



Planning Justification Report

825 Wharnccliffe Road South

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Introduction:

Creative Structures is delighted to present this comprehensive Planning Justification Report in support of an application to the City of London seeking to amend the City of London Zoning By-law, facilitating the redevelopment of the property located at 825 Wharnccliffe Rd S, London, ON N6J 2N9 (hereinafter referred to as the “subject lands”). Our proposed development vision revolves around repurposing an existing residential property into a much-needed veterinary clinic, accompanied by an extension to accommodate the clinic's facilities and the incorporation of 9 additional parking spots to ensure convenient access for clients and staff.

The decision to pursue a Zoning By-law Amendment stems from the recognition of the pressing demand for accessible veterinary services within the community. London, as a growing urban center, is witnessing an increasing need for comprehensive healthcare facilities, including those catering to the welfare of beloved pets and animals. By repurposing the existing home into a veterinary clinic, we aim to fill a crucial gap in the local healthcare infrastructure while breathing new life into the subject lands.

The Planning Justification Report aims to provide a robust rationale for the proposed Zoning By-law Amendment, grounded in a thorough analysis of existing land use policies and regulations. We have carefully evaluated the 2020 Provincial Policy Statement, The London Plan (the City of London Official Plan), and the City of London Zoning By-law Z.-1, ensuring that our proposed redevelopment aligns harmoniously with the overarching objectives outlined in these regulatory frameworks.

Subject Lands:

The subject lands at 825 Wharncliffe Rd S, London, ON N6J 2N9 is comprised of a single, rectangular parcel situated on Wharncliffe Road, approximately 130m (425.5ft) south of Southdale Road East. The property boasts a total frontage of approximately 26.5m (86.9ft) along Wharncliffe Road South. Access to the subject lands is facilitated right off the main road into a private driveway located on site, parking is provided presently at the front of the existing building for a total of five parking spaces. The total area of the site is approximately 1733.15 m² (18,655.47 ft²) with an existing residential home of approximately 76.4m² (823ft²) and a detached garage. The owner aims to revitalize this underdeveloped land for better utilization.

Figure 1: Subject Lands – 825 Wharncliffe Rd S.



The subject lands are situated just south of the intersection of Wharncliffe Rd S and Southdale Rd E with vehicular access off Wharncliffe Rd S leading into a driveway for a future minor parking lot. Wharncliffe Rd South is composed of two southbound lanes and two northbound

lanes along with a left turn and right turn lane closer to the intersection. Both northbound and southbound lanes have bicycle lanes providing a shared use of the major road. Sidewalks are also provided alongside the northbound and southbound lanes providing easy access into the subject lands for pedestrians. The proposed driveway allows vehicles to effectively enter and exit the site with a continuous flow of local traffic and aims to provide a seamless connection between Wharncliffe Rd S and the subject lands.

Public transit stations are provided in close proximity to the subject lands with six London transit stations within 500m of walking distance. Route 10 provides connections to both the East and West ends of the City along Southdale Rd as well as North and South on Wonderland Rd and Highbury Ave providing major transit stops such as Western University. Route 12 provides the subject lands with a North and South connection to Downtown London every five to eight minutes.

The subject lands are identified as the place type *“Urban Corridors”* with a further label as *“Transitional”* in the London Plan and are zoned to *“Residential R1-9”* in the City of London Zoning By-law Z.-1

Figure 2: Existing Conditions of Site – Residential Home and Detached Single Garage.



Figure 3: Existing Conditions of Site – Residential Home and Detached Single Garage with Driveway.



Figure 4: Existing Conditions of Site – Rear Yard.



Figure 5: Existing Conditions of Site – Front Yard.



Figure 6: Wharnccliffe Road South View from Northbound Lane.



Figure 7: Wharnccliffe Road South, Looking North Towards Glendale Avenue.



Figure 8: Wharnccliffe Road South, Looking South Towards Southdale Road East.



Surrounding Land Use Context:

The surrounding lands are a mix of low-density residential homes, commercial plazas, standalone stores, and dealerships. To the South of the subject lands are the Esso gas station, a Tim Hortons, a lawyer's office, and larger stores such as Leons, Factory Shoe, and car dealerships. To the North of the subject lands are residential single-lot homes along with small businesses or offices in certain homes, a trampoline park, and more dealerships. The East of the subjects contains a shopping plaza with grocery stores, minor restaurants, and small retail stores along with three car dealerships and a car wash station. To the West of the subject lands are single-lot residential homes, greenspace, and townhomes.

The surrounding zoning around the subject lands includes Automobile Service Station, Convenience Commercial, Restricted Service Commercial, Associated Shopping Area Commercial, Community Shopping Area, and the Residential R1 Zone.

Figure 9: Existing Land-Use.



Proposed Amendments:

Zoning By-Law Amendment:

The subject lands are currently zoned as “Residential R1-9” in the City of London Zoning By-law Z.-1. The proposed Zoning by-law amendment application seeks to re-zone the subject lands to the site-specific “Convenience Commercial (CC), CC(4) with the following special provisions.

- Rear And Interior Side Yard Depth (M) Minimum to be 5 meters:
 - 1.5 meters required from the North property line.
 - 5.3 meters required from the South property line.

The CC(4) zoning designation allows for the establishment of animal hospitals within prominent residential neighborhoods, recognizing the vital role they play as essential services catering to the day-to-day needs of citizens. Animal hospitals provide critical healthcare services for pets and animals, ensuring their well-being and the peace of mind of their owners. By permitting animal hospitals within residential areas, the zoning by-law acknowledges the importance of convenient access to such facilities, thereby minimizing unnecessary vehicle travel for pet owners.

In the case of the proposed development at 825 Wharnccliffe Rd S, London, ON N6J 2N9, the area is well-served by public transit, offering accessible transportation options for residents. This ensures that individuals without private vehicles can easily access the veterinary services provided by the proposed animal hospital. Additionally, the location of the subject lands is identified as an area of need for an animal hospital, indicating a demand within the community for such services. 68 Southdale Rd W faced a similar situation in which it was previously zoned as R1-9 however, a zoning by-law amendment allowed the owner to develop a law office under the CC2(16) zoning variation as the development supported the day-to-day needs of the residents and had minimal impact on the surrounding area.

Allowing for the establishment of the veterinary clinic through the zoning by-law amendment aligns with the principles of sustainable urban development, promoting walkability, and reducing reliance on automobiles. Furthermore, it addresses a demonstrated need within the neighborhood, enhancing the overall quality of life for residents by providing essential healthcare services for their pets. Thus, the zoning by-law amendment not only supports the proposed development but also contributes positively to the well-being and convenience of the community.

At this time, one site-specific regulation has been identified as necessary for revision in order to preserve the functionality of the proposed development. However, the proposed development conforms to further CC(4) regulations. However, additional special regulations may be identified through the planning process.

The London Plan:

The proposed development at 825 Wharnccliffe Rd S, London, ON N6J 2N9, must be evaluated in light of the policies outlined in The London Plan, particularly those pertaining to the Transitional Segment of the Urban Corridors Place Type.

Policy 839_ underscores the importance of development within the Urban Corridors Place Type to adhere to certain minimum height requirements, typically set at two storeys or 8 meters. However, it's crucial to recognize that the proposed development involves a one-storey addition onto the existing one-storey building, accompanied by a change of use to accommodate a veterinary clinic. While the proposed development does not fully meet the minimum height requirements stipulated in Policy 839_, it aligns with the intent of creating a functional and sustainable urban environment by repurposing existing infrastructure to meet the evolving needs of the community.

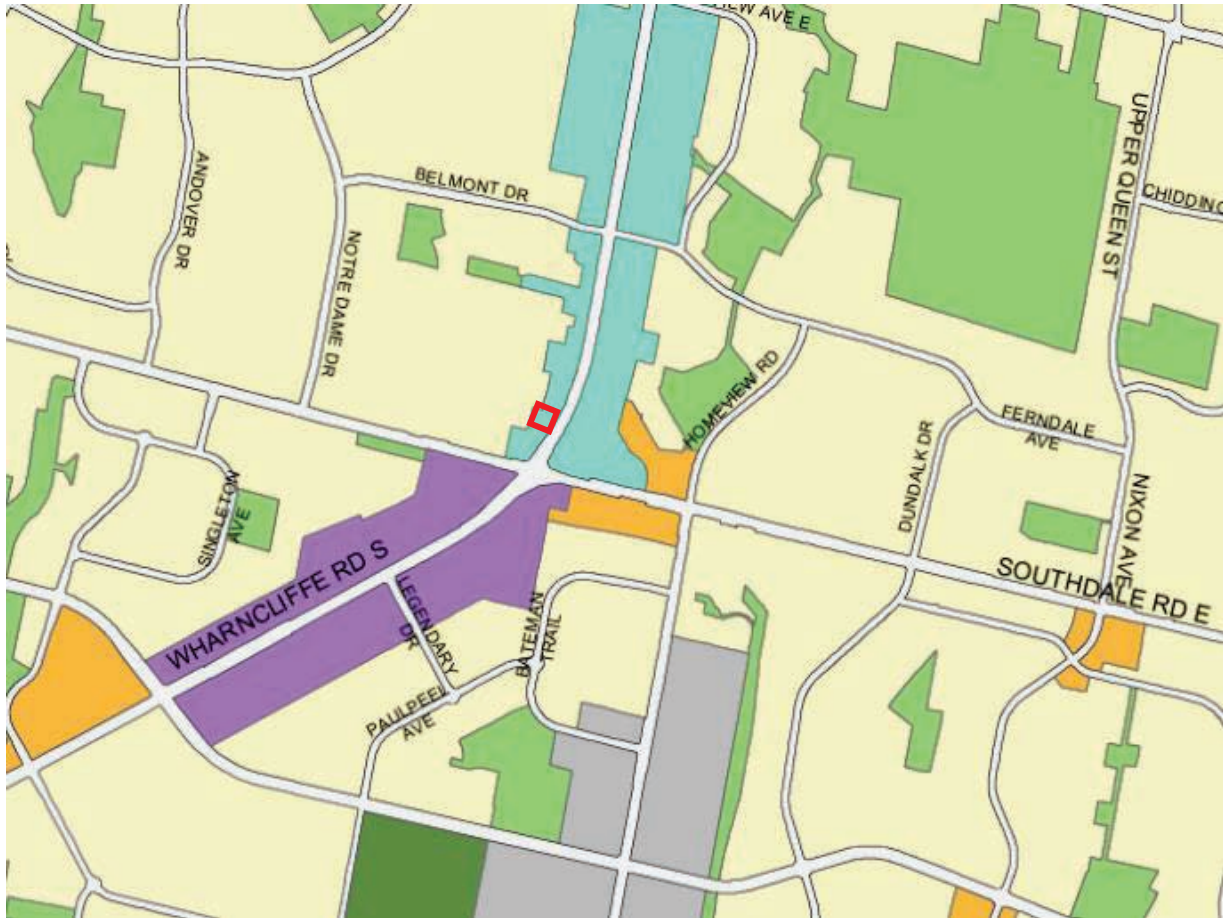
Policy 853_3 emphasizes the significance of urban design principles in guiding development within urban corridors. Although the proposed development may not fully comply with the preferred form outlined in the policy due to its single-storey nature, it still contributes positively to urban design objectives by enhancing the utilization of the subject lands and integrating seamlessly with the existing built environment. By introducing a veterinary clinic, the proposed development serves a vital community need while respecting the transitional nature of the area.

Policy 855_ recognizes the transitional basis of certain development proposals within the Urban Corridors Place Type, acknowledging the potential for future redevelopment in these areas. In this context, the proposed one-storey addition and change of use represent a pragmatic approach to land use that accommodates immediate needs while allowing for future evolution and redevelopment in line with the long-term vision outlined in The London Plan.

In summary, while the proposed development may not fully conform to the minimum height requirements and preferred form outlined in The London Plan, it nevertheless aligns with the broader objectives of creating vibrant and sustainable urban corridors. By providing essential services to the community and respecting the transitional nature of the area, the proposed

development contributes positively to the overall goals of The London Plan while allowing for flexibility and adaptability in future redevelopment efforts.

Figure 11: The London Plan – Place Types, Urban Corridors Transitional.



Policy Analysis:

To justify the proposed development at 825 Wharnccliffe Rd S against policies from the Provincial Policy Statement 2020, particularly regarding intensification and efficient land use, we need to examine relevant sections of the document as demonstrated below.

Compatibility and Integration (Section 1.1.1): - While the proposed one-storey addition may not fully align with the intensification objectives calling for higher densities and urban form, it nevertheless contributes to the compatibility and integration of land uses within the surrounding area. By providing a necessary service in close proximity to residential neighborhoods, the development fosters a mixed-use environment that enhances community livability and convenience.

Promotion of Healthy, Active Communities (Section 1.1.1): - The provision of veterinary services within the community supports the promotion of healthy, active lifestyles for residents and their pets. Accessible healthcare services, including those for animals, contribute to the overall well-being of the population, aligning with the provincial policy's goal of fostering healthy communities.

Efficient Use of Land (Section 1.1.2): - The conversion of the existing one-storey residential building into a veterinary clinic represents an efficient use of land resources, capitalizing on existing infrastructure rather than consuming additional greenfield land. This approach supports the provincial policy's objective of promoting compact, mixed-use development to accommodate growth while protecting valuable agricultural and natural areas.

Intensification (Section 1.1.3.4): - The proposed redevelopment of an existing residential property into a veterinary clinic aligns with the provincial policy's emphasis on intensification within built-up areas. By repurposing underutilized land for a valuable community service, the development contributes to maximizing land use efficiency and minimizing urban sprawl.

Employment (Section 1.3.1): - The proposed development at 825 Wharnccliffe Rd S aligns with the Provincial Policy Statement's emphasis on promoting economic development and competitiveness. By repurposing an underutilized residential property into a veterinary clinic, the project introduces a new employment use, contributing to the diversification of the local economy. The development supports a diversified economic base, facilitates economic investment, encourages compact, mixed-use development, and ensures necessary infrastructure support. Overall, the project enhances the vibrancy and economic vitality of the neighborhood while meeting the long-term needs of the community.

Sewage, Water, and Stormwater (1.6.6.2): - The proposed development will make full use of municipal services and it is anticipated that there is existing sufficient capacity to support the development.

Transit-Supportive Development (Section 1.6.7.4): - The subject lands' location, with access to public transit along Wharnccliffe Road, underscores the transit-supportive nature of the proposed development. By situating the veterinary clinic in a well-connected area accessible by public transit, the development encourages alternative modes of transportation, reducing reliance on single-occupancy vehicles and supporting sustainable transportation practices.

2024 Policy Analysis:

On August 20, 2024, the Ontario government introduced the Provincial Planning Statement, 2024 (PPS 2024), marking significant changes to the planning across the province. The 2024 PPS will replace the existing Provincial Policy Statement (2020) as the primary framework guiding land use planning in southern Ontario. Although the 2024 PPS has not yet taken effect at the time of this Planning and Design Report, the proposed amendment aligns with its policies by:

- Supporting a diverse range of land uses to meet long-term needs (Policy 2.1.6)
- Concentrating growth and development in Settlement Areas and Strategic Growth Areas (Policies 2.3.1.1, 2.4.1.1)
- Ensuring a suitable mix of employment, institutional, and other uses to foster a diverse economic base and provide adequate opportunities for current and future businesses (Policy 2.8.1.1)
- Preventing development and site alteration in areas with archaeological significance unless resources are properly conserved (Policy 2.6.2)

Accordingly, the Zoning By-law Amendment considers the relevant policies outlined in the 2024 PPS.

Summary:

In conclusion, the proposed development at 825 Wharnccliffe Rd S demonstrates compatibility with various policies outlined in the Provincial Policy Statement 2020. Based on the above policy analysis and throughout the planning justification report, the proposed development is consistent with the intent and policies of the London Plan, however, a zoning by-law amendment would be required to permit the re-development of the subject lands. This development is not

intending to create adverse impacts on the surrounding neighbourhood. By promoting intensification, efficient land use, healthy communities, transit-supportive development, and compatibility with surrounding land uses, the development supports the broader provincial goals of sustainable growth and community well-being.