

## Report to Planning and Environment Committee

**To:** Chair and Members  
Planning and Environment Committee

**From:** Scott Mathers, MPA, P.Eng.  
Deputy City Manager, Housing and Community Growth

**Subject:** Pow Samnah Properties Inc. (c/o MHBC Planning)  
650 Industrial Road  
File Number: Z-26018, Ward 3  
Public Participation Meeting

**Date:** April 14, 2026

## Recommendation

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application of Pow Samnah Properties Inc. (c/o MHBC Planning) relating to the property located at 650 Industrial Drive:

- a) the proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting April 28, 2026 to amend Zoning By-law No. Z.-1, in conformity with the Official Plan, The London Plan, to change the zoning of the subject property **FROM** a holding Light Industrial Special Provision (h-8\*LI2(18)/LI4(6)/LI5(3)) Zone, a holding Light Industrial Special Provision (h-8\*LI2(18)/LI5(3)) Zone and a Light Industrial (LI2) Zone **TO** a holding Light Industrial Special Provision (h-8\*LI2(\*)) Zone, a Light Industrial (LI2/LI6) Zone, a Light Industrial Special Provision (LI2(\*\*)) Zone and an Open Space (OS5) Zone.
- b) The Site Plan Approval Authority **BE REQUESTED** to consider the following design issues through the site plan process:
  - i) Orient the built form and principle entrances of any future buildings towards Oxford Street West and/or Industrial Road;
  - ii) Provide enhanced, robust, all-season landscaping and tree planting along Veterans Memorial Parkway.

**IT BEING NOTED TO THE APPLICANT**, that as part of a future housekeeping amendment to The London Plan, Map 1 – Place Types and Map 5 – Natural Heritage will be amended to reflect the Natural Heritage features on the subject lands.

**IT BEING NOTED**, that the above noted amendment is being recommended for the following reasons:

- i) The recommended amendment is consistent with the *Provincial Planning Statement, 2024 (PPS)*;
- ii) The recommended amendment conforms to The London Plan, including but not limited to the Key Directions, City Building policies, Environmental policies, and the Light Industrial Place Type policies; and
- iii) The recommended amendment would permit the future development of the lands for light industrial purposes.

## Executive Summary

### Summary of Request

The applicant has requested an amendment to the Zoning By-law Z.-1 to rezone the property from a holding Light Industrial Special Provision (h-8\*LI2(18)/LI4(6)/LI5(3)) Zone, a holding Light Industrial Special Provision (h-8\*LI2(18)/LI5(3)) Zone and a Light Industrial (LI2) Zone to a holding Light Industrial Special provision (h-8\*LI2(18)/LI4(6)/LI5(3)) Zone, a Light Industrial (LI2/LI6) Zone, a Light Industrial Special

Provision (LI2(\_)) Zone and an Open Space (OS5) Zone. No development is proposed as part of this application.

### **Purpose and the Effect of Recommended Action**

Staff are recommending approval of an alternative Zoning By-law amendment with special provisions to facilitate future industrial development.

## **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:

- **Climate Action and Sustainable Growth**, by a strong and healthy environment ensuring waterways, wetlands, watersheds, and natural areas are protected and enhanced.
- **Economic Growth, Culture, and Prosperity** by supporting London to be a regional centre that proactively attracts and retains talent, business, and investment.

## **Analysis**

### **1.0 Background Information**

#### **1.1 Previous Reports Related to this Matter**

PEC Report – 600, 650 and 670 Industrial Road – OZ-6882 – 2010

PEC Report – 600, 650 and 670 Industrial Road – Z-8104 – 2012

Consent Report – 650 Industrial Road – B.029/22 – 2022

#### **1.2 Planning History**

In 2010, a City-initiated Official Plan Amendment and applicant-initiated Zoning By-law Amendment application (OZ-6882) was submitted for 600, 650, and 670 Industrial Road to amend the Natural Heritage Features, Natural Resources and Natural Hazards, of the Official Plan to change the location of the flood lines to reduce the area of the flood plain, consistent with the Pottersburg Creek Subwatershed Study, and to change the designation of a portion of the subject lands removed from the flood regulated area to Light Industrial. The Official Plan Amendment applied to the lands at 600 and 650 Industrial Road and added a specific policy to the 1989 Official Plan to allow for office uses with a maximum aggregate gross floor area of 5000m<sup>2</sup>. The Zoning By-law Amendment proposed to change the zoning from a Light Industrial (LI2) Zone and Light Industrial (LI6) Zone to a holding Light Industrial Special Provision (h\*\_h-(\_)\*h-(\_)\*LI2(\_)/LI4(\_)/LI5(\_)) Zone, a Holding Light Industrial Special Provision (h\*\_h-(\_)\*h-(\_)\*LI2(\_)/LI5(\_)) Zone, and an Open Space (OS4) Zone to facilitate the future development of the lands.

In 2012, a City-initiated Zoning By-law Amendment application (Z-8104) was completed for the lands at 600, 650, and 670 Industrial Road to rezone the subject lands from a Light Industrial (LI2) Zone, a holding Light Industrial (h\*LI6) Zone, a holding Light Industrial (h\*\_h-118\*\_h-119\*LI2(18)/LI5(3)), a holding Light Industrial (h\*\_h-118\*\_h-119\*LI2(18)/LI4(6)/LI5(3)) Zone to an Open Space (OS4) Zone. The rezoning was to match the realignment of the Pottersburg Creek regulatory flood lines to be consistent with the Pottersburg Creek Subwatershed remediation work following minor variations. No change in land use was proposed through this application with all four (4) lots continuing to permit industrial uses.

On November 4, 2022, a Consent Application (B.029/22) was deferred by the Committee of Adjustment until an Environmental Impact Study, as well as a wetland relocation compensation strategy is completed.

### 1.3 Property Description and Location

The subject lands, municipally known as 650 Industrial Road, are located on the east side of Industrial Road, with frontage on Oxford Street East to the north, Veterans Memorial Parkway to the east and Page Street to the south, in the Airport Planning District. The subject lands contain a portion of Pottersburg Creek, located along the northwest boundary. The subject lands are currently vacant and contain a wetland.

#### Site Statistics:

- Current Land Use: Vacant
- Frontage: 131 metres along Industrial Road (429.7 feet)
- Area: 11.1 hectares (27.4 acres)
- Shape: Irregular
- Located within the Built Area Boundary: Yes
- Located within the Primary Transit Area: No

#### Surrounding Land Uses:

- North: Pottersburg Creek and industrial uses
- East: Industrial uses and London International Airport
- South: Industrial uses
- West: Industrial uses

#### Existing Planning Information:

- The London Plan Place Type: Light Industrial Place Type
- Existing Zoning: holding Light Industrial Special Provision (h-8\*LI2(18)/LI4(6)/LI5(3)) Zone, a holding Light Industrial Special Provision (h-8\*LI2(18)/LI5(3)) Zone and a Light Industrial (LI2) Zone



Figure 1 Aerial Photo of 650 Industrial Road and surrounding lands.



Figure 2 Streetview of 650 Industrial Road (view looking northeast along Industrial Road).



Figure 3 Streetview of 650 Industrial Road (view looking southwest at the intersection of Oxford Street East and Veterans Memorial Parkway).

## 2.0 Discussion and Considerations

### 2.1 Proposal

No development is proposed as part of this application. The applicant is proposing to amend the Zoning By-law Z.-1 to delineate the natural feature (wetland) and to consolidate and broaden the permitted range of light industrial uses to facilitate future industrial development.

The requested amendment includes establishing an Open Space (OS5) Zone to protect and preserve the environmental feature while relocating portions through a compensation strategy to enhance the features protection, as identified in the accepted Environmental Impact Statement (EIS). The application further proposes the consolidation of two (2) light industrial zones located adjacent to the Oxford Street East and Veterans Memorial Parkway intersection into a unified zone and extend the zone boundary to the south. The zone boundaries would provide a consolidated area of approximately 4.32 hectares to facilitate a more cohesive future development. Next, the applicant proposes to rezone the southwestern portion of the property along Industrial Road to permit these lands to be utilized for a limited number of additional uses. Lastly, the application proposes to rezone the southeastern portion of the property adjacent to Page Street to reduce the minimum lot frontage requirement.

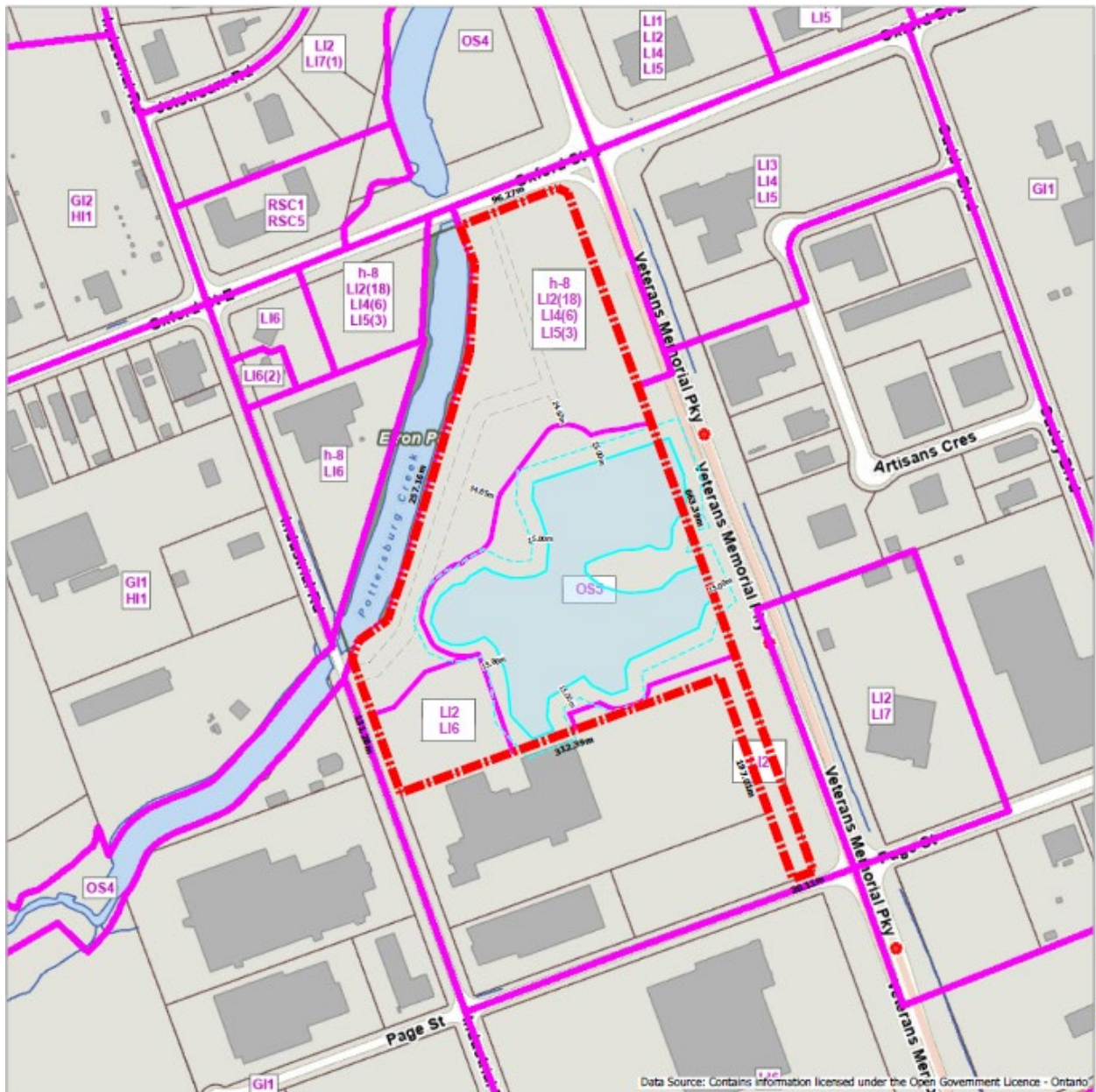


Figure 4 Conceptual Site Plan with the applicant proposed zones delineated (January 2026)

## 2.2 Requested Amendment

The applicant has requested an amendment to the Zoning Bylaw Z.-1 to rezone the property from a holding Light Industrial Special Provision (h-8\*LI2(18)/LI4(6)/LI5(3)) Zone, a holding Light Industrial Special Provision (h-8\*LI2(18)/LI5(3)) Zone and a Light Industrial (LI2) Zone to a holding Light Industrial Special provision (h-8\*LI2(18)/LI4(6)/LI5(3)) Zone, a Light Industrial (LI2/LI6) Zone, a Light Industrial Special Provision (LI2(\_)) Zone and an Open Space (OS5) Zone.

Planning and Development staff are recommending rezoning the subject lands from a holding Light Industrial Special Provision (h-8\*LI2(18)/LI4(6)/LI5(3)) Zone, a holding Light Industrial Special Provision (h-8\*LI2(18)/LI5(3)) Zone and a Light Industrial (LI2) Zone to a holding Light Industrial Special Provision (h-8\*LI2(\*)) Zone, a Light Industrial (LI2/LI6) Zone, a Light Industrial Special Provision (LI2(\*\*)) Zone and an Open Space (OS5) Zone.

The following table summarizes the special provisions that have been proposed by the applicant and those that are being recommended by staff.

Light Industrial (LI2(*)) Zone	Required	Proposed	Recommended
Gross Floor Area for Office Uses (maximum)	2,000m <sup>2</sup>	Per existing LI4(6) Zone	Office, Support shall be subject to the maximum gross floor area of the LI4(6) Zone

Light Industrial (LI2(**)) Zone	Required	Proposed	Recommended
Lot Frontage (minimum)	30.0 metres	20.0 metres	8.0 metres
Lot Area (minimum)	2,000m <sup>2</sup>	N/A	As existing on the date of the passing of this by-law.

### 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.

Key issues identified by staff and agencies included:

- The existing Zones contain uses that are not considered employment area uses and are not consistent with the PPS, 2024.
- An Environmental Management Plan (EMP) and Compensation Plan are required to demonstrate how the recommendations in the EIS will be implemented.

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

### 2.4 Public Engagement

On February 19, 2026, Notice of Application was sent to 26 property owners and residents in the surrounding area. Notice of Application was also published in the *Public Notices Webpage* on the City’s website on February 26, 2026. Two (2) “Planning Application” signs were also placed on the site.

There were no responses received during the public consultation period.

### 2.5 Policy Context

#### ***The Planning Act and the Provincial Planning Statement, 2024***

The Provincial planning policy framework is established through the *Planning Act* (Section 3) and the *Provincial Planning Statement, 2024 (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.

It is staff’s opinion that the recommended amendment is consistent with the *Planning Act* and the *PPS*, as detailed in Section 4.0 of this report.

#### ***The London Plan, 2016***

The London Plan (TLP) 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.

### **3.0 Financial Impact/Considerations**

None.

### **4.0 Key Issues and Considerations**

#### **4.1 Land Use**

The PPS, 2024, directs planning authorities to plan for, protect, and preserve employment areas for current and future uses, and ensure that the necessary infrastructure is provided to support current and projected needs (PPS, Section 2.8.2.1). Employment Area is defined as follows:

*“Employment area: means those areas designated in an official plan for clusters of business and economic activities including manufacturing, research and development in connection with manufacturing, warehousing, goods movement, associated retail and office, and ancillary facilities. An employment area also includes areas of land described by subsection 1(1.1) of the Planning Act. Uses that are excluded from employment areas are institutional and commercial, including retail and office not associated with the primary employment use listed above.”*

The PPS, 2024, further directs planning authorities to designate, protect and plan for all employment areas in settlement areas by planning for employment area uses over the long-term that require those locations including manufacturing, research and development in connection with manufacturing, warehousing and goods movement, and associated retail and office uses and ancillary facilities (PPS, Section 2.8.2.3a)). In employment areas, residential uses, commercial uses, public service facilities, institutional uses, retail and office uses, and sensitive land uses that are not ancillary to uses permitted in the employment area will be prohibited (PPS, Section 2.8.2.3b) to d)).

The subject lands are in the Light Industrial Place Type where industries generating more minimal impacts will be permitted (TLP 1110\_). This includes a broad range of industrial uses that are unlikely to impose significant impacts on surrounding light industrial land uses due to their emissions such as noise, odour, particulates and vibration (TLP 1115\_). Additional permitted uses in the Light Industrial Place Type include warehouses, small-scale service office uses and accessory office uses of any scale (TLP 1115\_3 to \_5).

Based on the PPS, 2024, and The London Plan policies, Planning and Development staff are recommending the removal of the Light Industrial Special Provision (LI4(6)) Zone and Light Industrial (LI5) Zone from the subject lands.

In addition to the uses permitted in the Light Industrial (LI1) Zone variation, the Light Industrial (LI4) Zone permits the following:

- Automotive uses, restricted;
- Clinics;
- Convenience service establishments;
- Convenience stores;
- Day care centres;
- Financial institutions;
- Medical/dental offices;
- Personal service establishments; and
- Restaurants.

The special provision of the LI4(6) Zone permits the additional use of offices with a total combined gross floor area for offices for 600 and 650 Industrial Road of 5,000m<sup>2</sup>.

The Light Industrial (LI5) Zone permits the following:

- Hotels; and
- Motels.

Based on the PPS, 2024 Employment Area policies and definition, the uses permitted in the Light Industrial (LI4) Zone and Light Industrial (LI5) Zone variations are not employment area uses. The removal of these zone variations from the subject lands will ensure future development contains employment area uses that are consistent with the PPS. Further, it should be noted that in accordance with section 40.3.4) of Zoning By-law Z.-1, the uses of the Light Industrial (LI4) Zone and Light Industrial (LI5) Zone are not permitted to be located within 300 metres of a General Industrial (GI) Zone and Heavy Industrial (HI) Zone variation. The subject lands are located approximately 240 metres from a GI Zone and an HI Zone, therefore the uses permitted in the LI4 and LI5 Zone variations are already effectively prohibited on the subject lands.

Based on the above, as no development is proposed as part of this application and the intent is to delineate natural features and consolidate zoning, Planning and Development staff are recommending an alternative zoning by-law. Any future development on the lands is to meet the general intent of The London Plan Place Type policies.

#### **4.2 Intensity and Form**

The Light Industrial Place Type encourages efficient use of land with high building coverage ratios and high employment densities wherever possible (TLP 1124\_1). Industrial sites along Veterans Memorial Parkway will be developed with high-quality design and enhanced landscaping with an abundance of tree planting to contribute to the iconic parkway image (TLP 1125\_4).

As previously noted, no development is proposed as part of this application. To provide some certainty on the built form of future development, Planning and Development staff are recommending a direction to the Site Plan Approval Authority to orient principle entrances of any future buildings to face Oxford Street West and Industrial Road to create an active streetscape (TLP 291\_).

#### **4.3 Natural Heritage Feature**

The subject lands contain a Significant Valleyland (Pottersburg Creek) and are in the Upper Thames River Conservation Authority (UTRCA) regulated area. As part of the Application for Consent, an Environmental Impact Study (EIS) was completed by Stantec (June 2023). A revised copy of the EIS was completed by Stantec (January 2025) and was accepted by Planning and Development, Environmental Planning on September 4, 2025.

As part of a future Site Plan Approval application and through design studies and detailed design, an Environmental Management Plan (EMP) and Compensation Plan is required. Further, while the lands are not currently located in the Green Space Place Type, the area proposed to be zoned Open Space (OS5) Zone will be re-designated to the Green Space Place Type through a future City-initiated Official Plan Amendment.

#### **4.4 Zoning**

The following summarizes the special provisions that have been proposed by the applicant and those that are being recommended by staff.

##### Light Industrial Special Provision (LI2(\*)) Zone

*“Offices, Support” is subject to the maximum gross floor area of the LI4(6) Zone*

Staff are recommending a special provision to restrict the use of “offices, support” to the maximum gross floor area of the Light Industrial Special Provision (LI4(6)) Zone.

“Offices, support” is a permitted use in the Light Industrial (LI2) Zone variation and is considered an employment area use. The existing Light Industrial Special Provision (LI4(6)) Zone permits offices to a maximum gross floor area of 5,000m<sup>2</sup> for 600 and 650 Industrial Road. The intent this special provision is to maintain the original intent of the LI4(6) Zone to provide a cap on the amount of office gross floor area between both properties, being 600 and 650 Industrial Road. As the subject application does not apply to 600 Industrial Road, Planning and Development staff do not have a mechanism to revise the zoning on this site. Rather, the recommended special provision will ensure the cap will continue to apply to both properties, and that the lands at 600 Industrial Road cannot construct a stand-alone 5,000m<sup>2</sup> office building through the removal of the LI4(6) Zone from 650 Industrial Road, which would be contrary to The London Plan policies.

#### Light Industrial Special Provision (LI2(\*\*)) Zone

##### *Lot Frontage and Lot Area*

The applicant has requested a special provision for a portion of the lands fronting Page Street to permit a reduced lot frontage of 20.0 metres whereas 30.0 metres is the minimum required. Planning and Development staff are recommending a special provision to permit a reduced lot frontage of 8.0 metres to account for the required road widening dedication along Veterans Memorial Parkway. Planning and Development staff are also recommending a special provision to recognize the lot area as existing on the date of the passing of this by-law. As development cannot occur on this parcel given its size, the reduce lot frontage will not pose any impacts but rather encourage further lot consolidation with the lands to the west.

## **Conclusion**

The applicant has requested an amendment to the Zoning By-law Z.-1 to rezone the property from a holding Light Industrial Special Provision (h-8\*LI2(18)/LI4(6)/LI5(3)) Zone, a holding Light Industrial Special Provision (h-8\*LI2(18)/LI5(3)) Zone and a Light Industrial (LI2) Zone to a holding Light Industrial Special provision (h-8\*LI2(18)/LI4(6)/LI5(3)) Zone, a Light Industrial (LI2/LI6) Zone, a Light Industrial Special Provision (LI2(\_)) Zone and an Open Space (OS5) Zone.

Planning and Development staff are recommending approval of an alternative amendment of the requested Zoning By-law to a holding Light Industrial Special provision (h-8\*LI2(\*)) Zone, a Light Industrial (LI2/LI6) Zone, a Light Industrial Special Provision (LI2(\*\*)) Zone and an Open Space (OS5) Zone with special provisions to implement future development.

The recommended action is consistent with the PPS 2024, conforms to The London Plan and will facilitate future industrial development of the lands for with employment uses while protecting and retaining the existing natural heritage feature.

**Prepared by:** **Melanie Vivian, MPA**  
**Senior Planner, Planning Implementation**

**Reviewed by:** **Catherine Maton, 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, Housing and Community Growth**

Copy:

Britt O'Hagan, Manager, Current Development

Mike Corby, Manager, Planning (Site Plans)

Brent Lambert, Manager, Development Engineering

Travis Macbeth, Manager, Planning Policy (Growth Management)

Huyen Le, Economic Research Analyst

## Appendix A – Zoning By-law Amendment

Bill No. (number to be inserted by Clerk's Office)  
2026

By-law No. Z.-1-

A by-law to amend By-law No. Z.-1 to  
rezone an area of land located at 650  
Industrial Road

WHEREAS this amendment to the Zoning By-law Z.-1 conforms 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 650 Industrial Road, as shown on the attached map **FROM** a holding Light Industrial Special Provision (h-8\*LI2(18)/LI4(6)/LI5(3)) Zone, a holding Light Industrial Special Provision (h-8\*LI2(18)/LI5(3)) Zone and a Light Industrial (LI2) Zone **TO** a holding Light Industrial Special Provision (h-8\*LI2(\*)) Zone, a Light Industrial (LI2/LI6) Zone, a Light Industrial Special Provision (LI2(\*\*)) Zone and an Open Space (OS5) Zone.
2. Section Number 40.4 of the Light Industrial Zone is amended by adding the following Special Provisions:  
  
LI2(\*) 650 Industrial Road
  - a. Regulations
    - i. Offices, Support shall be subject to the maximum gross floor area of the LI4(6) Zone
3. Section Number 40.4 of the Light Industrial Zone is amended by adding the following Special Provisions:  
  
LI2(\*\*) 650 Industrial Road
  - a. Regulations
    - i. Lot Frontage (minimum) – 8.0 metres
    - ii. Lot Area (minimum) – As existing on the date of the passing of this by-law
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.

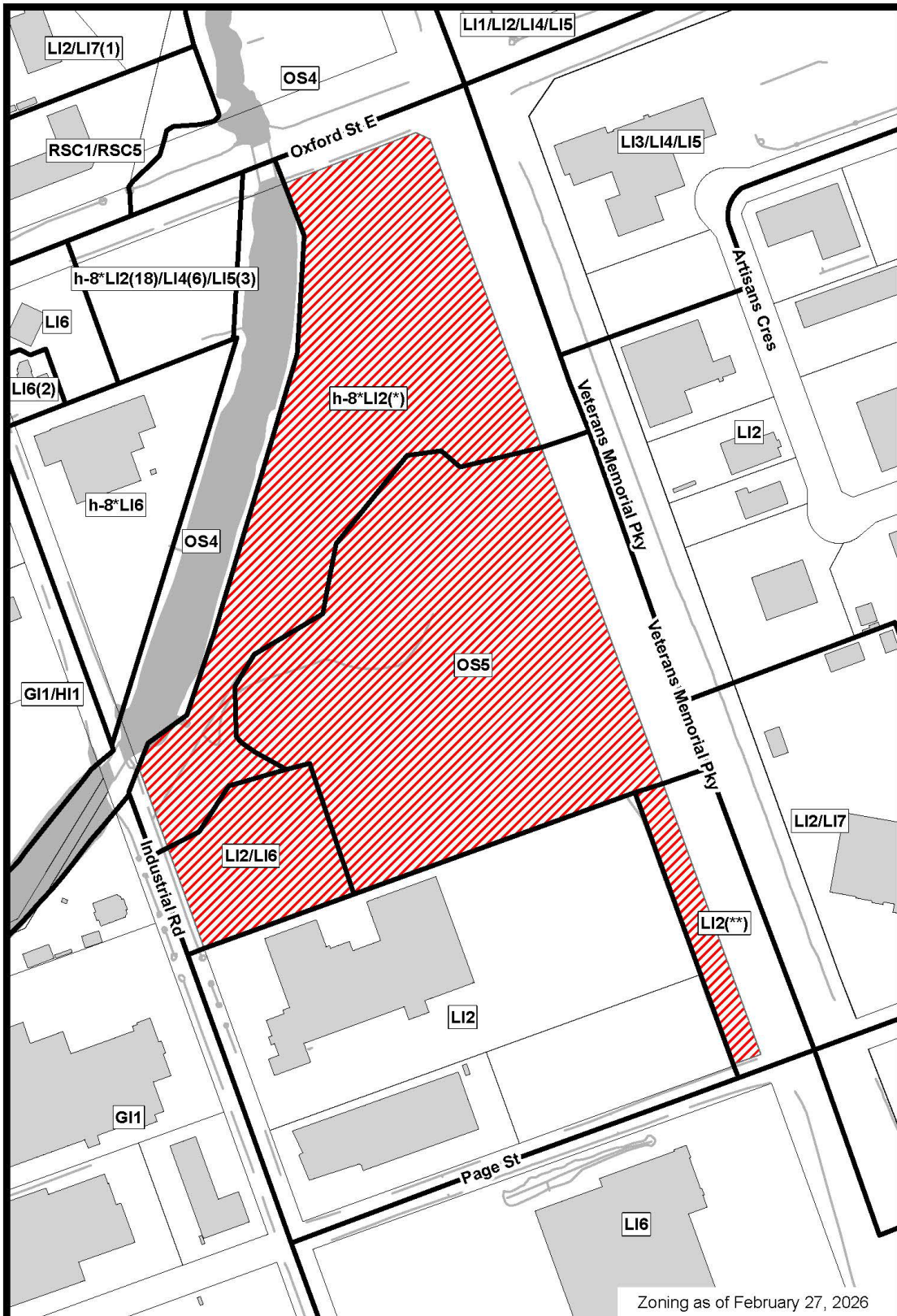
PASSED in Open Council on April 28, 2026 subject to the provisions of PART VI.1 of the *Municipal Act, 2001*.

Josh Morgan  
Mayor

Michael Schulthess  
City Clerk

First Reading – April 28, 2026  
Second Reading – April 28, 2026  
Third Reading – April 28, 2026

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



File Number: Z-26018  
Planner: MV  
Date Prepared: 2026/03/26  
Technician: JI  
By-Law No: Z.-1-

SUBJECT SITE 

1:3,200

0 25 50 100  
Meters



Zoning as of February 27, 2026

## Appendix B – Internal and Agency Comments

### Planning and Development

- Staff are recommending an alternative by-law to remove the LI4(6) and LI5(3) Zone from the subject lands as the uses permitted in these zone variations are not considered employment area uses and are not permitted within 300 metres of a General Industrial (GI) Zone or Heavy Industrial (HI) Zone. To maintain the office gross floor area provided in the LI4(6) Zone variation, staff are recommending a special provision to ensure the same maximum gross floor area applies.

### Urban Design

- Urban Design is generally supportive of the proposed development, provided it is oriented toward Oxford Street East and Industrial Road, and the envisioned iconic parkway character is maintained along the Veterans Memorial Parkway frontage. TLP 1113\_10, 1125\_4, 291, 286, 285.

### Matters for OPA/ZBA

1. **Provide a minimum setback of 3m from the ultimate right-of way of Oxford Street East and Industrial Road** to allow an all-season landscape buffer along the street frontages and avoid footings and canopies to encroach onto the public right-of-way while encouraging a street-oriented development. TLP 259, 269, 286, 288
2. **Orient principal entrances of any future buildings to face Oxford Street West and Industrial Road** to create an active streetscape and promote accessibility, walkability, and wayfinding. TLP 291

### Matters for Site Plan

1. Locate active uses (e.g., offices, reception areas etc.) to front Oxford Street East and Industrial Road with principal entrances, canopies, a high proportion of transparent glazing, signages etc. on the street-facing facades. TLP 291, 286, 285, 272
  - Provide direct walkway connections from the principal building entrances to the public streets to provide a safe and comfortable pedestrian environment. TLP 268, 255
2. Ensure any proposed building facades visible from Veterans Memorial Parkway should have high-quality design features such as massing, high proportion of glazing, building identification signages etc. TLP 291, 285
3. Incorporate all-season landscape including native trees and shrubs along Veterans Memorial Parkway to contribute to the iconic parkway image. TLP 1125\_4, 288.
4. Locate any surface parking away from the public streets to avoid potential negative impact on the public realm. TLP 269, 272
5. Ensure there is a safe and continuous pedestrian connection throughout the site connecting principal building entrances, parking areas, and the public sidewalks.
  - Use contrasting materials (e.g., concrete, or painted strips) to highlight all crosswalks when crossing drive aisles
6. Consider providing an outdoor amenity area (picnic tables, benches, landscaping) for employees. TLP 1125
7. Ensure garbage pick-up areas, loading areas and associated facilities are located away from the public street frontage and do not detract from pedestrian connections. TLP 266
8. Ensure any outdoor storage visible from the public streets is well screened by a fence that is opaque in nature. TLP 1125\_5
9. Explore opportunities to reduce the amount of gravel/paved area on site to the minimum required for vehicular movement and parking in favour of more landscaped area. TLP 282
10. Incorporate landscaped areas for screening, visual amenity, and to assist with stormwater management and reduce heat island effects. TLP 282, 277
11. Incorporate green development initiatives in the design of the site and building, such as white and/or green roofs, etc. TLP 294, 1126

12. Submit detailed site plans and full sets of dimensioned building elevations for any future development. Additional Urban Design comments may be provided upon review of the submitted materials through subsequent Site Plan Approval processes.

### **Parks Long Range Planning & Design**

#### **Major Issues**

- None.

#### **Matters for OPA/ZBA**

- None.

#### **Matters for Site Plan**

- Industrial use parkland dedication waived pursuant to By-law CP-25.
- Multi use pathway is shown on Map 4 along the easterly side of Pottersburg Creek, a public easement along the proposed access pathway should be considered through the site plan process.

#### **Site Plan**

- Site Plan has no comments at this time given no development is proposed.

### **Engineering**

The City of London's Environmental and Engineering Services Department offers the following comments with respect to the aforementioned pre-application:

- Engineering has no objection to this zoning bylaw amendment. Engineering would like to note that major issues identified through the consultation process will need to be addressed as part of the Site Plan Approval process. In addition, due to the proximity of the identified wetland, the Consultant is required to undertake a feature-based water balance assessment.
- The applicant is advised that if the use on site is a heavy water user, a capacity assessment would be required to the satisfaction of Sewer Engineering Division at the time of Site Plan Approval. If the applicant cannot justify capacity for the heavy water, Site Plan Approval may not be granted until the completion of upgrades, at no cost to the City, required to support the development.
- The necessary servicing requirements to service the site will be implemented as part of a forthcoming SPA and development agreement.

### **Matters for Site Plan**

#### **Wastewater**

- The municipal sanitary outlet to serve the subject lands is the 250mm diameter sanitary sewer on Industrial Rd. See City Plan No. 1304.
- The existing 600mm diameter sanitary sewer and easement occupying the subject area are to be maintained

#### **Water**

- Water for the subject lands are available from the 300mm CI municipal watermain on Industrial Road and or the 400mm DI on Oxford Street.
- The (PAC) proposal Summary dated June 2025 proposes a 300mm water service installed along a proposed service road. It should be noted there is an existing sanitary sewer and associated sanitary easement in the vicinity of the proposed service road, the water service shall not be located within the sewer easement.

#### **Stormwater**

- As per section 6.9 of the DSRM, Permanent Private Stormwater Systems (PPS) are a mandatory part of a regional stormwater servicing strategy for all Medium and High Density Residential, Institutional, Commercial and Industrial (ICI) site plan developments. A standalone Operation and Maintenance manual document for the proposed SWM system is to be included as part of the system design and submitted to the City for review. The subject site falls under the Pottersburg

Creek subwatershed and discharges directly to the Pottersburg Creek. This application falls under PPS case 3c.

- As part of a complete development application, the owner will be required to have a professional engineer submit to and have approved by the City Engineer the design of a PPS system, including a Storm/Drainage Servicing report and drawings which should include calculations, recommendations, and details to demonstrate compliance with the below identified SWM criteria and environmental targets:
  - a) The major flows are to be controlled on site up to the 5yr and the site grading is to safely convey up to the major storm event (130% of the 100-year event, 2024 DSRM 6.2.3).
  - b) Any increase in peak flows from pre to post development conditions shall be managed by onsite SWM control design including, but not limited to, storage volume calculations, flow restrictor sizing, etc.
  - c) 100% of quality and erosion controls are to be provided for the lands to be developed, as per the applicable Subwatershed Study (80% TSS removal, Pottersburg Creek).
  - d) A Stormwater Management checklist for Site Plan shall be signed and submitted with the initial application. Please refer to DSRM Section 6.1.5 & 6.12.
- The Owner agrees to promote the implementation of SWM Best Management Practices (BMP's) within the plan to the satisfaction of the City Engineer such as, decreasing impervious areas. Additionally, as part of climate change resiliency objectives the consultant is to use best efforts to maximize the provided site storage, and is encouraged to consider options, such as but not limited to, optimized grading for ponding areas, roof flow control drains, and orifice controls.
- Grading and Disposal of Storm, Surface and Wastewater shall be in accordance with Section 12 of the Site Plan Control By-Law (SPCB).
- Stormwater run-off from the subject lands shall not cause any adverse effects to adjacent or downstream lands.
- Storm sewers on private property are regulated by the Ontario Building Code (OBC). Where there are no specific regulations in the OBC, applicable design guidance from Chapter 5 & 6 of the City of London, 2024 Design Specifications and Requirements Manual (DSRM) shall apply.
- An E&SC for the subject site should be prepared by the owner's consultant as part of a complete site plan application. The plan is to include measures to be used during all phases of construction, should identify all erosion and sediment control measures for the subject site and be in accordance with City of London and MECP standards and requirements; including an Erosion Risk Assessment due to the subject site falls within a Significant Valleylands. These measures are to also be identified in the Storm/Drainage Servicing Report. For further information on the requirements of the E&SC Plan, please refer to DSRM Section 10.

#### Transportation

- A widening of 11.930m is required to meet 50m from C/L requirement on Veterans Memorial Parkway.
- A widening of 4.212m is required to meet 22.5m from C/L requirement on Oxford Street East.
- A widening of 0.75m is required to meet 11.5m from C/L requirement on Page Street.
- 6m x 6m daylight triangles at the new widened SW corner of Veterans Memorial Parkway & Oxford Street East and the existing NW corner of Veterans Memorial Parkway & Page Street
- Access details to be provided at site plan stage.
- A Transportation Impact Assessment (TIA) will be required, the TIA will evaluate the impact the development will have on the transportation infrastructure in the area and provide recommendations for any mitigation measures. The TIA will need to be scoped with City staff prior to undertaking and be undertaken in general conformance with the City's TIA guidelines.

- Fire route shall be displayed on site plan.
- Provide accessible parking as per 4.19 of the Z-1 By-law.

### **Upper Thames River Conservation Authority**

- While the UTRCA has no objections to the proposed Zoning By-law Amendment, we recommend that the entire 15 m wetland setback be included in the proposed Open Space OS5 zone. Please refer to the comments provided below to support the recommendation.

We remind the applicant that a subsequent application for a Section 28 permit to UTRCA is required prior to any activities within the regulated area.

### **Ecology**

#### **Major Issues:**

- There are currently **no** ecological planning issues related to this property and/or associated study requirements.

#### **Matters for OPA/ZBA:**

- None

#### **Matters for Site Plan:**

- **Two outstanding items, to be developed during design studies and detailed design shall be a condition of Site Plan Approval.**
- An Environmental Management Plan (EMP) addressing the impacts and recommendations within the EIS to support the detailed design including drawings and construction notes that demonstrate how the recommendations in the EIS will be implemented by construction contractors.
- A comprehensive Compensation Plan in accordance with Section 6 of the EMGs and the recommendations in the EIS, is required. The Compensation Plan shall be an addendum to the EMP.

### **Notes**

- Based on best available information for southern Ontario, MECP considers the bat active window to be between March 15-November 30. Avoid tree removal within the active bat window (March 15-November 30) to avoid contravention of the Endangered Species Act.
- Avoid vegetation removal within the active breeding bird period (April 1 – August 30) to avoid disturbing nesting birds and contravening the Migratory Bird Convention Act.

### **Heritage**

- Heritage has received and reviewed the Stage 1-2 Archaeological Assessment submitted with this application. The application did not include the Ministry's compliance letter, so the property's archaeological potential cannot be removed at this time.
- Heritage recommends that the h-9 holding provision be applied to the property if the Ministry's compliance letter indicating the report has been accepted has not been received.

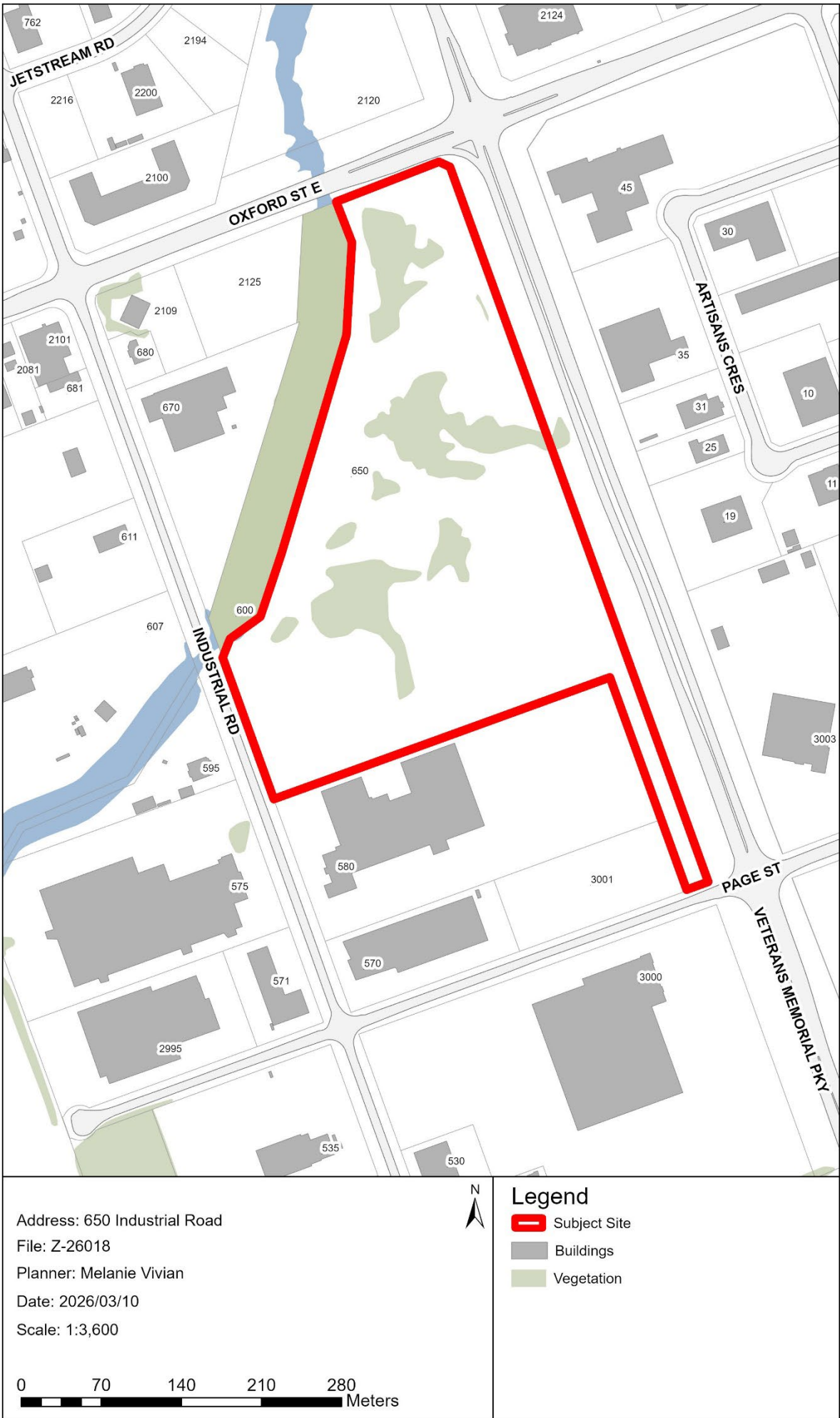
### **Landscape Architecture**

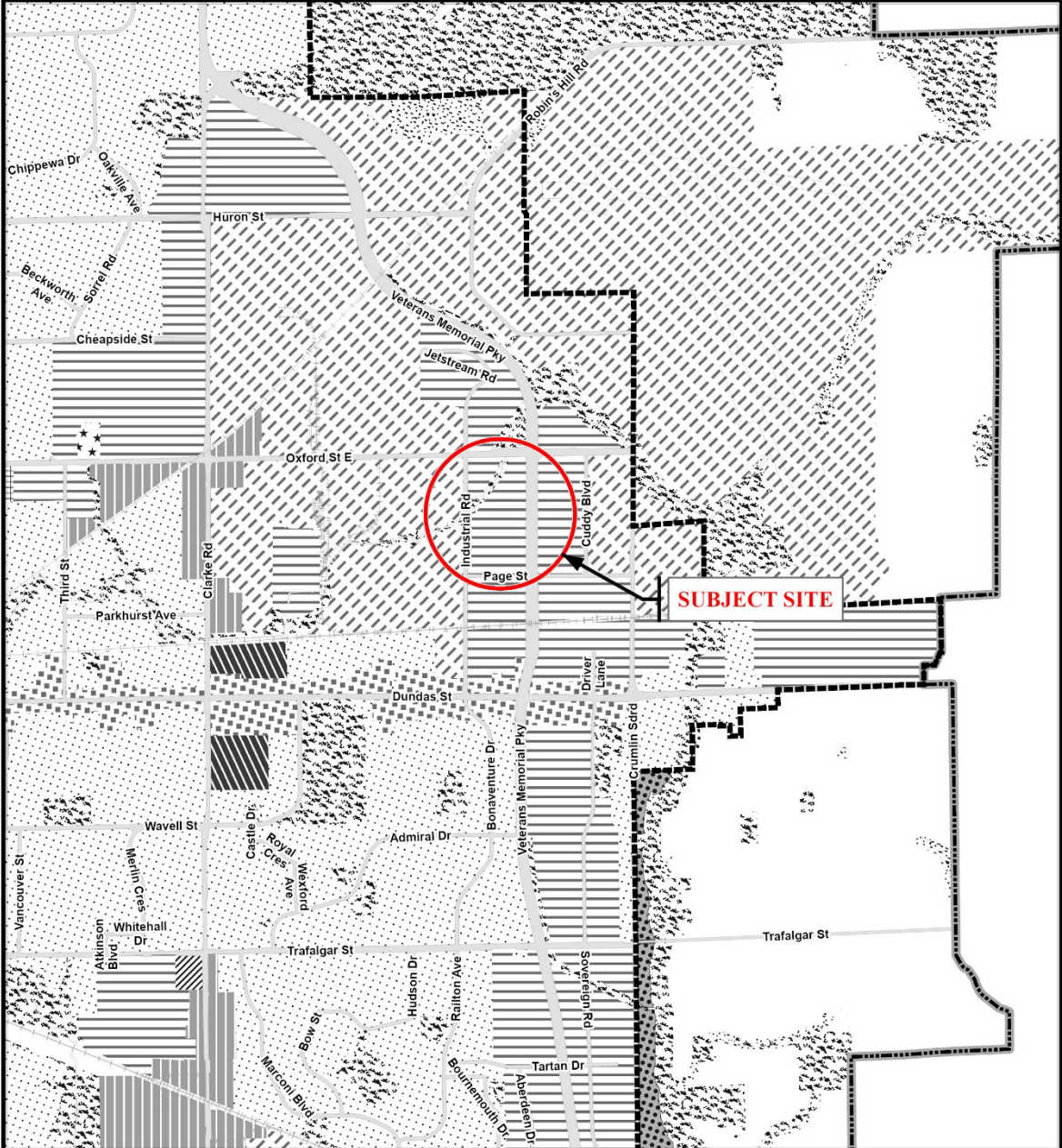
- No comments. Comments on the delineation of the natural feature is deferred to the Ecologist Planner.

### **London Hydro**

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

# Appendix C – Additional Background



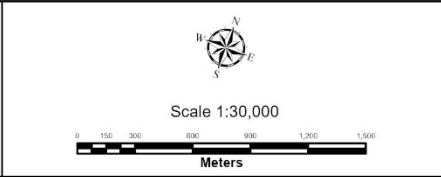


**Legend**

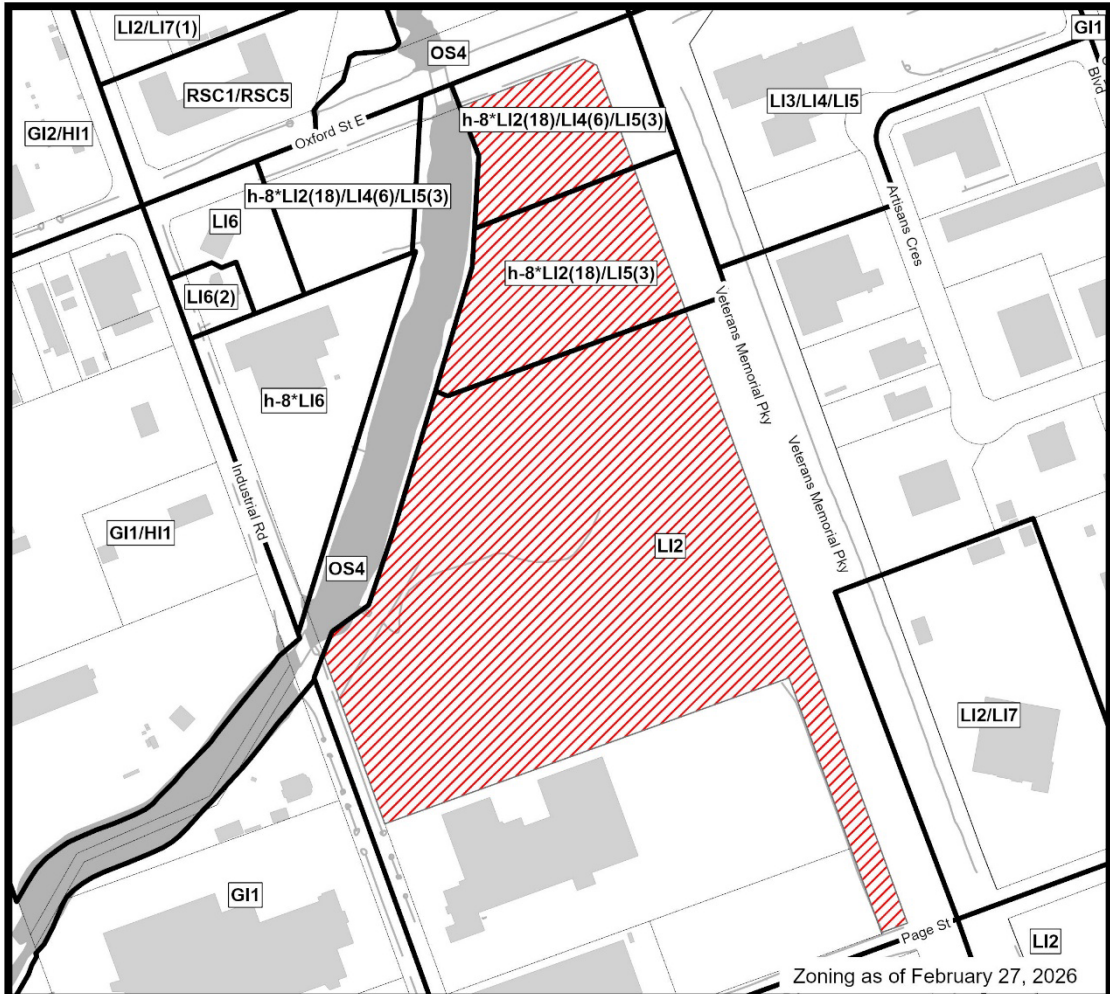
- |                        |                          |   |
|------------------------|--------------------------|---|
| Downtown               | Neighbourhood            | Green Space                             |
| Transit Village        | Future Community Growth  | Environmental Review            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


*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:** Z-26018  
**Planner:** MV  
**Technician:** JI  
**Date:** 2026/03/10



 **COUNCIL APPROVED ZONING FOR THE SUBJECT SITE:**  
**L12, h-8\*L12(18), h-8\*L12(18)/L14(6)/L15(3)**

1) **LEGEND FOR ZONING BY-LAW Z-1**

- |  |   |
|--|---|
| <ul style="list-style-type: none"> <li>R1 - SINGLE DETACHED DWELLINGS</li> <li>R2 - SINGLE AND TWO UNIT DWELLINGS</li> <li>R3 - SINGLE TO FOUR UNIT DWELLINGS</li> <li>R4 - STREET TOWNHOUSE</li> <li>R5 - CLUSTER TOWNHOUSE</li> <li>R6 - CLUSTER HOUSING ALL FORMS</li> <li>R7 - SENIOR'S HOUSING</li> <li>R8 - MEDIUM DENSITY/LOW RISE APTS.</li> <li>R9 - MEDIUM TO HIGH DENSITY APTS.</li> <li>R10 - HIGH DENSITY APARTMENTS</li> <li>R11 - LODGING HOUSE</li> <br/> <li>DA - DOWNTOWN AREA</li> <li>RSA - REGIONAL SHOPPING AREA</li> <li>CSA - COMMUNITY SHOPPING AREA</li> <li>NSA - NEIGHBOURHOOD SHOPPING AREA</li> <li>BDC - BUSINESS DISTRICT COMMERCIAL</li> <li>AC - ARTERIAL COMMERCIAL</li> <li>HS - HIGHWAY SERVICE COMMERCIAL</li> <li>RSC - RESTRICTED SERVICE COMMERCIAL</li> <li>CC - CONVENIENCE COMMERCIAL</li> <li>SS - AUTOMOBILE SERVICE STATION</li> <li>ASA - ASSOCIATED SHOPPING AREA COMMERCIAL</li> <br/> <li>OR - OFFICE/RESIDENTIAL</li> <li>OC - OFFICE CONVERSION</li> <li>RO - RESTRICTED OFFICE</li> <li>OF - OFFICE</li> </ul> | <ul style="list-style-type: none"> <li>RF - REGIONAL FACILITY</li> <li>CF - COMMUNITY FACILITY</li> <li>NF - NEIGHBOURHOOD FACILITY</li> <li>HER - HERITAGE</li> <li>DC - DAY CARE</li> <br/> <li>OS - OPEN SPACE</li> <li>CR - COMMERCIAL RECREATION</li> <li>ER - ENVIRONMENTAL REVIEW</li> <br/> <li>OB - OFFICE BUSINESS PARK</li> <li>LI - LIGHT INDUSTRIAL</li> <li>GI - GENERAL INDUSTRIAL</li> <li>HI - HEAVY INDUSTRIAL</li> <li>EX - RESOURCE EXTRACTIVE</li> <li>UR - URBAN RESERVE</li> <br/> <li>AG - AGRICULTURAL</li> <li>AGC - AGRICULTURAL COMMERCIAL</li> <li>RRC - RURAL SETTLEMENT COMMERCIAL</li> <li>TGS - TEMPORARY GARDEN SUITE</li> <li>RT - RAIL TRANSPORTATION</li> <br/> <li>"h" - HOLDING SYMBOL</li> <li>"D" - DENSITY SYMBOL</li> <li>"H" - HEIGHT SYMBOL</li> <li>"B" - BONUS SYMBOL</li> <li>"T" - TEMPORARY USE SYMBOL</li> </ul> |
|--|---|

**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:  
 Z-26018 MV

MAP PREPARED:  
 2026/03/10 JI

1:4,200  
 0 20 40 80 120 160  
 Meters