



PLANNING JUSTIFICATION REPORT

PROPOSED ZONING BYLAW AMENDMENT

475 WHARNCLIFFE ROAD SOUTH, LONDON

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1 INTRODUCTION

The purpose of the following land use Planning Justification Report is to evaluate a proposed Zoning By-Law Amendment (ZBA) application for the lands at 475 Wharncliffe Road South (the “Subject Lands”) within the context of existing land use policies and regulations, including the Provincial Policy Statement, The London Plan, and the City of London Zoning By-law.

The applicant is proposing to re-utilize the existing commercial building, a former auto (VW) dealership which has recently moved to a new location, leaving the Subject Property vacant. The intent of the proposed application is to permit additional uses, increasing the marketability of the site while promoting the adaptive reuse of the existing building.

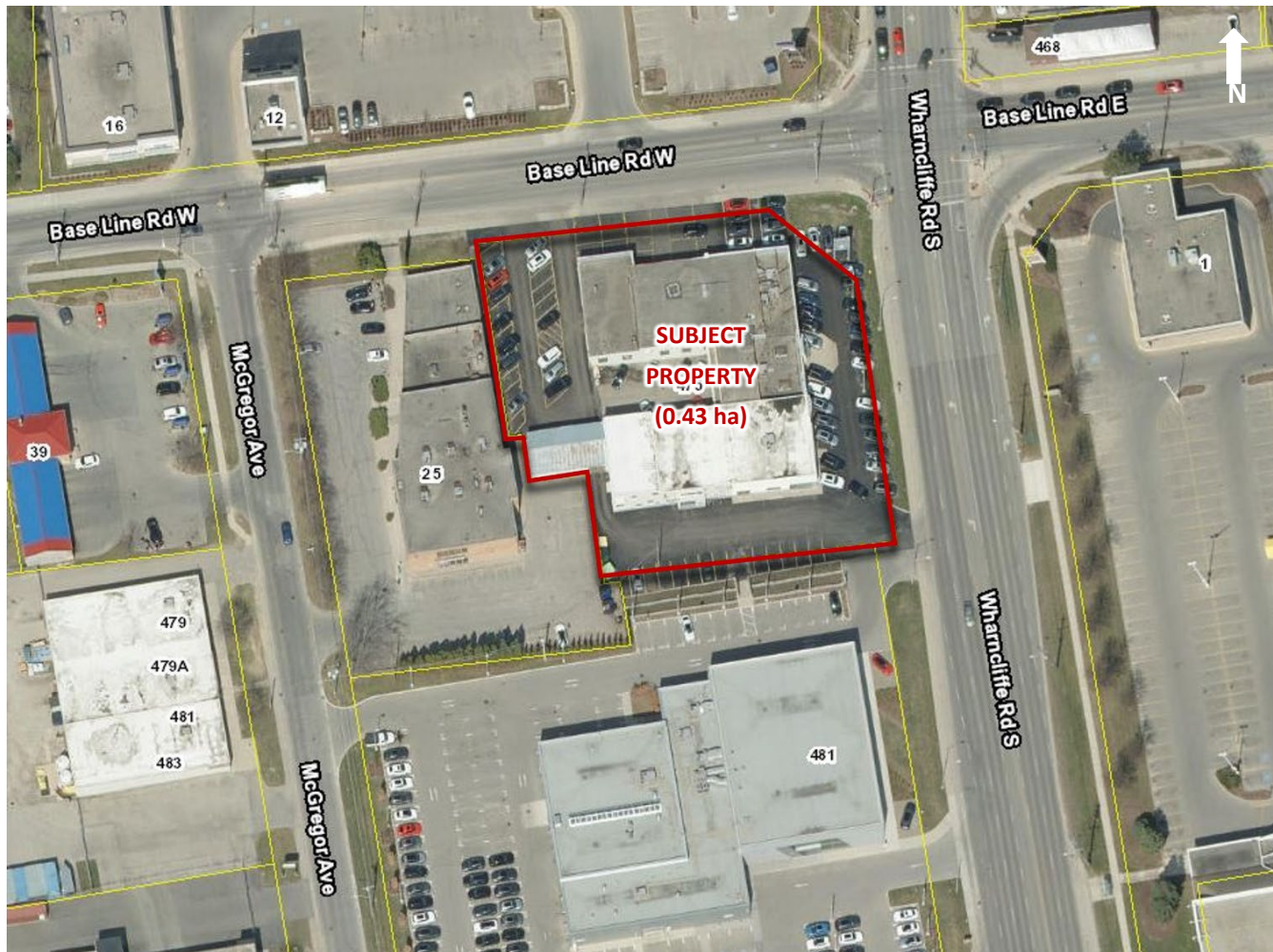


Figure 1. Location Map – Aerial View of Subject Property

Source: City of London Online Map

2 SITE DESCRIPTION

The Subject Lands are located on the southwest corner of the Wharnccliffe Road South and Base Line Road West intersection, see **Figure 1**. The Subject Lands are fully developed and serviced with an approximate area of 4,351m² and containing a vacant building (formerly Dalmar Motors VW automotive dealership, see **Figure 2**) with an approximate building footprint area of 1,531m². There are no significant natural features or heritage buildings on or adjacent to the Subject Lands.

The Subject Lands have a frontage of 52 m along Wharnccliffe Road South, which is designated a “Civic Boulevard” per Map 3 of *The London Plan*, with traffic volumes of 31,500 vehicles per day (per CityMap online). Additionally, the site is also provided with approximately 57m of frontage along Base Line Road West, which is designated a “Neighbourhood Connector” (identified on Map 3).



Figure 2. View of Subject Lands looking southwest from Wharnccliffe Road South

Source: (Google Streetview).

3 SURROUNDING LAND USES

The surrounding lands are occupied by an array of commercial and retail uses (**Figure 3**), more specifically:

- North: There is a small commercial plaza to the north across Baseline Road West. This plaza is anchored by a Shoppers Drug Mart and also contains a dentist office, jewellery store, cannabis retail store, nail salon, hearing aid clinic, and dine-in restaurant.
- East: Across Wharnccliffe Road South is a larger commercial plaza anchored by a No Frills supermarket and CIBC bank branch in addition to various types of retail stores.
- South: Immediately abutting to the south is the Audi automotive dealership.
- West: To the immediate west is an existing commercial plaza containing a mix of retail stores, offices and restaurant uses.

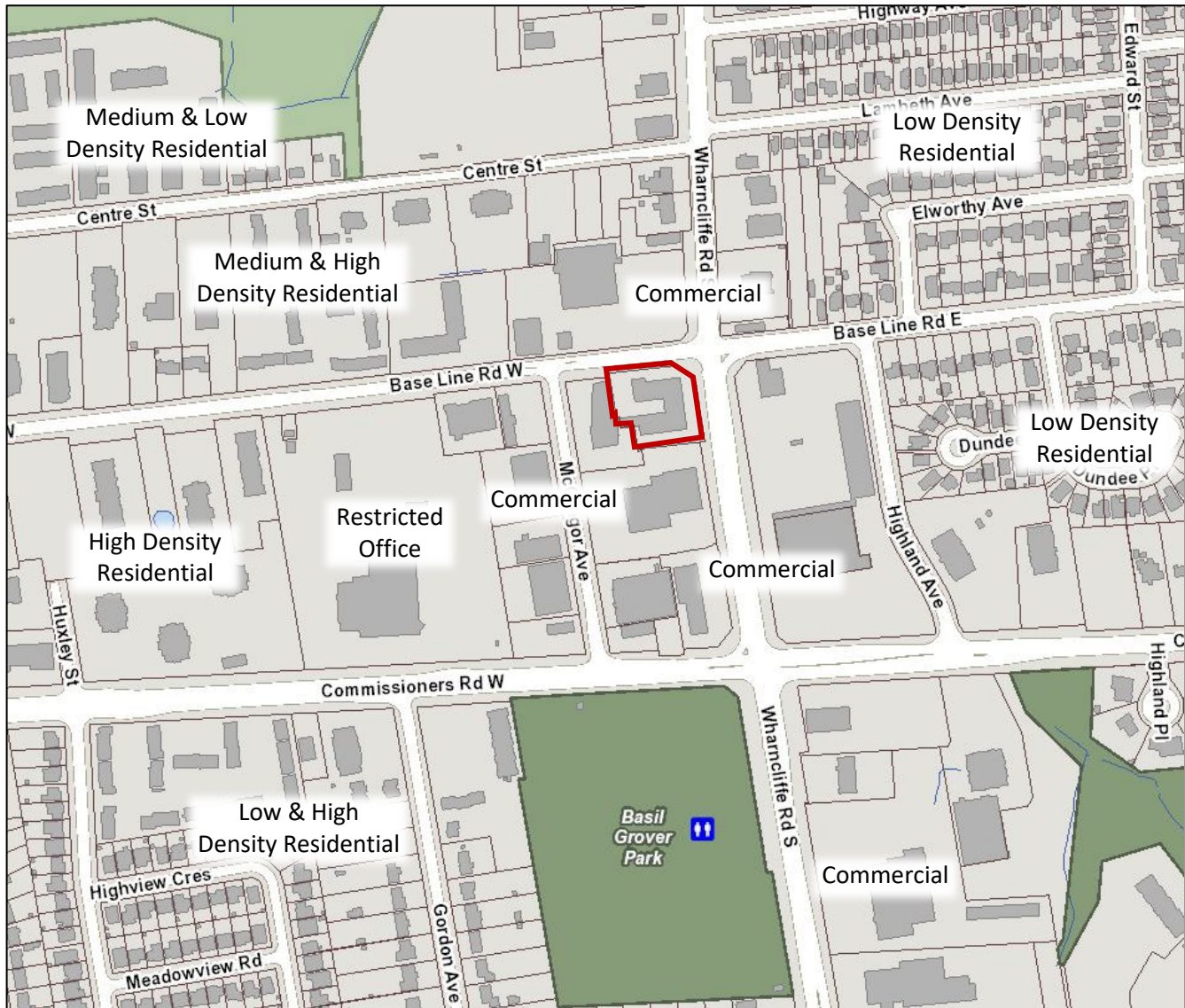


Figure 3. Surrounding Uses

Source: City of London Online Map

4 PROPOSED APPLICATION

The applicant is proposing to re-utilize the property and existing building to form a multi-use development of compatible service/commercial/retail uses. Additional permitted commercial/retail/office uses are being sought to maximize the re-utilization and marketability potential of the existing building.

There are no additional buildings or site development proposed as part of this application. Internal building layout would be reconfigured and repurposed through the applicable permitting review and approval processes as specific tenants/clients are identified.

5 ZONING BY-LAW AMENDMENT

Currently the Subject Lands are zoned Restricted Service Commercial (RSC2 & RSC4) Zone (**Figure 4**), allowing for a variety of commercial uses; restaurants; and automotive sales, and service establishments.

5.1 Proposed Amendment

The proposed amendment to the RSC4 Zone would add “Retail Store; Clinics Medical/Dental; Laboratories; Private Clubs; and Restaurant (with drive-through)” uses to the Subject Lands. The proposed additional uses are appropriate as the existing neighbouring lands also permit and contain the requested uses (under the ASA, CSA, and HS zones). The proposed uses are also in keeping with the intended use(s) of the Subject Lands as outlined in *The London Plan*, as will be further explained in section 6.2 of this report.

Table 1 below outlines the regulations of the RSC4 Zone and the existing building/site. As indicated in the compliance column, additional site-specific provisions would be required to acknowledge the existing site conditions.

Table 1. Zoning Chart – RSC4 Zone

Regulation	RSC4 Zone	Provided	Compliance
Lot Frontage (m) Minimum	30.0	51.6	Yes
Lot Depth (m) Minimum	60.0	57.2	*Existing
Front Yard Setback (m) Min.	8.0	12.1	Yes
Exterior Yard Setback (m) Min.	8.0	7.7	*Existing
Interior Yard Depth (m) Min	0.0	11.6	Yes
Rear Yard Depth (m) Min.	7.5	4.2	*Existing
Landscaped Open Space (%) Min.	15.0	0%	*Existing
Lot Coverage (%) Maximum	30.0	35.2	*Existing
Height (m) Maximum	12.0	7.0	Yes
Total Gross Floor Area (m ²) Maximum	6,000	1,531.0	Yes
Total Gross Floor Area for all Office uses (m ²) Maximum	N/A	N/A	Yes
Open Storage (%) Maximum	5	N/A	Yes
Setback for Open Storage	0.0	N/A	Yes

5.2 Proposed Site-Specific Zone

RSC4(**) 475 Wharncliffe Road South

a) Additional Permitted Uses

- i. Retail Stores
- ii. Bakeries
- iii. Clinics Medical/Dental
- iv. Laboratories
- v. Private Clubs
- vi. Restaurant (with drive-through)

b) Regulations:

- i. Location of Permitted Uses: Permitted uses shall be restricted to the existing buildings.
- ii. Lot Depth (m) Minimum: 57.0m
- iii. Exterior Side Yard Setback (m) Minimum: 7.7m
- iv. Rear Yard Depth (m) Minimum: 4.2m
- v. Lot Coverage (%) Maximum: 36%
- vi. Landscape Open Space (minimum): 0.0%
- vii. Parking Setback from the Ultimate Road Allowance (Minimum) 0.0m



Figure 4. Current Zoning

Source: City of London Online Map

6 PLANNING POLICY REVIEW

6.1 Provincial Policy Statement (PPS)

The Provincial Policy Statement (PPS), issued under the authority of Section 3 of the Planning Act “*provides policy direction on matters of provincial interest related to land use planning*” in order to ensure efficient, cost-efficient development and the protection of resources. The proposal is consistent with the PPS and more specifically supports the following policies:

- The Subject Lands are located within the urban growth boundary (Sections 1.1.3.1) and, as such, the proposed additional uses would minimize land consumption and servicing by utilizing existing facilities (Sections 1.1.1.b-e, h and 1.6.6.2).
- The proposed development makes efficient use of land and existing municipal services and will not create adverse impacts on surrounding uses (Sections 1.1.3.2 and 1.1.3.7).
- The development promotes economic development and competitiveness by providing opportunities for a diversified economic base, maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and takes into account the needs of existing and future businesses (Section 1.3.1).
- The use of municipal infrastructure and services (sewage, water, and stormwater) are being optimized (Section 1.6.6).
- The proposal supports long-term economic prosperity, specifically by promoting opportunities for development and community investment-readiness and optimizing the long-term availability of use of land and resources (Section 1.7.1.a,c).

Based on the above, it is the opinion of the writer that the proposed ZBA application is consistent with the policies of the 2020 Provincial Policy Statement.

6.2 The London Plan

The London Plan is the City of London’s vision for long-term growth, predominantly focused on integrating land use planning and multi-modal transportation planning. The Subject Lands are designated Urban Corridor Place Type on Map 1 – Place Types (**Figure 5**) with frontages onto a Civic Boulevard (Wharncliffe Road South) and a Neighbourhood Connector (Base Line Road West). The Urban Corridor Place Type envisions vibrant, mixed-use communities with lower intensity than Rapid Transit Corridors. Development should support higher-order transit in the future beyond 2035.



Figure 5. The London Plan, Map 1, Place Types

The Urban Corridor Place Type contemplates a range of residential, retail, service, office, cultural, recreational, and institutional uses. Mixed-use buildings are encouraged with retail and service uses to front the street at grade (Policy 837). Per Tables 8 and 9, building heights should be a minimum of 2 storeys up to an upper maximum of 10 storeys.

RESPONSE: The proposal to add additional permitted uses would allow the existing vacant commercial building to be repurposed and attract new tenants in accordance with the long-term Urban Corridor vision of *The London Plan* for the Subject Lands.

it is the opinion of the writer that the proposed uses outlined in section conforms to Urban Corridors Place Type policies, are appropriate given the surrounding context and would have no adverse impacts on surrounding properties.

7 CLOSING

Given the above, the proposed ZBA application is consistent with the Provincial Policy Statement, *The London Plan*, and is in keeping with the general intent of the City of London Zoning By-law. The proposed application would allow for the adaptive reuse of the existing building and provide new commercial opportunities that are compatible with the surrounding areas. The proposed application represents good planning for the following reasons:

- The proposal is consistent with the policies of the Provincial Policy Statement, 2020, which strives to maintain a range of employment opportunities and economic activities;
- The proposed ZBA would allow for the adaptive reuse of the existing building and would permit new compatible uses that are aligned with the vision of the Official Plan;
- The proposal would revitalize a vacant building along a high-volume arterial road using the existing municipal infrastructure.

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