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**File: Z-8272**  
**Planner: Nicole Musicco**

<b>TO:</b>	<b>CHAIR AND MEMBERS PLANNING &amp; ENVIRONMENT COMMITTEE</b>
<b>FROM:</b>	<b>JOHN M. FLEMING MANAGING DIRECTOR, PLANNING AND CITY PLANNER</b>
<b>SUBJECT:</b>	<b>APPLICATION BY: CITY OF LONDON 595 and 607 INDUSTRIAL ROAD PUBLIC PARTICIPATION MEETING ON NOVEMBER 26, 2013</b>

<b>RECOMMENDATION</b>
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That, on the recommendation of the Managing Director, Planning and City Planner, with respect to the application of the City of London relating to the property located at 595 and 607 Industrial Road: 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 on a portion of the subject lands **FROM** a General Industrial (GI1) Zone and Open Space (OS4) Zone (595 Industrial Road) and a General Industrial/Heavy Industrial (GI1/HI1) Zone and Open Space (OS4) (607 Industrial Road) **TO** an Open Space (OS4) Zone on a portion of the lands.

<b>PREVIOUS REPORTS PERTINENT TO THIS MATTER</b>
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Z-8104 – June 18, 2013 – Report to Planning and Environment Committee.

OZ-6882 - September 13, 2010 - Report to Planning Committee

<b>PURPOSE AND EFFECT OF RECOMMENDED ACTION</b>
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The purpose and effect of the amendment is to change the location of the flood lines so that they are consistent with the regulatory flood lines which have been changed in a minor modification through the Pottersburg Creek Subwatershed remediation work. Note: This is a housekeeping amendment. No change in land use is proposed. The subject site will continue to permit industrial uses. Through this amendment, it is proposed that the existing zone boundary be modified to reflect the changes to the Pottersburg Creek Subwatershed, as per the intent of Council's previous resolutions on these lands and corresponding zoning amendments.

<b>RATIONALE</b>
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- The proposed amendments will open up new table lands, previously within the flood plain of Pottersburg Creek, to permit Light Industrial development consistent with the proposed zoning.
- The recommended amendment is consistent with the policies of the *Provincial Policy Statement, 2005*
- The recommended amendment is consistent with the City of London Official Plan.
- The proposed zoning amendment reflects the intent of Council's decision on November 1st, 2010.

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- The Upper Thames River Conservation Authority accepts the proposed flood plain revisions and associated Zoning-By-law amendments, subject to a fill permit, once development is proposed.
- The proposed zoning aids in fulfilling the City of London's Industrial Land Development Strategy (Council approved - 2001) to maintain a suitable inventory of City-owned Industrial Land.

<b>BACKGROUND</b>
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<b>Date Application Accepted:</b> October 11, 2013	<b>Agent:</b> City of London
<b>REQUESTED ACTION:</b> The amendment is to change the location of the flood lines so that they are consistent with the regulatory flood lines which have been changed through the Pottersburg Creek Subwatershed remediation work.	

<b>SITE CHARACTERISTICS:</b>
<ul style="list-style-type: none"> <li>• <b>Current Land Use</b> - Industrial</li> <li>• <b>Frontage</b> – 170 m.</li> <li>• <b>Depth</b> – 245 m.</li> <li>• <b>Area</b> – 41,650 m2</li> <li>• <b>Shape</b> - Irregular</li> </ul>

<b>SURROUNDING LAND USES:</b>
<ul style="list-style-type: none"> <li>• <b>North</b> - Industrial</li> <li>• <b>South</b> - Industrial</li> <li>• <b>East</b> - Industrial</li> <li>• <b>West</b> - Industrial</li> </ul>

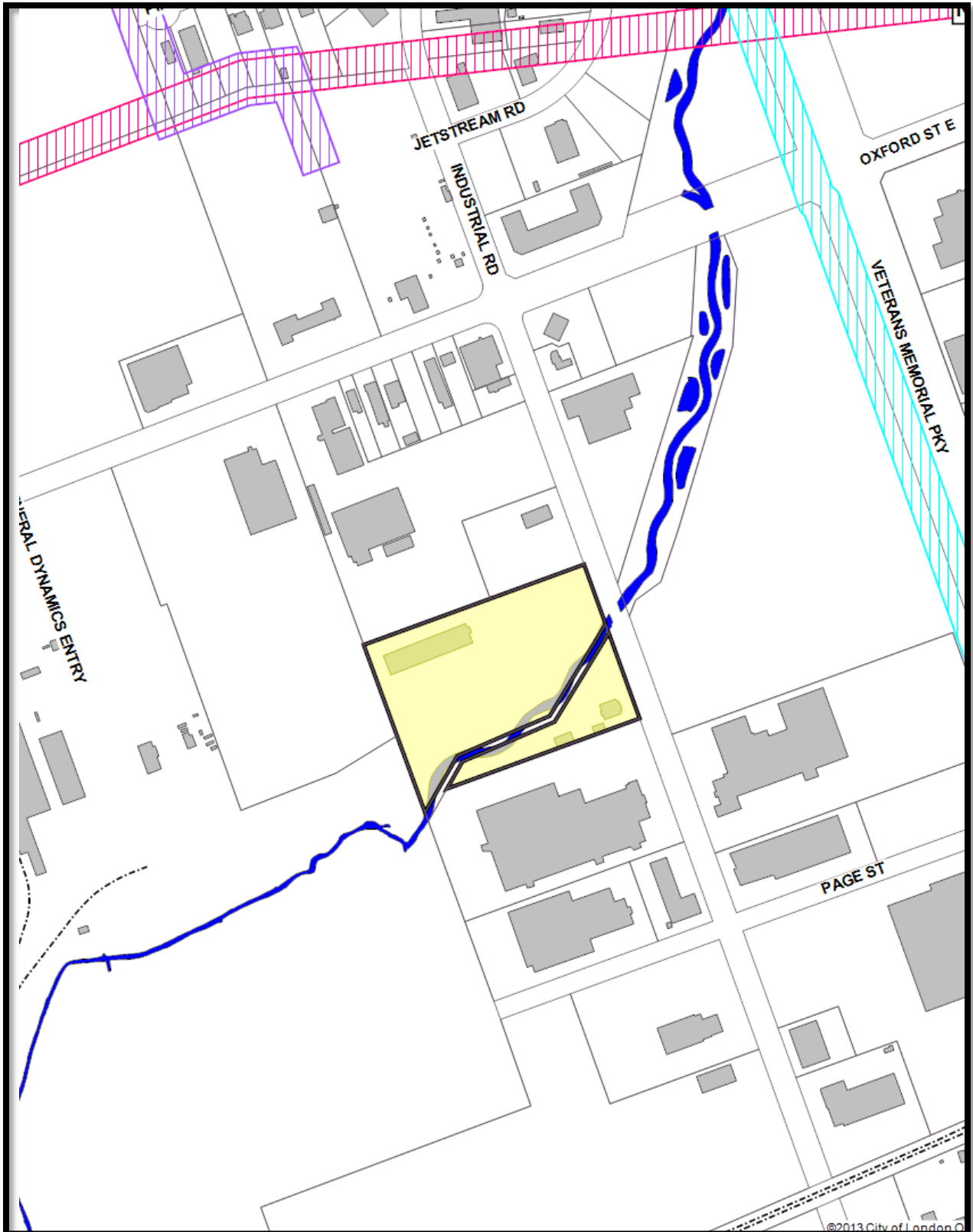
<b>OFFICIAL PLAN DESIGNATION:</b> (refer to Official Plan Map)
Light Industrial and Open Space
<b>EXISTING ZONING:</b> (refer to Zoning Map)
General Industrial (GI1) and Open Space (OS4) Zone and an Open Space (OS) General Industrial (GI1) and Heavy Industrial (HI1) Zone

Agenda Item # Page #

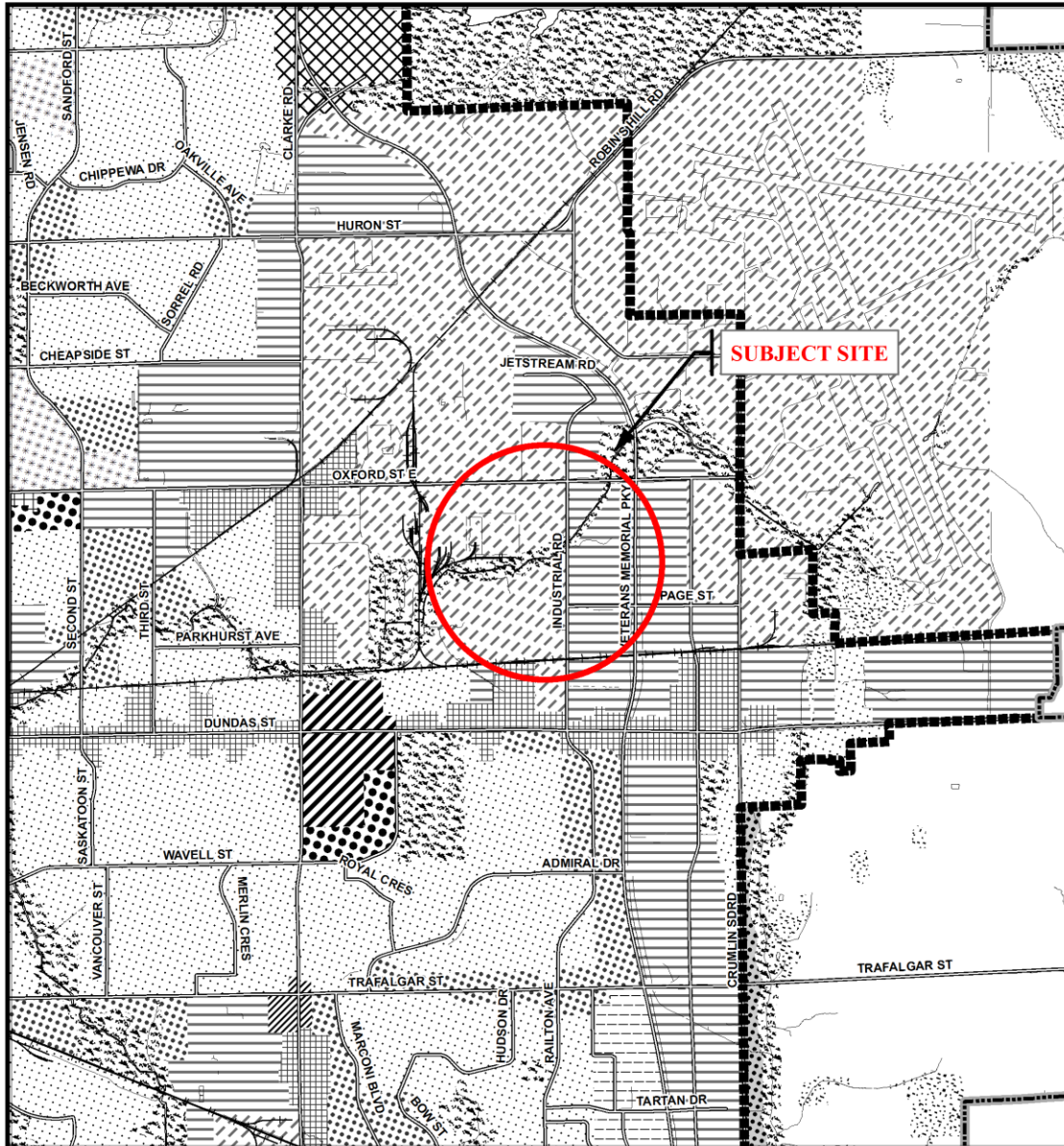
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**Location Map**

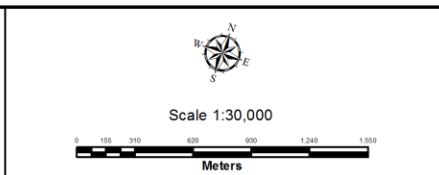


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Legend	
	Downtown
	Enclosed Regional Commercial Node
	New Format Regional Commercial Node
	Community Commercial Node
	Neighbourhood Commercial Node
	Main Street Commercial Corridor
	Auto-Oriented Commercial Corridor
	Multi-Family, High Density Residential
	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

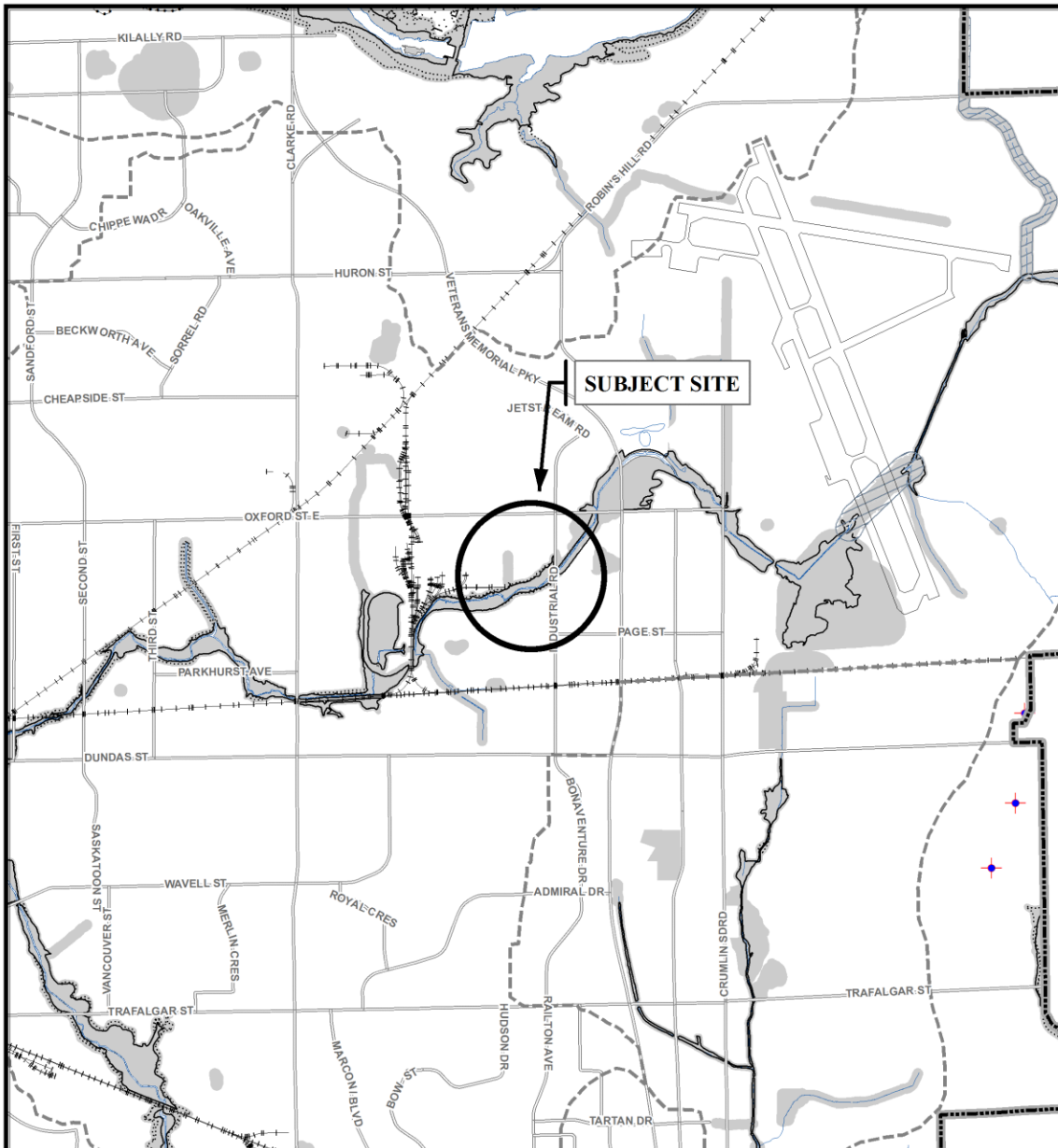
**CITY OF LONDON**  
Department of  
Planning and Development  
**OFFICIAL PLAN SCHEDULE A**  
- LANDUSE -  
PREPARED BY: Graphics and Information Services



**FILE NUMBER:** Z-8272  
NM  
**PLANNER:**  
**TECHNICIAN:** CK  
**DATE:** 2013/11/01

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File: Z-8272  
Planner: Nicole Musicco



**NATURAL RESOURCES**

- Aggregate Resource Areas
- Extractive Industrial
- Emergency Municipal Water Wells

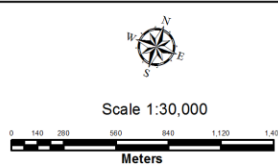
**Base Map Features**

- Railways
- Water Courses/Ponds
- Streets (refer to Schedule "C")
- Conservation Authority Boundary
- Subwatershed Boundary
- Potential Special Policy Areas
- Special Policy Area

**NATURAL HAZARDS**

- Regulatory Flood Line  
*NOTE 1: Flood Lines shown on this map are approximate. The precise delineation of flood plain mapping is available from the Conservation Authority having jurisdiction.*  
*NOTE 2: Flood Fringe mapping for certain areas of the city is available from the Upper Thames River Conservation Authority.*
- Riverine Erosion Hazard Limit For Confined Systems
- Riverine Erosion Hazard Limit For Unconfined Systems
- Steep Slopes Outside of the Riverine Erosion Hazard Limit
- Abandoned Oil/Gas Wells
- Conservation Authority Regulation Limit

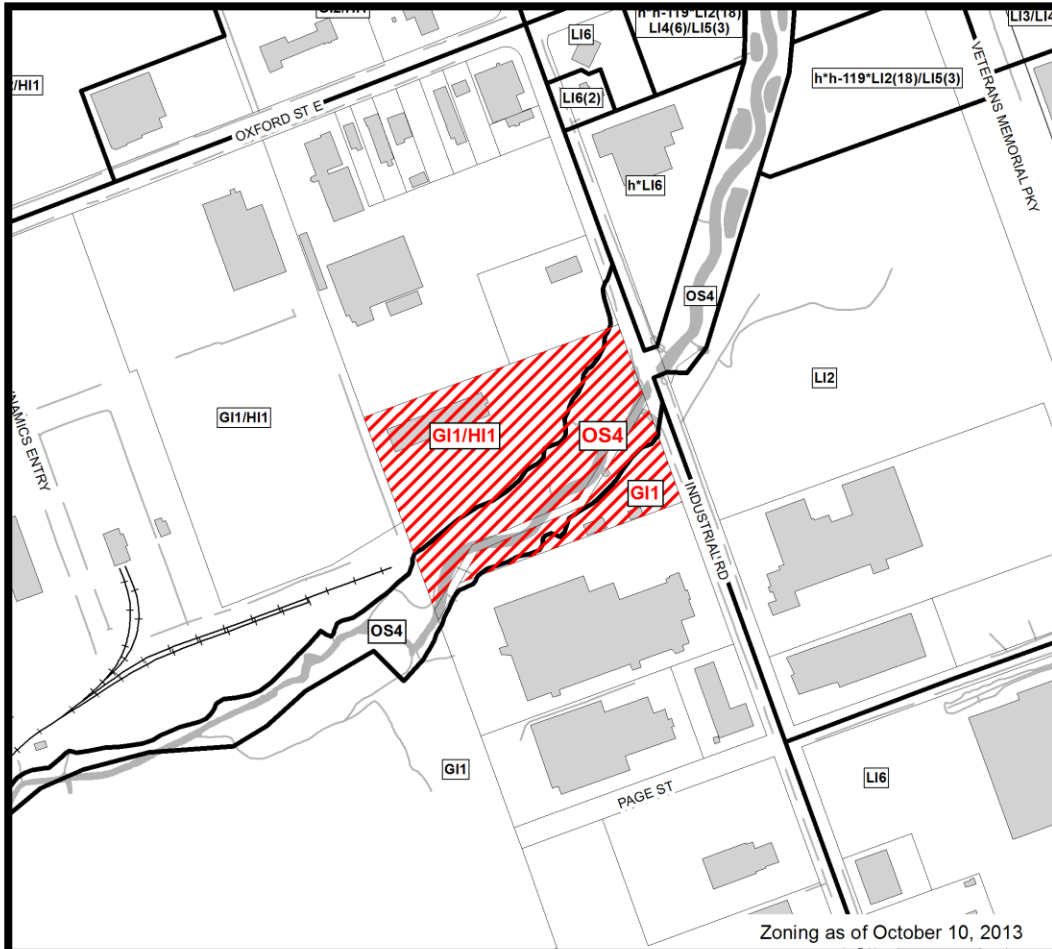
**CITY OF LONDON**  
Department of  
**Planning and Development**  
OFFICIAL PLAN SCHEDULE B2  
NATURAL RESOURCES  
AND  
NATURAL HAZARDS  
PREPARED BY: Graphics and Information Services



**FILE NUMBER:** Z-8272  
**PLANNER:** NM  
**TECHNICIAN:** CK  
**DATE:** 2013/11/01

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**COUNCIL APPROVED ZONING FOR THE SUBJECT SITE: GI1/HI1, OS4 & GI1**

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

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-8272 NM

MAP PREPARED:  
2013/11/01 CK

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

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**File: Z-8272**  
**Planner: Nicole Musicco**

<b>HISTORY</b>
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On November 19, 2004, the public was notified and circulated regarding the subject lands, to amend "Schedule 'B' Environmental Features" of the Official Plan, to change the location of the flood lines to reduce the area of the floodplain consistent with the Pottersburg Creek Subwatershed Study. This application was put on hold on February 28th, 2005 to determine if an Environmental Assessment would be undertaken to identify any future interchange alignment and property requirements for lands at the intersection of Oxford Street and Veterans Memorial Parkway (then Airport Road). Also the Upper Thames River Conservation Authority was not in support of the amendments at the time.

<b>SIGNIFICANT DEPARTMENT/AGENCY COMMENTS</b>
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<b>PUBLIC LIAISON:</b>	On October 17, 2013, Notice of Application was sent to 21 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 October 24, 2013.	0 replies were received
<b>Nature of Liaison:</b> Possible amendment to Zoning By-law Z-1 to change the zoning FROM a General Industrial/Open Space (GI1/OS4) Zone and an Open Space/General Industrial/Heavy Industrial (OS4/GI1/HI1) Zone TO an Open Space (OS4) Zone on a portion of the lands. The existing Open Space (OS4) zone is proposed to be adjusted to match the realignment of the Pottersburg Creek regulatory flood lines		
<b>Responses:</b> No responses received.		

**Upper Thames River Conservation Authority**

*As indicated in the Authority's comments dated October 26, 2012 regarding Application Z-8104, the Phase 2 Pottersburg Creek channel works were completed in accordance with the approved plans. Section 28 Conservation Authorities Act approvals will continue to be required for the lands located adjacent to the new Pottersburg Creek channel/flood plain in order to ensure that proper filling and grading is completed to meet the "target fill elevations". The UTRCA has no objections to this application.*

**London Hydro**

No objection.

**Urban Forestry**

No objection.

**Transportation**

No objection.

<b>ANALYSIS</b>
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**Subject Sites**

The subject properties are located on the west side of Industrial Road, south of Oxford Street East and the Pottersburg Creek runs between 595/607 Industrial Road. The surrounding uses consist of a mix of industrial and office uses. The subject properties, according to current mapping, are subject to the Upper Thames River Conservation Authority's Regulation Limit and the riverine hazard allowance associated with the Pottersburg Creek.

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**File: Z-8272**  
**Planner: Nicole Musicco**

Purpose of Application

The purpose of the City of London application is to adjust the existing zone boundary to reflect the changes to the Pottersburg Creek channel, as per the intent of Council's previous resolutions on these lands, corresponding zoning amendments, and with receipt of as-built drawings which have been approved by the Upper Thames River Conservation Authority.

Existing Official Plan Designation

The Official Plan designates the subject lots Light Industrial and Open Space. The proposed zoning by-law amendment conforms to the Official Plan.

Existing Zoning

The current zone includes a General Industrial (GI1) and Open Space (OS4) Zone and an Open Space (OS) General Industrial (GI1) and Heavy Industrial (HI1) Zone. The City of London application is only proposing to make minor adjustments of the existing zoning boundaries for 595/607 Industrial Road.

The Phase 2 Pottersburg channel works match the realignment of the Pottersburg Creek regulatory flood lines as per the as-built drawings. The minor adjustment to the zoning meets the land use character of the industrial area and will not have any significant impacts on adjacent properties.

The Open Space (OS4) Zone will remain on the balance of the lands within the Regulatory Flood Line, including Pottersburg Creek. The Open Space OS4 Zone variation is intended to be applied to hazard lands; specifically the floodway, steep slopes and open space lands. All development within the OS4 Zone variation is regulated by the UTRCA.

While it is believed that the as-built drawings meet the intent of Council's decisions with respect to the zoning for the Pottersburg Creek remediation work, the zoning boundary should be amended for house-keeping purposes, in anticipation of the submission of building permit applications on the abutting lots. Any proposed development will require Site Plan Approval and through the site plan approval process, issues such as site servicing, stormwater management, outdoor storage, and buffering, landscaped open space, parking and fencing will be addressed.

<b>CONCLUSION</b>
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The proposed Zoning By-law amendment is consistent with the existing PPS and Official Plan policies. The amendment is consistent with Council's decision related to 600, 610 and 670 Industrial Road (June 18, 2013) to change the location of the flood lines so that they are consistent with the regulatory flood lines which have been modified through the Pottersburg Creek Subwatershed remediation work and in conformity with the as-built drawings.



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**Planner: Nicole Musicco**

<b>PREPARED BY:</b>	<b>REVIEWED BY:</b>
<b>NICOLE MUSICCO – PLANNER II COMMUNITY PLANNING AND DESIGN</b>	<b>MICHAEL TOMAZINCIC, MCIP, RPP MANAGER, PLANNING REVIEW COMMUNITY PLANNING AND DESIGN</b>
<b>SUBMITTED BY:</b>	<b>RECOMMENDED BY:</b>
<b>JIM YANCHULA, MCIP, RPP MANAGER, COMMUNITY PLANNING AND DESIGN</b>	<b>JOHN M. FLEMING, MCIP, RPP MANAGING DIRECTOR, PLANNING AND CITY PLANNER</b>

October 21, 2013  
NM/nm

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**File: Z-8272**  
**Planner: Nicole Musicco**

**Bibliography of Information and Materials**  
**Z-8272**

**Request for Approval:**

City of London zoning Application Form, completed by City of London, October 13, 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-8272 unless otherwise stated)**

**City of London:**

Postma, R. Email to N. Musicco. November 5, 2013

**External Responses:**

Crieghton C., UTRCA. Memo to N. Musicco November 5, 2013

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**File: Z-8272  
Planner: Nicole Musicco**

**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 595 and 607 Industrial Road.

WHEREAS the City of London has applied to rezone an area of land located at 595 and 607 Industrial Road, 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:

- (a) Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to a portion of lands located at 595 and 607 Industrial Road, as shown on the attached map comprising part of Key Map No. A104, **FROM** a General Industrial (GI1) Zone and Open Space (OS4) Zone (595 Industrial Road) and a General Industrial/Heavy Industrial (GI1/HI1) Zone and Open Space (OS4) (607 Industrial Road) Zone **TO** an Open Space (OS4) Zone on a portion of the lands.

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.

Joe Fontana  
Mayor

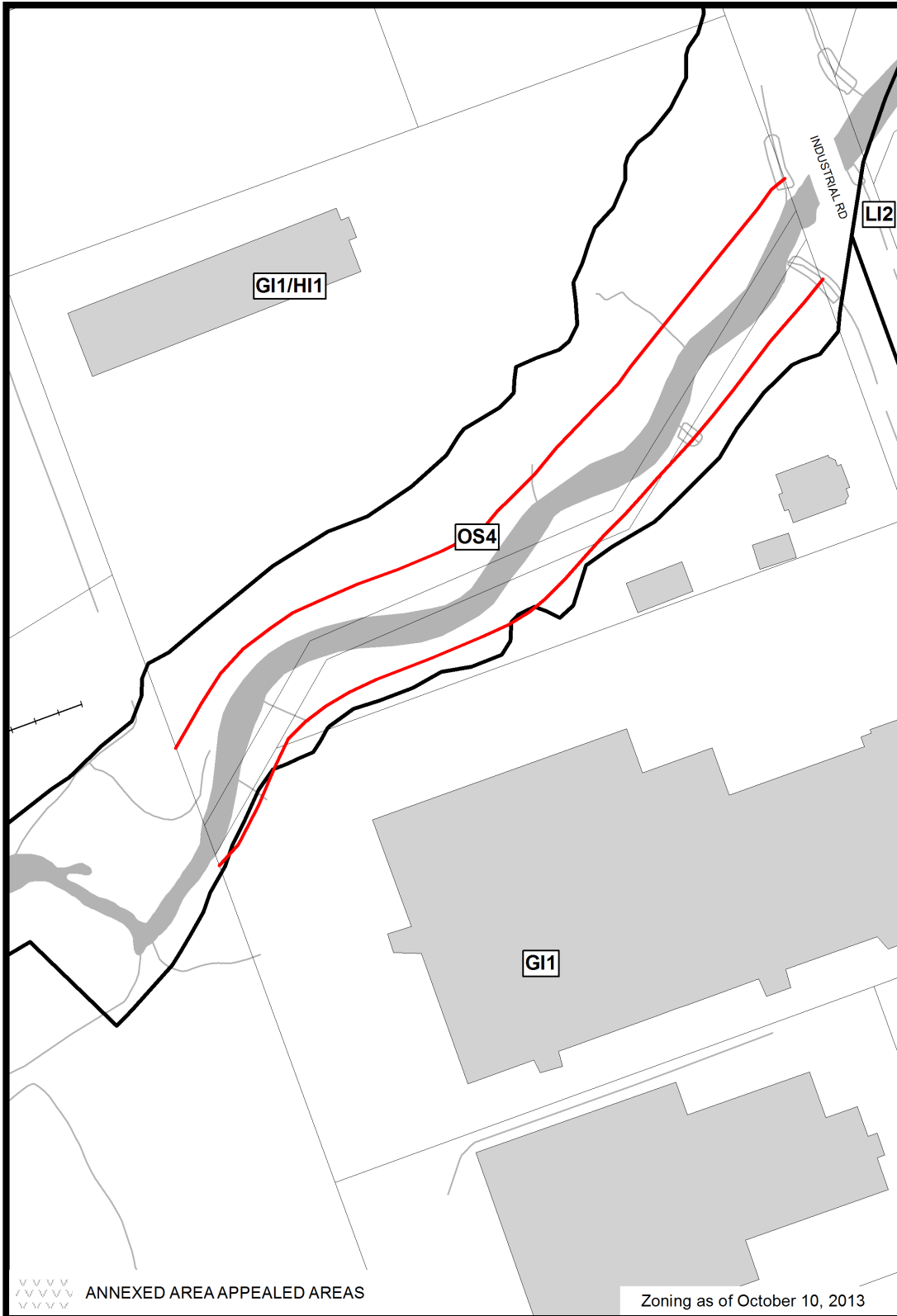
Catharine Saunders  
City Clerk

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

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File: Z-8272  
Planner: Nicole Musicco

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



File Number: Z-8272  
 Planner: NM  
 Date Prepared: 2013/11/01  
 Technician: MB  
 By-Law No: Z.-1-

SUBJECT SITE ———

1:1,500

0 5 10 20 30 40  
Meters