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**File: Z-8338**  
**Planner: L. Maitland**

<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 1565 NORTH ROUTLEDGE PARK PUBLIC PARTICIPATION MEETING ON MAY 27, 2014</b>

<b>RECOMMENDATION</b>
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That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the application of City of London relating to the property located at 1565 North Routledge Park:

- (a) the proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting on June 10, 2014 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 Special Provision (LI1(3)) Zone, **TO** a Light Industrial Special Provision (LI1(3)/LI3) Zone.

<b>PREVIOUS REPORTS PERTINENT TO THIS MATTER</b>
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OZ-8219 – A report which clarifies the appropriate location for Commercial Recreation Establishment, among other sensitive uses, within Industrial designated areas.

<b>PURPOSE AND EFFECT OF RECOMMENDED ACTION</b>
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The purpose and effect of this Zoning By-law amendment is to add a Light Industrial (LI3) Zone variation which permits the existing Commercial Recreation Establishment use.

<b>RATIONALE</b>
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1. The Provincial Policy Statement and the Official Plan provide direction for complete communities.
2. The Official Plan directs non-industrial uses to those areas where they would not prevent industrial operations from efficiently conducting their business.
3. This use is existing and the zone to be applied would recognize it without unduly opening other possibilities for development.

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**Aerial Photo Location Map**

File No.: Z-8338

LM

Date Prepared: 2014/04/09

CK

SCALE: 1:3,200



Prepared by : Graphics & Information Services, Planning Division, Corporation of the City of London  
Photography based on April 2010 flight info.

Note: Parcel linework, when shown, is not for official or legal use.

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<b>BACKGROUND</b>
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<b>Date Application Accepted:</b> April 4, 2014	<b>Agent:</b> N/A
<b>REQUESTED ACTION:</b> The addition of a Light Industrial (LI3) zone variation to the existing Light Industrial Special Provision (LI1(3)) Zone to permit a Commercial Recreation Establishment use.	

<b>SITE CHARACTERISTICS:</b>
<ul style="list-style-type: none"><li>• <b>Current Land Use</b> – Combination of Vacant, Office and Commercial Recreation</li><li>• <b>Frontage</b> – 75m (approx.)</li><li>• <b>Depth</b> – 60m (approx.)</li><li>• <b>Area</b> – 4500m<sup>2</sup> (approx.)</li><li>• <b>Shape</b> – Rectangular with some curvature on the West frontage resulting from the bulb of a cul-de-sac.</li></ul>

<b>SURROUNDING LAND USES:</b>
<ul style="list-style-type: none"><li>• <b>North</b> - Vacant (designate and zoned Light Industrial)</li><li>• <b>South</b> - Office uses</li><li>• <b>East</b> - Light manufacturing (residential glass products)</li><li>• <b>West</b> - Printing Establishment</li></ul>

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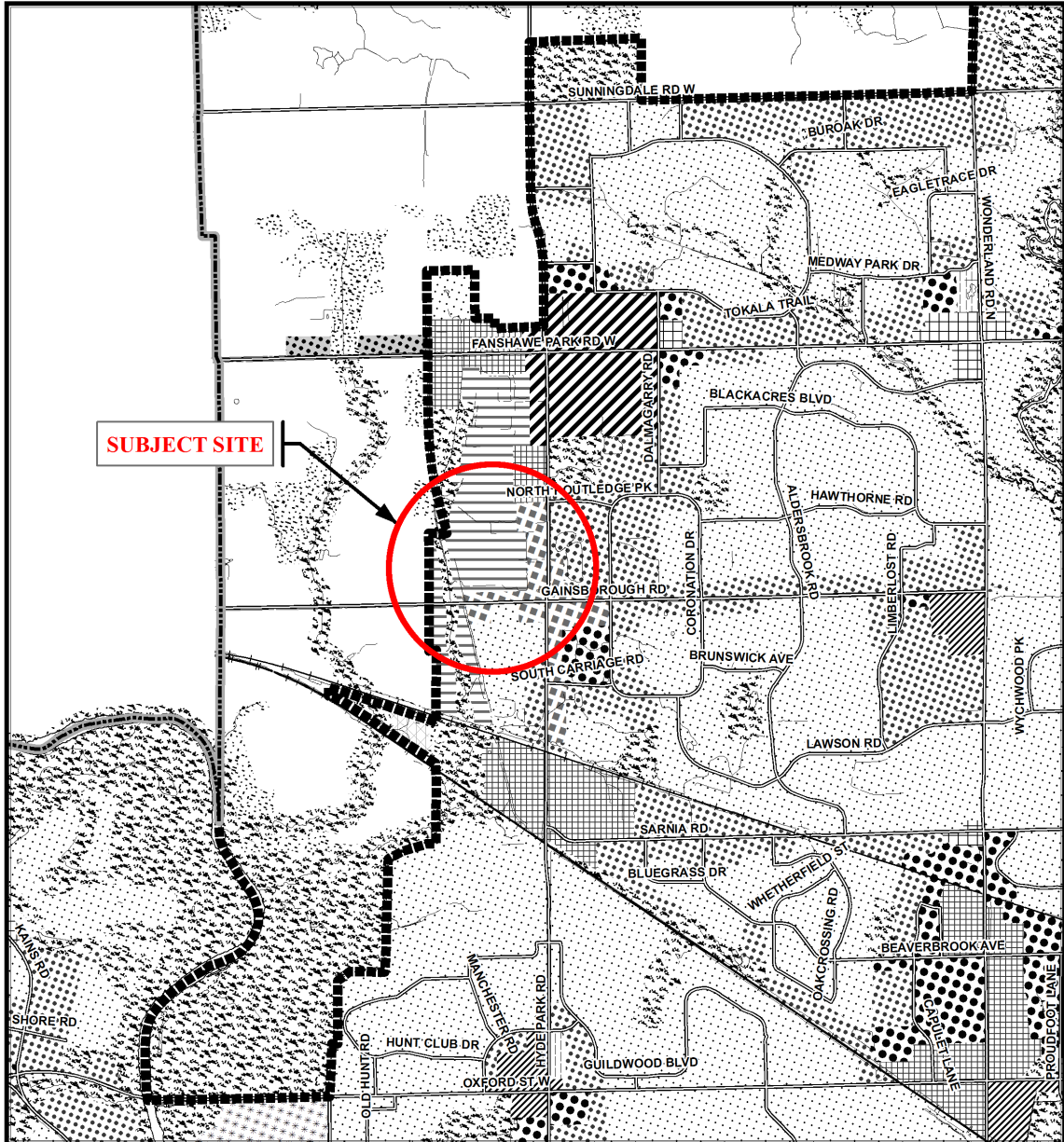
**OFFICIAL PLAN DESIGNATION: Light Industrial (LI)**

- Main permitted uses in the Light Industrial category include: industrial uses that involve assembling, fabricating, manufacturing, processing and/or repair activities; are located within enclosed buildings; 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. Other types of permitted uses include research and communication facilities; printing and publishing establishments; warehouse and wholesale outlets; technical, professional and business services such as architectural, engineering, survey or business machine companies; service trades; and contractor's shops that do not involve open storage; and, residential and other source recycling facilities subject to the provisions of Section 17.5. Office uses and retail outlets subject to policy 7.5.3. which are ancillary to any of the above uses are also allowed. Zoning on individual sites may not allow for the full range of permitted uses.

**EXISTING ZONING: Light Industrial Special Provision LI1(3)**

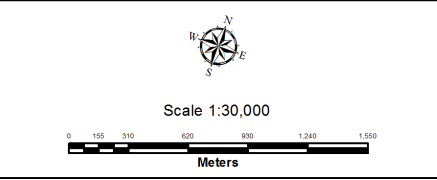
- No person shall erect or use any building or structure, or use any land or cause or permit any building or structure to be erected or used, or cause or permit any land to be used, in any LI Zone variation for any use other than the following uses:
- The following are permitted uses in the LI1 Zone variation:
  - a) Bakeries;
  - b) Business service establishments;
  - c) Laboratories;
  - d) Manufacturing and assembly industries;
  - e) Offices support;
  - f) Paper and allied products industries excluding pulp and paper and asphalt roofing industries;
  - g) Pharmaceutical and medical product industries;
  - h) Printing, reproduction and data processing industries;
  - i) Research and development establishments;
  - j) Warehouse establishments;
  - k) Wholesale establishments;
  - l) Custom workshop;
  - m) Brewing on premises establishments;
  - n) Service Trade;
  - o) Existing Self-storage Establishments.
- The following are additional permitted uses in the LI1(3) Zone variation:
  - a) Electrical and electronic products industries;
  - b) Office, store and business electronic products industries;
  - c) Commercial schools.

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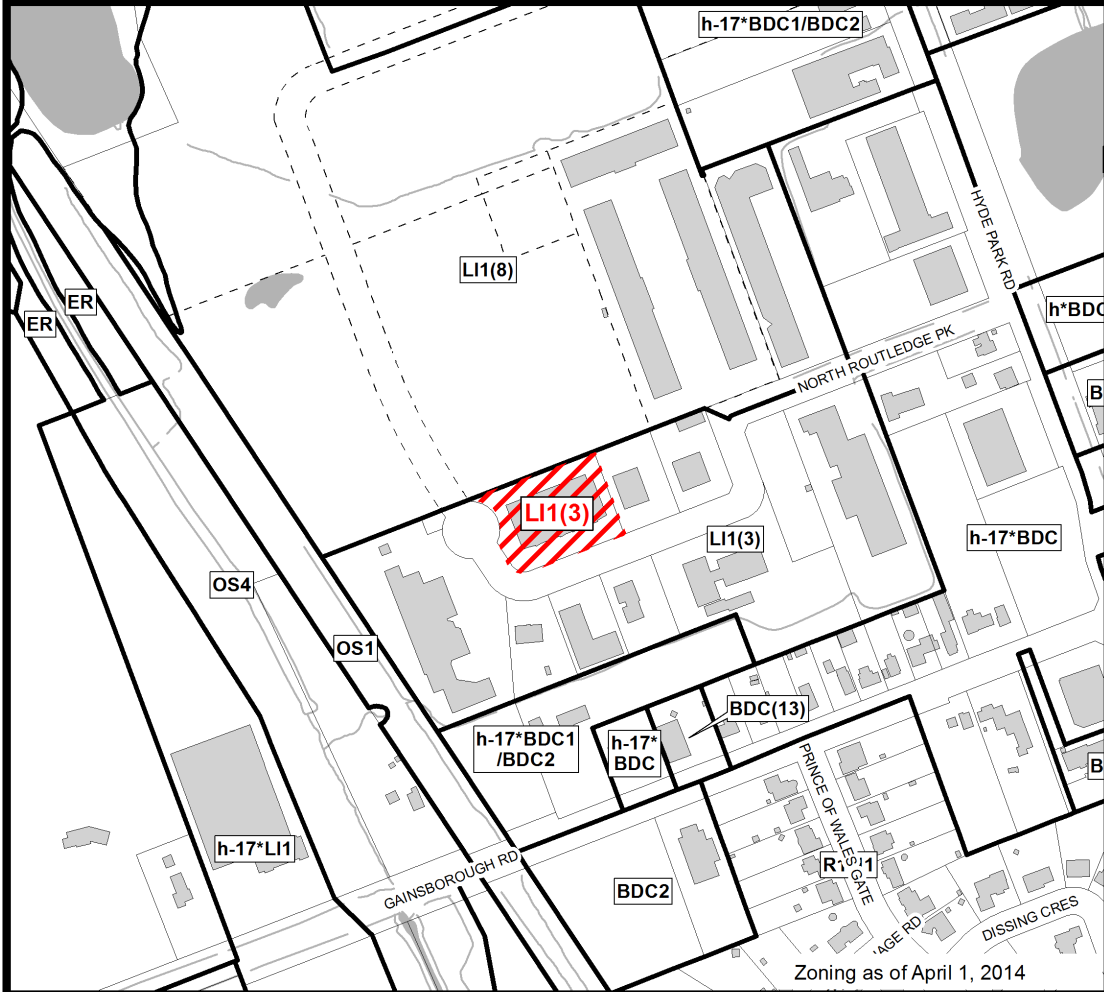
Legend			
	Downtown		Office Business Park
	Enclosed Regional Commercial Node		General Industrial
	New Format Regional Commercial Node		Light Industrial
	Community Commercial Node		Regional Facility
	Neighbourhood Commercial Node		Community Facility
	Main Street Commercial Corridor		Open Space
	Auto-Oriented Commercial Corridor		Urban Reserve - Community Growth
	Multi-Family, High Density Residential		Urban Reserve - Industrial Growth
	Multi-Family, Medium Density Residential		Rural Settlement
	Low Density Residential		Environmental Review
	Office Area		Agriculture
	Office/Residential		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-8338  
**PLANNER:** LM  
**TECHNICIAN:** CK  
**DATE:** 2014/04/09

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**COUNCIL APPROVED ZONING FOR THE SUBJECT SITE: L1(3)**

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

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| <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> |
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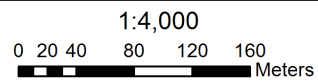
**CITY OF LONDON**  
PLANNING, ENVIRONMENTAL AND ENGINEERING SERVICES

**ZONING  
BY-LAW NO. Z.-1  
SCHEDULE A**



FILE NO:  
**Z-8338** LM

MAP PREPARED:  
**2014/04/09** CK



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**PLANNING HISTORY**

April, 2000 – Under O-5873 the Hyde Park Community Plan was put in place which applied Official Plan designations to the property and the surrounding area.

March, 2014 – The OZ-8219 report recommended the addition of a Light Industrial (LI3) zone variation to the site.

**SIGNIFICANT DEPARTMENT/AGENCY COMMENTS**

**Wastewater and Drainage Engineering:** “There is no municipal sanitary sewer available for the subject lands. Any use of the lands is restricted to dry use in accordance with the planning zone.”

**Urban Forestry:** “Urban Forestry has no comments.”

**Upper Thames River Conservation Authority:** “The UTRCA has no objections to this application.”

<b>PUBLIC LIAISON:</b>	On April 16, 2014, Notice of Application was sent to 17 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 April 17, 2014. A “Possible Land Use Change” sign was also posted on the site.	0 replies were received
<p><b>Nature of Liaison:</b> Change Zoning By-law Z.-1 from a Light Industrial LI1(3) Zone which permits bakeries; business service establishments; laboratories; manufacturing and assembly industries; offices support; paper and allied products industries excluding pulp and paper and asphalt roofing industries; pharmaceutical and medical product industries; printing, reproduction and data processing industries; research and development establishments; warehouse establishments; wholesale establishments; custom workshop; brewing on premises establishments; service trade and existing self-storage establishments as well as electrical and electronic products industries; office, store and business electronic products industries; and commercial schools in accordance with the special provision., to a Light Industrial LI1(3)/LI3 Zone which permits assembly halls; commercial recreation establishments; day care centres; private clubs; and private parks in addition to the original uses in accordance with the new zone variation to be added.</p>		
<b>Responses:</b> None		

**ANALYSIS**

An existing Commercial Recreation Establishment use is located on the site. As part of the recent Official Plan and Zoning By-law Amendment (OZ-8219) direction was provided from Municipal Council to apply the Light Industrial (LI3) zone variation which would permit this use.

Official Plan and Zoning By-law Amendment OZ-8219 was prepared to provide direction regarding the location of non-industrial uses within industrial areas. One of the recommendations of this amendment was to direct sensitive land uses, including Commercial

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**Planner: L. Maitland**

Recreation Establishments to primary collector or arterial roads. The property at 1565 North Routledge Park is not located on a primary collector or arterial road so the existing commercial recreation use would not be permitted on this site as a result of the recent amendment.

**Provincial Policy Statement**

The Provincial Policy Statement (2014) directs municipalities to build complete communities. In so doing, the provision of centers for cultural, religious and recreational development are to be provided as part of a range of uses which together provide for a vibrant community.

**Official Plan**

The site is currently designated Light Industrial (LI). The intention of this designation is to provide for uses which are industrial in nature but do not have the noxious impacts associated with more intensive industrial operations that are directed to the General Industrial designation. Among the uses permitted within the Light Industrial designation are a number of uses, including commercial recreation, which are not industrial but either support industrial uses or otherwise provide services or uses for employees within the industrial area. Uses that would detract from the main permitted industrial uses are generally prohibited. This commercial recreation use has existed within this industrial area and is compatible with the surrounding uses.

**Zoning By-law**

The existing zoning for the site is Light Industrial LI1(3) Zone which permits bakeries; business service establishments; laboratories; manufacturing and assembly industries; offices support; paper and allied products industries excluding pulp and paper and asphalt roofing industries; pharmaceutical and medical product industries; printing, reproduction and data processing industries; research and development establishments; warehouse establishments; wholesale establishments; custom workshop; brewing on premises establishments; service trade and existing self-storage establishments as well as electrical and electronic products industries; office, store and business electronic products industries; and commercial schools in accordance with the special provision. The existing zone also contains regulations which require a 20% landscaped open space minimum and a 0% outdoor storage maximum. There is however no stated intention to change the layout of the site at this time.

The new zone requested is the addition of a LI3 Zone variation, which permits assembly halls; commercial recreation establishments; day care centres; private clubs; and private parks. This zone would be added to the existing zones to form a new compound zone to apply to the site. This change would recognize an existing use on the site.

<b>CONCLUSION</b>
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Recent changes to the Z.-1 Zoning By-law and Official Plan examined, among others, the locating of commercial recreation uses in industrial areas. The review also directed the addition of an LI3 zone on this site. This site at 1565 North Routledge has been used as a Commercial Recreation Establishment.



Agenda Item #    Page #

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**File: Z-8338**  
**Planner: L. Maitland**

<b>PREPARED BY:</b>	<b>SUBMITTED BY:</b>
<b>LEIF MAITLAND PLANNER I, LONG RANGE PLANNING AND RESEARCH</b>	<b>GREGG BARRETT, AICP MANAGER, LONG RANGE PLANNING AND RESEARCH</b>
<b>RECOMMENDED BY:</b>	
<b>JOHN M. FLEMING, MCIP, RPP MANAGING DIRECTOR, PLANNING AND CITY PLANNER</b>	

May 6, 2014

LM

Attached: Appendix A – Zoning By-law Amendment

Y:\LMaitland\1565 North Routledge\Z8338 May 6 Report.docx

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**File: Z-8338  
Planner: L. Maitland**

**Appendix "A"**

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

By-law No. Z.-1-14\_\_\_\_\_

A by-law to amend By-law No. Z.-1 to  
rezone an area of land located at 1565  
North Routledge Park.

WHEREAS the City of London has applied to rezone an area of land located at 1565 North Routledge Park, 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 1565 North Routledge Park, as shown on the attached map comprising part of Key Map No. A101, from a Light Industrial LI1(3) Zone to a Light Industrial LI1(3)/LI3 Zone.

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 June 10, 2014.

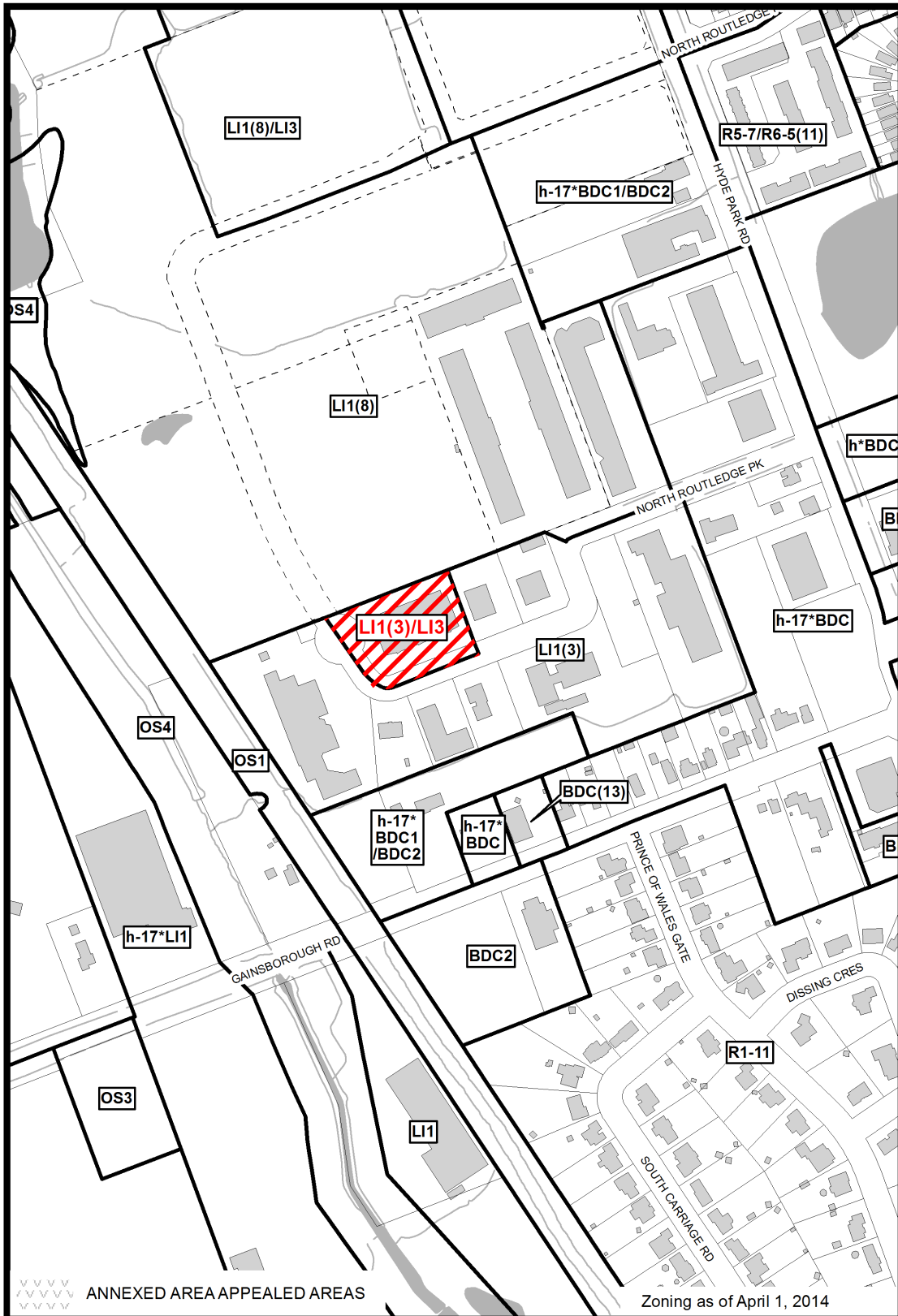
Joe Fontana  
Mayor

Catharine Saunders  
City Clerk


First Reading - June 10, 2014  
Second Reading - June 10, 2014  
Third Reading - June 10, 2014

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




File Number: Z-8338  
 Planner: LM  
 Date Prepared: 2014/04/10  
 Technician: CK  
 By-Law No: Z.-1-

SUBJECT SITE 

1:3,700

0 15 30 60 90 120  
 Meters



Geodatabase