

REPLACEMENT PAGE (Page 139 of the PEC Agenda)

Analysis

As previously noted, the subject lands are at a unique location in the City, with close proximity to highway 401 and surrounded by several light industrial areas. As such, Staff are of the opinion that a wider range of uses which are light industrial in nature are considered appropriate. However, based on the application proposed, a number of the requested light industrial uses are anticipated to have an adverse effect on the surrounding commercial uses in terms of noise, smoke, odour or visual appearance and are not compatible with retail uses. Based on the above, requested light industrial uses with large outdoor or heavy vehicle storage components or uses that emit noise, vibration or dust are not being recommended by Staff as part of the proposed amendment. The following list summarizes requested light industrial uses that are not recommend to be included to the permitted uses as part of this Official Plan and Zoning By-law Amendment.

- Light Industrial (LI6):
 - a) Terminal centres;
 - b) Transport terminals.

- Light Industrial (LI1):
 - ~~d) Manufacturing and assembly industries~~
 - f) Paper and allied products industries excluding pulp and paper and asphalt roofing industries;
 - g) Pharmaceutical and medical product industries;
 - h) Printing, reproduction and data processing industries;
 - i) Research and development establishments;
 - r) Tow truck Business

- Light Industrial (LI1):
 - f) Paper and allied products industries excluding pulp and paper and asphalt roofing industries;
 - g) Pharmaceutical and medical product industries;
 - h) Printing, reproduction and data processing industries;
 - i) Research and development establishments;
 - r) Tow truck Business

- Light Industrial (LI2):
 - c) Food, tobacco and beverage processing industries excluding meat packaging;
 - d) Leather and fur processing excluding tanning;
 - h) Textile processing industries

These uses are not compatible with the broad range of retail, service, office, entertainment, recreational, educational, institutional and residential uses permitted in the Shopping Area Place Type and would undermine the long-term vision for the Shopping Area Place Type.

4.4 Issue and Consideration #4: Intensity & Form

The London Plan allows for more intense and efficient use of Shopping Area sites through redevelopment, expansion, and the introduction of residential development. Buildings within the Shopping Area Place Type will not exceed four storeys in height, buildings up to six storeys may be permitted in conformity with Our Tools policies of The London Plan (TLP 878_2). Development within the Shopping Area Place Type will be sensitive to adjacent land uses and employ such methods as transitioning building heights and provide sufficient buffers to ensure compatibility (TLP 878_4).

Policies for the Wellington Road/Highway 401 Neighbourhood in SWAP, speak to providing a range and mix of commercial and office uses, and continue to support and promote employment lands. The Wellington Road South and Highway 401 area will be