

Report to Planning and Environment Committee

To: Chair and Members
Planning and Environment Committee

From: Scott Mathers, MPA, P.Eng.
Deputy City Manager, Planning and Economic Development

Subject: Bluestone Properties Inc. (c/o Zelinka Priamo Ltd.)
4023-4500 Meadowbrook Drive & 169-207 Exeter Road
File Number: OZ-9706, Ward 12
Public Participation Meeting

Date: April 30, 2024

Recommendation

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application of Bluestone Properties Inc. (c/o Zelinka Priamo Ltd. relating to the property located at 4023-4500 Meadowbrook Drive & 169-207 Exeter Road:

- (a) the proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting on May 14, 2024, to amend the Southwest Area Secondary Plan (SWAP), forming part of the Official Plan, by **ADDING** a site-specific policy to the Transitional Industrial and Medium Density Residential policies in the South Longwoods neighbourhood;
- (b) the proposed by-law attached hereto as Appendix "B" **BE INTRODUCED** at the Municipal Council meeting on May 14, 2024 to amend Zoning By-law No. Z.-1, in conformity with the Official Plan, The London Plan, as amended in part (a) above, FROM holding Light Industrial (h-17*LI1/LI2/LI3/LI4/LI7) Zones TO Light Industrial Special Provision (LI1/LI2/LI3/LI4(_)/LI7 Zones;
- (c) pursuant to Section 34(17) of the *Planning Act*, as determined by the Municipal Council, no further notice **BE GIVEN** in respect of the proposed by-law as the recommended amendment is reflective of the proposed development circulated in the Notice of Application and Notice of Public Meeting, existing permissions, and the existing development on site.

IT BEING NOTED, that the above noted amendments are being recommended for the following reasons:

- i) The recommended amendments are consistent with the Provincial Policy Statement, 2020;
- ii) The recommended amendments conform to the policies of The London Plan, including but not limited to the Key Directions and Transitional Industrial Designation in the Southwest Area Secondary Plan (SWAP).
- iii) The recommended amendments would facilitate the continued use of the existing building stock with a range of potential uses that are appropriate for the context of the site and surrounding area.

Executive Summary

Summary of Request

The applicant has requested an amendment to the Southwest Area Secondary Plan, to add a Specific Policy Area to the Transitional Industrial and Medium Density Residential designation to permit additional commercial and office uses on the subject lands. The applicant has requested an amendment to the Zoning By-law Z.-1 to add a site-specific Light Industrial Special Provision (LI4(_)) Zone to permit a range of commercial and office type uses.

Purpose and Effect of Recommended Action

The recommended action will permit additional commercial, and office uses on the subject lands within the existing building stock. Staff are recommending approval of the requested Official Plan and Zoning by-law amendments with special provisions that will provide relief from Section 40.3.4(a) which requires uses outlined in the section to have access from an arterial or primary collector road.

Linkage to the Corporate Strategic Plan

This recommendation will contribute to the advancement of Municipal Council's 2023-2027 Strategic Plan in the following ways:

1. **Strategic Plan Area of Focus: Economic Growth, Culture, and Prosperity** by supporting small and growing businesses, entrepreneurs and non-profits to be successful.

Analysis

1.0 Background Information

1.1 Previous Reports Related to this Matter

None.

1.2 Planning History

A.073/03 – A minor variance application

A.060/05 – A minor variance application

1.3 Property Description and Location

4023-4500 Meadowbrook Drive and 169-207 Exeter Road are located between Exeter Road and Blakie Road, on either side of Meadowbrook Drive. The subject lands measure 19.6 hectares and are comprised of four parcels, each containing several buildings with a variety of uses, including commercial and light industrial uses, restaurants, support offices, and professional offices. There are multiple vehicular entrances to the subject lands from Exeter Road and Blakie Road. An internal private road network accommodates vehicular movement to individual units, where parking is provided in front of each unit.

The subject lands are located within an area undergoing a transition from historically light industrial uses to primarily residential uses as the broader area begins to develop on full municipal services. Public transportation travelling east-west is available on Exeter Road (Route #28: White Oaks Mall – Lambeth). Exeter Road and Meadowbrook Drive developed when the area was primarily industrial uses and do not have pedestrian sidewalks. Blakie Road has been recently redeveloped and does provide pedestrian sidewalks on both sides of the road.

Site Statistics:

- Current Land Use: mixed use – Industrial, Commercial, Office
- Frontage: 502 metres (Exeter Road)
- Depth: 349 metres
- Area: 19.6 hectares
- Shape: irregular
- Located within the Built Area Boundary: No
- Located within the Primary Transit Area: No

Surrounding Land Uses:

- North: Future Residential Development
- East: Vacant Industrial Land

- South: Warehousing/Industrial
- West: Industrial uses

Existing Planning Information:

- The London Plan Place Type: Neighbourhoods Place Type
- Existing Special Policies: Transitional Industrial/ Medium Density Residential - Southwest Area Secondary Plan
- Existing Zoning: h-17*L11/LI2/LI3/LI4/LI7

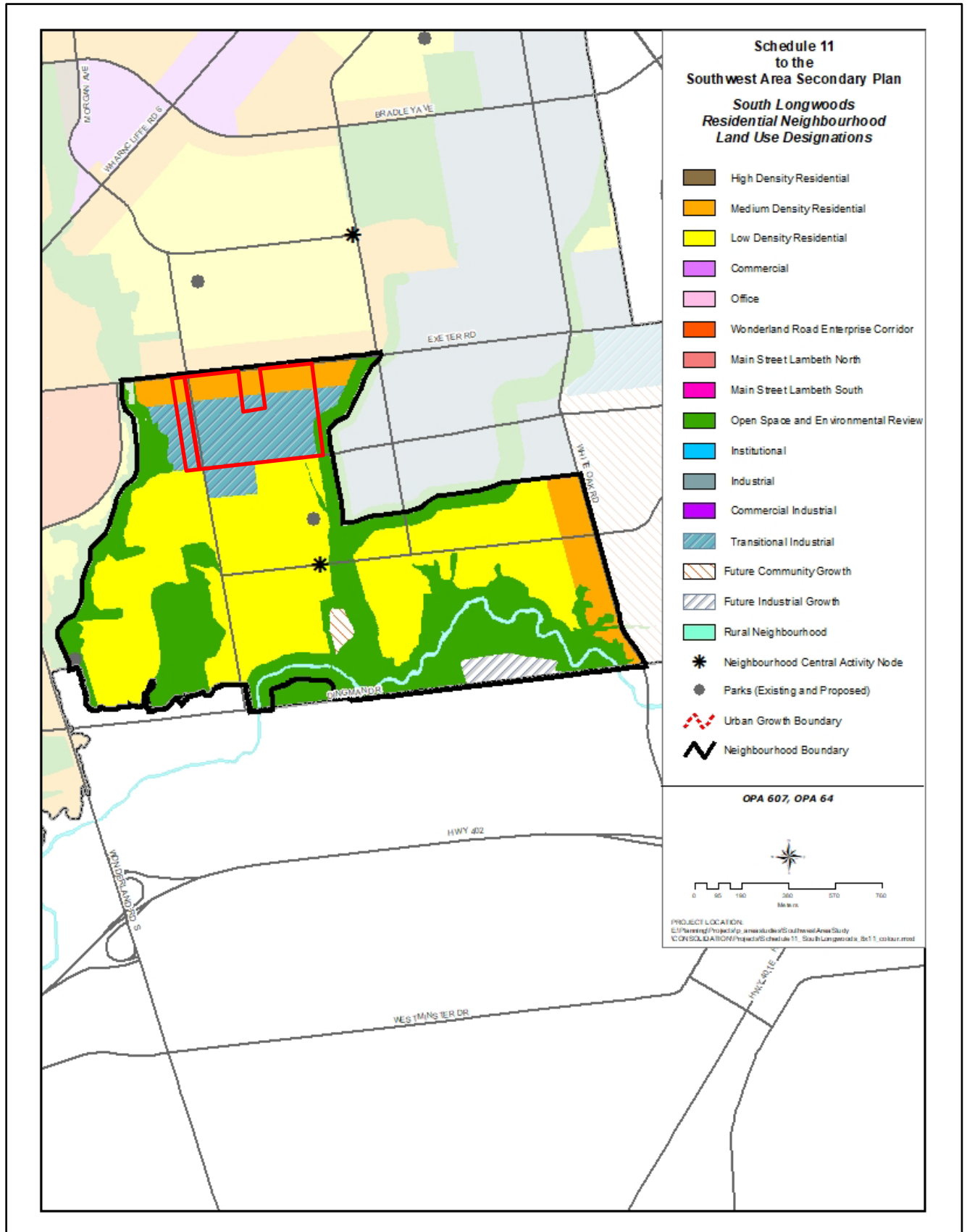
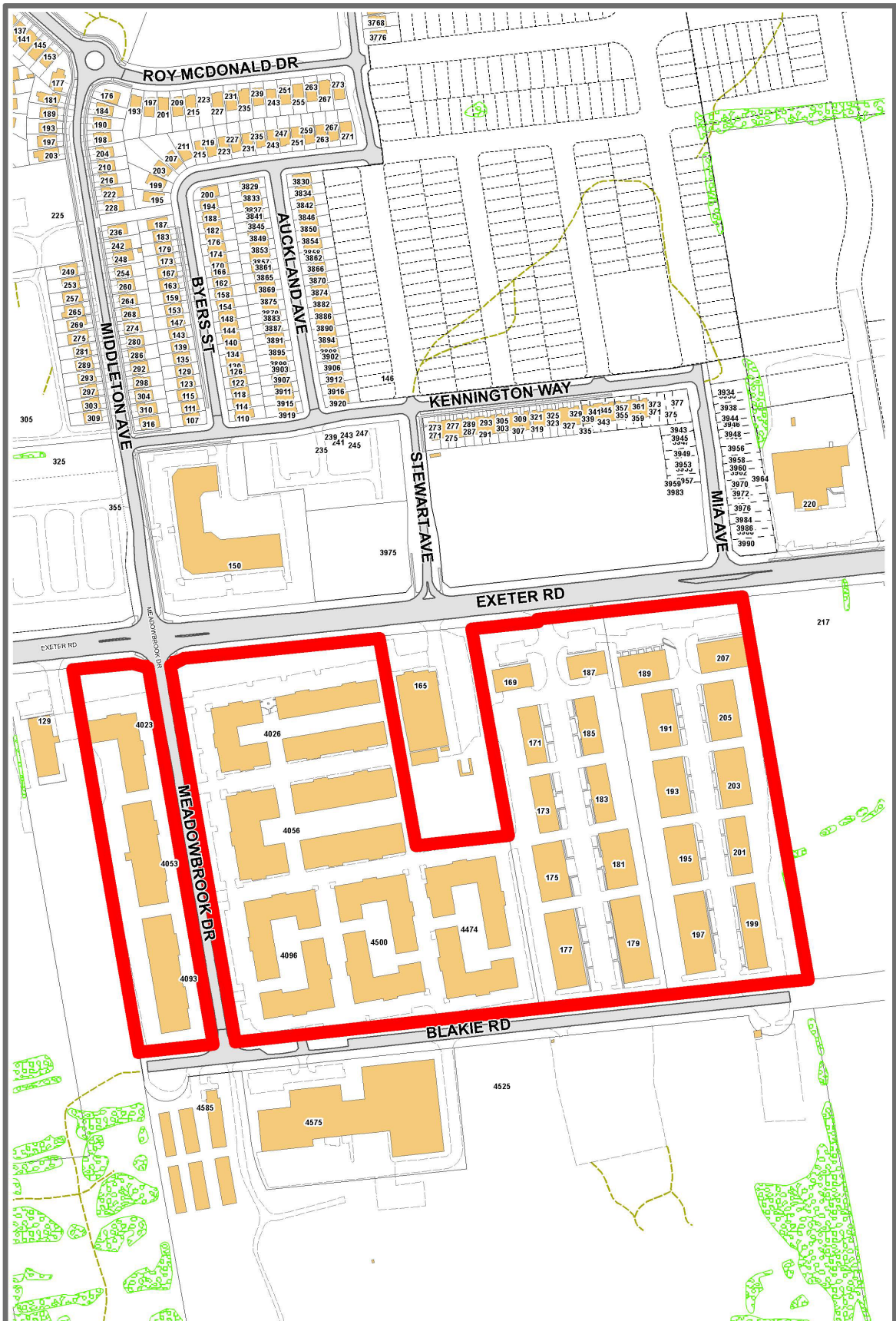


Figure 1 – Southwest Area Secondary Plan: The subject lands are designated Medium Density Residential and Transitional Industrial.



LOCATION MAP

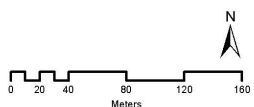
Address: 4023-4500 Meadowbrook Drive & 169-207 Exeter Road

File Number: OZ-9706

Planner: Brent House

Date: 2024/03/27

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



Scale 1:4000

Legend





-  Subject Site
-  Buildings
-  Assessment Parcels
-  Driveways/Parking Lots

Figure 2- Aerial Photo of 4023-4500 Meadowbrook Drive & 169-207 Exeter Road and surrounding lands



Figure 3 - Streetview of 4023-4500 Meadowbrook Drive & 169-207 Exeter Road (view looking South)

Additional site information and context is provided in Appendix “C”.

2.0 Discussion and Considerations

2.1 Proposal

The applicant is proposing to expand the range of permitted office and commercial uses on the subject site, within the existing buildings. It should be noted that no additional development is proposed for this Official Plan and Zoning By-law amendment application.

2.2 Requested Amendment(s)

An Official Plan Amendment (“OPA”) has been requested to amend the Southwest Area Secondary Plan (“SWAP”) to add a Special Policy Area within the “*Medium Density Residential*” and “*Transitional Industrial*” designations to permit additional commercial and office type uses. Additionally, a Zoning By-law Amendment (“ZBA”) has been requested to rezone the subject lands to include a site-specific “*Light Industrial (LI4(_))*” zone in addition to the existing zoning permissions.

The applicant has requested to add a Light Industrial Special Provision (LI4(_)) Zone to the existing three distinct Light Industrial combination zones (h-17*LI1/LI4/LI7); (h-17*LI1/LI2/LI3/LI7); and (h-17*LI1/LI7) on the property. The h-17 holding provision is also being removed.

2.3 Internal and Agency Comments

The application and associated materials were circulated for internal comments and public agencies to review. Comments received were considered in the review of this application and are addressed in Section 4.0 of this report. There were no concerns with the addition of the commercial/office uses on the subject lands.

Detailed internal and agency comments are included in Appendix “D” of this report.

2.4 Public Engagement

On February 6, 2024, Notice of Application was sent to 15 property owners and residents in the surrounding area. Notice of Application was also published in the *Public Notices and Bidding Opportunities* section of *The Londoner* on February 15, 2024. A “Planning Application” sign was also placed on the site.

There were zero responses received during the public consultation period.

2.5 Policy Context

The Planning Act and the Provincial Policy Statement, 2020

Provincial planning policy framework is established through the *Planning Act* (Section 3) and the *Provincial Policy Statement, 2020 (PPS)*. The *Planning Act* requires that all

municipal land use decisions affecting planning matters shall be consistent with the *PPS*.

The mechanism for implementing Provincial policies is through the Official Plan, The London Plan. Through the preparation, adoption and subsequent Ontario Land Tribunal (OLT) approval of The London Plan, the City of London has established the local policy framework for the implementation of the Provincial planning policy framework. As such, matters of provincial interest are reviewed and discussed in The London Plan analysis below.

The London Plan, 2016

The London Plan includes conditions for evaluating the appropriateness of Specific Area Policies where the applicable place type policies would not accurately reflect the intent of City Council with respect to a specific site or area (TLP 1729-1734).

The following conditions apply when considering a new Specific Area Policy:

1. The proposal meets all other policies of the Plan beyond those that the specific policy identifies.
2. The proposed policy does not have an adverse impact on the integrity of the place type policies or other relevant parts of this Plan.
3. The proposed use is sufficiently unique and distinctive such that it does not establish an argument for a similar exception on other properties in the area.
4. The proposed use cannot be reasonably altered to conform to the policies of the place type.
5. The proposed policy is in the public interest and represents good planning.

Staff are of the opinion that the site context and existing development is sufficiently unique to not establish a precedent. The occupancy of the existing buildings with transitional uses represents good planning. All the above conditions have been met and establishing a Specific Area Policy on the subject lands is appropriate.

The London Plan also includes evaluation criteria for all planning and development applications with respect to use, intensity and form, as well as with consideration of the following (TLP 1577-1579):

1. Consistency with the Provincial Policy Statement and all applicable legislation.
2. Conformity with the Our City, Our Strategy, City Building, and Environmental policies.
3. Conformity with the Place Type policies.
4. Consideration of applicable guideline documents.
5. The availability of municipal services.
6. Potential impacts on adjacent and nearby properties in the area and the degree to which such impacts can be managed and mitigated.
7. The degree to which the proposal fits within its existing and planned context.

Staff are of the opinion that all the above criteria have been satisfied.

Southwest Area Secondary Plan

The *Southwest Area Secondary Plan (SWAP)* has been reviewed in its entirety and it is staff's opinion that the proposed Official Plan and Zoning Bylaw amendment is consistent with it. The subject lands are designated Medium Density Residential and Transitional Industrial pursuant to Schedule 11 (South Longwoods Residential Neighbourhood Land Use Designations) of the *SWAP*.

3.0 Financial Impact/Considerations

There are no direct municipal financial expenditures associated with this application.

4.0 Key Issues and Considerations

4.1 Land Use

Section 1.3.1 of the PPS encourages planning authorities to promote economic development and competitiveness by providing for an appropriate mix and range of employment, institutional, and broader mixed uses to meet long-term needs, and by providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses.

The proposed commercial and office uses on the subject site is supported by the policies of the *Provincial Policy Statement, 2020 (PPS)*. The subject site is located within the “Neighbourhoods” Place Type, fronting a Civic Boulevard in The London Plan. However, the site is also located within the Southwest Area Secondary Plan (SWAP). Policy 1558_ of The London Plan outlines the status of Secondary Plans that form part of The London Plan. The Policy states that where there is a conflict or inconsistency between the parent policies or maps of The London Plan and the policies or maps of a secondary plan, the secondary plan policies or maps will prevail.

The subject lands are designated Medium Density Residential and Transitional Industrial in the SWAP. The intent of the “Medium Density Residential” designation is to encourage a mix of housing types and forms at an intensity that is higher than more recent suburban neighbourhoods. The intent of the “Transitional Industrial” designation is to allow existing uses and properties to develop and evolve for Light Industrial uses, with the long-term intent to achieve a mix of residential uses, as permitted in the “Medium Density Residential” designation. Office uses are not permitted in the Medium Density Residential designation, therefore an amendment to the policies within the SWAP is required to accommodate the addition of uses within the current buildings. Staff are supportive of the proposed amendment as the Medium Density Residential designation on the subject lands already has Light Industrial zoning on it, including the proposed LI4 zone which permits more commercial type uses. Permitting office uses within the existing building stock will not detract from the future development of the lands to residential.

Policy 10.3i) of the SWAP states that the Transitional Industrial designation is intended to accommodate a potential shift in market demand from industrial to residential uses over the long term, while allowing the existing uses and properties in this area to develop and evolve for Light Industrial uses over the shorter term. This recognizes the change in market demand in this area away from light industrial uses. However, the Policy does not permit flexibility to allow more sensitive uses, such as office or commercial uses that are being requested through this amendment.

In this instance, the Meadowbrook Business Park consists of quality building stock and is an economically viable area of the City. The subject lands can reasonably incorporate further commercial, and office uses, while maintaining the opportunity to facilitate future residential redevelopment in the area. The range of proposed permitted uses will be compatible with both the existing light industrial uses, and future residential uses.

4.2 Intensity

The proposed additional uses can be considered less intense than the current range of light industrial uses permitted on the site and are intended to utilize the existing building stock with no new development proposed as part of this amendment. The proposed expanded range of uses will efficiently utilize land and municipal infrastructure within a settlement area to enhance the existing commercial business park.

Since the proposed additional uses would be taking advantage of the existing building stock and no new construction is proposed, Staff are satisfied that the specific area policy to permit the additional uses within the existing building stock is appropriate.

4.3 Form

The proposed increase in permitted uses on the subject lands is consistent with the policies outlined in Provincial Policy Statement (PPS) and does not detract from the policies outlined in the Transitional Industrial designation of the SWAP. The subject lands also provide an opportunity for the re-use of existing buildings, which minimizes land consumption and servicing to support growth, and the long-term needs of the public (PPS 1.1.3.4).

Form policies in The London Plan for the Neighbourhoods Place Type generally relate to residential development, however, outline that non-residential uses may be permitted only when it is demonstrated that the proposed built form can fit well within the context of the residential neighbourhood (The London Plan, Policy 936_3). In this instance, the Meadowbrook Business District has remained compatible from a built form perspective and the additional range of uses proposed will not result in any changes to the built form on site.

The policies of the Southwest Area Plan outline that residential developments must conform to the built form and intensity policies of Section 10.1 of the plan. Industrial developments shall conform to the Urban Design Policies of SWAP and, setback and mitigation measures as per the Ministry of the Environment Conservation and Parks' *Compatibility Between Industrial Facilities and Sensitive Land Uses* (D Series Guidelines) shall apply (SWAP, 10.3.iii). As the built form is remaining the same and no new residential or industrial uses are being introduced to the site, Staff are satisfied that the proposed additional uses are more sensitive than those currently permitted and will permit a transition to residential uses when the lands can be redeveloped.

As set out in SWAP, the Urban Design Policies in Section 3.9 provide that all development shall be designed in a form that is to be compact, pedestrian-oriented and transit friendly (3.9.i a)). The proposed Special Policy would permit an adaptive reuse of existing buildings and would allow for the continued use of the building stock on the subject lands, without detracting from the future redevelopment of the lands to residential. Once the lands are in a position to redevelop for residential uses, a planning application will be required and would utilize Section 3.9 in SWAP to determine the form of the future development.

4.4 Zoning

The applicant has requested an amendment to Zoning By-law Z.-1 to rezone the subject lands to add a Light Industrial Special Provision (LI4(_)) Zone in order to permit the requested commercial/office uses. As the subject lands have multiple zone boundaries, the LI4 Special Provision Zone will be added to each area, with the permitted uses outlined in the LI4 zone as well as the requested additional office uses. Currently the northern portion of the subject lands permit LI4 uses, and staff are satisfied that the proposed office uses will not detract from the existing permitted uses that support the Meadowbrook Business Park.

The applicant will require a special provision to exempt the subject lands from the Light Industrial policies outlined in the Zoning By-law relating to Section 40.4(a), which states that Secondary uses may not locate within 300 metres of any General Industrial (GI) Zone variation or any Heavy Industrial (HI) Zone variation and are required to have access from an arterial or primary collector road. Staff have identified that the subject lands and associated secondary uses are not located within 300 metres from a GI or HI Zone variation, but the subject lands do not have direct access to an arterial or primary collector, being Exeter Road, but rather have access to the site from a Neighbourhood Connector (Meadowbrook Drive). Staff are satisfied the proposed uses are appropriate internal to the site given they are limited to the existing buildings and are transitional in nature. The subject lands also have frontage along an arterial road however access is provided via Meadowbrook Drive or Blakie Road. Rather than requiring the applicant to create new entrances off of Exeter Road for the secondary uses staff are satisfied that the existing entrances are more appropriate entrance to utilize the lands.

4.5 Removal of Holding Provision

The subject lands currently have a holding provision h-17, which is intended to ensure adequate municipal services are available to service a site. As confirmed by Environment and Infrastructure, appropriate municipal water and sanitary services are now available, and the subject lands are now connected to these services. Staff are recommending through the application that the holding provision can be lifted relating to the additional uses on the subject lands. Any future intensification beyond the current zoning of 100ppl/ha will be subject to further review and comments through the appropriate review process.

Conclusion

The applicant has requested an amendment to the Southwest Area Secondary Plan, as well as the Zoning By-law Z.-1 to add a new specific policy to the Medium Density Residential and Transitional Industrial policies in the South Longwoods neighbourhood and to rezone the property to add a site specific Light Industrial LI4() Zone to the subject lands. Staff are recommending approval of the requested Official Plan and Zoning Bylaw amendment with special provisions. The recommended action is consistent with the PPS 2020, conforms to The London Plan, the Southwest Area Secondary Plan and will permit additional commercial and office uses on the subject lands.

Prepared by: Brent House, Planner
Planning Implementation

Reviewed by: Mike Corby, MCIP, RPP
Manager, Planning Implementation

Recommended by: Heather McNeely, MCIP, RPP
Director, Planning and Development

Submitted by: Scott Mathers, MPA, P.Eng.
Deputy City Manager, Planning and Economic
Development

Copy: Britt O'Hagan, Manager, Current Development
Michael Pease, Manager, Site Plans
Brent Lambert, Manager, Development Engineering

Appendix A – Official Plan Amendment

Bill No. (number to be inserted by Clerk's Office)
2024

By-law No. C.P.-XXXX-

A by-law to amend the Official Plan, The London Plan for the City of London, 2016 relating to 4023-4500 Meadowbrook Drive and 169 -207 Exeter Road

The Municipal Council of The Corporation of the City of London enacts as follows:

1. Amendment No. (to be inserted by Clerk's Office) to the Official Plan, The London Plan for the City of London Planning Area – 2016, being an amendment to the Southwest Area Secondary Plan, as contained in the text attached hereto and forming part of this by-law, is adopted.
2. This Amendment shall come into effect in accordance with subsection 17(27) or 17(27.1) of the *Planning Act, R.S.O. 1990*, c.P.13.

PASSED in Open Council on May 14, 2024 subject to the provisions of PART VI.1 of the *Municipal Act, 2001*.

Josh Morgan
Mayor

Michael Schulthess
City Clerk

First Reading – May 14, 2024
Second Reading – May 14, 2024
Third Reading – May 14, 2024

AMENDMENT NO.
to the
OFFICIAL PLAN, THE LONDON PLAN, FOR THE CITY OF LONDON

A. PURPOSE OF THIS AMENDMENT

To add a policy to the Transitional Industrial and Medium Density Residential designation at 4023-4500 Meadowbrook Drive and 169-207 Exeter Road – of the Southwest Area Secondary Plan (SWAP).

LOCATION OF THIS AMENDMENT

This Amendment applies to lands located at 4023-4500 Meadowbrook Drive and 169-207 Exeter Road in the City of London.

B. BASIS OF THE AMENDMENT

The site-specific amendment would allow for the repurposing of the existing building stock, to permit limited commercial and office uses, which do not adversely impact existing light industrial uses and provide transition to future residential uses.

C. THE AMENDMENT

The Southwest Area Plan, forming part of The London Plan, the Official Plan for the City of London is hereby amended as follows:

1. Add a policy to the Low and Medium Density Residential designation within the South Longwoods Residential Neighbourhood, as follows:

- iv) 4023-4500 Meadowbrook Drive and 169-207 Exeter Road

In the “*Medium Density Residential*” designation at 4023-4500 Meadowbrook Drive and 169-207 Exeter Road, limited commercial and office uses, which do not adversely impact existing light industrial uses, may be permitted.

2. Add a policy to the Transitional Industrial designation within the South Longwoods Residential Neighbourhood, as follows:

- iv) 4023-4500 Meadowbrook Drive and 169-207 Exeter Road

In the “*Transitional Industrial*” designation at 4023-4500 Meadowbrook Drive and 169-207 Exeter Road, limited commercial and office uses, which do not adversely impact existing light industrial uses, may be permitted.

Appendix B – Zoning Bylaw Amendment

Bill No. (number to be inserted by Clerk's Office)
2023

By-law No. Z.-1-

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 4023-4500 Meadowbrook Drive and 169-207 Exeter Road

WHEREAS upon approval of Official Plan Amendment Number (number to be inserted by Clerk's Office) this rezoning will conform to the Official Plan;

NOW 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 lands located at 4023-4500 Meadowbrook Drive and 169-207 Exeter Road as shown on the attached map comprising part of Key Map No. A.111 to **ADD** a site specific Light Industrial LI4() Zone to the existing zoning on the subject lands and remove the holding provision.
2. Section Number 40.4 of the Light Industrial (LI4) Zone is amended by adding the following Special Provisions:

LI4() 4023-4500 Meadowbrook Drive and 169-207 Exeter Road

1. Permitted Uses (within existing buildings)
 - i. All uses permitted in the LI4 zone;
 - ii. Office, Business;
 - iii. Office, Professional;
 - iv. Office, Service;
3. Section 40.3 (4) b) is amended by adding 4023-4500 Meadowbrook Drive and 169-207 Exeter Road to the list of properties to which Section 40.3 (4) a) does not apply, as follows:

Section 40.3 (4) a) does not apply to the properties located at 1920 and 1930 Blue Heron Drive, 1828 Blue Heron Drive, 1615 North Routledge Park, 1565 North Routledge Park, 1069 Clarke Road, 1030 Elias Street, 4023-4500 Meadowbrook Drive, and 169-207 Exeter Road.
4. This Amendment shall come into effect 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.

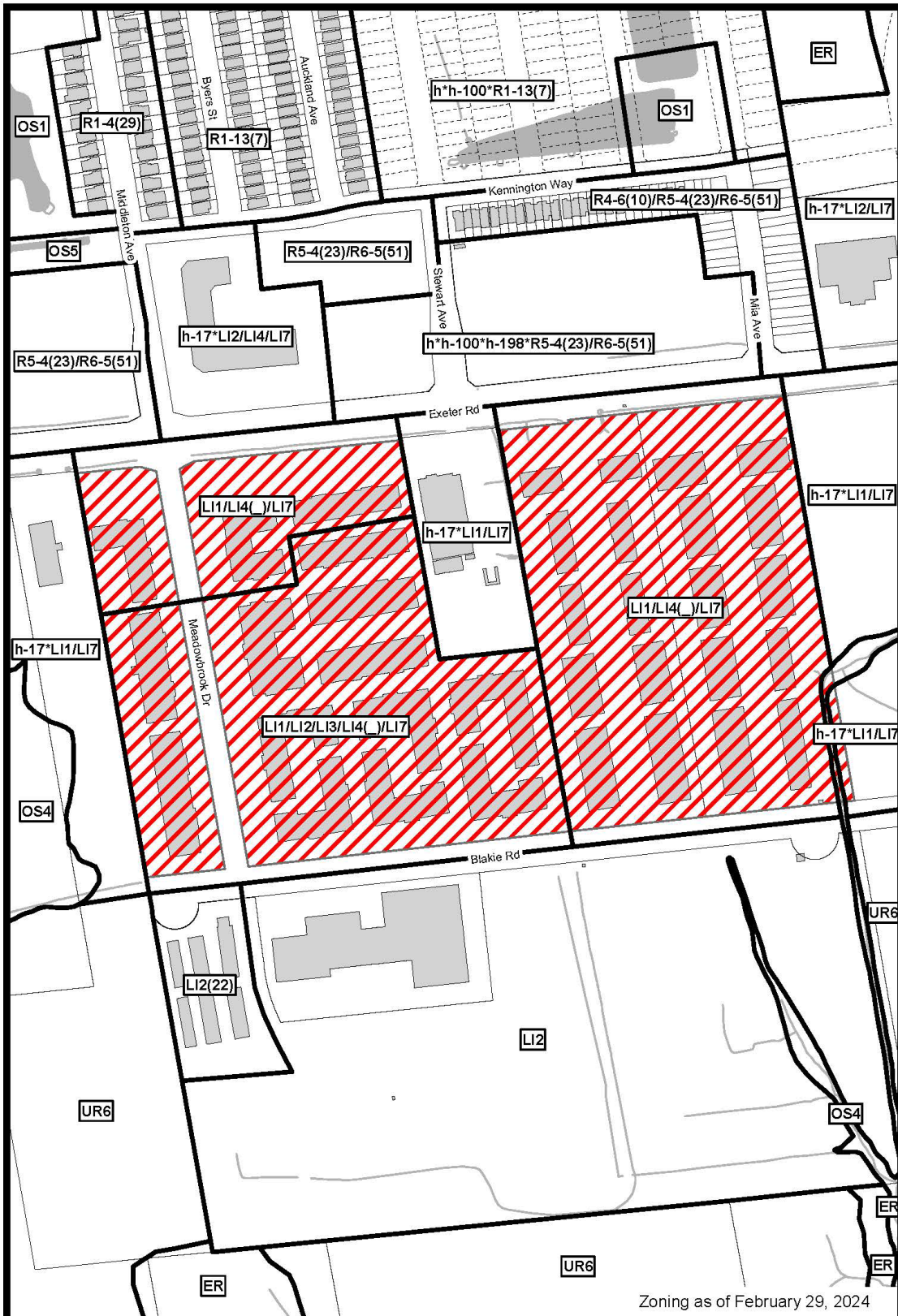
PASSED in Open Council on May 14, 2024 subject to the provisions of PART VI.1 of the *Municipal Act, 2001*.

Josh Morgan
Mayor

Michael Schulthess
City Clerk

First Reading – May 14, 2024
Second Reading – May 14, 2024
Third Reading – May 14, 2024

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



Zoning as of February 29, 2024

File Number: OZ-9706
 Planner: BH
 Date Prepared: 2024/03/27
 Technician: JI
 By-Law No: Z.-1-

SUBJECT SITE 

1:4,000

0 20 40 80 120 160 Meters



Appendix B - Site and Development Summary

A. Site Information and Context

Site Statistics

Current Land Use	Industrial uses
Frontage	502 metres (Exeter Road)
Depth	349 metres
Area	19.6 Hectares
Shape	Irregular
Within Built Area Boundary	No
Within Primary Transit Area	No

Surrounding Land Uses

North	Future Residential Development
East	Vacant Industrial Lands
South	Warehousing/Industrial Lands
West	Industrial Lands

Proximity to Nearest Amenities

Major Intersection	Exeter Road, Wonderland Road South (763 metres)
Dedicated cycling infrastructure	Wonderland Road South (763 metres)
London Transit stop	White Oak Road at Bradley NS NB #2899, 2.5 km

B. Planning Information and Request

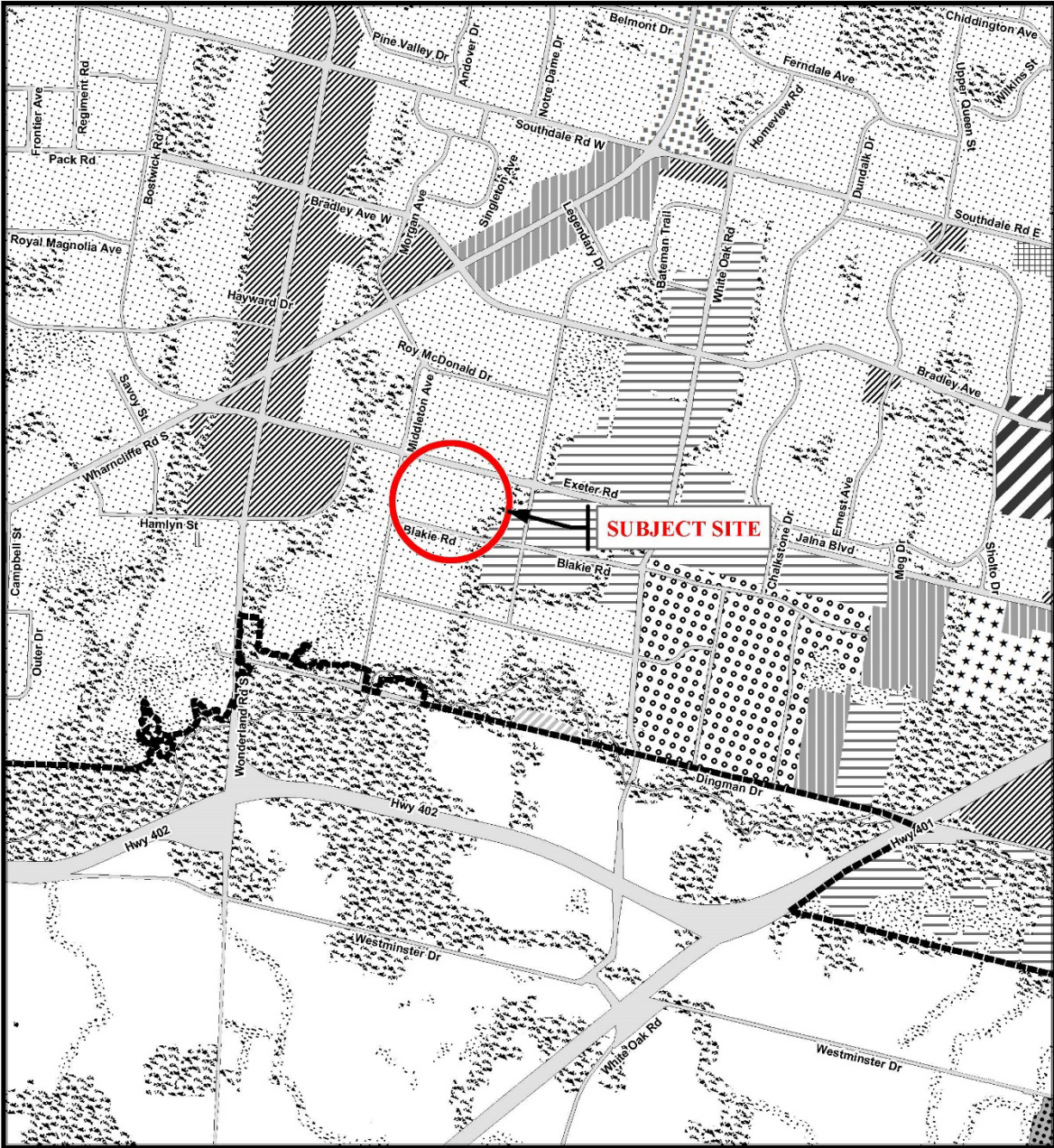
Current Planning Information

Current Place Type	Neighbourhoods Place Type
Current Special Policies	Southwest Area Secondary Plan (SWAP)
Current Zoning	Zone and variation only

Requested Designation and Zone

Requested Place Type	Neighbourhoods Place Type
Requested Special Policies	Amendment to SWAP
Requested Zoning	LI4() Zone

Appendix C – Additional Plans and Drawings

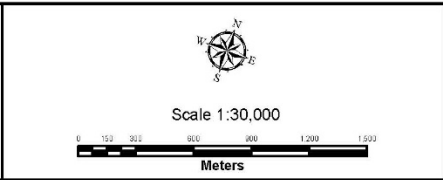


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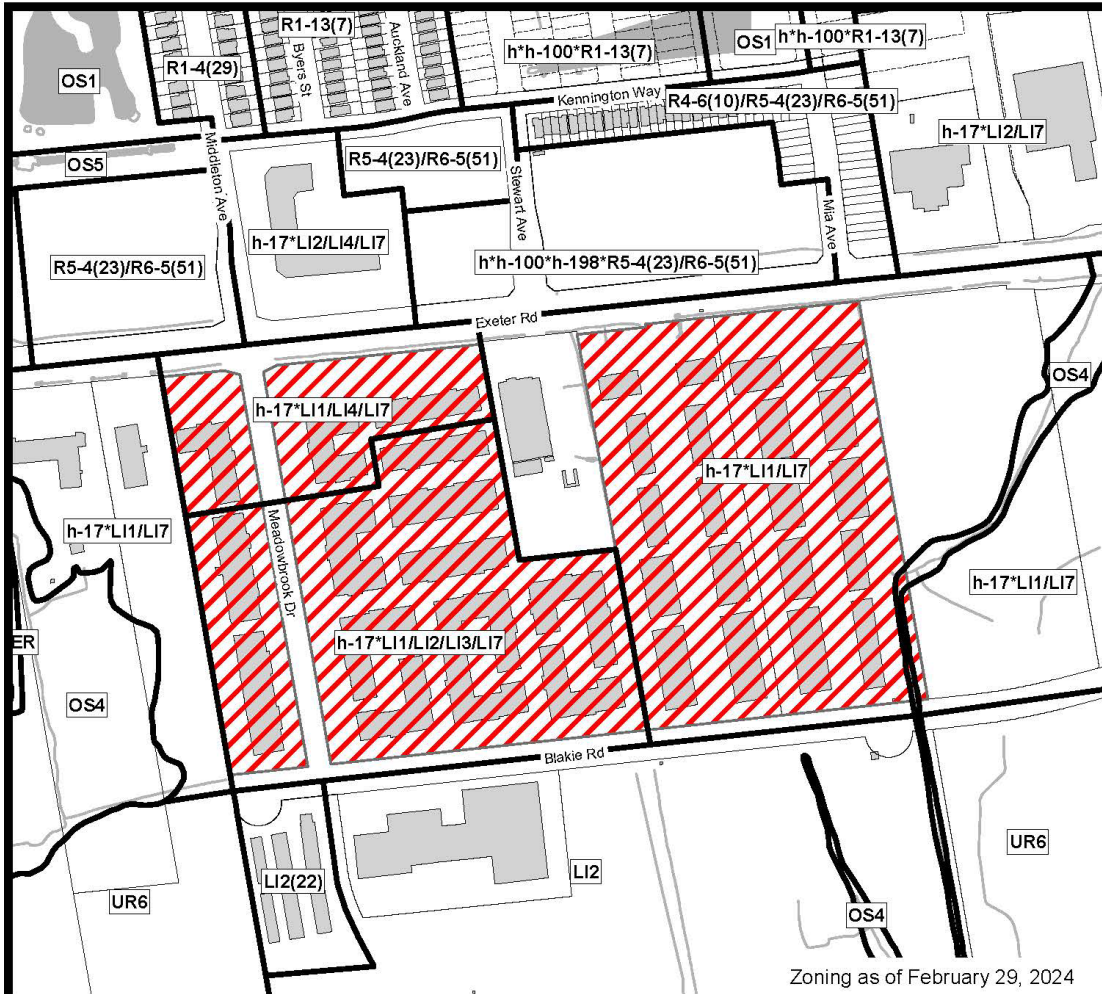
Downtown	Future Community Growth	Environmental Review
Transit Village	Heavy Industrial	Farmland
Shopping Area	Light Industrial	Rural Neighbourhood
Rapid Transit Corridor	Future Industrial Growth	Waste Management Resource Recovery Area
Urban Corridor	Commercial Industrial	Urban Growth Boundary
Main Street	Institutional	
Neighbourhood	Green Space	

This is an excerpt from Planning & Development's working consolidation of Map 1 - Place Types of the London Plan, with added notations.

CITY OF LONDON
Official Plan
LONDON PLAN MAP 1
- PLACE TYPES -
 PREPARED BY: Planning & Development



File Number: OZ-9706
Planner: BH
Technician: JI
Date: 2024/03/27



Zoning as of February 29, 2024



COUNCIL APPROVED ZONING FOR THE SUBJECT SITE: h-17*L11/LI4/LI7, h-17*L11/LI2/LI3/LI7, h-17*L11/LI7

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

CITY OF LONDON

PLANNING SERVICES / DEVELOPMENT SERVICES

ZONING BY-LAW NO. Z-1 SCHEDULE A



THIS MAP IS AN UNOFFICIAL EXTRACT FROM THE ZONING BY-LAW WITH ADDED NOTATIONS

FILE NO:
OZ-9706 BH

MAP PREPARED:
2024/03/27 JI

1:5,000
0 25 50 100 150 200 Meters

Appendix D – Internal and Agency Comments

Heritage – Received February 28, 2024

- The current application is based on a change in use with no changes proposed to the property. As the proposal does not result in soil disturbance, an archaeological assessment is not required. However, the following clauses should be noted:
- Archaeological potential remains on the properties at 169 and 189 Exeter Road. Any future project that may require soil disturbance, may require archaeological assessment.
- It is an offence under Section 48 and 69 of the Ontario Heritage Act for any party other than a consultant archaeologist to make alterations to a known archaeological site or to remove any artifact or other physical evidence of past human use or activity from an archaeological site.
- Should previously undocumented (i.e., unknown, or deeply buried) archaeological resources be discovered, they may be a new archaeological site and therefore be subject to Section 48(1) of the Ontario Heritage Act. The proponent or person discovering the archaeological resources must cease alteration of the site immediately and engage a consultant archaeologist to carry out archaeological fieldwork, in compliance with Section 48(1) of the Ontario Heritage Act. Archaeological sites recommended for further archaeological fieldwork or protection remain subject to Section 48(1) of the Ontario Heritage Act and may not be altered, or have artifacts removed from them, except by a person holding an archaeological license.
- If human remains/or a grave site is discovered, the proponent or person discovering the human remains and/or grave site must cease alteration of the site immediately. The Funerals, Burials and Cremation Services Act requires that any person discovering human remains must immediately notify the police or coroner and the Registrar of Burial Sites, War Graves, Abandoned Cemeteries and Cemetery Closures, Ontario Ministry of Government and Consumer Services.

Ecology – Received March 13, 2024

Major issues identified:

- No Natural Heritage Features on, or adjacent to the site have been identified on Map 5 of the London Plan or based on current aerial photo interpretation.

Ecology – complete application requirements

- None.

Notes

- None.

Engineering – Received March 13, 2024

Zoning Application Comments

P&D Engineering

- Engineering has no further concerns with this application - Zoning approval is recommended.
- Existing h-17 holding provision may be removed at this stage.

Wastewater

- A small portion of the lands is contemplated as MD as per the London Plan with the remainder as transitional industrial. Subject lands are approximately 17.6ha in size (A5-A8 on DAP) allocated commercial density which is not to be exceeded for the entirety of the subject lands. SED is amicable to the special provision to permit professional and business offices as additional uses noting there is no residential uses permitted under the current zoning or as part of the suggested Special Provision and would require a future rezoning.

- Any future intensification beyond the current zoning of 100pp/ha will be subject to further review and comments through the appropriate review process’.

Matters for Site Plan

Wastewater

- Sanitary servicing will need to be demonstrated at a site plan consultation stage as well as any proposed easements.

Stormwater

- None

Water

- None

Transportation

- None

UTRCA – Received February 12, 2024

- The subject lands are regulated by the UTRCA due to the presence of a riverine flooding hazard. As there is no development being proposed, the UTRCA has no objections to the proposed applications. If a development concept is provided in future, the UTRCA will work with the applicant through the Site Plan process to implement specific development requirements to ensure development is done in a safe manner.
- We would like to remind the applicant that written approval from the UTRCA is required prior to undertaking any works within the regulated area, including but not limited to site alteration, grading, or development.

Urban Design – Received February 12, 2024

Matters for ZBA:

- As the applicant is not currently proposing any changes to the site or building design, Urban Design staff have no comments.

Parks Planning – Received March 14, 2024

1. Major Issues

- None.

2. Matters for OPA/ZBA

- None.

3. Matters for Site Plan

- Additional use to existing building, no comment.

Landscape Architecture – March 14, 2024

- No Comments.

Site Plan – February 08, 2024

- No Comments from Site Plan at this stage.

London Hydro – Received February 12, 2024

- London Hydro has no objection to this proposal or possible official plan and/or zoning amendment. Any new or relocation of the existing service will be at the

expense of the owner.