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File: Z-8232
Planner: Mike Corby

TO:	CHAIR AND MEMBERS PLANNING & ENVIRONMENT COMMITTEE
FROM:	JOHN M. FLEMING MANAGING DIRECTOR, PLANNING AND CITY PLANNER
SUBJECT:	APPLICATION BY: DANCOR CONSTRUCTION LTD. 1420 GLOBAL DRIVE PUBLIC PARTICIPATION MEETING ON NOVEMBER 26, 2013

RECOMMENDATION

That, on the recommendation of the Managing Director, Planning and City Planner, with respect to the application of Dancor Construction Ltd. relating to the property located at 1420 Global Drive, the proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting on December 3, 2013 to amend Zoning By-law No. Z.-1, in conformity with the Official Plan, to change the zoning of the subject property **FROM** a Light Industrial (LI1/LI2/LI6) Zone **TO** a Light Industrial Special Provision (LI1/LI2/LI6(_)) Zone.

PREVIOUS REPORTS PERTINENT TO THIS MATTER
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"None"

PURPOSE AND EFFECT OF RECOMMENDED ACTION

The purpose and effect of the requested Zoning By-law amendment is to permit tractor trailer repair and truck repair uses within the existing building.

RATIONALE

- i) The proposal is consistent with the policies of the Provincial Policy Statement, 2005, which promote healthy, liveable and safe communities by accommodating an appropriate range and mix of employment uses;
- ii) The proposal is consistent with the policies of the City of London Official Plan relating to light industrial uses and objectives;
- iii) The proposed zone provides a complementary use to the existing Light Industrial zone and will have no negative effects on the surrounding area.

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BACKGROUND

Date Application Accepted: September 9, 2013	Agent: Dancor (Sean Ford)
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REQUESTED ACTION: Change Zoning By-law Z.-1 **FROM** a Light Industrial (LI1/LI2/LI6) Zone which permits and regulates a range of industrial and associated secondary uses, **TO** a Light Industrial Special Provision (LI1/LI2/LI6(_)) Zone to permit a tractor trailer repair and truck repair as permitted uses.

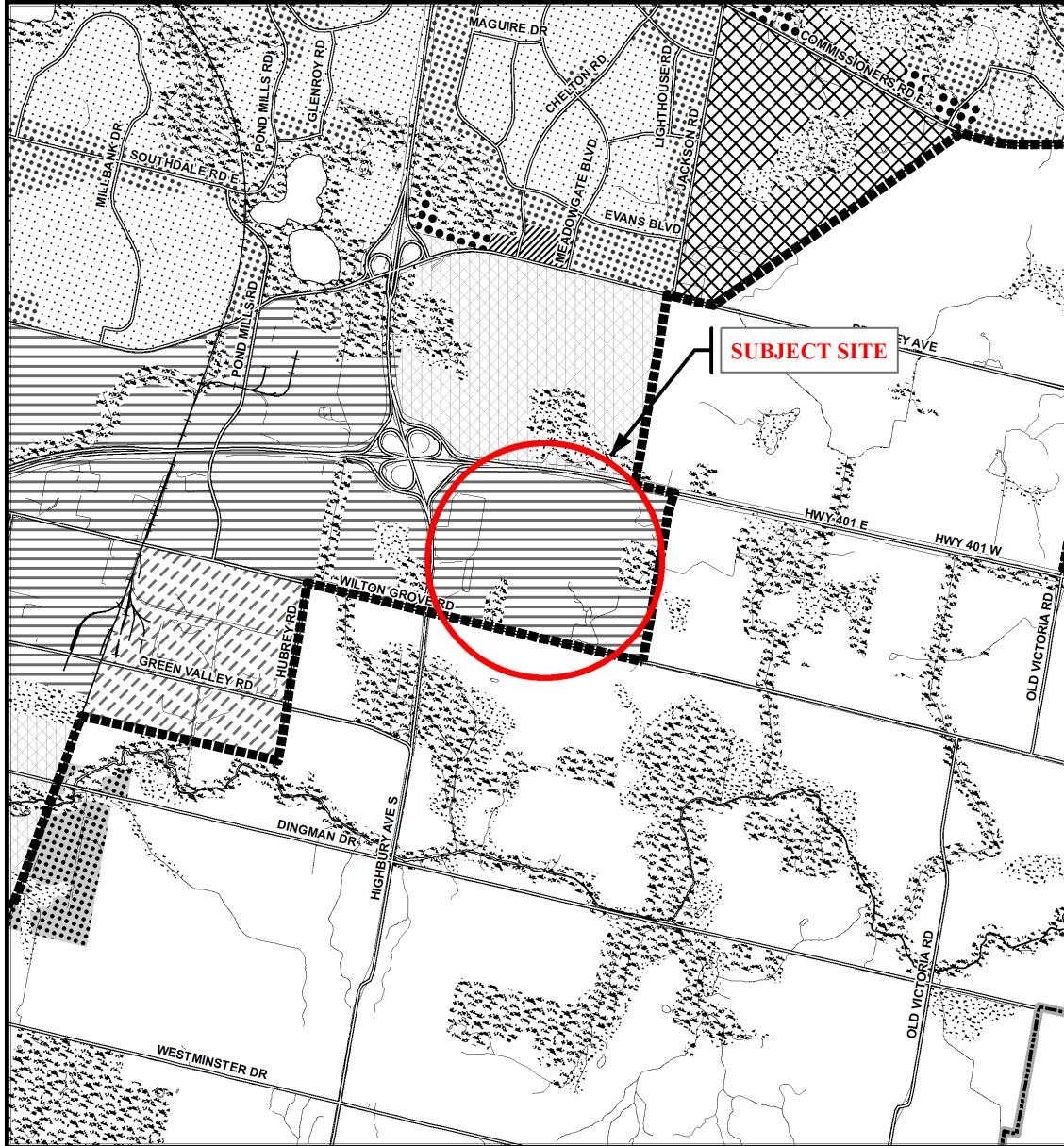
- SITE CHARACTERISTICS:**
- **Current Land Use** – Industrial Building
 - **Frontage** – 124 metres (407 feet)
 - **Depth** – 134m (440 feet)
 - **Area** – 1.56 ha (3.85 ac)
 - **Shape** - Square

- SURROUNDING LAND USES:**
- **North** - Industrial
 - **South** - Industrial
 - **East** - Industrial
 - **West** - Industrial

- OFFICIAL PLAN DESIGNATION:** (refer to Official Plan Map)
- Light Industrial
- EXISTING ZONING:** (refer to Zoning Map)
- LI1/LI2/LI6

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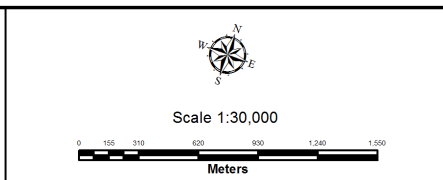
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Legend	
	Downtown
	Enclosed Regional Commercial Node
	New Format Regional Commercial Node
	Community Commercial Node
	Neighbourhood Commercial Node
	Main Street Commercial Corridor
	Auto-Oriented Commercial Corridor
	Multi-Family, High Density Residential
	Multi-Family, Medium Density Residential
	Low Density Residential
	Office Area
	Office/Residential
	Office Business Park
	General Industrial
	Light Industrial
	Regional Facility
	Community Facility
	Open Space
	Urban Reserve - Community Growth
	Urban Reserve - Industrial Growth
	Rural Settlement
	Environmental Review
	Agriculture
	Urban Growth Boundary

CITY OF LONDON
Department of
Planning and Development
OFFICIAL PLAN SCHEDULE A
- LANDUSE -

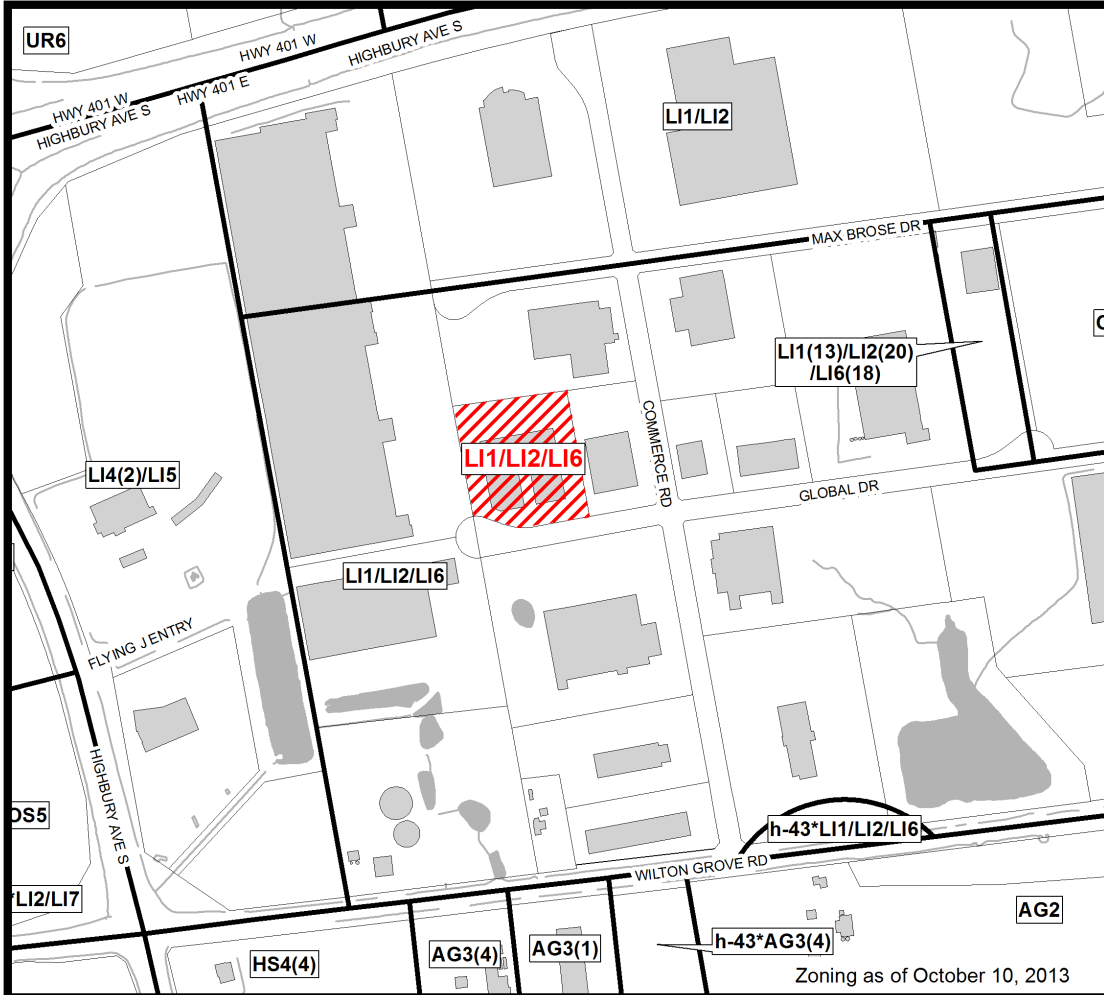
PREPARED BY: Graphics and Information Services



FILE NUMBER: Z-8232
PLANNER: MC
TECHNICIAN: CK
DATE: 2013/10/28

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COUNCIL APPROVED ZONING FOR THE SUBJECT SITE: LI1/LI2/LI6

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

2) ANNEXED AREA APPEALED AREAS

CITY OF LONDON
PLANNING, ENVIRONMENTAL AND ENGINEERING 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: Z-8232		MC
MAP PREPARED: 2013/10/28		CK
1:6,000		
0 30 60 120 180 240 Meters		

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PLANNING HISTORY

Site Plan Approval received - August 30 2011

Application for a Zoning By-law Amendment received - September 9, 2013

SIGNIFICANT DEPARTMENT/AGENCY COMMENTS

“None”

PUBLIC LIAISON:	On September 13, 2013, Notice of Application was sent to 8 property owners in the surrounding area. Notice of Application was also published in the <i>Public Notices and Bidding Opportunities</i> section of <i>The Londoner</i> on September 19, 2013. A “Possible Land Use Change” sign was also posted on the site.	No replies were received
<p>Nature of Liaison: The purpose and effect of the requested Zoning By-law amendment is to permit tractor trailer repair and truck repair uses within the existing building.</p> <p>Change Zoning By-law Z.-1 FROM a Light Industrial (LI1/LI2/LI6) Zone which permits and regulates a range of industrial and associated secondary uses, TO a Light Industrial Special Provision (LI1/LI2/LI6(_)) Zone to permit a tractor trailer repair and truck repair as permitted uses.</p>		
Responses: “None”		

ANALYSIS

Subject Site

The subject site is located within an industrial subdivision southeast of Highway 401 East and the Highbury Avenue South interchange. The site was developed with a 55,000 square foot multi-unit industrial building in the summer of 2011.

Nature of Application

The purpose and effect of the requested Zoning By-law amendment is to permit tractor trailer repair and truck repair uses within the existing building.

Provincial Policy Statement (PPS)

The policies of the PPS promote healthy, liveable and safe communities by: encouraging efficient development and land use patterns which sustain the financial well-being of the municipality; accommodating an appropriate range and mix of residential, employment (including industrial, commercial and institutional uses) and other land uses; and, promoting cost effective development standards within minimize land consumption and servicing costs.

The proposed rezoning will maintain the existing development and land use pattern in the area and will allow the owner to operate the subject site in a fashion that is compatible with the surrounding land uses. The addition of the tractor trailer and truck repair use will help sustain

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the financial well-being of the municipality as it will help reduce vacancy on the site and create employment opportunities.

The proposal also satisfies section 1.1.3.3 of the PPS which ensures that planning authorities identify and promote opportunities for intensification and redevelopment where it can be appropriately accommodated.

The proposal will effectively use the existing building and current infrastructure in place thereby reducing costs as well as preventing unnecessary expansion and land consumption. The proposed new use will bring a potential long term tenant increasing the vitality of the industrial subdivision and the subject site that has struggled to acquire permanent tenants.

Official Plan

The subject site is within a large Light Industrial designation which was planned and developed through a City initiated plan of subdivision. Under section 7.3.1, Main Permitted Uses of the Industrial Land Use designation in the Official Plan, repair activities are identified as a permitted use as long as they are located within enclosed buildings and require only a limited amount of outdoor storage and are unlikely to cause adverse effects with respect to air, odour or water pollution, or excessive noise levels. The proposed use is also in conformity with section 7.1.1. “Objectives for all Industrial Designations” and section 7.1.3. “Light Industrial Objectives” as it facilitates the location of an industrial use within an existing industrial park and is taking advantage of existing infrastructure in the industrial park and utilizing the land in the area by not consuming unnecessary lands. The rezoning will permit an additional use for the subject site that will have a minimal impact on surrounding uses in terms of noise, smoke, odour or visual appearance, and which can be located in relatively close proximity to other land uses and entryways into the City, which is also in keeping with section 7.3.3 “Operation Criteria” of the Official Plan.

The subject site is fairly new and went through the site plan process back in 2011, the current facility meets section 7.3.5 Area Site Design Criteria of the Official Plan, and conforms with the current site plan control by-law. Therefore the proposed use will not require any alterations to the building or the site ensuring that the site will continue to conform to the approved plans and Site Plan By-law requirements.

Zoning

The subject site is currently zoned Light Industrial (LI1/LI2/LI6) which provides for a wide range of light industrial uses. The light industrial zone permits an expanded range of industrial and complementary uses at appropriate locations. The proposed use is considered a complimentary use and appropriate for the light industrial area. However, the requested use is not specifically defined in the current Z.-1 Zoning By-law and therefore is not identified in any of the current Light Industrial zone variation. In order to implement the proposed use, a new definition must be added to the Zoning By-law so it can be implemented on the subject site as a special provision. The new definition to be added to the Z.-1 By-law is as follows:

“Tractor Trailer and Truck Service Establishment” means a premises purpose designed for repair and servicing of freight carrying trucks, including truck tractors and truck trailers, and shall include the storage of such vehicles.”

Since this new use is not identified under a specific Light Industrial zone it is recommended to be added to the will be placed on the subject site as a special provision.

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CONCLUSION

The proposed rezoning is recommended for approval as the proposal is consistent with the policies of the Provincial Policy Statement, 2005, which promote healthy, liveable and safe communities by accommodating an appropriate range and mix of employment uses. The proposal is consistent with the policies of the City of London Official Plan relating to light industrial uses and objectives. The proposed zone provides a complementary use to the existing Light Industrial zones and will have no negative effects on the surrounding area.

PREPARED BY:	REVIEWED BY:
MIKE CORBY COMMUNITY PLANNING AND DESIGN	MICHAEL TOMAZINCIC, MCIP, RPP MANAGER, PLANNING REVIEW COMMUNITY PLANNING AND DESIGN
SUBMITTED BY:	RECOMMENDED BY:
JIM YANCHULA, MCIP, RPP MANAGER, COMMUNITY PLANNING AND DESIGN	JOHN M. FLEMING, MCIP, RPP MANAGING DIRECTOR, PLANNING AND CITY PLANNER

October 22, 2013

MC/mc

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Planner: Mike Corby

Bibliography of Information and Materials
Z-8232

Request for Approval:

City of London Zoning By-law Application Form, completed by Dancor, September 9, 2013.

Reference Documents:

Ontario. Ministry of Municipal Affairs and Housing. *Planning Act, R.S.O. 1990, CHAPTER P.13*, as amended.

Ontario. Ministry of Municipal Affairs and Housing. *Provincial Policy Statement*, March 1, 2005.

City of London. *Official Plan*, June 19, 1989, as amended.

City of London. *Zoning By-law No. Z-1*, May 21, 1991, as amended.

Correspondence: (all located in City of London File No. Z-8232. unless otherwise stated)

City of London -

Postma R., City of London Forestry. E-mail to M. Corby. September 17, 2013.

Clavet Y., City of London Storm Water Management Unit. E-mail to M. Corby. October 1, 2013.

Moore R., City of London Parks Waste Water. E-mail to M. Corby. October 2, 2013.

Departments and Agencies -

Creighton C., UTRCA. Letter to M. Corby. September 30, 2013.

Dalrymple D., London Hydro. Memo to M. Corby. September 16, 2013.

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Appendix "A"

Bill No. (number to be inserted by Clerk's Office)
2014

By-law No. Z.-1-13_____

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 1420 Global Drive.

WHEREAS DANCOR Development Corporation has applied to rezone an area of land located at 1420 Global Drive, as shown on the map attached to this by-law, as set out below;

AND WHEREAS this rezoning conforms to the Official Plan;

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 1420 Global Drive, as shown on the attached map comprising part of Key Map No. A116, from a Light Industrial (LI1/LI2/LI6) Zone to a Light Industrial (LI1/LI2/LI6(_)) Zone.
- 2) Section Number 40.4 of the Light Industrial (LI) Zone is amended by adding the following Special Provision:
 -) LI6 () 1420 Global Road
 - a) Additional Permitted Uses:
 - i) Tractor Trailer and Truck Service Establishment
 - b) Regulation
 - i) Parking (min) As existing on the date of the passing of the by-law.

- 3) Section 2, Definitions, to By-law No. Z.-1 is amended by adding, in the appropriate alphabetical order, the following definition:

"Tractor Trailer and Truck Service Establishment" means a premises purpose designed for repair and servicing of freight carrying trucks, including truck tractors and truck trailers, and shall include the storage of such vehicles.

The inclusion in this By-law of imperial measure along with metric measure is for the purpose of convenience only and the metric measure governs in case of any discrepancy between the two measures.

This By-law shall come into force and be deemed to come into force 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 December 3, 2013

Agenda Item # Page #

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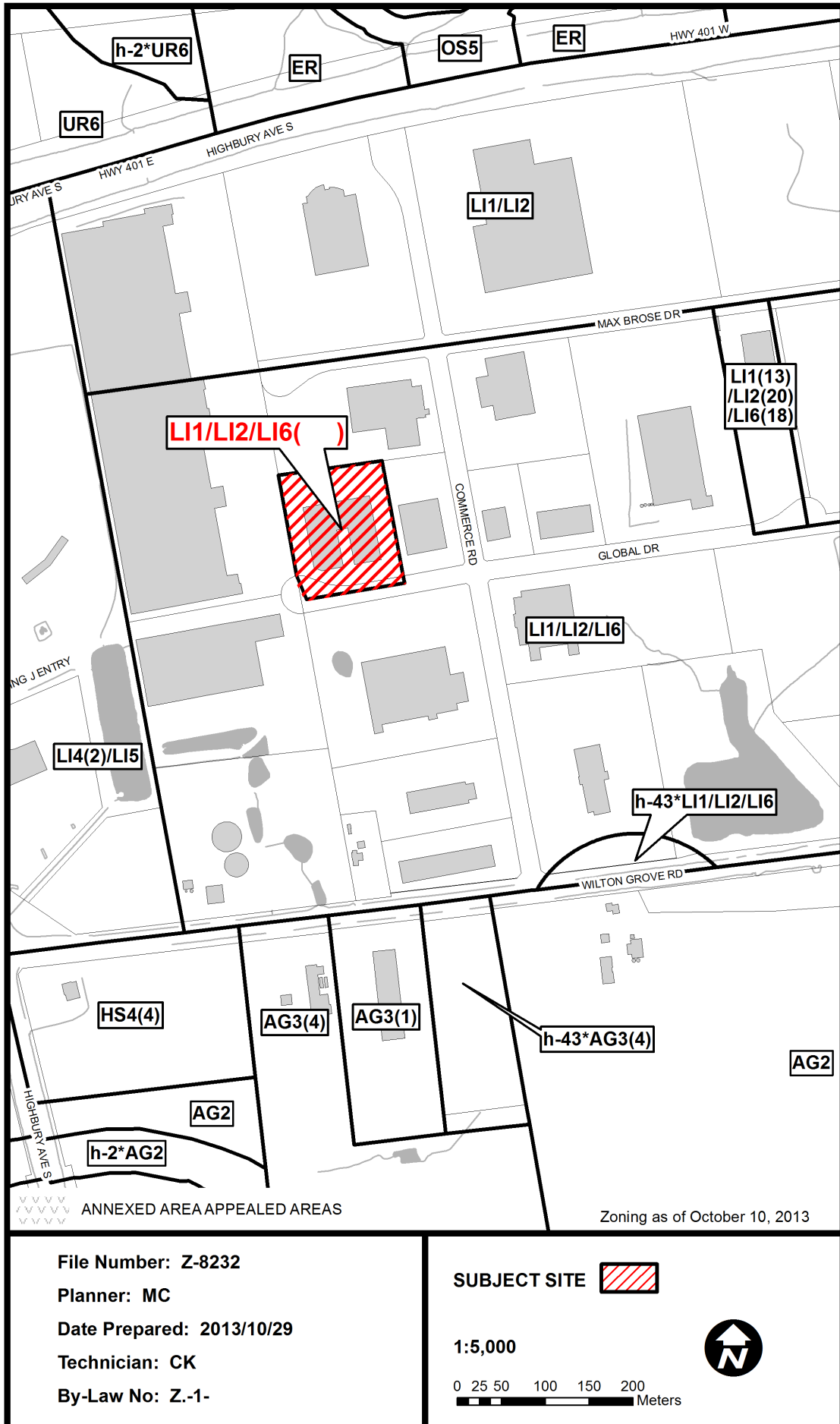
Joe Fontana
Mayor

Catharine Saunders
City Clerk

First Reading - December 3, 2013
Second Reading - December 3, 2013
Third Reading - December 3, 2013

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



Geodatabase