



379 SOUTHDALE ROAD WEST, LONDON, ON.

PLANNING JUSTIFICATION **REPORT**

Zoning By-law Amendment Application

[siv-ik] PLANNING
/ DESIGN



VERSION 1.0

ISSUED

06.07.2024

PREPARED BY

Dan Murphy, MA, BAA

519.852.9983

dmurphy@siv-ik.ca

PREPARED FOR

Lost Cycle

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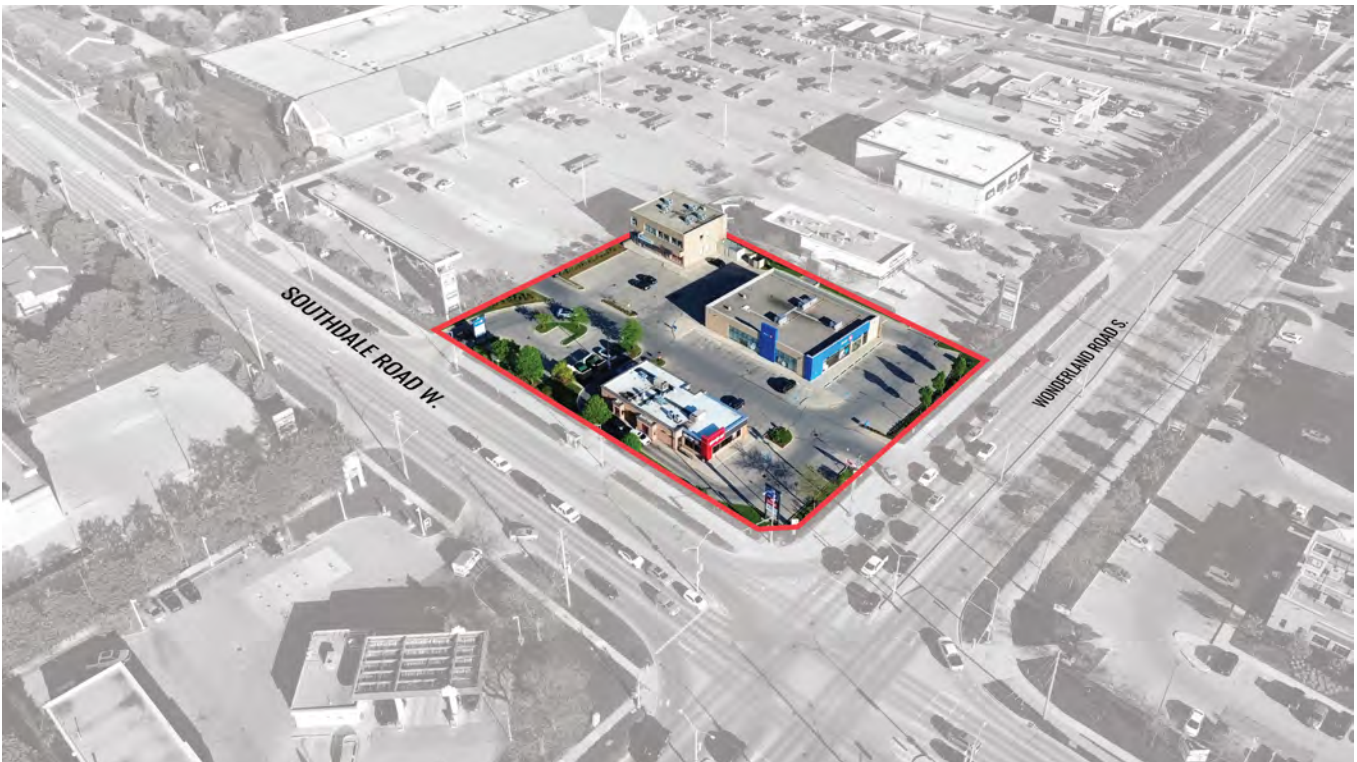
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1.0 INTRODUCTION

This report has been prepared by Siv-ik Planning & Design Inc. for Lost Cycle (the applicant) in support of a Zoning By-law Amendment for the property municipally known as 375, 377 & 379 Southdale Road West in the City of London. This report provides an independent professional analysis and opinion regarding the merits of the proposed Zoning By-law Amendment and has been prepared to satisfy the City of London's complete application requirements. The report explains how the proposed Zoning By-law Amendment aligns with the objectives of the Provincial Policy Statement (2020), the London Plan, represents sound planning, and is in the public interest. This report is meant to be read in conjunction with the attached Existing Conditions Plan prepared by Siv-ik Planning & Design Inc.

The proposal seeks to add the *Commercial Recreation Establishment* use to the existing *Associated Shopping Area* zoning framework that applies to property, for the purposes of establishing an indoor cycling studio in the lower-level of the existing building at 379 Southdale Road West.

Figure 1: Site Overview



The subject site is municipally identified as 375, 377 and 379 Southdale Road West in the City of London and is located within the Bostwick Planning District in South London. More specifically, the site is located on the southeast corner of Southdale Road West and Wonderland Road South. The site functions as a multi-tenant commercial plaza, containing a drive-thru restaurant, financial institution, and a 2-storey multi-tenant office building. The site includes two driveway connections to surrounding commercial lands.

Additional details about the site and the context are summarized in Table 1 below.

Table 1: Site Statistics

Project Site Attributes	
Site Area	6,617.4m ² (0.66ha)
Frontage	91.1 metres (Southdale Road West)
Depth	71.2 metres
Existing Use(s)	Commercial Buildings (Drive-thru Restaurant, Financial Institution, Multi-Tenant Office Building)
Servicing	Full Municipal Services
Existing Zoning	Associated Shopping Area (ASA1/ASA3)
Official Plan (The London Plan)	Shopping Area
Southwest Area Secondary Plan (SWASP)	Wonderland Road Community Enterprise Corridor

Note: An “Existing Conditions Plan” has been prepared by Siv-ik Planning & Design Inc. and is attached as Appendix ‘A’ to this report for further reference. The existing conditions information has been prepared based on publicly available data from the City of London and on-site observation.

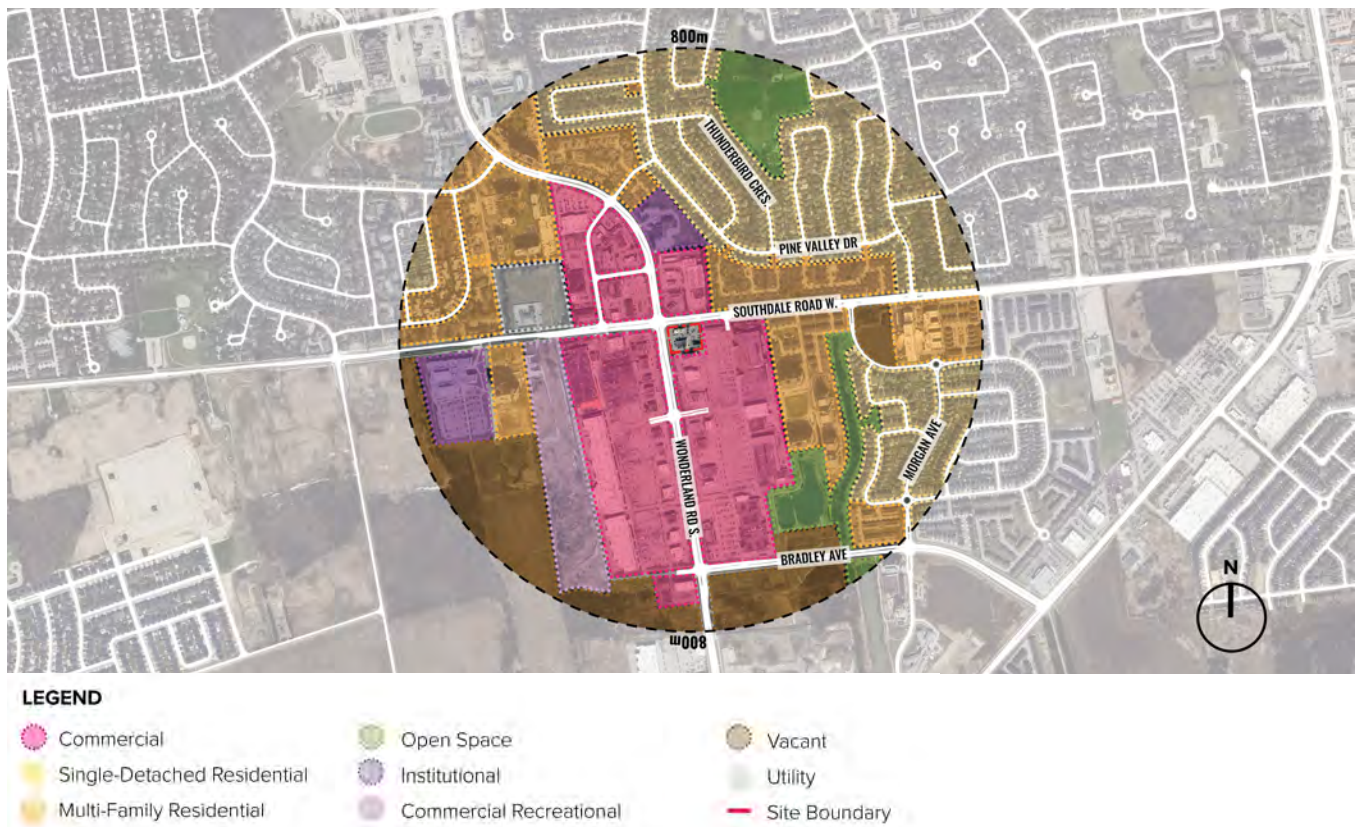
2.0 SITE CONTEXT

2.1 Surrounding Land Use

As noted in Section 1.0 of this report, the site is located within the Bostwick Planning District. The land use pattern within 400 metres (5 min. walk) of the site is comprised of mainly auto-oriented commercial uses with single-storey building forms. To the east, west, and south are newer, large-format shopping centres and associated surface parking areas. Lands to the north of Southdale Road West, contain a mix of older commercial and institutional uses along Wonderland Road South, and single-detached and multi-family residential. Lands located further east and west along Southdale Road West are being actively being developed as high-density residential in the form of apartment buildings.

The land use pattern along Wonderland Road South is intended to evolve significantly over time, with lands developing for higher density residential and commercial uses and the integration of a local street network servicing large blocks adjacent to Wonderland Road. The site is highly accessible, at the intersection of two major roads, accommodating active transportation lanes and multiple LTC routes with connections to major residential and service areas.

Figure 2: Surrounding Land Use Map (800m)



2.2 Site Analysis

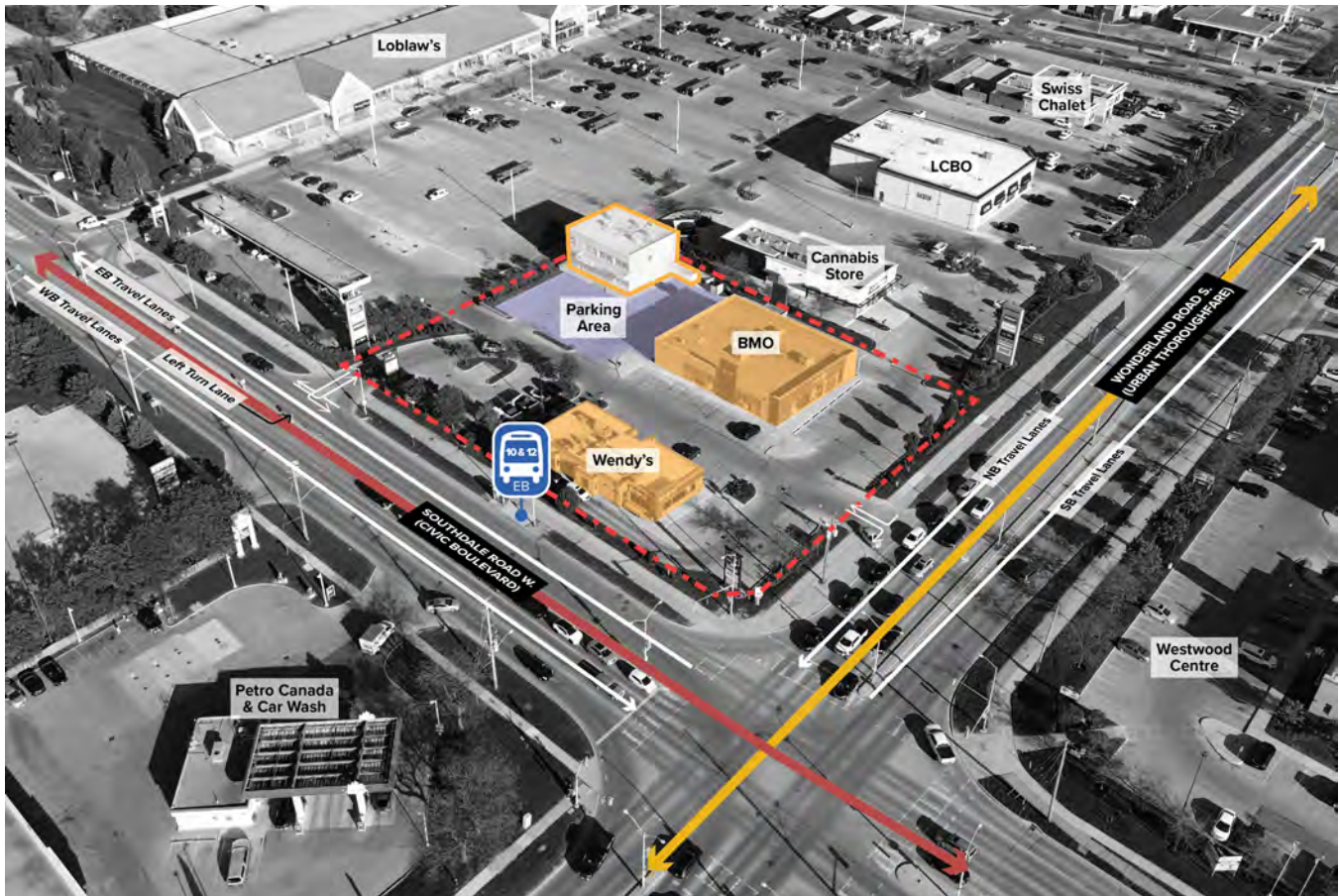
The site analysis graphic below represents the existing physical characteristics of the site and the lands immediately surrounding the site. The site consists of a rectangular-shaped corner parcel with approximately 91.1 metres of frontage on Southdale Road West, and 67.1 metres of frontage along Wonderland Road South. The site is fully developed, containing three commercial buildings, each with their own municipal address, combining for a GFA of 1,773.6m². The existing buildings include a one-storey drive-thru restaurant (Wendy's), a one-storey drive-thru financial institution (Bank of Montreal), and a two-storey, multi-tenant office building, within which, is the proposed location of the commercial recreation establishment.

Vehicle access to the site is provided via two right-in-right-out driveways, including one stemming from each of Southdale Road West and Wonderland Road South. Additional vehicle connections to adjacent commercial developments to the east and south are also present. The site contains an internal vehicular circulation network, comprised of several on-site parking areas and driveways. Between these parking areas, the site contains a total of 97 parking stalls.

In accordance with Map 3 – Street Classifications in the London Plan, the site has direct frontage on a Civic Boulevard, Southdale Road West, and an Urban Thoroughfare, Wonderland Road South. Both streets consist of urbanized cross-section with two main travel lanes in each direction, with additional left-turn lanes. Municipal sidewalks and dedicated cycling paths are located along both the Southdale and Wonderland frontages of the site. A eastbound LTC bus stop is located within the site's Southdale Road West frontage.

From a servicing perspective, the existing building is served by full municipal services.

Figure 3: Site Analysis



3.0 POLICY & REGULATORY FRAMEWORK

The following section of this report provides an overview of the applicable planning policy & regulatory framework that currently guides land use and development on the subject site. In this case, the key applicable statutory documents include the Provincial Policy Statement (2020), the City of London Official Plan (The London Plan) The Southwest Area Secondary Plan and the City of London Comprehensive Zoning By-law Z.-1. The following policies and regulations inform and guide the professional planning analysis of the proposal provided in Section 5.0 below.

3.1 Provincial Policy Statement, 2020:

The Provincial Policy Statement (PPS) provides policy direction on matters of Provincial interest regarding land use planning and development. The PPS is issued under Section 3 of the Planning Act. Section 3 of the Planning Act requires that land use planning decisions be consistent with the PPS, ensuring that matters of provincial interest, as identified in Section 2 of the Planning Act, are addressed. The PPS is a broad provincial policy document that is generally implemented through local municipal planning documents.

Although it is to be interpreted broadly, the following policy guidance is important to consider in the context of the Zoning By-law Amendment application for 379 Southdale Road West.

- ▶ Section 11.1 of the PPS establishes that healthy, liveable, and safe communities are sustained by promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;
- ▶ The proposed additional use efficiently utilizes land and municipal infrastructure within a settlement area to enhance the existing commercial development. The subject lands are serviced by existing public infrastructure with no expansion required (1.1.3.2);
- ▶ The subject lands present an opportunity for reuse of existing buildings and/or redevelopment which effectively minimizes land consumption and servicing and construction costs without causing public health and safety concerns to support growth and long-term needs of the public (1.1.3.4);
- ▶ The proposed redevelopment will increase economic diversity and competitiveness by facilitating efficient and adaptive reuse of existing buildings and infrastructure for a greater range of uses which contribute to a liveable and resilient community (1.3.1).

In view of the PPS policies noted above, the proposed Zoning By-law Amendment will serve to enhance the viability and utility of an existing building within a commercial development. Incorporating the additional permitted use within the ASA1 zone aligns with the Provincial Policy Statement by promoting efficient land use, economic development, and sustainability.

3.2 The London Plan:

The mapping below represents excerpts from the London Plan and Southwest Areas Secondary Plan respectively. In accordance with Map 1 - Place Types of the London Plan, the site is within the “Shopping Area” Place Type. Shopping Areas are envisioned as diverse, mixed-use places that permit a brand range of retail, service, office, entertainment, recreational, educational, institutional, and residential uses.

The subject site is located within the Wonderland Road Community Enterprise Corridor (WRCEC) designation as per Schedule 5 - Wonderland Boulevard Land Use Designations of the Southwest Area Plan. The WRCEC designation applies to those lands fronting onto Wonderland Road South between Southdale Road West and Hamlyn Street, The WRCEC designation is intended to provide for a wide range of commercial, office, residential, and institutional land uses in low to mid-rise built forms with an emphasis on creating a diverse range of amenities and employment opportunities to support adjacent residential areas.

Official Plan - Place Types (Map 1)



- Shopping Area
- Green Space
- Neighbourhoods

Southwest Area Secondary Plan



- Wonderland Road Community Enterprise Corridor
- High Density Residential
- Medium Density Residential
- Open Space and Environmental Review
- Wonderland Boulevard Neighbourhood Boundary
- Southwest Area Secondary Plan Area

Place Type Policies:

In accordance with Map 1 – Place Types, the project site is within the “Shopping Area” Place Type. Shopping Areas are an integral part of London’s complete communities, providing for a wide range of commercial land uses in close proximity to neighbourhoods. Shopping areas are well connected to public transit and active transportation routes, providing attraction options for walking and cycling. Over time, many of these commercial centres will re-format into higher density, mixed-use areas, while maintaining their role as commercial hubs.

To achieve the vision for Shopping Areas, policy 876_ of the London Plan encourage the repurposing, reformatting, infill and intensification of existing centres to take advantage of existing services, use land more efficiently, and reduce the need for outward expansion.

Policy 877_ of the London Plan provides guidance regarding Permitted Uses for lands within the Shopping Area Place Type. Specifically, policy 877_ provides that: a broad range of retail, service, office, entertainment, recreational, educational, institutional, and residential uses may be permitted, and that mixed-use buildings are encouraged.

The Shopping Area Place Type encourages the diversification and intensification of a wide range of commercial land uses within existing Shopping Area sites, including developments that enhance the continuation and viability of the existing building stocks. The overarching intent of the proposed Zoning By-law Amendment is to expand on the existing range of permitted uses within the existing developed commercial plaza, to include Commercial Recreation Establishment, a use contemplated and permitted in the Shopping Area Place Type, as per policy 877. In this regard, the proposed Zoning By-law Amendment conforms to the relevant policies of the London Plan.

Our Tools Policies:

All planning and development applications within the City of London are to be evaluated with consideration of the use, intensity, and form that is being proposed (1578_). With respect to the proposed Zoning By-law Amendment at 379 Southdale Road West, the proposal is sensitive to, and compatible with its surrounding commercial and planned context within the Southdale Road West/Wonderland Road South Shopping Area. The proposal fits the policy goals and objectives of the Place Type by adding to the on-going functionality of the existing building, while not creating adverse impacts on the surrounding lands.

3.3 Southwest Area Secondary Plan:

20.5.6.1 Wonderland Road Community Enterprise Corridor

i) Intent

The Wonderland Road Community Enterprise Corridor designation is intended to provide for a wide range of commercial, office, residential, and institutional uses in low to mid-rise build forms. Both stand-alone and mixed-use developments are permitted. It is anticipated that the area may redevelop over time, such that new mixed-use developments or reformatted commercial development may occur. Commercial uses within this designation are intended to complement the more traditional commercial uses and forms in the Lambeth Village Core, and serve local, neighbourhood and city needs.

ii) Permitted Uses

A broad range of retail, service, office, entertainment, recreational, educational, institutional, and residential uses may be permitted within the Wonderland Road Community Enterprise Corridor.

As described by Policy 20.5.6.1 of the SWASP, The Wonderland Community Enterprise Corridor is envisioned to redevelop as mixed-use area that, in the long term, supports the delivery of transit services. A broad range of uses is permitted within the corridor, provided they do not contain large amounts of outdoor storage, promote heavy vehicle

traffic or poses high levels of noise, vibration or dust emissions that could introduce compatibility impacts with nearby residential developments.

The overarching intent of the proposed Zoning By-law Amendment is to permit *Commercial Recreation Establishments* within the existing commercial development, expanding on the range of permitted commercial land uses. The proposed zoning by-law amendment detailed in Section 4.0 and 5.0 of this report generally conforms to the permitted uses policies contained within Section 20.5.6.1 ii). The proposed use will not pose compatibility issues with the new site users or future residential uses in the vicinity.

3.4 City of London Comprehensive Zoning By-law Z. -1:

The subject lands are currently zoned Associated Shopping Area (ASA1/ASA3) Zone as per the City of London Z. -1 Zoning By-law. The ASA Zone provides for and regulates a wide range of commercial and employment uses in the form of commercial buildings, multi-tenant plazas and shopping centres. The ASA Zone is generally applied to auto-oriented commercial areas outside the downtown area. There are eight variations of the ASA zone to provide for a range of commercial and employment uses. The applicable regulations of the ASA1/ASA3 Zone are listed in Table 2 below.

Table 2: Existing Zoning Breakdown

Regulation	ASA1	ASA3
Permitted Uses	a) Animal hospitals; b) Convenience service establishments; c) Convenience stores; d) Dry cleaning and laundry plants; e) Duplicating shops; f) Financial institutions; g) Grocery stores; h) Restaurants; i) Retail stores; j) Personal service establishments; k) Pharmacies; l) Printing establishments; m) Video rental establishments; n) Brewing on premises establishment.	a) Clinics; b) Day care centres; c) Laboratories; d) Medical/dental offices; e) Offices, professional; f) Offices, service.
Lot Frontage (min.)	30.0m	30.0m
Lot Depth (min.)	50.0m	50.0m
Front & Exterior Yard Depth (min.)	0.0m	0.0m
Interior Side & Rear Yard Depth (min.) Abutting a Non-Residential Zone	3 metres (9.8 feet) from any other zone boundary and 0 metres within ASA zone variation*	3 metres (9.8 feet) from any other zone boundary and 0 metres within ASA zone variation*
Landscaped Open Space (min.)	15%	15%
Lot Coverage (max.)	30%	30%
Height (max.)	12.0m	12.0m
Gross Floor Area (max.)	6,000m ²	6,000m ²

Section 4.19 - Parking:

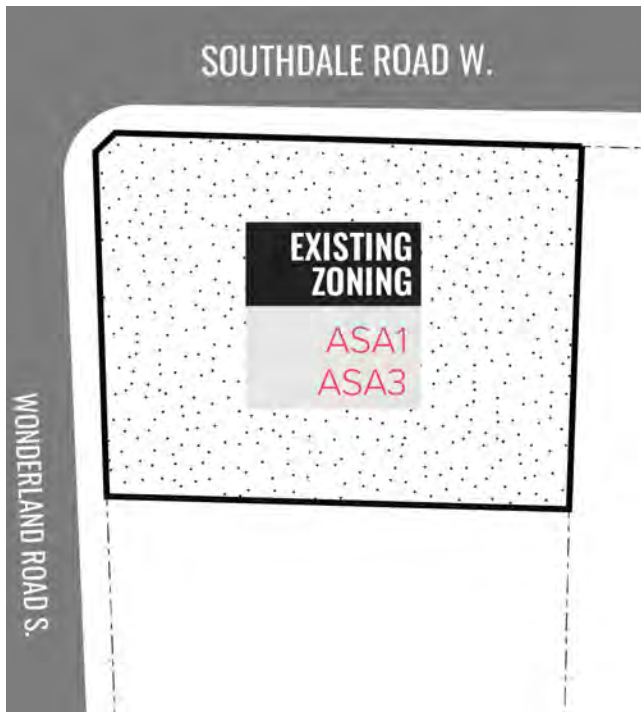
Section 4.19 (10) of the Zoning By-law outlines the parking supply requirements for the various land uses listed and defined in Section 2 of the By-law. As shown on the attached Existing Conditions Plan, the site has capacity to accommodate approximately 97 parking stalls. As per Section 4.19, the site is not within the “Area Exempt from Minimum Parking Requirements”. The existing ASA zoning would allow for a range of commercial uses including Tier 1, 2, 3 & 4 uses.

4.0 THE PROPOSAL

4.1 Zoning By-law Amendment:

The proposed Zoning By-law will provide a framework to support the on-going viability of the existing building at 379 Southdale Road West in a manner that is compatible with existing surrounding land uses. The proposed Associated Shopping Area (ASA1(L)) Zone will provide for the additional use of a Commercial Recreation Establishment. The amendment does not serve to hinder the achievement of the long-term vision for the property to be redeveloped for higher-density or mixed-use development. The base ASA1 and ASA3 Zone categories maintain an appropriate set of built form standard to guide any future modifications to the site and/or building design, though, no expansion is proposed as part of this application. No additional site specific zoning regulations are required as part of this amendment, as the existing site conditions meet the regulations in the ASA1/ASA3 Zone.

EXISTING ZONING



PROPOSED ZONING

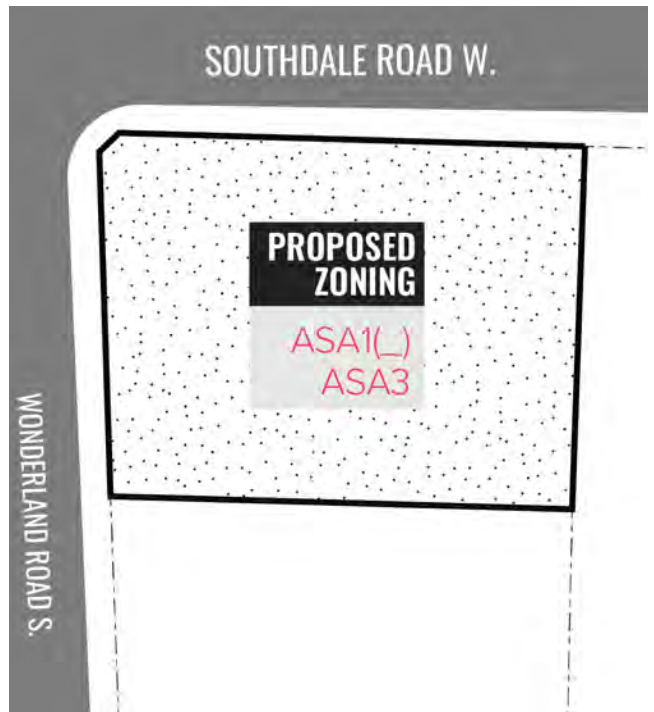


Table 3: Proposed Zoning By-law Regulations

Regulation	Existing ASA1	Existing ASA3	Proposed ASA1()
Permitted Uses	a) Animal hospitals; b) Convenience service establishments; c) Convenience stores; d) Dry cleaning and laundry plants; e) Duplicating shops; f) Financial institutions; g) Grocery stores; h) Restaurants; i) Retail stores; j) Personal service establishments; k) Pharmacies; l) Printing establishments; m) Video rental establishments; n) Brewing on premises establishment.	a) Clinics; b) Day care centres; c) Laboratories; d) Medical/dental offices; e) Offices, professional; f) Offices, service.	In addition to the permitted uses in the ASA1 Zones: Commercial Recreation Establishment
Lot Frontage (min.)	30.0m	30.0m	-
Lot Depth (min.)	50.0m	50.0m	-
Front & Exterior Yard Depth (min.)	0.0m	0.0m	-
Interior Side & Rear Yard Depth (min.) Abutting a Non-Residential Zone	3 metres (9.8 feet) from any other zone boundary and 0 metres within ASA zone variation*	3 metres (9.8 feet) from any other zone boundary and 0 metres within ASA zone variation*	-
Landscaped Open Space (min.)	15%	15%	-
Lot Coverage (max.)	30%	30%	-
Height (max.)	12.0m	12.0m	-
Gross Floor Area (max.)	6,000m ²	6,000m ²	-

4.2 Purpose of the Application

The purpose of the proposed Zoning By-law Amendment is to add the Commercial Recreation Establishment to the existing zoning framework on the property. The proposed establishment is an indoor cycling studio to be located in the lower-level unit of the existing building at 379 Southdale Road West. No expansion, enlargement or significant exterior modifications to the existing building are proposed as part of this amendment.

5.0 PLANNING ANALYSIS

The following analysis examines the impacts and implications of the proposed Zoning By-law Amendment with respect to use, intensity, form and function. As explained in Section 4.0 – The Proposal – of this report, the proposed Zoning By-law Amendment is not intended to facilitate any addition or expansion to the existing building at 379 Southdale Road West. The scope of the analysis is focused on the general proposed zoning framework, being the additional use of a Commercial Recreation Establishment, and how it has been structured to ensure desirable site outcomes, consistent with the applicable policies for the site.

It is important to note (even though it is not the intent of the current landowner) that any future proposal for an addition or expansion to the existing building would be subject to the City's Site Plan Control By-law. The Site Plan Control process would provide an opportunity to review such development against more detailed urban design policies at that time.


5.1 Land Uses

Policy 871_ of the London Plan describes the intended function and purpose of the Shopping Area Place Type. As per 871_, Shopping Areas serve London's communities by providing commercial centres with a wide range of retail, service, business, recreational, social, educational and government uses within walking distance for neighbourhoods. Shopping Areas are accessible, well-connected to public transit, local streets and other linkages to surrounding areas. Policy 877_ of the London Plan provides general policy guidance for determining the appropriate range of land uses for the subject site at 379 Southdale Road West. Within this policy, a broad range of retail, service, office, entertainment, recreational, educational, institutional, and residential uses may be permitted within the Shopping Area Place Type.

By applying the additional use of a Commercial Recreation Establishment to the site, the proposed amendment will provide for a complementary retail, recreation, and employment use on the subject site. The Commercial Recreation Establishment use is contemplated and permitted within the Shopping Area Place Type.

Policy 10.5.6.1 of the Southwest Area Secondary Plan describes the Wonderland Community Enterprise Corridor as a mixed-use area, with permitted uses including a broad range of retail, service, office, entertainment, recreational, educational, institutional, and residential uses. As such, the Commercial Recreation Establishment fits within the permitted uses contemplated within the Wonderland Community Enterprise Corridor, and aids in expanding the range of commercial opportunities within the area. The proposed additional use does not pose compatibility issues due to its relative low impact and by not requiring external changes to the building or additional parking.

The existing base ASA1/ASA3 zone category maintains an appropriate set of built form standards that guide any future modifications to the site or the building. Policies within the existing zoning framework limit the gross floor area to 6,000m², which is respected by the existing buildings, within which, the proposed commercial recreation establishment would function.



Notwithstanding the general intent of the Shopping Place Type policies of the London Plan to encourage the re-formation of these centres to become mixed-use areas to that include residential in addition to a range of commercial uses, maintaining the viability of existing building stock is considered a legitimate planning goal in these centres. In accordance with Policy 875_, the current structure of the Shopping Area Place Type provides for a broad range of opportunities for new commercial uses, including through methods like reformatting, redevelopment, and intensification.

5.2 Parking

The Existing Conditions Plan (Appendix A) that forms part of this Zoning By-law Amendment utilizes the existing surface parking lot, consisting of 97 parking stalls. As per Section 4.19(10) of the Zoning By-law, different land uses require varying levels of parking supply requirements. Combined, the existing Wendy's restaurant (Tier 1: 1 stall/ 20m² GFA), the BMO Financial Institution (Tier 3: 1 stall/50m² GFA), and the multi-tenant office building (also Tier 3) require 46 parking stalls to service the development as per current zoning standards. As per Section 4.19(10), the Commercial Recreation Establishment is also contained within Tier 3, requiring 1 parking stall for every 20m² of gross floor area, thereby resulting in the same amount of required parking.

The current parking area on-site provides 97 parking stalls, a total that more than doubles the amount of parking required for a development of this scale, there are no parking concerns raised by introducing the proposed Commercial Recreation Establishment use to the subject site.

5.3 Servicing & Utilities

The site is (and will continue to be) serviced by full municipal water and sanitary services. The proposed Zoning By-law Amendment is not anticipated to introduce additional demands on these systems.



6.0 CONCLUSIONS

The policies within the Shopping Area Place Type in the London Plan and the Wonderland Community Enterprise Corridor designation in the Southwest Area Secondary Plan encourage the diversification and intensification of commercial land uses within existing shopping areas. The proposed Zoning By-law Amendment provides for an additional commercial use, being the Commercial Recreation Establishment, which is contemplated and permitted in both of the overarching land use designations in the London Plan and the Southwest Area Secondary Plan, and assist in achieving the long-term viability of both the existing building, and the larger commercial corridor.

In light of the foregoing, the proposed Zoning By-law Amendment represents sound land use planning, is in the public interest and implements the applicable municipal planning framework.

Dan Murphy, MA, BAA

APPENDICES

Existing Conditions Plan A



APPENDIX A: EXISTING CONDITIONS PLAN

