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File: OZ-8361  
Planner: E. Lalande

<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: THE CORPORATION OF THE CITY OF LONDON 4585 BLAKIE ROAD PUBLIC PARTICIPATION MEETING ON JULY 22, 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 the Corporation of the City of London relating to the property located at 4585 Blakie Road:

- (a) the proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting on July 29, 2014 to amend the Official Plan **TO** add a Specific Area Policy under Chapter 10.1.3 of the Official Plan to permit the development of a self-storage establishment; it being noted that an application for Site Plan Approval was received by the City prior to Council adopting new policies related to self-storage establishments;
- (b) Consistent with Policy 19.1.1. of the Official Plan, the subject lands, representing a portion of 4585 Blakie Road, **BE INTERPRETED** to be located within the Light Industrial designation; and,
- (c) the proposed by-law attached hereto as Appendix "B" **BE INTRODUCED** at the Municipal Council meeting on July 29, 2014 to amend Zoning By-law No. Z.-1, in conformity with the Official Plan as amended in part (a) above, to change the zoning of the subject property **FROM** a Light Industrial (LI2) Zone **TO** a Light Industrial Special Provision (LI2(\_)) Zone.

<b>PREVIOUS REPORTS PERTINENT TO THIS MATTER</b>
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Planning and Environment Committee – City-Wide Official Plan/Zoning By-law Review - September 10, 2013 - OZ-7783

<b>PURPOSE AND EFFECT OF RECOMMENDED ACTION</b>
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The recommended action is to permit the development of a self-storage establishment at 4585 Blakie Road, subject to Site Plan Approval and the entering into of a development agreement.

<b>RATIONALE</b>
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1. The recommended action is consistent with the Provincial Policy Statement, 2014.
2. The proposed development conforms to the general intent and purpose of the Official Plan.
3. The proposed amendment facilitates a use that was previously permitted at the time of application for Site Plan Approval. The amendment will permit a use that was previously permitted on these lands, but that is no longer permitted as a result of recent Official Plan and Zoning By-law Amendments regarding Self-Storage Establishments.

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**Aerial Photo Location Map**

File No.: Z-8361

EL

Date Prepared: 2014/06/26

CK

SCALE: 1:4,500



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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**BACKGROUND**

The subject property is part of the lot known municipally as 4525 and 4585 Blakie Road. The lot is “U” shaped providing frontage on Blakie Road in two locations. The northwest portion of the lot is referred to as 4585 Blakie Road and is the area subject to this application. The subject property represents approximately 1.04 hectares of the total 16 hectares of the lot and is intended to be divided through future extension of Meadowbrook Drive.

At the time of application for Site Plan Approval, self-storage establishments were a permitted use under the Zoning By-law through an interpretation of the definition of warehousing establishment.

The property owners submitted an application for Site Plan Approval on July 5, 2013 for the northwest portion of property and a total of 6 warehousing buildings on the subject property. The application for Site Plan Approval is currently on hold until the current zoning application addressed by this report is resolved.

During the Site Plan Approval review process, Council adopted new Commercial policies and Zoning By-law regulations on September 17, 2013 which redefined self-storage establishments as a separate use from warehousing uses. This change also directs new self-storage establishments towards auto-oriented commercial corridors and away from industrial areas. As part of the policy change, existing self-storage establishments were made legal within the Zoning By-law by adding “Existing Self-Storage Establishments” to the list of permitted uses within the Light Industrial (LI2) Zone.

The interpretation of “existing” applies to the buildings as constructed on the date of passing of the By-law which was brought in through the new self-storage policy framework. New buildings are considered an expansion and not captured by the permitted use set out in the Light Industrial (LI2 ) Zone.

Site Plan Approval, as it relates to the property owner’s application, is dependant upon the project being in compliance with all applicable by-laws at the time of approval as outlined in the Development Agreement and required to obtain a building permit. The following is the standard clause from the City’s Development Agreement:

*“By-laws: Notwithstanding any of the provisions of this Agreement, the Owner shall be subject to and comply with all applicable by-laws of the City. In the event of conflict between the provisions of this Agreement and the provisions of any by-law of the City, the provisions of the by-law shall prevail.”*

This has created a unique scenario whereby the application for Site Plan Approval is now, effectively, requesting a non-permitted use on a lot. The application for Site Plan Approval now requires Official Plan and Zoning By-law Amendments to ensure the development does not create a conflict with the Zoning By-law Z.-1. when issuing building permits.

The use was interpreted as being appropriate under the Zoning By-law at the time of application for Site Plan Approval. This is a unique application, due to the circumstances related to planning applications process and policy changes. This does not represent a situation that can be applied to new or future expansions to self-storage establishment applications.

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<b>Date Application Accepted:</b> May 27, 2014	<b>Agent:</b> None
<b>REQUESTED ACTION:</b> To permit the development of a new self-storage establishments.	

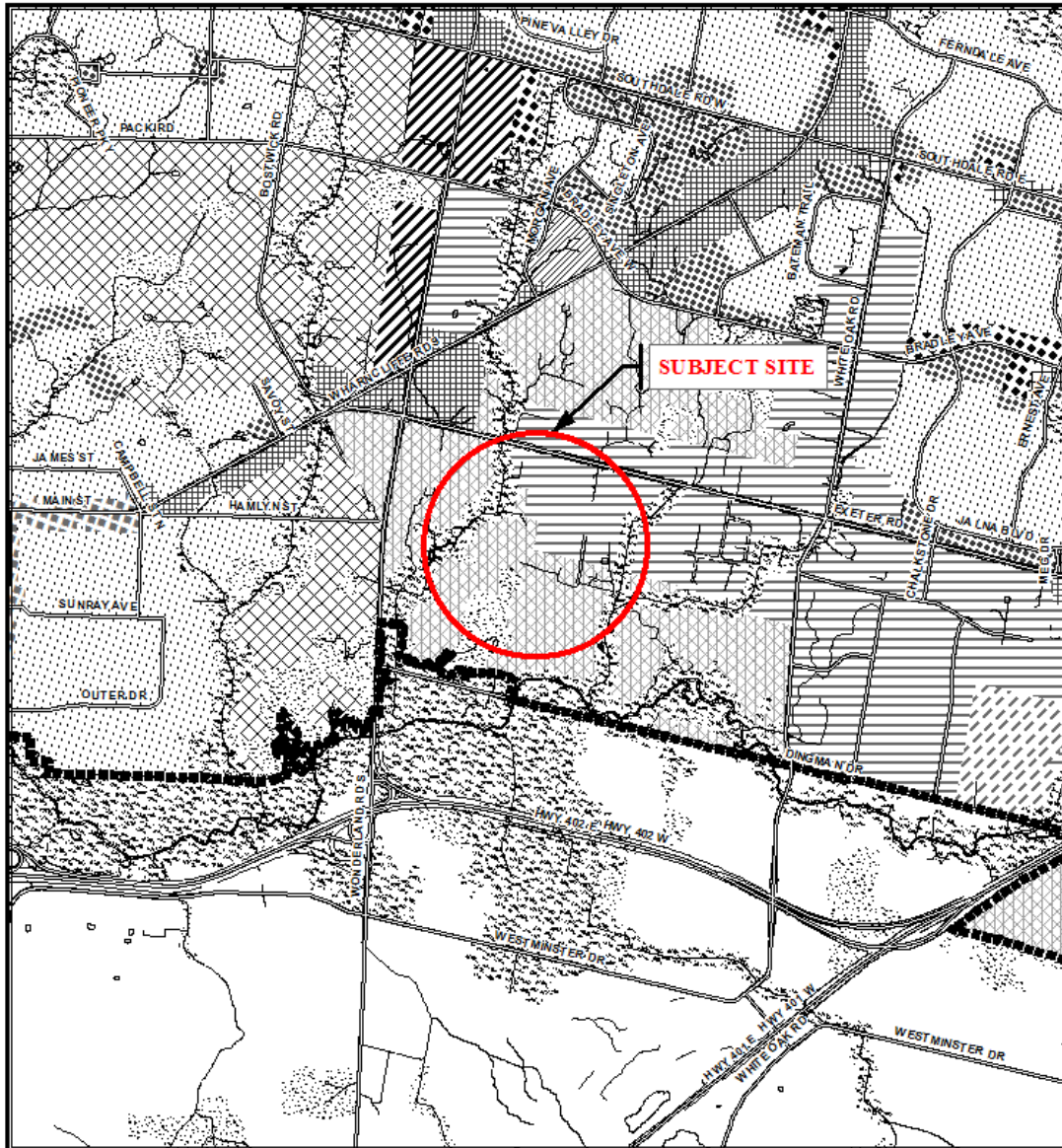
<b>SITE CHARACTERISTICS:</b>
<ul style="list-style-type: none"> <li>• <b>Current Land Use</b> – Self-storage Establishment</li> <li>• <b>Frontage</b> – 47.81 (156.9 ft )</li> <li>• <b>Depth</b> – Irregular, ~150 m (492.1 ft)</li> <li>• <b>Area</b> – 1.04 (2.57ac)</li> <li>• <b>Shape</b> - Irregular</li> </ul>

<b>SURROUNDING LAND USES:</b>
<ul style="list-style-type: none"> <li>• <b>North</b> - Light Industrial (Office/Place of Worship/Printing Establishments)</li> <li>• <b>South</b> - Vacant</li> <li>• <b>East</b> - Light Industrial/Self-storage</li> <li>• <b>West</b> - Vacant</li> </ul>

<b>OFFICIAL PLAN DESIGNATION:</b> (refer to Official Plan Map)
<ul style="list-style-type: none"> <li>• Light Industrial</li> </ul>
<b>EXISTING ZONING:</b> (refer to Zoning Map)
<ul style="list-style-type: none"> <li>• Light Industrial (LI2) Zone</li> </ul>

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**Legend**

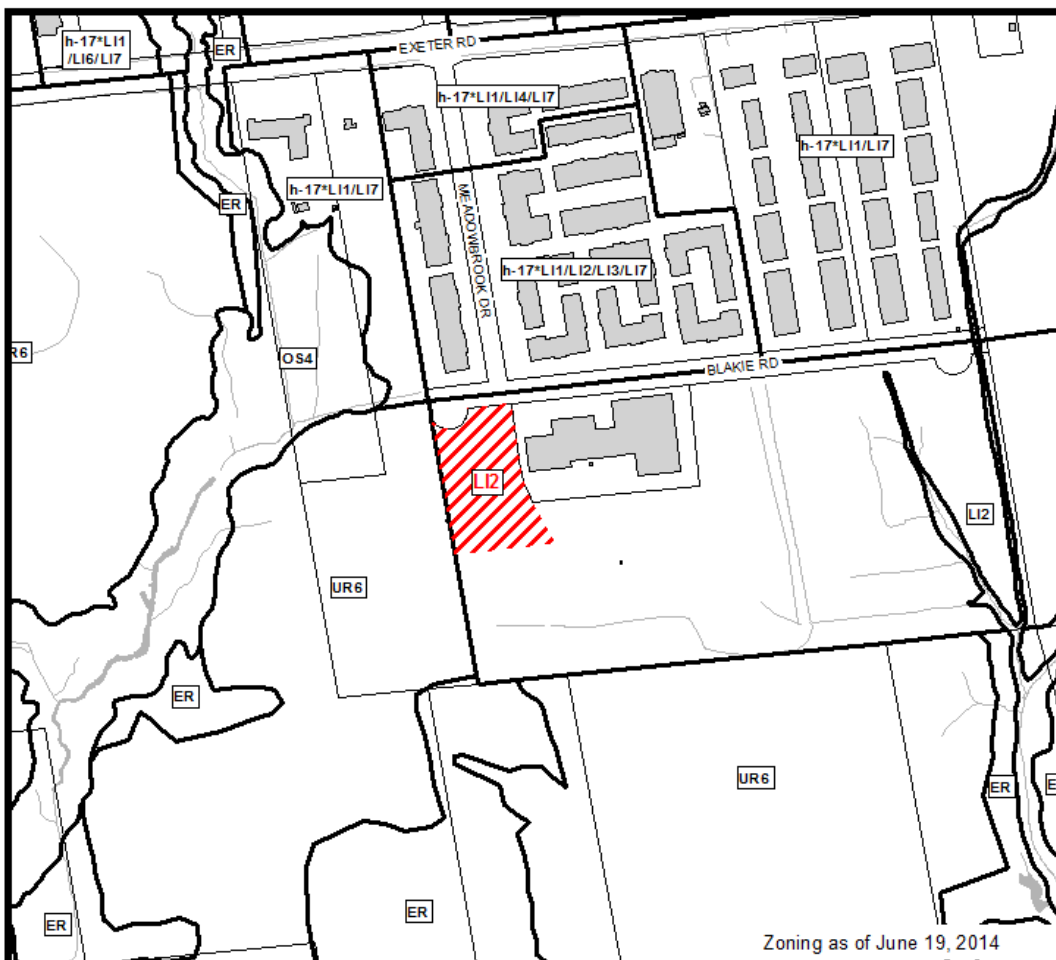
Downtown	Office Business Park
Enclosed Regional Commercial Node	General Industrial
New Format Regional Commercial Node	Light Industrial
Community Commercial Node	Regional Facility
Neighbourhood Commercial Node	Community Facility
Main Street Commercial Corridor	Open Space
Auto-Oriented Commercial Corridor	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

<p><b>CITY OF LONDON</b> Department of Planning and Development</p> <p>OFFICIAL PLAN SCHEDULE A - LANDUSE -</p> <p><small>PREPARED BY: Graphics and Information Services</small></p>	<p>Scale 1:30,000</p> <p>Meters</p>	<p>FILE NUMBER: OZ-8361</p> <p>PLANNER: EL</p> <p>TECHNICIAN: CK</p> <p>DATE: 2014/06/28</p>
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PROJECT LOCATION: e:\planning\proj\slip\_officialplan\work\consolid\excerpts\mod\_templates\scheduleA\_NEW\_b&w\_8x14.mxd

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File: OZ-8361  
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**COUNCIL APPROVED ZONING FOR THE SUBJECT SITE: LI2**

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

- R1 - SINGLE DETACHED DWELLINGS
- R2 - SINGLE AND TWO UNIT DWELLINGS
- R3 - SINGLE TO FOUR UNIT DWELLINGS
- R4 - STREET TOWNHOUSE
- R5 - CLUSTER TOWNHOUSE
- R6 - CLUSTER HOUSING ALL FORMS
- R7 - SENIOR'S HOUSING
- R8 - MEDIUM DENSITY/LOW RISE APTS.
- R9 - MEDIUM TO HIGH DENSITY APTS.
- R10 - HIGH DENSITY APARTMENTS
- R11 - LODGING HOUSE

- DA - DOWNTOWN AREA
- RSA - REGIONAL SHOPPING AREA
- CSA - COMMUNITY SHOPPING AREA
- NSA - NEIGHBOURHOOD SHOPPING AREA
- BDC - BUSINESS DISTRICT COMMERCIAL
- AC - ARTERIAL COMMERCIAL
- HS - HIGHWAY SERVICE COMMERCIAL
- RSC - RESTRICTED SERVICE COMMERCIAL
- CC - CONVENIENCE COMMERCIAL
- SS - AUTOMOBILE SERVICE STATION
- ASA - ASSOCIATED SHOPPING AREA COMMERCIAL

- OR - OFFICE/RESIDENTIAL
- OC - OFFICE CONVERSION
- RO - RESTRICTED OFFICE
- OF - OFFICE

- RF - REGIONAL FACILITY
- CF - COMMUNITY FACILITY
- NF - NEIGHBOURHOOD FACILITY
- HER - HERITAGE
- DC - DAY CARE

- OS - OPEN SPACE
- CR - COMMERCIAL RECREATION
- ER - ENVIRONMENTAL REVIEW

- OB - OFFICE BUSINESS PARK
- LI - LIGHT INDUSTRIAL
- GI - GENERAL INDUSTRIAL
- HI - HEAVY INDUSTRIAL
- EX - RESOURCE EXTRACTIVE
- UR - URBAN RESERVE

- AG - AGRICULTURAL
- AGC - AGRICULTURAL COMMERCIAL
- RRC - RURAL SETTLEMENT COMMERCIAL
- TGS - TEMPORARY GARDEN SUITE
- RT - RAIL TRANSPORTATION

- "h" - HOLDING SYMBOL
- "d" - DENSITY SYMBOL
- "H" - HEIGHT SYMBOL
- "B" - BONUS SYMBOL
- "T" - TEMPORARY USE SYMBOL

**CITY OF LONDON**

PLANNING, 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:

OZ-8361

EL

MAP PREPARED:

2014/06/26

CK

1:6,000

0 30 60 120 180 240

Meters

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**SIGNIFICANT DEPARTMENT/AGENCY COMMENTS**

**Upper Thames River Conservation Authority:** While the UTRCA has no objections to this application, the land owner should contact the Authority to confirm whether Section 28 Approvals are require for the proposed development

**Urban Forestry:** No Concerns

**Wastewater and Drainage Engineering:** No Comment

<b>PUBLIC LIAISON:</b>	On June 6, 2014, Notice of Application was sent to 9 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 June 5, 2014. A "Possible Land Use Change" sign was also posted on the site.	0 replies were received
<b>Nature of Liaison:</b> The purpose and effect of this Official Plan amendment and Zoning change is to permit a new self-storage establishment.		
<b>Responses:</b> N/A		

**ANALYSIS**

**PROVINCIAL POLICY STATEMENT, 2014**

The Provincial Policy Statement (PPS), 2014 provides policy direction that encourages the development of complete communities as well as the efficient use of land. The recommendation to permit the expansion of a self-storage establishment does not compromise the existing range and mix of employment uses in the area. The subject property applied permission to construct for a self-storage establishment prior to Council’s new direction for self-storage establishments and does not create removal of employment lands. The subject lands continue the same range of industrial uses that were permitted prior to the new self-storage policy framework. Staff considers the application to be consistent with the intent of the Provincial Policy Statement, 2014 and is satisfied that this application does not create a precedent for the removal of employment lands in the future.

**OFFICIAL PLAN**

The Official Plan contains Council’s objectives and policies to guide the short-term and long-term physical development of the municipality. The policies promote orderly urban growth and compatibility among land uses. While objectives and policies in the Official Plan primarily relate to the physical development of the municipality, they also have regard for relevant social, economic and environmental matters.

The recommended action requests that the subject lands be interpreted as Light Industrial in the City of London Official Plan. This designation is intended for industries which have a limited impact on the surrounding environment and which are frequently small in scale. Self-storage establishments are considered to create limited impact on the surrounding area and do not create noise or vibration impacts that can be associated with Light Industrial uses.

Section 19.1.1. of the Official Plan intends that the interpretation of the boundaries between land use designations should allow for a limited degree of flexibility according to the following provisions:

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File: OZ-8361  
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*“Boundaries between Land Use Designations*

*The boundaries between land use designations as shown on Schedule "A" - the Land Use Map, are not intended to be rigid, except where they coincide with physical features (such as streets, railways, rivers or streams). The exact determination of boundaries that do not coincide with physical features will be the responsibility of Council. Council may permit minor departures from such boundaries if it is of the opinion that the general intent of the Plan is maintained and that the departure is advisable and reasonable. Where boundaries between land use designations do coincide with physical features, any departure from the boundary will require an Official Plan amendment.”*

The Land Use designation boundary between the Light Industrial and Urban Reserve Industrial Growth designations coincide near the western edge of the subject site. There are no physical features for the boundary identified on schedule “A” to distinguish between the two designations. Staff recommends that the subject land be considered as Light Industrial as development plans have identified these lands as developable for Light Industrial Uses been submitted for immediate development of the subject properties and that the Light Industrial designation meets the intent of the Official Plan.

Section 10.1.1. Criteria of the Official Plan set out where the application of existing policies would not accurately reflect the intent of Council with respect to the future use of the land. The adoption of policies for Specific Areas may be considered where one or more of the following conditions apply:

**i) The change in land use is site specific, is appropriate given the mix of uses in the area, and cannot be accommodated within other land use designations without having a negative impact on the surrounding area.**

Official Plan policy has been amended to direct the establishment of new self-storage facilities to the Auto-Oriented Commercial Corridor designation. However, this application is to recognize a use that was requested prior to Council’s direction. The change in land use is site specific and is appropriate given the uses in the area and as the uses currently exists within the surrounding area. The proposed self-storage establishment is not expected to create negative impacts on the surrounding area.

**ii) The change in land use is site specific and is located in an area where Council wishes to maintain existing land use designations, while allowing for a site specific use.**

The Light Industrial designation is intended to be maintained and protect the long term goals for the area. The site specific policy is to allow a use that was applied for prior to the establishment of new policies.

**iii) The existing mix of uses in the area does not lend itself to a specific land use designation for directing future development and a site specific policy is required.**

The surrounding area has developed as a mix of industrial uses, including self-storage establishments, which Council has since directed to the Auto-Oriented Commercial Corridor designation. The area does lend itself to Light Industrial uses, however a site specific policy is required for the proposed development. There are other self-storage establishments as well as other non-industrial uses within the industrial subdivision located south of Exeter road.

**iv) The policy is required to restrict the range of permitted uses, or to restrict the scale and density of development normally allowed in a particular designation, in order to protect other uses in an area from negative impacts associated with excessive noise, traffic, loss of privacy or servicing constraints.**



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The policy would restrict the addition of a adding self-storage establishment to a site-specific basis. This would permit a new self-storage establishment to be developed limited to the portion the subject property as identified in this report. There are no further requirements to restrict the range of uses on the lot as the other uses are consistent with those considered within the Light Industrial designation.

Staff considers this application applicable for a Specific Area policy to be applied to the subject property as an appropriate land use change. The addition of the proposed use is consistent with the criteria of the Official Plan.

**ZONING BY-LAW**

The Zoning By-law is a comprehensive document used to implement the policies of the Official Plan by regulating the use of land, the intensity of the permitted use, and the built form. This is achieved by applying various zones to all lands within the City of London which identify a list of permitted uses and regulations that frame the context within which development can occur. Collectively, the permitted uses and regulations assess the ability of a site to accommodate a development proposal. It is important that all three criteria of use, intensity and form must be considered and deemed to be appropriate for the approval of any development proposal.

The Subject property is currently zoned Light Industrial (LI2) which permits a range of industrial uses. Specifically, the LI2 zone variation permits Existing Self-Storage establishments, however, this application seeks to construct a new self-storage establishment on a site-specific basis.

Staff's recommendation is to add self-storage establishments to the list of permitted uses to allow the property owner to develop a self-storage establishment.

**CONCLUSION**

Planning staff is of the opinion that development of a self-storage establishment is appropriate for the following reasons:

1. The recommended action is consistent with the Provincial Policy Statement, 2014.
2. The proposed development conforms to the general intent and purpose of the Official Plan.
3. The proposed amendment facilitates a use that was previously permitted at the time of application for Site Plan Approval. The amendment will permit a use that was previously permitted on these lands, but that is no longer permitted as a result of recent Official Plan and Zoning By-law Amendments regarding Self-Storage Establishments.

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Planner: E. Lalande**

<b>PREPARED BY:</b>	<b>SUBMITTED BY:</b>
<b>ERIC LALANDE, PLANNER II, CURRENT PLANNING</b>	<b>MICHAEL TOMAZINCIC, MCIP, RPP MANAGER, CURRENT PLANNING</b>
<b>RECOMMENDED BY:</b>	
<b>JOHN M. FLEMING, MCIP, RPP MANAGING DIRECTOR, PLANNING AND CITY PLANNER</b>	

June 18, 2014  
EL/el  
"Attach"

List of Schedules:

- Appendix "A" - Official Plan Amendment
- Appendix "B" - Zoning By-law Amendment

Y:\Shared\templates\REPORT Templates 2011\OPA-ZBL Amendment Report.docx

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File: OZ-8361  
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**Responses to Public Liaison Letter and Publication in “Living in the City”**

<u>Telephone</u>	<u>Written</u>
N/A	N/A

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File: OZ-8361  
Planner: E. Lalande

**Bibliography of Information and Materials  
OZ-8361**

**Request for Approval:**

City of London Official Plan and Zoning By-law Amendment Application Form, completed by Eric Lalande, May 27, 2014

**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*, 2014.

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. OZ-8361. unless otherwise stated)**

**City of London -**

Karidas, T., City of London, Development Services, E-mail to E. Lalande, Various, May-June 2014.

Postma, R., City of London Urban Forestry, E-mail to E. Lalande. June 13, 2014.

Moore, R., City of London Wastewater and Drainage Engineering, E-mail to E. Lalande, June 13, 2014.

**Departments and Agencies -**

Creighton C., UTRCA. Letter to E. Lalande. June 18, 2014.

**Other:**

Site visit June 18, 2014 and photographs of the same date.

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**File: OZ-8361**  
**Planner: E. Lalande**

**Appendix "A"**

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

By-law No. C.P.-1284-\_\_\_\_\_

A by-law to amend the Official Plan for the City of London, 1989 relating to 4585 Blakie Road.

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

1. Amendment No. (to be inserted by Clerk's Office) to the Official Plan for the City of London Planning Area – 1989, as contained in the text attached hereto and forming part of this by-law, is adopted.
2. This by-law shall come into effect in accordance with subsection 17(38) of the *Planning Act, R.S.O. 1990, c.P.13*.

PASSED in Open Council on July 29, 2014.

J. Baechler  
Mayor

Catharine Saunders  
City Clerk

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File: OZ-8361  
Planner: E. Lalande

**AMENDMENT NO.**

**to the**

**OFFICIAL PLAN FOR THE CITY OF LONDON**

A. PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is to add a policy in Section 10.1.3 of the Official Plan for the City of London to permit a self-storage establishment.

B. LOCATION OF THIS AMENDMENT

This Amendment applies to lands located at 4585 Blakie Road in the City of London.

C. BASIS OF THE AMENDMENT

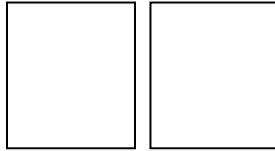
1. The recommended action is consistent with the Provincial Policy Statement, 2014.
2. The proposed development conforms to the general intent and purpose of the Official Plan.
3. The proposed amendment facilitates a use that was previously permitted at the time of application for Site Plan Approval. The amendment will permit a use that was previously permitted on these lands, but that is no longer permitted as a result of recent Official Plan and Zoning By-law Amendments regarding Self-Storage Establishments.

D. THE AMENDMENT

The Official Plan for the City of London is hereby amended as follows:

1. Section 10.1.3 – Specific Areas of the Official Plan for the City of London is amended by adding the following:

“4585 Blakie Road    \_\_\_)    In the Light Industrial designation at 4585 Blakie Road, in addition to the permitted uses in the Light Industrial designation, a self-storage establishment may also be permitted.”



**File: OZ-8361  
Planner: E. Lalande**

**Appendix "B"**

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 4585  
Blakie Road.

WHEREAS the Corporation of the City of London has applied to rezone an area of land located at 4585 Blakie Road, as shown on the map attached to this by-law, as set out below;

AND WHEREAS upon approval of Official Plan Amendment Number (number to be inserted by Clerk's Office) this rezoning will conform 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 4585 Blakie Road, as shown on the attached map comprising part of Key Map No. A111, from a Light Industrial (LI2) Zone to a Light Industrial Special Provision (LI2(\_)) Zone.
- 2) Section Number 40.4.b) of the Light Industrial (LI2) Zone is amended by adding the following Special Provision:
  - ) LI2( ) 4585 Blakie Road
    - a) Additional Permitted Use:
      - i) Self-Storage Establishment

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 July 29, 2014.

J. Baechler  
Mayor

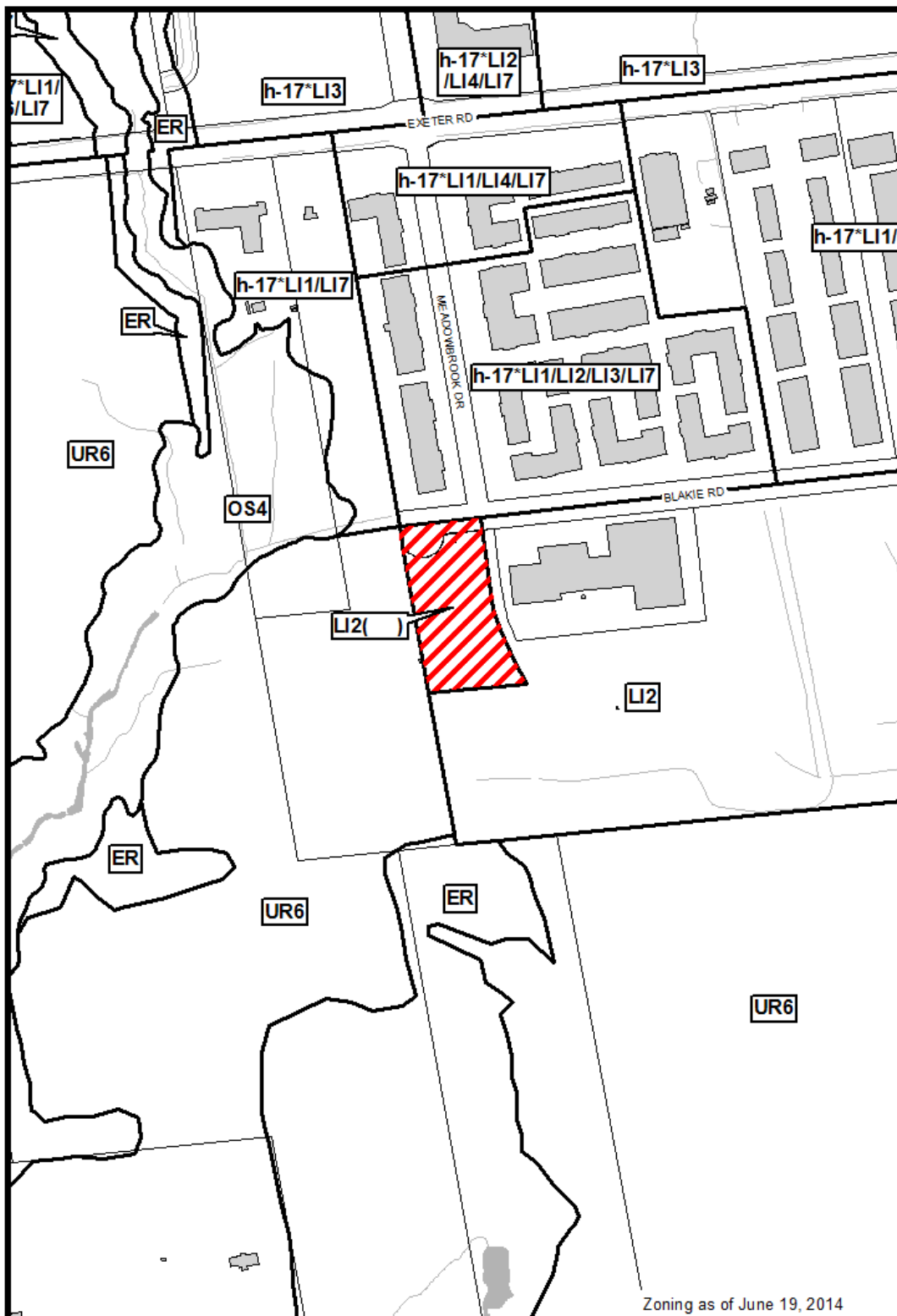
Catharine Saunders  
City Clerk




First Reading - July 29, 2014  
Second Reading - July 29, 2014  
Third Reading - July 29, 2014

Empty boxes for Agenda Item # and Page #

File: OZ-8361  
Planner: E. Lalande

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



<p>File Number: OZ-8361_2  Planner: EL  Date Prepared: 2014/07/15  Technician: CK  By-Law No: Z.-1-</p>	<p>SUBJECT SITE </p> <p>1:4,500</p> <p>0 20 40 80 120 160 Meters </p> <p></p>
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