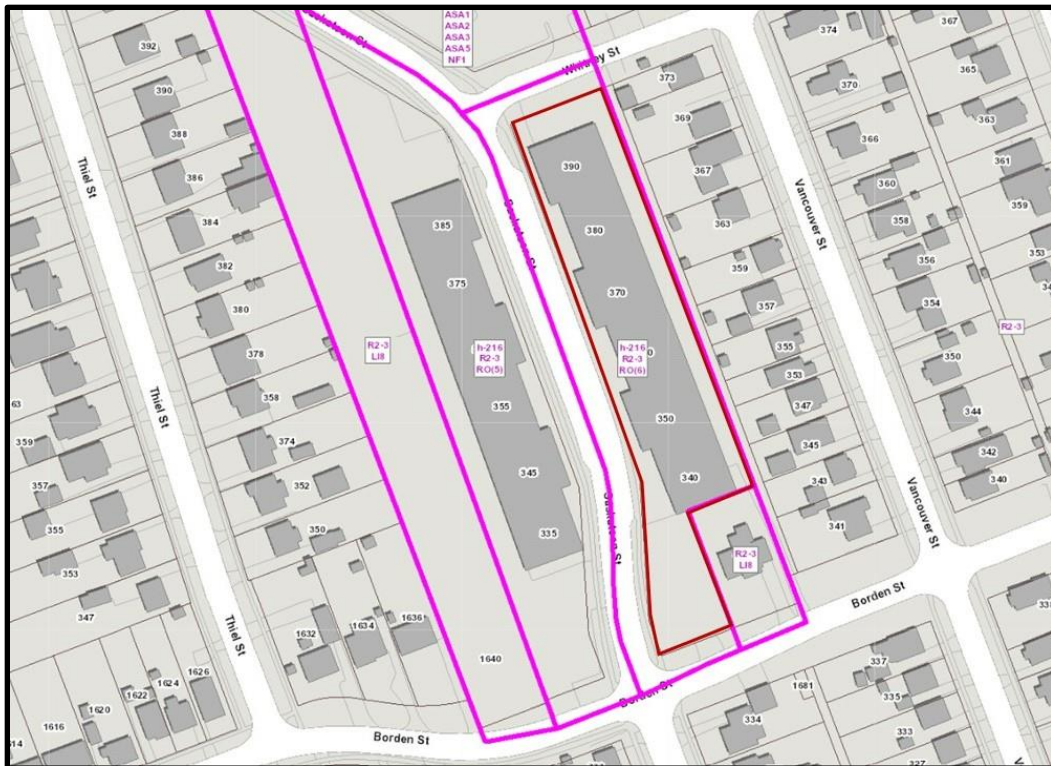


Figure 2: Imagery showing existing zoning of subject lands

The changes to the site-specific policy of The London Plan and to the zoning would broaden the scope of uses within the existing and functional space on the lot. This application does not include any further proposed development or site alterations.

2.2 Requested Amendment

The applicant has requested to amend the zoning of the subject site from a Holding Residential R2/Restricted Office Special Provision (h-216*R2-3/RO(6)) Zone to a Holding Residential R2/Restricted Office Special Provision (h-216*R2-3/RO(_)) Zone. The new special provision would allow additional uses to the RO Zone: Office, Business, Service Offices, Business Service Establishments, Offices, Professional, and Office, Charitable Organization. The amendment would retain the existing special provisions permitting the uses of Studio, Warehouse Establishment, and Offices, Support, as well as regulation around existing building footprint, location of permitted uses being limited to the existing building, gross floor area maximums, and parking on site.

Additionally, the applicant has requested to amend The London Plan to permit the uses of Business Offices, Service Offices, Business Service Establishments, Professional Offices and Charitable Organization Offices to the existing site-specific policy 1070B in the Neighbourhoods Place Type. The amendment would retain the existing permitted uses in Policy 1070B, support offices, studios and warehouse establishments.

2.3 Community Engagement (see more detail in Appendix B)

Through the community engagement process, two (2) emails were received. One email comment express concerns over the use of the laneway by owners of 340-390 Saskatoon Street, mentioning that businesses had been using the laneway as parking and material storage, including pallets being stacked. The comment also mentioned general concerns over lack of privacy and noise from business activity in the laneway. The second email comment expressed concerns over compatibility of the use to the area.

3.0 Climate Emergency

On April 23, 2019, Council declared a Climate Emergency. Through this declaration the City is committed to reducing and mitigating climate change. Refer to Appendix C for

further details on the characteristics of the proposed application related to the City's climate action objectives.

4.0 Financial Impact/Considerations

There are no direct municipal financial expenditures associated with this application.

5.0 Key Issues and Considerations

5.1 Key Issue and Consideration #1: PPS

Provincial Policy Statement, 2020

The PPS directs that municipalities shall support economic development and competitiveness by "...maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary use, and take in to account the needs of existing and future businesses" and by "encouraging compact, mixed-use development that incorporates compatible employment uses to support liveable and resilient communities" (Policy 1.3.1 b) and d)).

The amendments to The London Plan and the Zoning By-law are consistent with the PPS, permitting new non-residential uses similar to the existing permitted uses on the subject lands would allow the subject lands to continue to be used for employment uses that contribute to economic activity and employment options within the neighbourhood.

5.2 Key Issue and Consideration #2: Use, Intensity and Form

The proposed Official Plan Amendment is to amend site-specific Policy 1070B_ by adding the additional uses of Business Offices, Service Offices, Business Service Establishments and Office, Charitable Organization as permitted uses in addition to the existing uses. The Zoning By-law amendment would amend the existing Restricted Office Special Provision (RO(6)) Zone, to add the above uses as permitted uses.

The London Plan

The subject lands are located within the "Neighbourhoods" Place Type on Map 1 – Place Types in The London Plan, with frontage on a "Neighbourhood Connector" (Saskatoon Street) on Map 3 – Street Classifications. The broadest range of use and intensity contemplated for the subject lands in The London Plan are single-detached, semi-detached, duplex and converted dwellings, townhouses, secondary suites, group homes and home occupations, triplexes, and small-scale community facilities at a minimum height of 1-storey and a maximum height of 2.5-storeys. Policy 924 of The London Plan also adds that having a range of retail, service, and office uses is a goal of the Neighbourhoods Place Type. Policy 936_3. follows this by indicating that for form, non-residential uses may be permitted when it is demonstrated that the form of development can fit well into the existing context in the Neighbourhoods Place Type.

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 plan strategically for a prosperous city by:

- Planning for and promoting strong and consistent growth and a vibrant business environment that offers a wide range of economic opportunities;
- Revitalizing our urban neighbourhoods and business areas (Key Direction #1, Directions 1 and 4).

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

- Implementing a city structure plan that focuses high-intensity, mixed-use development at strategic locations – along rapid transit corridors and within the Primary Transit Area;
- Planning to achieve a compact, contiguous pattern of growth – looking “inward and upward”;
- Sustaining, enhancing, and revitalizing our downtown, main streets, and urban neighbourhoods;
- 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; and,
- Ensure a mix of housing types within our neighbourhoods so that they are complete and support aging in place. (Key Direction #5, Directions 1, 2, 3, 4 and 5).

The London Plan also provides direction to place a new emphasis on creating attractive mobility choices by:

- Establishing a high-quality rapid transit system in London and strategically use it to create an incentive for development along rapid transit corridors and at transit villages and stations;
- Focusing intense, mixed-use development to centres that will support and be served by rapid transit integrated with walking and cycling;
- Dependent upon context, requiring, promoting, and encouraging transit-oriented development forms (Key Direction #6, Directions 3, 5, and 6).

The London Plan also provides direction to build strong, healthy and attractive neighbourhoods for everyone by:

- Implementing “placemaking” by promoting neighbourhood design that creates safe, diverse, walkable, healthy, and connected communities, creating a sense of place and character;
- Integrating affordable forms of housing in all neighbourhoods (Key Direction #7, Directions 3 and 10).

Lastly, The London Plan provides direction to make wise planning decisions by:

- Thinking “big picture” and long-term when making planning decisions – consider the implications of a short-term and/or site-specific planning decision within the context of this broader view (Key Direction #8, Direction 3).

Application OZ-8883 also created a Specific Area Policy for the subject lands: Policy 1070B of The London Plan. The site-specific policy allows the uses of support offices, studios and warehouse establishments in the existing buildings on the lot.

While Specific Policy Area 1070B_ already exists, the proposed amendment to add additional uses to the existing policy meets the criteria for establishing a Specific Area Policy as laid out in Policy 1730:

1. *“The proposal meets all other policies of the Plan beyond those that the specific policy identifies.”*

The proposal by the applicant generally conforms to the policies of The London Plan, including the Neighbourhoods Place Type policies.

2. *The proposed policy does not have an adverse impact on the integrity of the place type policies or other relevant parts of this Plan.”*

Since the specific area policy will continue to limit the non-residential uses to the

existing buildings and their existing size, the specific area policy will discourage the non-residential uses from establishing any further, or intensifying, on the subject lands.

3. *“The proposed use is sufficiently unique and distinctive such that it does not establish an argument for a similar exception on other properties in the area.”*

The existing buildings located on the subject lands were purpose-built for non-residential uses. The continued use of existing buildings on the subject lands will not create a precedent for the recommended specific area policies elsewhere.

4. *“The proposed use cannot be reasonably altered to conform to the policies of the place type.”*

As noted above, the existing buildings on the subject land were purpose-built for non-residential uses and cannot readily be used for low-rise, low-density housing forms as intended by the place type policies.

5. *“The proposed policy is in the public interest, and represents good planning”*

In the near-term, permitting the existing non-residential uses in the existing non-residential buildings would avoid potential hardships or vacancies when trying to re-tenant the space and contribute to the vitality of the neighbourhood.

5.3 Key Issue and Consideration #2: Compatibility of use and parking

The London Plan’s Policy 1070B_ and the site-specific zoning provisions Restricted Office Special Provision (RO(6)) currently permits support offices, studios, and warehouse establishments as uses, in the existing buildings on 340-390 Saskatoon Street.

The RO(6) Zone also recognized the existing minimum exterior side yard setback, maximum lot coverage, minimum landscaped open space, minimum parking area setback to the required road allowance, and minimum driveway and parking aisle widths. The minimum required parking was set as 45 spaces which is effectively the existing parking for the building. The special provision also sets ground floor area maximums for each of the uses: 3238m² for support offices, 479 m² for studios, and 940 m² for warehouse establishments.

The added uses, business offices, service offices, business service establishments, professional offices, and charitable organization offices would, just like the existing uses, be restricted to the existing building. As certain office uses are already permitted in the building, the addition of similar office type uses is not anticipated to have any major impacts on the abutting lands or surrounding area.

As noted, 45 parking spaces are currently provided on the site. The requested amendments would not change the number of spaces or location of parking spaces. The requested uses would require the same amount of parking in the Zoning By-law’s Section 4.19 10) B) as the existing uses permitted on the site: all types of offices and business service establishments require 1 parking space per 50m² of gross floor area, which is the same rate as the rate for the existing use of support offices. The added uses would not be permitted to span beyond the existing building or expand beyond the building’s existing gross floor area. Staff deem the existing parking on the site appropriate, as the parking requirements for the requested uses would be similar to the existing uses on site.

Conclusion

The recommended amendment is consistent with the Provincial Policy Statement 2020,

and conforms to the policies of The London Plan, including but not limited to the Key Directions, Neighbourhoods Place Type, and Specific Area Policy policies. The recommended amendment will permit a broader range of uses within the existing building, and will contribute to employment space within the City.

Prepared by: **Noe O'Brien**
Planner I, Planning Implementation

Submitted by: **Mike Corby, MCIP, RPP**
Manager, Planning Implementation

Recommended by: **Heather McNeely, MCIP, RPP**
Director, Planning and Development

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

Copy:

Britt O'Hagan, Manager, Current Development

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. C.P.- ____

A by-law to amend the Official Plan for the City of London, 2016 relating to 340-390 Saskatoon Street.

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 – 2016, 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(27) of the *Planning Act, R.S.O. 1990, c.P.13*.

PASSED in Open Council on June 6, 2023

Josh Morgan
Mayor

Michael Schulthess
City Clerk

First Reading – June 6, 2023
Second Reading – June 6, 2023
Third Reading – June 6, 2023

**AMENDMENT NO.
to the
THE LONDON PLAN FOR THE CITY OF LONDON**

A. PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is to amend existing Specific Policies 1078B_, of the Neighbourhoods Place Type of the Official Plan, (The London Plan) for the City of London.

B. LOCATION OF THIS AMENDMENT

This Amendment applies to lands located at 340-390 Saskatoon Street in the City of London.

C. BASIS OF THE AMENDMENT

The recommended amendment will add office uses in the existing buildings until such time as the subject lands can be redeveloped for residential land uses as intended in the Neighbourhoods Place Type.

D. THE AMENDMENT

The Official Plan for the City of London is hereby amended as follows:

1. Specific Policy 1070B_ for the Neighbourhoods Place Type of the Official Plan (The London Plan) for the City of London is amended by amending the following Specific Policy to read as follows:

340-390 Saskatoon Street

1070B_ In the Neighbourhoods Place Type at 340-390 Saskatoon Street, support offices, studios, warehouse establishments, business offices, service offices, professional offices, charitable organization offices, and business service establishments may be permitted in the existing buildings.

Appendix B

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

By-law No. Z.-1-23_____

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 340-390 Saskatoon Street.

WHEREAS Four99 Inc. has applied to rezone an area of land located at 340-390 Saskatoon Street, as shown on the map attached to this by-law, as set out below;

AND WHEREAS upon approval of Official Plan Amendment Number (number to be inserted by Clerk's Office) this rezoning will conform to the Official Plan;

THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows:

- 1) Section Number 18.4 a) of the Restricted Office (RO) Zone is amended by amending the following Special Provision to read as follows:

RO(6)	340-390 Saskatoon Street	
a)	Permitted Uses	
	i)	Offices, Support
	ii)	Studio
	iii)	Warehouse Establishment
	iv)	Office, Business
	v)	Office, Service
	vi)	Office, Professional
	vii)	Business Service Establishment
	viii)	Office, Charitable Organization
b)	Regulations	
	i)	Location of Permitted Uses
		Permitted uses shall be restricted to the existing building.
	ii)	Exterior Side Yard as existing Setback (minimum)
	iii)	Lot Coverage as existing (maximum)
	iv)	Landscape Open Space as existing (minimum)
	v)	Gross Floor Area 3,238 m ² (34,854 ft ²) Office, Support Office, Business Office, Service Office, Professional Business Service Establishment Office, Charitable Organization (maximum)
	vi)	Gross Floor Area 479 m ² (5,156 ft ²) Studio

	(maximum)	
vii)	Gross Floor Area Warehouse Establishment (maximum)	940 m ² (10,118 ft ²)
viii)	Parking (minimum)	45 spaces for all permitted uses.
ix)	Parking Areas Setback to Required Road Allowance (minimum)	as existing
x)	Driveways and Parking Aisles Widths (minimum)	as existing

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 June 6, 2023.

Josh Morgan
Mayor

Michael Schulthess
City Clerk

First Reading – June 6, 2023
Second Reading – June 6, 2023
Third Reading – June 6, 2023

Appendix C – Public Engagement

Community Engagement

Notice of Application:

On March 15, 2023, Notice of Application was sent to prescribed agencies and City departments.

Public liaison: On March 15, 2023, Notice of Application was sent to 112 property owners in the surrounding area. Notice of Application was also published in the *Public Notices and Bidding Opportunities* section of *The Londoner* on Thursday March 16, 2023. A “Planning Application” sign was also posted on the site.

Public Responses: 2

1. Blake Finan:

I recently received a notice of planning application for 340-390 Saskatoon Street in the mail.

Normally such proposals would have my full support. However, some of the bulleted additional permitted uses would be detrimental to the growth of the community. I live at _____, 2 streets east of these proposed changes.

Positive growth in this neighborhood is young couples buying houses, having children and generally beautifying the area through renovations to the neighborhoods mostly 1950s post war homes. The addition of permitted use for charitable organizations and certain professional and service offices puts this in jeopardy.

If the city wants to maximize their property and business tax incomes, we cannot allow the area to remain dilapidated and unsafe to walk at night. By allowing additional uses targeted towards the the lowest incomes, or towards drug use and homelessness, the area's growth slows immensely.

Please consider my thoughts. Since moving here with my Fiancée in January 2022, I've heard this from many a neighbor.

2. Ruthanne McCutcheon & Robert J. Appleton

this application was filed by Four99 Inc. and is obviously the same as file OZ-8883, applicant 1616958 Ontario Inc. from April 2018

I would like to submit the following comments re this application. I would like to say that I agree that offices would be more suitable to this location. There are some issues that need to be addressed. Some issues are related to the access lane area, comprised of a 10 foot lane that runs from Whitney St. to Borden St.

1/this application states that it would require approx. 55 parking spaces.

presently there are about 6 or 7 space near Whitney ST.,approx. 25 spaces near Borden St.,approx. 19 are shown parallel to building

there are no longer any street parking spaces so that gives about 33 spaces. This does not take into consideration the 3 large loading doors,2 of which have elevated loading docks where cars could not park. Also there is no indication where the usual 2 to 4 garbage bins would be located. This a situation that will probably result in cars parking in the access lane where they should not be as well as dumping garbage in the lane.

2/ What is their plan for snow removal? Their present practice is to plow snow into the access lane area then push it up against the residential fences. My understanding is that the access lane falls under Roads and Highways and should be treated the same as any street-- citizens do not plow snow into the street, so will they be removing that snow?

3/ water runoff-- that property and part of the access lane were paved without regard to the fact that water drainage is diverted to the access lane and thus to neighbouring properties causing fence posts to rot out and thus need to be replaced more frequently than normal. One of my neighbours had to bring in several loads of gravel and topsoil to prevent her yard from flooding each year during rainy weather.

The present business in the warehouse at 360 and 370 have their business hours posted as 9 to 5, however there are people working there until 2am, at which time there is the sound of loud voices, cars revving engines and car stereos blasting.

There are sometimes transport trucks in that lane at about 6 am that will sometimes sit there with their engine running for long periods of time. Also they have a private contractor that picks up garbage at 5 am. making a lot of noise.

My understanding is that there are bylaws regarding noise and activities of businesses that are located in or adjacent to residential areas.

If any of those bylaws would apply here to make this situation more amicable that would be good.

When we moved here in the mid 1980s we were assured that the businesses there would be nonintrusive. Since that time we have had to deal with numerous intrusive businesses including an auction company that would bring out portable floodlights and loud speakers to auction cars in the lane in the evening, a plaster fabricating company that would drag huge items of plaster out into the lane to grind them down creating loud noise and plaster dust in the air that coated everything nearby. There was a bar in the 390 building that resulted in drunken fights in the lane, drunks leaning over our fence puking and there was even a shooting there. Most homes have had to erect privacy fences. That is just a few examples of the businesses there. Offices would be a good idea but there also needs for consideration of the residents of the homes on Vancouver St.

We have always had a gate to the access lane in our back fence and fully intend to continue using it despite the threatening attitude of some of the businesses there.

Nature of Liaison: The purpose and effect of this Official Plan and zoning change is to permit additional office uses to the existing range of uses. Possible amendment to The London Plan to ADD a Specific Area Policy to permit Business Offices, Service Offices, Professional Offices, Business Service Establishments and Office, Charitable Organization within the site-specific Policy 1070B in the Neighbourhoods Place Type. Possible Zone Amendment to Zoning By-law Z.-1 FROM Restricted Office Special Provision (RO(6)), Residential(R2-3) and Holding Provision h-216 TO Restricted Office Special Provision (RO(_)), Residential(R2-3) and Holding Provision h-216 Zone to add Business Offices, Service Offices, Professional Offices, Business Service Establishments and Office, Charitable Organization as additional permitted uses to the existing range of uses. The City may add additional special provisions.

Agency/Departmental Comments

Site Plan (March 15, 2023)

SP is not required for the provision of additional uses within existing buildings/GFA of this nature.

Urban Design (March 20, 2023)

No comments.

Engineering (April 6, 2023)

No comments or concerns.

Parks Planning and Design (April 12, 2023)

No comments.

Ecology (April 13, 2023)

No comments.

Heritage (April 13, 2023)

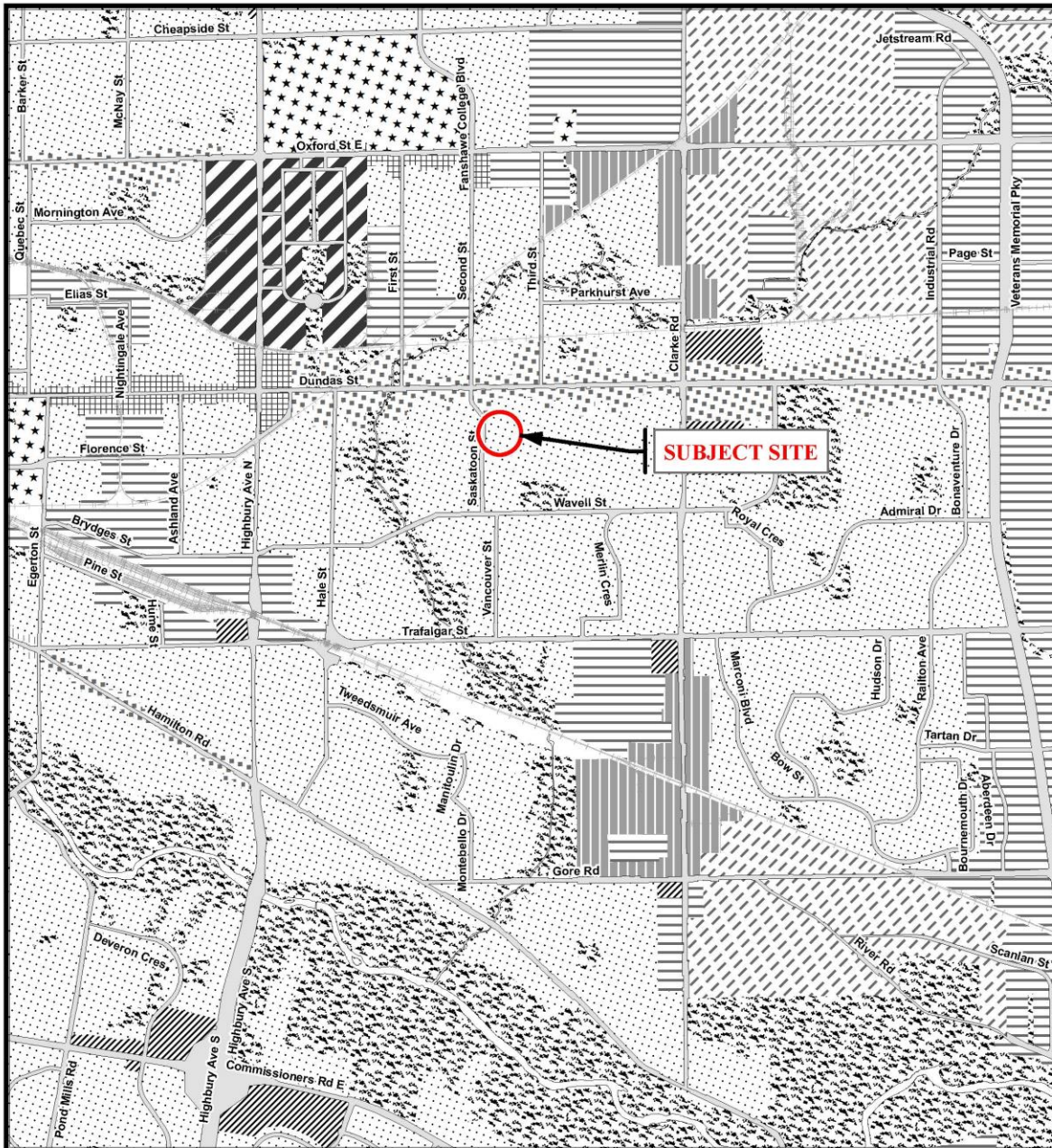
No comments.

Appendix D – Relevant Background

Location Map



The London Plan



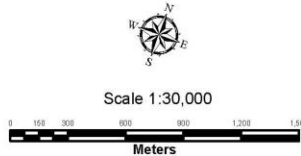
Legend

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-9599, O-9600
Planner: NO
Technician: JI
Date: 2023/4/28

Zoning By-Law No. Z-1 – Zoning Excerpt



COUNCIL APPROVED ZONING FOR THE SUBJECT SITE: h-216*R2-3*RO(6)

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



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

FILE NO:

Z-9599, O-9600 NO

MAP PREPARED:

2023/04/28 JI

1:2,000

0 10 20 40 60 80 Meters

Appendix E – Climate Emergency

On April 23, 2019, Council declared a Climate Emergency. Through this declaration the City is committed to reducing and mitigating climate change. The following are characteristics of the proposed application related to the City's climate action objectives:

Infill and Intensification

Located within the Built Area Boundary: Yes
Located within the Primary Transit Area: No
Net density change: N/A
Net change in affordable housing units: N/A

Complete Communities

New use added to the local community: Yes
Proximity to the nearest public open space: ~460m, East Lions Park
Proximity to the nearest commercial area/use: N/A
Proximity to the nearest food store: ~330m
Proximity to nearest primary school: Al-Taqwa Academy, ~700m
Proximity to nearest community/recreation amenity: ~460m, East Lions Park
Net change in functional on-site outdoor amenity areas: N/A

Reduce Auto-dependence

Proximity to the nearest London Transit stop: ~330m
Completes gaps in the public sidewalk network: N/A
Connection from the site to a public sidewalk: Yes
Connection from the site to a multi-use pathway: N/A
Site layout contributes to a walkable environment: N/A (no proposed changes).
Proximity to nearest dedicated cycling infrastructure: 0m (bike lane along Saskatoon Street)
Secured bike parking spaces: Existing
Secured bike parking ratio: Existing
New electric vehicles charging stations: N/A
Vehicle parking ratio: 45 spaces (existing)

Environmental Impacts

Net change in permeable surfaces: N/A
Net change in the number of trees: N/A
Tree Protection Area: No
Landscape Plan considers and includes native and pollinator species: N/A
Loss of natural heritage features: No
Species at Risk Habitat loss: No
Minimum Environmental Management Guideline buffer met (Table 5-2 EMG, 2021): N/A

Construction

Existing structures on site: Yes
Existing structures repurposed/adaptively reused: N/A
Green building features: N/A
District energy system connection: N/A