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File: Z-8317
Planner: A-B Watson

TO:	CHAIR AND MEMBERS PLANNING & ENVIRONMENT COMMITTEE
FROM:	JOHN M. FLEMING MANAGING DIRECTOR, PLANNING AND CITY PLANNER
SUBJECT:	APPLICATION BY: CARANCI CONSULTING & PUBLIC AFFAIRS PORTION OF 240 WATERLOO STREET PUBLIC PARTICIPATION MEETING ON APRIL 8, 2014

RECOMMENDATION

That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the application of Caranci Consulting & Public Affairs relating to the property located at 240 Waterloo Street:

- a) the proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting on April 15, 2014 to amend Zoning By-law No. Z.-1, in conformity with the Official Plan, to change the zoning on a portion of the subject property **FROM** a Restricted Service Commercial (RSC1) Zone, **TO** a Business District Commercial Special Provision (BDC(_)) Zone;
- b) the Civic Administration **BE DIRECTED** to work with the London Advisory Committee on Heritage and the Owner to prepare a statement of cultural heritage value and interest for the property at 240 Waterloo Street and report back to the Planning and Environment Committee with respect to a possible Notice of Intent to Designate, at a future date.

PREVIOUS REPORTS PERTINENT TO THIS MATTER
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- 2009 - 2011 City of London SoHo Community Improvement Plan (OZ-7662) which establishes a long-term vision for the SoHo area. The Plan also assigns roles for various stakeholders to play in upgrading physical services and social and recreation facilities.
- May 2012 Official Plan amendment application (O-8029) by the City of London to implement a portion of the SoHo Community improvement Plan, which envisioned that these lands become a Mixed Use Mainstreet District, and to apply an Official Plan designation that is consistent with the area surrounding the subject lands to the west, south and east which are currently designated Main Street Commercial Corridor.
- January 2013 The roundhouse building (Michigan-Central Repair Shop), located on subject lands was identified as a Priority 1 noting the High Victorian architectural style was added to the City of London's Inventory of Heritage Resources.

PURPOSE AND EFFECT OF RECOMMENDED ACTION

The purpose and effect of the requested Zoning By-law amendment is to permit the development of offices within the existing roundhouse building. Other permitted uses inherent in the recommended zone may include: animal hospitals, apartment buildings, bake shops, clinics, commercial recreational establishments, day care, laboratories, personal service establishments, private clubs, restaurants, retails and convenience stores, studios as well as medical/dental offices.

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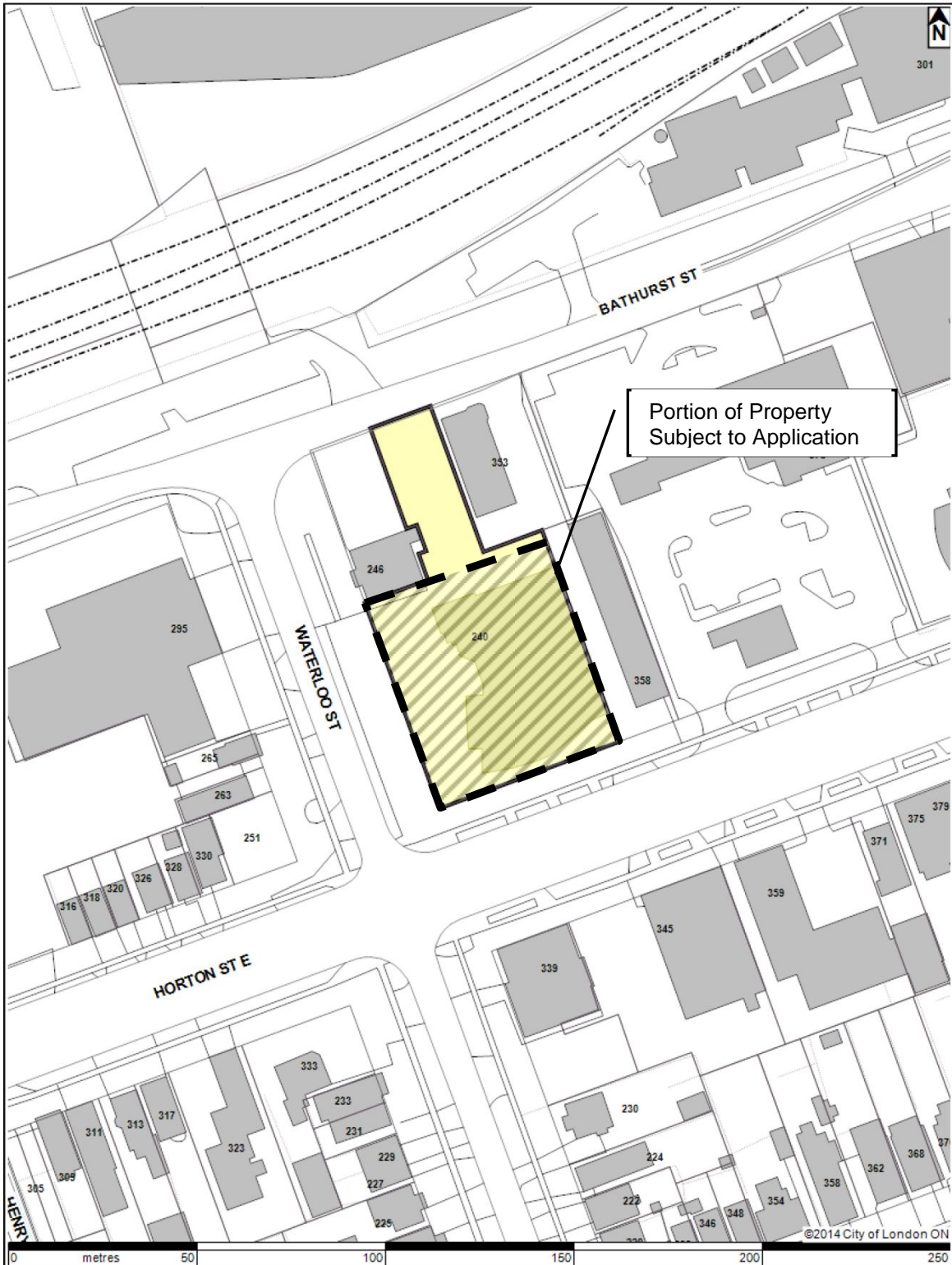
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RATIONALE

- i) The proposal is consistent with the policies of the *Provincial Policy Statement, 2005*, which promote healthy, liveable and safe communities by accommodating an appropriate range and mix of employment uses;
- ii) The proposal is consistent with the City of London Official Plan relating to the Main Street Commercial Corridor policies and objectives;
- iii) The proposal seeks to retain and rehabilitate a building which has been identified as having significant heritage value and is listed on the City's Inventory of Heritage Resources.
- iv) The recommended amendment complies with the Vision and Principles of the Community Improvement Plan for London's SoHo District.
- v) The recommended use represents sound land use planning as it allows for an appropriate re-use of a municipally serviced parcel while maintaining the character of the area.
- vi) The subject lands are of a size and shape to accommodate the proposal. The recommended Zoning By-law provides appropriate regulations to control the use and intensity of the building.

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LOCATION MAP

Subject Site: 240 Waterloo Street
Applicant: Caranci Consulting
File Number: Z-8317
Created By: Amanda-Brea Watson
Date: 2014-01-28
Scale: 1:1200

LEGEND

- Subject Site
- Parks
- Assessment Parcels
- Buildings
- Address Numbers
- Portion of Property Subject to Application

Corporation of the City of London
Prepared By: Planning and Development



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BACKGROUND

Date Application Accepted: January 22, 2014	Agent: Roger Caranci
<p>REQUESTED ACTION: Change Zoning By-law Z.-1 FROM a Restricted Service Commercial (RSC1) Zone which permits animal clinics, automobile rental, repair and sales establishments, catalogue stores, duplicating shops, home and auto supply stores, kennels, studios, taxi establishments and self-storage uses TO a Business District Commercial (BDC) Zone which permits a wide range of commercial and service uses including offices</p>	

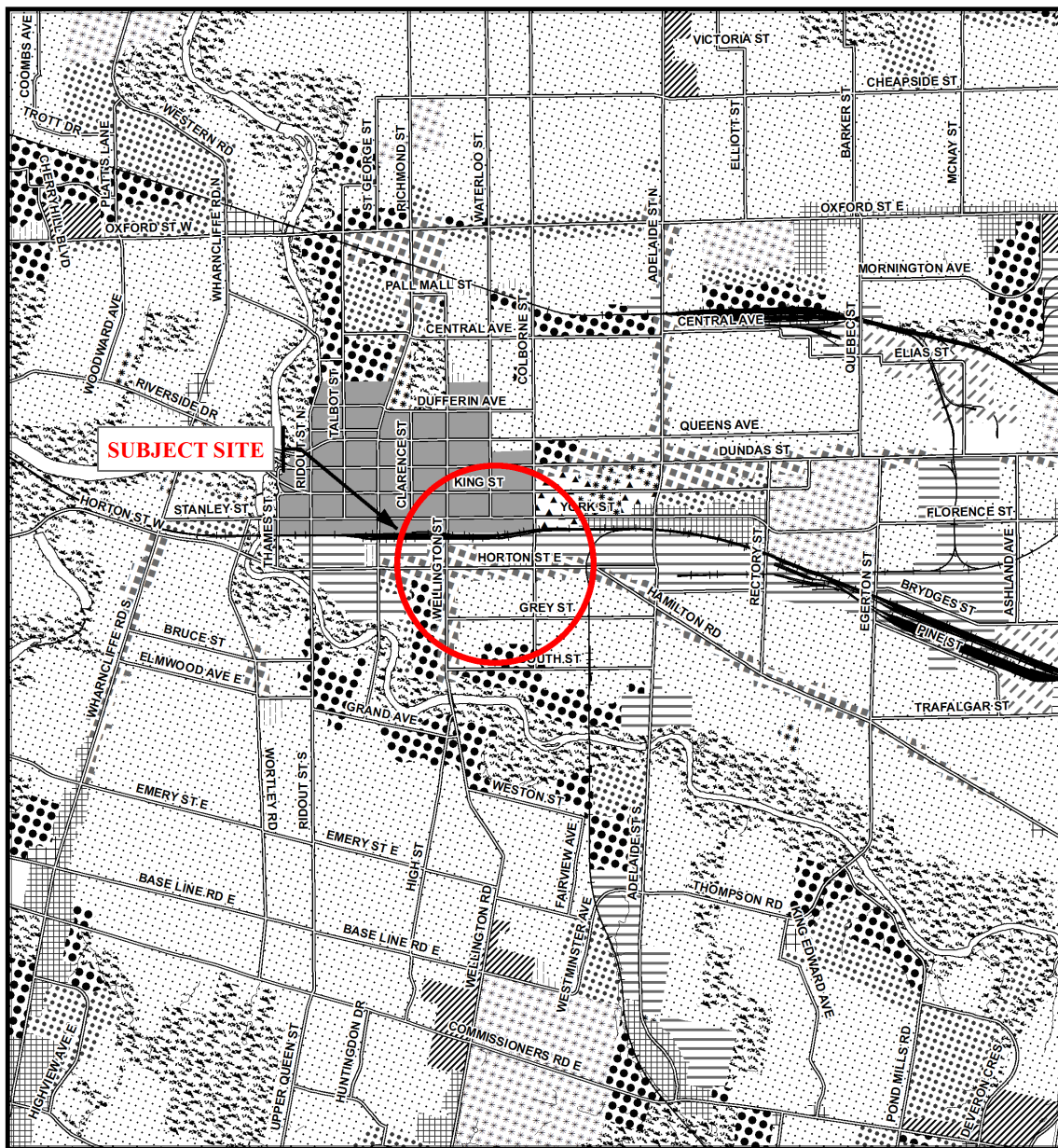
<p>SITE CHARACTERISTICS:</p> <ul style="list-style-type: none"> • Current Land Use – Parking/ Vacant Building (formally the Great West Steak House) • Frontage – 50 metres (Horton St. E) /58 metres (Waterloo St) /17 metres (Bathurst St) • Depth – 100 metres (at maximum) • Area – 0.37 hectares • Shape - Irregular

<p>SURROUNDING LAND USES:</p> <ul style="list-style-type: none"> • North - MVA Engineering Offices & Crossfit Gym (RSC1 & RSC4 Zone) • South - Restaurant, Locksmith, Office Uses and Apartment Units on Upper levels (R8-4/AC4 & SS1 Zone) • East - Southside Construction Offices & Canadian Tire Gas Ba/ Service Station (RSC/RSC4 & LI8 Zone) • West - Vacant 2-storey building (built as detached dwellings) (AC3/AC4/AC5 Zone)

<p>OFFICIAL PLAN DESIGNATION: (refer to Official Plan Map)</p> <ul style="list-style-type: none"> • Main Street Commercial Corridor <p>Have a street-oriented form with buildings close to the street. The street frontages of individual uses are generally of a scale that provides for easier pedestrian movement. They include a broad range of uses, that cater to the adjacent residential neighbourhoods within easy walking distance. These areas also lend themselves to the formation of a Business Improvement Area.</p>
<p>EXISTING ZONING: (refer to Zoning Map)</p> <ul style="list-style-type: none"> • Restricted Service Commercial (RSC1) <p>This Zone is normally intended to implement the Auto-Oriented Commercial Corridor designation. The Zone provides for and regulates a range of moderate intensity commercial uses, and trade service uses, which may require significant amounts of land for outdoor storage or interior building space and a location on major streets.</p>

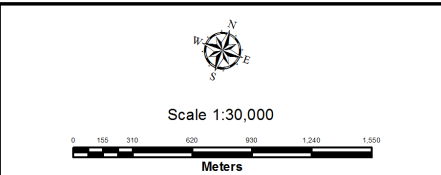
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Legend	
	Downtown
	Enclosed Regional Commercial Node
	New Format Regional Commercial Node
	Community Commercial Node
	Neighbourhood Commercial Node
	Main Street Commercial Corridor
	Auto-Oriented Commercial Corridor
	Multi-Family, High Density Residential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

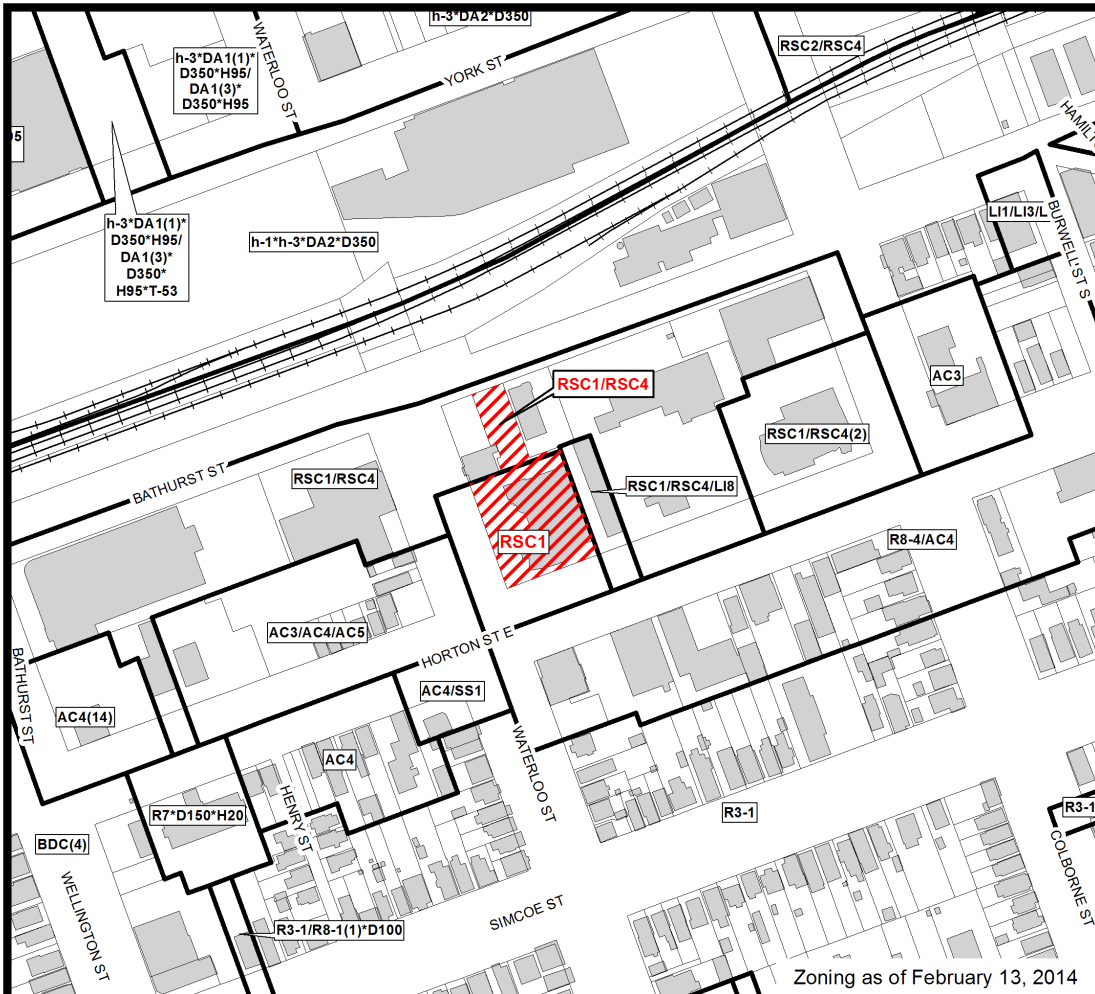
CITY OF LONDON
Department of
Planning and Development
OFFICIAL PLAN SCHEDULE A
- LANDUSE -
PREPARED BY: Graphics and Information Services



FILE NUMBER: Z-8317
PLANNER: AW
TECHNICIAN: CK
DATE: 2014/03/11

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COUNCIL APPROVED ZONING FOR THE SUBJECT SITE: RSC1/RSD4 & RSC1

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

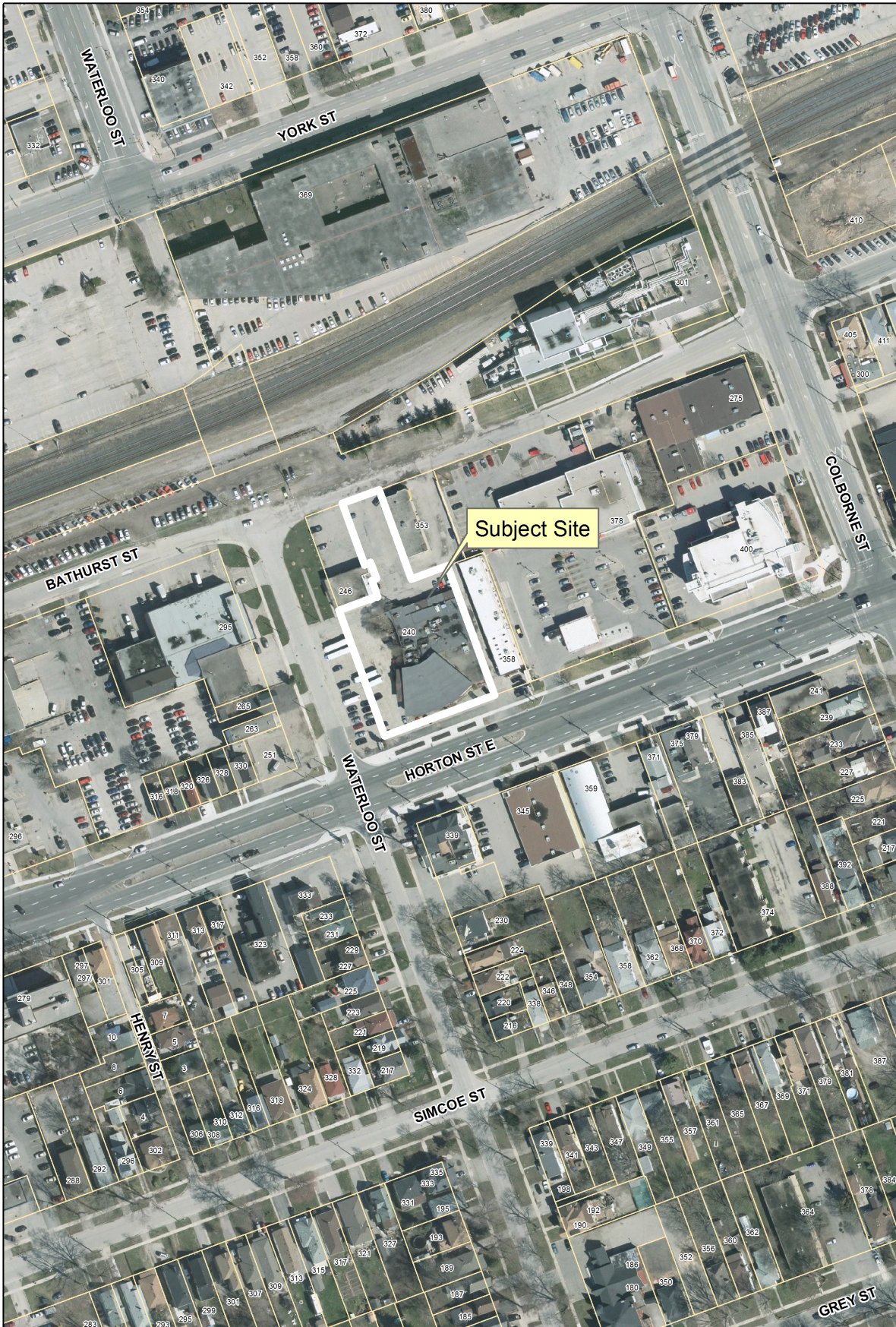
- "h" - HOLDING SYMBOL
- "D" - DENSITY SYMBOL
- "H" - HEIGHT SYMBOL
- "B" - BONUS SYMBOL
- "T" - TEMPORARY USE SYMBOL

2) ANNEXED AREA APPEALED AREAS

<p>CITY OF LONDON PLANNING, ENVIRONMENTAL AND ENGINEERING SERVICES</p> <p>ZONING BY-LAW NO. Z.-1</p> <p>SCHEDULE A</p> <p>THIS MAP IS AN UNOFFICIAL EXTRACT FROM THE ZONING BY-LAW WITH ADDED NOTATIONS</p>		<p>FILE NO: Z-8317 AW</p> <hr/> <p>MAP PREPARED: 2014/03/11 CK</p> <hr/> <p style="text-align: center;">1:3,000</p> <p style="text-align: center;">0 15 30 60 90 120 Meters</p>
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Aerial Photo Location Map

File No.: Z-8317

AW

Date Prepared: 2014/03/11

CK

Prepared by : Graphics & Information Services, Planning Division, Corporation of the City of London
Photography based on April 2010 flight info.

SCALE: 1:1,900



Note: Parcel linework, when shown, is not for official or legal use.

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PLANNING HISTORY

Built in 1887 for the Michigan-Central Railway the original roundhouse building was used as a steam locomotive repair facility. The Michigan Central Railway ceased operations in the 1920s when most of the structures were converted to other purposes.

The roundhouse was then occupied from about 1955 to the 1960s by Sansome & Sons Fruit and Produce Company who sold whole sale products that were brought into London by way of the railway. The lands were then used as a parking lot until the Great West Steakhouse was opening in the 1980s. Over time there have been various building additions, alterations and renovations, however the existing Roundhouse located at 240 Waterloo Street still maintains the integrity of the original structure relating to the history of the Michigan-Central Railway.

SIGNIFICANT DEPARTMENT/AGENCY COMMENTS

Upper Thames River Conservation Authority

Has no objection to this application.

London Hydro

Has no objection to this application or zoning amendment

Environment & Engineering Services - Wastewater and Drainage Engineering Division

[Advised they have] no comments with respect to this application.

Environment & Engineering Services - Stormwater Management Unit

Has no objections to the proposed above noted application, however additional comments may be required and provided upon future review of the site.

Transportation Planning & Design Division

[Advised they have] no comments with respect to this application.

Environment & Engineering Services - Water Unit

Provided no comments with respect to this application.

PUBLIC LIAISON:	On February 6, 2014, Notice of Application was sent to 54 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 February 8, 2014. A "Possible Land Use Change" sign was also posted on the site.	One reply was received
<p>Nature of Liaison:</p> Change Zoning By-law Z.-1 FROM a Restricted Service Commercial (RSC1) Zone which permits animal clinics, automobile rental, repair and sales establishments, catalogue stores, duplicating shops, home and auto supply stores, kennels, studios, taxi establishments and self-storage uses TO a Business District Commercial (BDC) Zone which permits a wide range of commercial and service uses including offices. Please note that the City may also consider special provisions as part of the Business District Commercial (BDC) Zone to address the existing building setbacks from property lines as well as the amount and location of onsite parking provided for office use.		
<p>Responses:</p> One response was received, from Ray C. Stanton with London Property Corp., who provided a letter as confirmation of [his] full support for the rezoning application at 240 Waterloo Street, London and applaud the applicant's redevelopment efforts in this area of the city.		

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ANALYSIS

Subject Site:

The subject property, known municipally as 240 Waterloo Street, is located on the northeast corner of the intersection of Waterloo Street and Horton Street East, within the SoHo Community. The area is comprised of older, previously developed lands, some of which sit vacant. The subject lands are part of a Main Street Commercial Corridor designation which runs along the north side of Waterloo Street from Wellington Street on the west to Colborne Street on the east.

The property is irregular in shape with an area of approximately 0.37 hectares, a frontage of approximately 50 metres on Horton Street E, 58 metres on Waterloo Street, 17 metres on Bathurst Street and direct access onto all three streets. The subject lands have been vacant since 2006 when the former restaurant, the Great West Steak House ceased operations.

Currently, the property owners are in the process of restoring the roundhouse, both inside and out, in a manner which is sympathetic to the building's heritage. The restoration includes: soda-blasting the original wood ceiling; using reclaimed wood to replace only rotten sections; the replacement of one of the four arches forming an entry for steam locomotives; interior (structural) pillar repair; demolition of the non-historic rear additions in February 2014; and the original windows, which had been bricked-over are being re-installed. The renovation of the roundhouse building also includes built-in high-tech infrastructure to facilitate the transformation into office space.



Figure 1 – East facing view of subject lands, known as 240 Waterloo Street from intersection of Waterloo & Horton.



Figure 2 – East facing view of subject lands, from Waterloo Street with rear addition being demolished and removed.

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Figure 3 – South (rear) view subject lands taken from Bathurst Street.



Figure 4 – Google Street Image showing subject lands from intersection of Waterloo & Horton

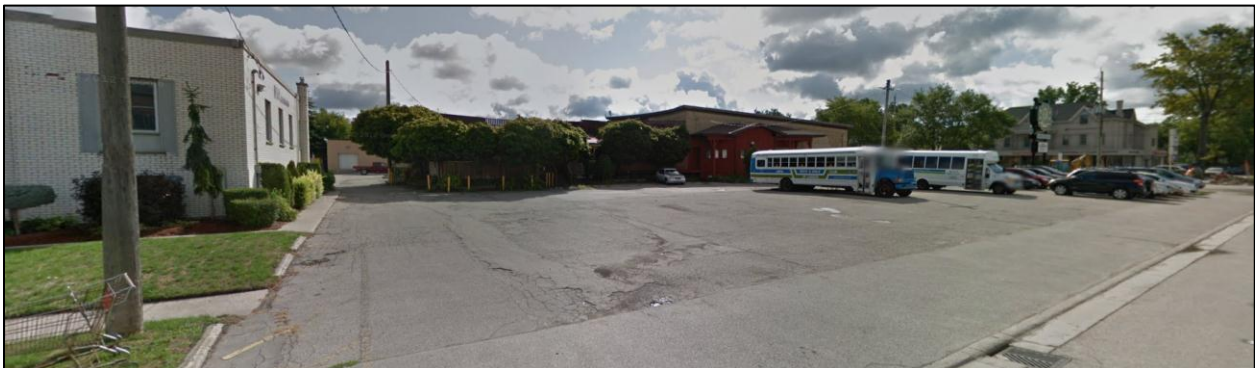


Figure 5 – Google Street Image showing subject lands from Waterloo Street with former rear addition in place

Nature of Application:

The purpose of the application is for Creative Property Developments Inc. (property owners) to develop offices within the existing roundhouse building located on the property. The applicant is applying to remove the Restricted Service Commercial (RSC1) Zone which permits animal clinics, automobile rental, repair and sales establishments, catalogue stores, duplicating shops, home and auto supply stores, kennels, studios, taxi establishments and self-storage uses while adding a Business District Commercial (BDC) Zone which permits a wide range of commercial and service uses including offices. The effect of the requested Zoning By-law amendment is to allow rTraction Canada, Atmos Marketing and Nielsen IT Consulting to establish their offices within the restored Roundhouse building.

During the review process, City Staff recognized that the existing building and associated parking are located in a manner that does not comply with the general regulation of the Business District Commercial (BDC) Zone. As part of the application Staff are therefore also recommending a Special Provision Zone to permit:

- surface parking in the front yard,
- surface parking in the site triangle,

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- the lot frontage be interpreted to be Horton Street,
- an increased maximum front yard depth distance back distance of 3.5 metres whereas 3.0 metres is required, and
- parking setback distances as existing on the day of the passing of the By-law.

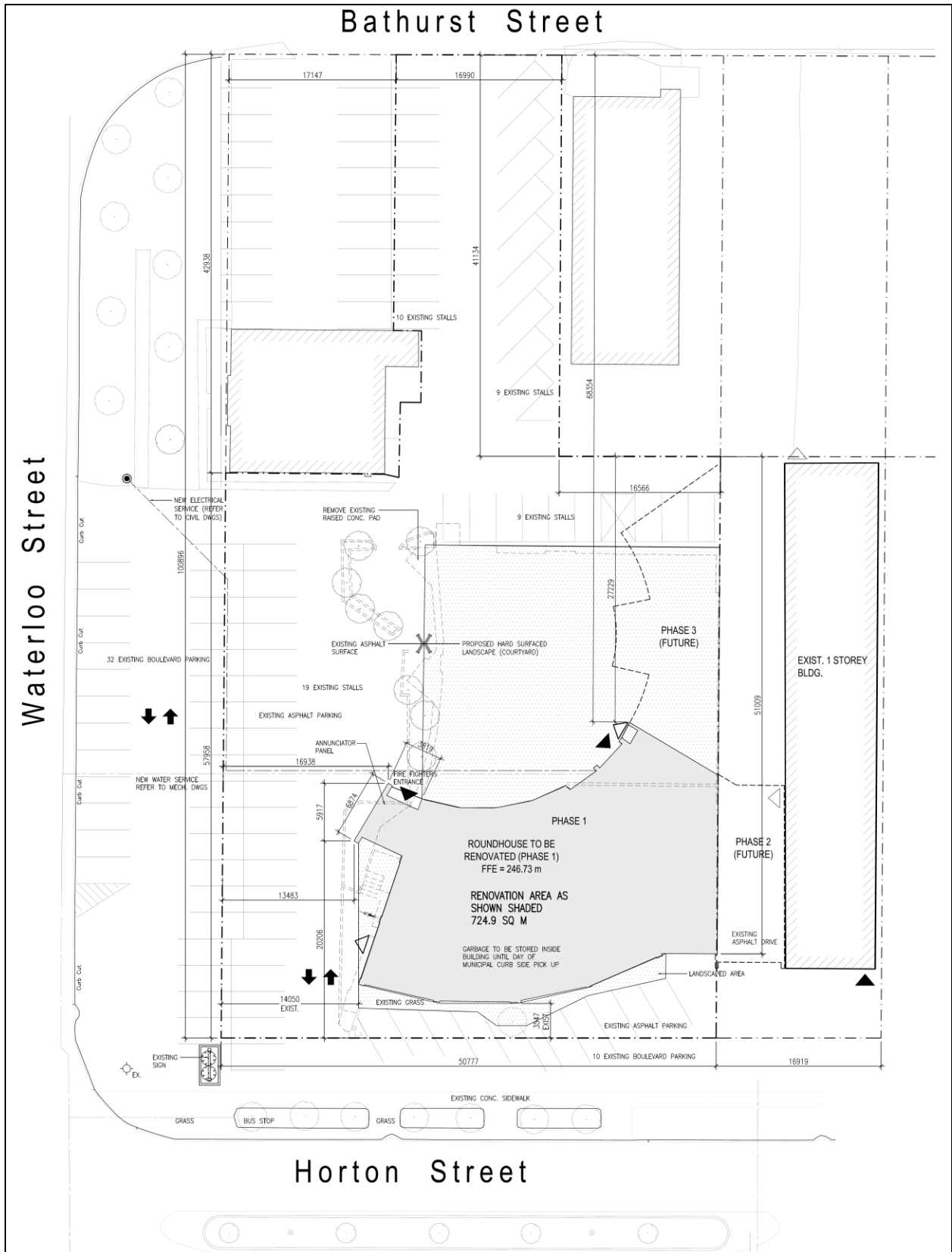


Figure 6 –Site Plan for 240 Waterloo Street illustrating renovation of roundhouse with an area of 724.9m²

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Provincial Policy Statement (PPS):

The *Provincial Policy Statement, 2005* (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The PPS promotes healthy, liveable and safe communities by: encouraging efficient development and land use patterns which sustain the financial well-being of the municipality; accommodate an appropriate range and mix of residential, employment and other land uses; and, promoting cost effective standards to minimize land consumption and servicing costs.

The proposed rezoning will allow an existing building on a serviced lot to be used in a manner that is compatible with the surrounding land uses. Offices in addition to other uses permitted in the Business District Commercial (BDC) zone will help sustain the financial well-being of the municipality as it will facilitate the utilization of an existing building located within the built-up area of the City, as well as create employment opportunities.

The proposal satisfies section 1.1.1 of the PPS which promotes efficient development and land use patterns as well as accommodating a mix of uses.

The proposal satisfies section 1.1.3.3 of the PPS which ensures that planning authorities identify and promote opportunities for intensification and redevelopment where it can be appropriately accommodated.

The proposal satisfies section 1.7.1 of the PPS which supports long-term economic prosperity, specifically by maintaining and, where possible, enhancing the vitality and viability of downtowns and mainstreets.

The proposal also satisfies section 2.6.1 of the PPS which states *Significant built heritage resources and significant cultural heritage landscapes shall be conserved.*

The proposed rezoning is consistent with the PPS in that it promotes a healthy community and economic diversity. The proposed offices will provide a space in which companies can flourish and generate new jobs. The re-adaptation of an existing building reduces costs, prevents the expansion of the settlement area and land consumption. The proposed rezoning and restoration of a historic building on an underutilized lot within a developed area allows ample options for future use of the site.

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 policies 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 relevant social, economic and environmental matters.

This proposal does not include an amendment to the Official Plan. The subject property is designated Main Street Commercial Corridor in the Official Plan. The Official Plan states that primary permitted uses in areas designated Main Street Commercial Corridor shall include: small-scale retail uses; service and repair establishments, food stores; convenience commercial uses; personal and business services; pharmacies; restaurants; financial institutions; small-scale offices; small-scale entertainment uses; galleries; and studios.

The planning objectives for Main Street Commercial Corridor land use designations includes certain criteria which should be maintained, particularly:

4.4.1.1 Main Street Commercial Corridor Planning Objectives

- i) *Provide for the redevelopment of vacant, underutilized or dilapidated properties within Main Street Commercial Corridors for one or more of a broad range of permitted uses at a scale which is compatible with adjacent development;*
- ii) *Encourage development which maintains the scale, setback and character of the existing uses;*

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- iii) *Encourage common parking areas instead of individual access points and individual parking areas; and*
- iv) *Encourage mixed-use development to achieve higher densities and to reinforce the objectives of achieving a diverse mix of land uses.*

The recommended Zoning By-law Amendment is in keeping with these planning objectives for the following reasons:

- The subject lands consist of vacant buildings which require rehabilitation.
- The building is vacant with the remainder of the property being used for surface parking which, in a developed area that is fully municipally serviced is considered to be underutilized.
- The proposed new use is to be located in a historically significant building that is being restored and retrofitted to accommodate office uses, which is at a scale that is compatible with adjacent development.
- The existing parking configuration allows for common parking areas for all uses on the site.
- As proposed there are a number of distinct (at this time three) tenants making use of the newly created office space which supports objectives of achieving a diverse mix of land uses and the recommended zone permits a broader range of uses facilitating a more diverse mix in the future.

4.4.1.6 . Zoning of Heritage Buildings

Within the Main Street Commercial Corridor designation it is recognized that Council, under the policies of Chapter 13, Heritage Resources Policies, may designate listed buildings of cultural heritage value or interest. Notwithstanding the Main Street Commercial Corridor designation, these buildings may be zoned to protect existing structures under provisions of Chapter 13 and the heritage zoning provisions of the Zoning By-law.

To date there has not been any formal application to designate the subject lands under the Ontario Heritage Act. The proponents have however indicated it is their intention to obtain a heritage designation and have been working closely with the City's Heritage Planner to ensure that renovations are in keeping with heritage principles.

13. Properties of Cultural Heritage Value or Interest.

Within the City of London, properties of cultural heritage value or interest provide physical and cultural links to the original settlement of the area and to specific periods or events in the development of the City. These properties, both individually and collectively, contribute in a very significant way to the identity of the City. They also assist in instilling civic pride, benefiting the local economy by attracting visitors to the City, and favourably influencing the decisions of those contemplating new investment or residence in the City. The City's properties of cultural heritage value or interest may be threatened by neglect, obsolescence, redevelopment, and the lack of financial means necessary for protection or rehabilitation.

Section 13.1 provides policies for specific objectives. The restoration and adaptive re-use of the roundhouse building (Michigan-Central Repair Shop) achieves these objectives by:

- protecting, enhancing, restoring, maintaining, and utilizing a building, within London which is considered to be of cultural heritage value or interest to the community;
- providing redevelopment which is sensitive to, and in harmony with, the roundhouse, which is recognized as one of the City's heritage resources;
- increasing public awareness and appreciation of, the roundhouse, one of the City's heritage resources; and
- encouraging participation by a corporation in the protection, restoration, and utilization of this resource.

14.3.4. Other Implementation Measures.

- i) *consideration of the objectives of community improvement within individual "Community Improvement Project Areas" in the evaluation of applications for Official Plan and/or Zoning By-law amendments in these areas.*

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The Official Plan describes various initiatives which may be undertaken by Council to deal with existing deficiencies and to encourage private investment activity within designated Community Improvement Project Areas. The subject lands are located within the Community Improvement Plan (CIP) for London's SoHo District. City Staff have therefore reviewed the application in terms of the objectives of the SoHo District CIP.

Community Improvement Plan for London's SoHo District (CIP):

The area south of Horton Street more commonly known as the SoHo Neighbourhood has a long history, of over 150 years, as a community in the City of London from its early days as a place of refuge on the Underground Railroad, to housing one of the City's major medical facilities, to being located along the edges of the downtown and the Thames River. These factors have given this neighbourhood a prominent role in the development of the City. The final product of this community-led process is a plan that has a vision, principles and strategic directions to help provide opportunities to meet both existing and future challenges that were identified through the duration of the study. As we move forward in the coming years, this Plan will provide the building blocks that will rest on the neighbourhood's already strong foundation.

The Overall Plan includes strategic direction to create strong mainstreet commercial corridors along Wellington and Horton Streets. The City has already implemented some of these initiatives by means of an Official Plan amendment (O-8029), which re-designated a portion of land to Main Street Commercial Corridor. The City also implemented streetscape enhancements through the Horton Street Reconstruction Project. The recommended Zoning By-law amendment further builds on these initiatives. The proposed office use will see the implementation of the CIP's vision by permitting the re-development of a fundamental portion of the mainstreet commercial corridor along Horton Street East.

Zoning:

The Zoning By-law is a comprehensive document used to implement the policies of the Official Plan by regulating the use of land, the intensity of the permitted use, and the built form. This is achieved by applying various zones to all lands within the City of London which identify a list of permitted uses and regulations that frame the context within which development can occur. Collectively, the permitted uses and regulations assess the ability of a site to accommodate a development proposal. It is important that all three criteria of use, intensity and form must be considered and deemed to be appropriate for the approval of any development proposal.

The south portion (fronting both Waterloo Street and Horton Street) of the property, which is the subject of this application, is currently within the Restricted Service Commercial (RSC1) Zone, and permits animal clinics, automobile rental establishments, automobile repair garages, automobile sales and service establishments, automobile supply stores, restricted automotive uses, catalogue stores, duplicating shops, home and auto supply stores, home improvement and furnishing stores, kennels, repair and rental establishments, service and repair establishments, studios, taxi establishments, self-storage establishment.

The north portion (fronting Bathurst Street) of the property is currently within the Restricted Service Commercial (RSC1/RSC4) Zone, which permits bake shops, convenience service establishments, convenience stores, day care centres, duplicating shops, financial institutions, florist shops, personal service establishments, restaurants, video rental establishments, and brewing on premises establishment in addition to the above listed uses.

The proponent is seeking to change the zoning of only the south portion of the lands to a Business District Commercial Special Provision (BDC(_)) Zone.

25.1 General Purpose of the Business District Commercial (BDC) Zone

This Zone is normally intended to implement the Main Street Commercial Corridor designation. The Zone provides for and regulates a mix of retail, restaurant, neighbourhood facility, office and residential uses located along pedestrian-oriented business districts in older parts of the City and in hamlets or small business areas in rural areas. Normally buildings are located near the street line with parking to the rear. The uses in this zone, which are intended

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to provide for the shopping needs of nearby residents, and cater to certain specialty shopping needs, have been differentiated on the basis of their function, intensity and potential impacts. The BDC Zone variation provides for a wide range of compatible office, retail, facility and residential uses which are appropriate in all Business District Commercial Zone variations.

The applicant has advised that the development will be comprised of approximately 716 square metres (7,700 square feet) of office space enclosed in the envelope of the existing Roundhouse building. Once completed it is anticipated that between 50 and 80 employees will be working out of the facility. Parking is to be maintained in its current locations along both Waterloo Street and Horton Street East. Presently there is a Commercial Boulevard Parking agreement for 240 Waterloo Street which allows parking within the untraveled portion of the road allowances. The agreement with the City of London expires June 20th, 2016.

Due to the type of exterior alterations which sought to maintain and improve the existing buildings, City Staff did not require an Urban Design Brief or Landscape Plan as part of this application. The building restoration, conversion and Zoning By-law amendment application will not require a Site Plan Approval Process given that the revitalization and change of use of this building from restaurant to office does not constitute “development” as per Section 41 of the Planning Act.

As part of the Business District Commercial (BDC) Zone Staff are recommending five (5) exceptions to the zone regulations by means of Special Provisions. These exceptions reflect the existing location of both the roundhouse building and the accessory parking and further recognize Horton Street East as the property’s frontage.

Office use is a permitted use under the Business District Commercial (BDC) Zone. The adaptive re-use of an existing building, in particular given the size of the roundhouse building, for office space is in keeping with the BDC Zone.

CONCLUSION

The recommended Zoning By-law amendment is consistent with the *Provincial Policy Statement 2005* as it promotes a healthy community, economic diversity, reduces costs and prevents land consumption.

The recommendation conforms to relevant policies of the Official Plan for permitted uses within a Main Street Commercial Corridor designation.

The recommended amendment complies with the Vision and Principles of the Community Improvement Plan for London’s SoHo District.

The recommended amendment complies with the intent and directions of the Zoning By-law by allowing a use which is complementary to the community and compatible with surrounding uses.

Given that the subject site currently sits vacant within an established area that is fully serviced, the proposed use represents sound land use planning as it allows for an appropriate re-use of a vacant residential parcel while maintaining the character of the area.

The proposal seeks to retain and rehabilitate a building which has been identified as having significant heritage value and is listed on the Inventory of Heritage Resources.

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PREPARED BY:	SUBMITTED BY:
AMANDA-BREA WATSON, MCIP RPP PLANNER II, CURRENT PLANNING DIVISION	MICHAEL TOMAZINCIC, MCIP, RPP MANAGER, CURRENT PLANNING CURRENT PLANNING DIVISION
RECOMMENDED BY:	
JOHN M. FLEMING, MCIP, RPP MANAGING DIRECTOR, PLANNING AND CITY PLANNER	

March 11, 2014

ABW

"Attach"

Y:\Shared\implemen\DEVELOPMENT APPS\2014 Applications 8309 to\8317Z - 240 Waterloo St (AW)

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File: Z-8317
Planner: A-B Watson

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

<u>Telephone</u>	<u>Written</u>
N/A	Ray C. Stanton 5405 Elginton Avenue West Suite 214 Toronto, Ontario M9C 5K6

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File: Z-8317
Planner: A-B Watson



February 10, 2014

City of London
300 Dufferin Avenue
P.O. Box 5035
London, Ontario
N6A 4L9

Attention: Amanda Brea Watson

Dear Amanda:

Please take this letter as confirmation of my full support for the rezoning application at 240 Waterloo Street, London and applaud the applicant's redevelopment efforts in this area of the city.

Please contact me at the enclosed phone number if I can be of any further assistance.

Yours truly,

A handwritten signature in blue ink, appearing to read 'Ray C. Stanton', is written over a faint, illegible printed name.

Ray C. Stanton

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File: Z-8317
Planner: A-B Watson

**Bibliography of Information and Materials
Z-8317**

Request for Approval:

City of London Zoning By-law amendment Application Form, completed by Roger Caranci, December 23, 2013.

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.

Caranci Consulting. *Parking Study (Needs & Requirements)*, January 20, 2014.

Caranci Consulting. *Planning Justification Report*, December 2013.

Correspondence: (all located in City of London File No. Z-8317. unless otherwise stated)

City of London -

Clavet Y., City of London Environment & Engineering Services - Stormwater Management Unit. Email to A.-B. Watson. March 3, 2014.

Moore R., City of London Environment & Engineering Services - Wastewater and Drainage Engineering Division. Email to A.-B. Watson. February 7, 2014

Couvillon A., City of London Transportation Planning & Design Division. Email to A.-B. Watson. March 11, 2014

Departments and Agencies -

Creighton C., UTRCA. Letter to A.-B. Watson. February 12, 2014.

Dalrymple, D., London Hydro. Memo to A.-B. Watson. February 7, 2014.

Other:

Site visit March 11, 2014 and photographs of the same date.

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Appendix "A"

Bill No. (number to be inserted by Clerk's Office)
2014

By-law No. Z.-1-14 _____

A by-law to amend By-law No. Z.-1 to rezone a portion of an area of land located at 240 Waterloo Street.

WHEREAS Caranci Consulting & Public Affairs has applied to rezone a portion of an area of land located at 240 Waterloo 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 a portion of lands located at 240 Waterloo Street, as shown on the attached map comprising part of Key Map No. A107, from a Restricted Service Commercial (RSC1) Zone to a Business District Commercial Special Provision (BDC(_)) Zone.
- 2) Section Number 25.4 of the Business District Commercial (BDC) Zone is amended by adding the following Special Provision:

BDC(_)	240 Waterloo Street
a)	Regulations
i)	Accessory parking lot permitted in the front yard, between existing building and Horton Street East.
ii)	Accessory parking lot permitted in the exterior side yard, between existing building and Waterloo Street.
iii)	Accessory parking lot permitted in the site triangle of the intersection of Waterloo Street and Horton Street East.
iv)	The front lot line shall be interpreted to be Horton Street East regardless of whether or not it is the shorter lot line that abuts the street.
v)	Minimum number of parking spaces as existing on the date of the passing of the By-law.
vi)	Parking area setback distances as existing on the date of the passing of the By-law.
vii)	Front Yard Depth 3.5 metres (Maximum)

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.

Agenda Item # Page #

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Planner: A-B Watson

PASSED in Open Council on April 15, 2014.

Joe Fontana
Mayor

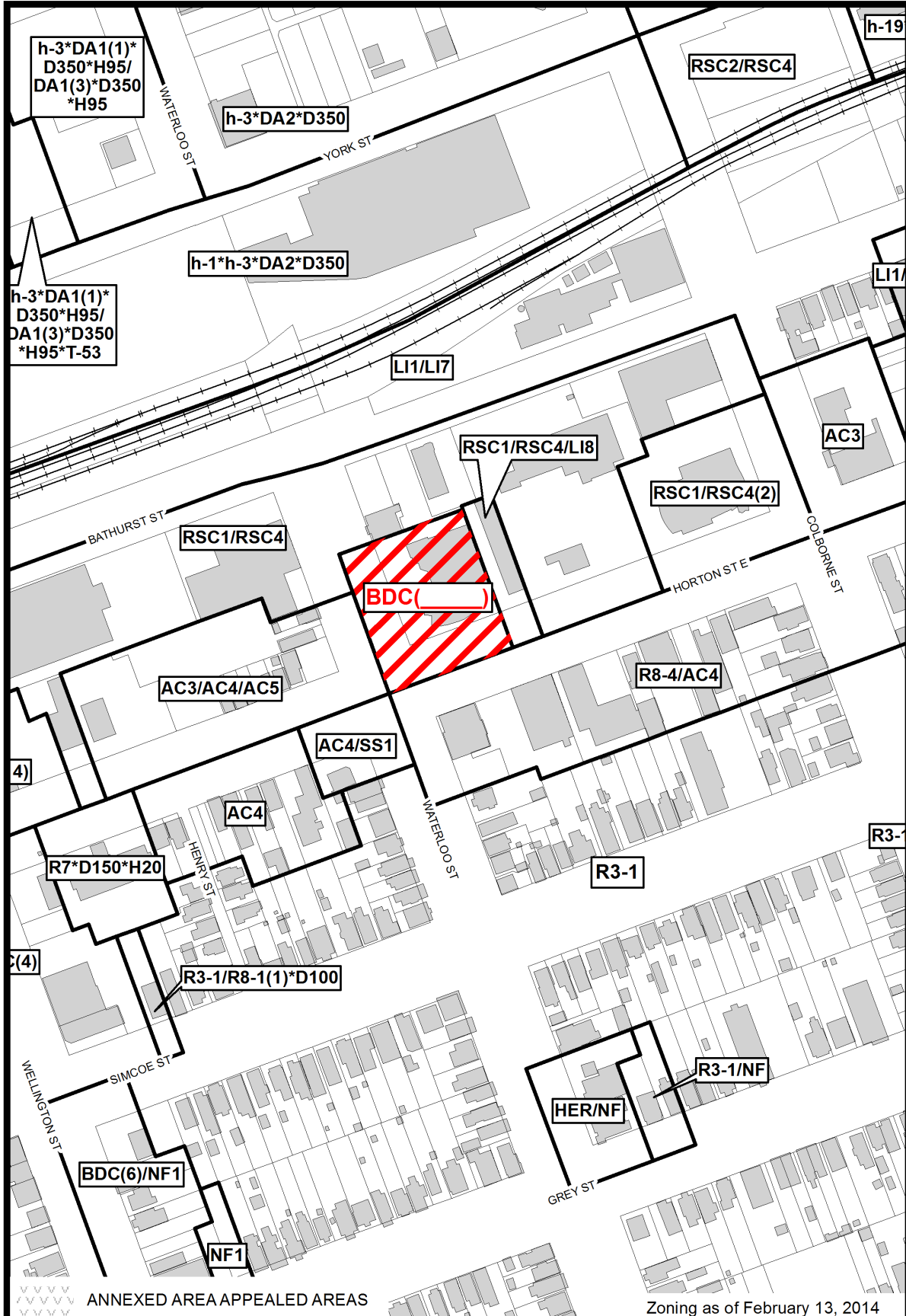
Catharine Saunders
City Clerk

First Reading - April 15, 2014
Second Reading - April 15, 2014
Third Reading - April 15, 2014

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File: Z-8317
 Planner: A-B Watson

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



<p>File Number: Z-8317 Planner: AW Date Prepared: 2014/03/11 Technician: CK By-Law No: Z.-1-</p>	<p>SUBJECT SITE </p> <p>1:2,500</p> <p>0 12.525 50 75 100 Meters</p> <div style="text-align: right;"> </div>
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