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File: O-8362
Planner: M. Johnson

TO:	CHAIR AND MEMBERS PLANNING & ENVIRONMENT COMMITTEE
FROM:	JOHN M. FLEMING MANAGING DIRECTOR, PLANNING AND CITY PLANNER
SUBJECT:	APPLICATION BY: CITY OF LONDON LANDS SOUTH OF EXETER ROAD, NORTH OF DINGMAN DRIVE, EAST OF WHITE OAK ROAD AND WEST OF THE OF THE MARR DRAIN PUBLIC PARTICIPATION MEETING ON SEPTEMBER 9, 2014

RECOMMENDATION

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 lands south of Exeter Road, north of Dingman Drive, east of White Oak Road and west of the Marr Drain:

- (a) the proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting on September 16, 2014 to:
 - i) Amend Schedule A, Land Use, of the Official Plan to change the designation of the subject lands **FROM** a Light Industrial designation, and a General Industrial designation **TO** a Transitional Industrial designation, an Urban Reserve Community Growth designation, an Open Space designation and Environmental Review designation to facilitate the conversion of the lands from industrial to non-industrial uses; and
 - ii) Amend the Official Plan to **BY ADDING** a new policy Section 7.5 (Transitional Industrial) to guide the future development of the subject area.

- (b) the proposed by-law attached hereto as Appendix "B" **BE INTRODUCED** at the Municipal Council meeting on September 16, 2014 to:
 - i) Amend Schedule 2, Multi-Use Pathways and Parks, Schedule 4, Southwest Area Land Use Plan, Schedule 11, South Longwoods Residential Neighbourhood Land Use Designations, Schedule 13, North Longwoods Residential Neighbourhood Land Use Designations, Schedule 15, Dingman Industrial Land Use Designations, and Schedule 16, Brockley Industrial Land Use Designations, of the Southwest Area Secondary Plan to change the designation of the subject lands **FROM** a Industrial designation **TO** a Transitional Industrial designation, an Urban Reserve Community Growth designation and an Open Space and Environmental Review designation to facilitate the conversion of the lands from industrial to non-industrial uses; and
 - ii) Amend the Southwest Area Secondary Plan **BY ADDING** new policies in Section 20.5.13 (Dingman Industrial Neighbourhood) to guide the future development of the subject area.

That as a result of the redesignation of the Industrial lands in the White Oak/Dingman Drive area and with respect to the previous financing of services to that area, staff be authorized to:

- (a) use the Development Charges Stormwater Management Reserve Fund to affect a capital budget adjustment to refinance the previous purchase of the land for the Old Oak SWM facility serving the area, it being noted that this will result in the recovery of approximately \$900,000 previously invested by the taxpayer, and transfer the funding

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obligation of this expenditure to the DC SWM reserve fund;

- (b) assign “Contingency Facility A” included in the 2014 Development Charges Study to provide stormwater servicing for the former Old Oak SWM Facility, with construction timing of the facility to be established through the 2016 Growth Management Implementation Strategy Update;
- (c) amend the capital budget to remove the previously approved unspent budget for construction of the Old Oak SWM pond (ES2485), until the construction timing is determined through GMIS process, at which time the budget for construction and design should be reestablished with DC funding; and
- (d) take no further action with respect to previous cost allocations for recent past investments in sanitary and water infrastructure serving the broader southern area of the City, including the subject lands being redesignated.

PREVIOUS REPORTS PERTINENT TO THIS MATTER

March 5, 2012	Strategic Priorities and Policy Committee, “Status of the 2011 Industrial Land Development Strategy Update”
December 4, 2012	Strategic Priorities and Policy Committee, “O-8014: Industrial Lands Review”
December 18, 2012	Investment and Economic Prosperity Committee, “A Path to Prosperity: Community Business Ideas to Stimulate our Economy”
April 23, 2013	Planning and Environment Committee, “O-8014: Industrial Lands Review Public Participation Meeting”
March 17, 2014	Strategic Priorities and Policy Committee, “Industrial Land Development Strategy”

PURPOSE AND EFFECT OF RECOMMENDED ACTION

The purpose and effect of the requested Official Plan amendment is to change designation for the lands within the study area from “Industrial” to “Urban Reserve-Community Growth” and “Transitional Industrial” to provide the opportunity to consider alternative land designations, including residential uses, and to allow existing uses to transition to new uses. The land use review evaluated the existing industrial lands within the study area and determined it is appropriate for them to be redesignated to non-industrial uses (residential, commercial, institutional and open space). The planning framework as set out in the Provincial Policy Statement and the Official Plan have been used to undertake the evaluation and demonstrate that there is justification for the conversion of lands to non-employment uses.

RATIONALE

1. The recommended Official Plan amendment will provide for the most appropriate uses for the study area.
2. The lands are not desirable or suitable as employment lands based on their location and market demand as well as a variety of compatibility issues. It is appropriate to re-designate these lands to be used for non-employment purposes.

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3. The recommended Official Plan amendment will implement the recommendations of the Industrial Lands Study.
4. The proposed Official Plan amendment is consistent with the Provincial Policy Statement.
5. The proposed Official Plan amendment conforms to the Official Plan.

BACKGROUND

The City of London has initiated an Official Plan Amendment to conduct a review of the land uses within the White Oak Business Park area. The study area includes lands south of Exeter Road, north of Dingman Drive, east of White Oak Road and west of the Marr Drain. The land use review has been initiated as a result of two major landowners' request that the City review the Industrial designation of their lands to have them considered for alternative land use scenarios. The purpose of the review is to evaluate the existing industrial lands within the study area, which includes the landowners' requests, to determine if it is appropriate for them to be continued for industrial purposes or whether they should be re-designated to non-industrial uses (residential, commercial, institutional and open space). The possible redesignation of industrial lands will need to be consistent with the policies of the PPS and conform to the Official Plan.

The landowners' request to have their lands considered for non-industrial land uses is timely, as the City has undertaken a comprehensive review of its industrial lands, as part of the five-year review of London's Official Plan. The comprehensive review assessed future industrial land demand and supply factors to determine if the need to expand the Urban Growth Boundary (UGB) for the inclusion of new industrial lands. The findings of the study indicated that the current supply of vacant industrial land is more than adequate to accommodate the projected demand for industrial land for the 20 year period (2011 to 2031). Given the timing of the request there is an opportunity to consider it as part of the Industrial Lands Review. This request will be reviewed within the larger context of all of the lands currently designated for industrial uses within the area. Within the defined physical boundaries of the proposed study area the landowners' request accounts for approximately 45 percent of this area. This staff report will assess the industrial lands in study area and determine if there is justification for the conversion of the lands to non-industrial uses.

To consider a change in land use designation from industrial to non-industrial it has to be demonstrated that justification exists under the provisions of the Provincial Policy Statement (PPS) and the City's Official Plan. The policy framework of the PPS and the Official Plan provide direction and criteria for the conversion of lands within employment areas to non-employment uses. Summarized below are the applicable policies of the PPS and the Official Plan that will be used to guide the review of industrial lands within the White Oak Business Park.

The Employment Area policies contained Section 1.3.2 of the PPS provide the following criteria that must be met in order for a conversion of employment lands to be justified.

1. The conversion may only be permitted through a comprehensive review;
2. It has to be demonstrated that the land is not required for employment purposes over the long term; and
3. That there is a need for the conversion.

In addition to the policy framework set out in the PPS, conversion of lands within employment areas must be consistent with the Official Plan. Policy 2.7.4 of the Official Plan provides a framework consistent with the PPS to evaluate proposals to permit the conversion of lands within employment areas to non-employment uses.

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HISTORY/ CONTEXT OF STUDY AREA

A large portion of these lands were added to the City as part of the annexation in 1993. The parcels fronting Exeter Road west of the industrial subdivision south of Exeter Road along Meg Drive were part of the Town of Westminster. These parcels fronting Exeter Road were designated "Fringe Perspective-Industrial" in the Westminster Plan, permitting a range of manufacturing, assembling and processing uses, however, the uses were limited to "dry industry" uses. Lands not directly fronting onto Exeter Road remained designated as "Agriculture" in the Westminster Plan. A major reason for the industrial designation for lands in this area was the proximity of the area to Highway 401. Exeter Road was also a Provincial Highway (Highway 135), meaning that was capable of carrying the anticipated traffic associated with Industrial uses. With the exception of lands at the 401/Wellington Road interchange, these were the only lands within close proximity to the 401 identified for industrial land uses prior or annexation.

The Dingman Drive area which includes the subject lands was annexed to the City of London from the Town of Westminster in January of 1993. Subsequently in 2001 through the review of the City Official Plan, the Dingman Drive Area was identified as a possible area to be included in the Urban Growth Area. On May 6, 2002, Council approved the addition of lands in the Dingman Drive Area for inclusion into the Urban Growth Boundary comprising approximately 166 hectares (410 acres).

On March 24, 2003, Old Oak Properties submitted the first application in the Dingman Drive study area for an Official Plan and zoning by-law amendment, for the lands located at 4112 & 4432 White Oak Road, and 3854 Dingman Drive (OZ-6461 – Old Oak Properties).

In December, 2003, a proposed concept plan for the Dingman Drive Area Plan was submitted by Stantec Consulting (on behalf of the land owners for the Dingman Area) which illustrated the preferred road pattern and land use designations. The plan showed the Dingman Drive Area as predominately Light Industrial, with a General Industrial designation located on 3544 Dingman Drive and the property to the west of that site.

Date Application Accepted: May 27, 2014
REQUESTED ACTION: Change the Official Plan land use designation from Light Industrial and General Industrial to Urban Reserve - Community Growth to permit residential, commercial, institutional and open space uses.

SIGNIFICANT DEPARTMENT/AGENCY COMMENTS

Wastewater and Drainage Engineering

No comments.

Upper Thames River Conservation Authority (UTRCA)

The Upper Thames River Conservation Authority (UTRCA) has reviewed this application the purpose of which is to evaluate the existing industrial lands and determine whether the current industrial designation is still appropriate or whether these lands should be redesignated for other uses such as open space.

As shown on the enclosed mapping, the study area includes lands that are regulated by the UTRCA in accordance with Ontario Regulation 157/06 made pursuant to Section 28 of the Conservation Authorities Act. The UTRCA has jurisdiction over lands within the regulated area

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and requires that landowners obtain written approval from the Authority prior to undertaking any site alteration or development within this area. There are also natural heritage features including a large woodland in the northwest quadrant as well as a series of smaller woodland patches located in the centre of the study area which we recommend be protected with an appropriate designation.

The Authority recommends that the natural hazard and natural heritage features within the study area be redesignated to Open Space.

PUBLIC LIAISON:	<p>On June 5, 2014, Notice of Application was sent to 406 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. On August 7, 2014, a revised Notice of Application was sent to property owners in the surrounding area and was also published in the <i>Public Notices and Bidding Opportunities</i> section of <i>The Londoner</i> on August 7, 2014.</p>	<p>Written replies were received from 14 individuals.</p>
<p>Nature of Liaison: The purpose and effect of the requested Official Plan amendment is to evaluate the existing industrial lands within the study area to determine if it is appropriate for them to be continued for industrial purposes or whether they should be redesignated to non-industrial uses (residential, commercial, institutional and open space).</p> <p>Change the Official Plan land use designation from Light Industrial and General Industrial to Urban Reserve-Community Growth to permit residential, commercial, institutional and open space uses. Council may also consider a Transitional Industrial designation to permit existing industrial uses to continue and provide opportunities for new light industrial uses that are located in enclosed buildings, require limited outdoor storage and are unlikely to cause noise, dust, odour or vibration impacts.</p> <p>Change the Secondary Plan land use designation from Industrial to Urban Reserve Community Growth to permit residential, commercial, institutional and open space uses. Council may also consider a Transitional Industrial designation to permit existing industrial uses to continue and provide opportunities for new light industrial uses that are located in enclosed buildings, require limited outdoor storage and are unlikely to cause noise, dust, odour or vibration impacts.</p>		

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Responses: 14 responses were received from individuals including: 7 in support, and 7 expressing concern about the proposed amendments (see Appendix D). These comments are attached to this report and summarized as follows.

7 Expressions of Support

- would to see the study area shift from industrial to residential and commercial uses
- supportive of redesignation of lands within the study area to residential and institutional uses
- not opposed to possible conversion of most of the lands within the study area, suggest that the lands in the northeast quadrant should remain designated for industrial as they have been recently developed
- support the initiation of the employment lands review and concur with previous studies undertaken as part of the Industrial Land Development Strategy, that this area is not ideally suited to meeting the needs of current industrial/business park users

7 Expressions of Concern

- concern about decreasing property values and potential uses of property
- concern possible redesignation of lands to Transitional Industrial would not allow their equipment to be stored outdoors and require it to be located within enclosed buildings
- oppose redesignation of the lands to non-industrial uses as they currently use the lands to operate a transportation business and intend to retain their lands to support future growth of the company
- concern lands would contain non-conforming uses if conversion of industrial lands is approved, lands within White Oak Business Park should retain industrial designations
- given the proximity to existing industrial uses, the lands are not a logical or reasonable choice for re-designation

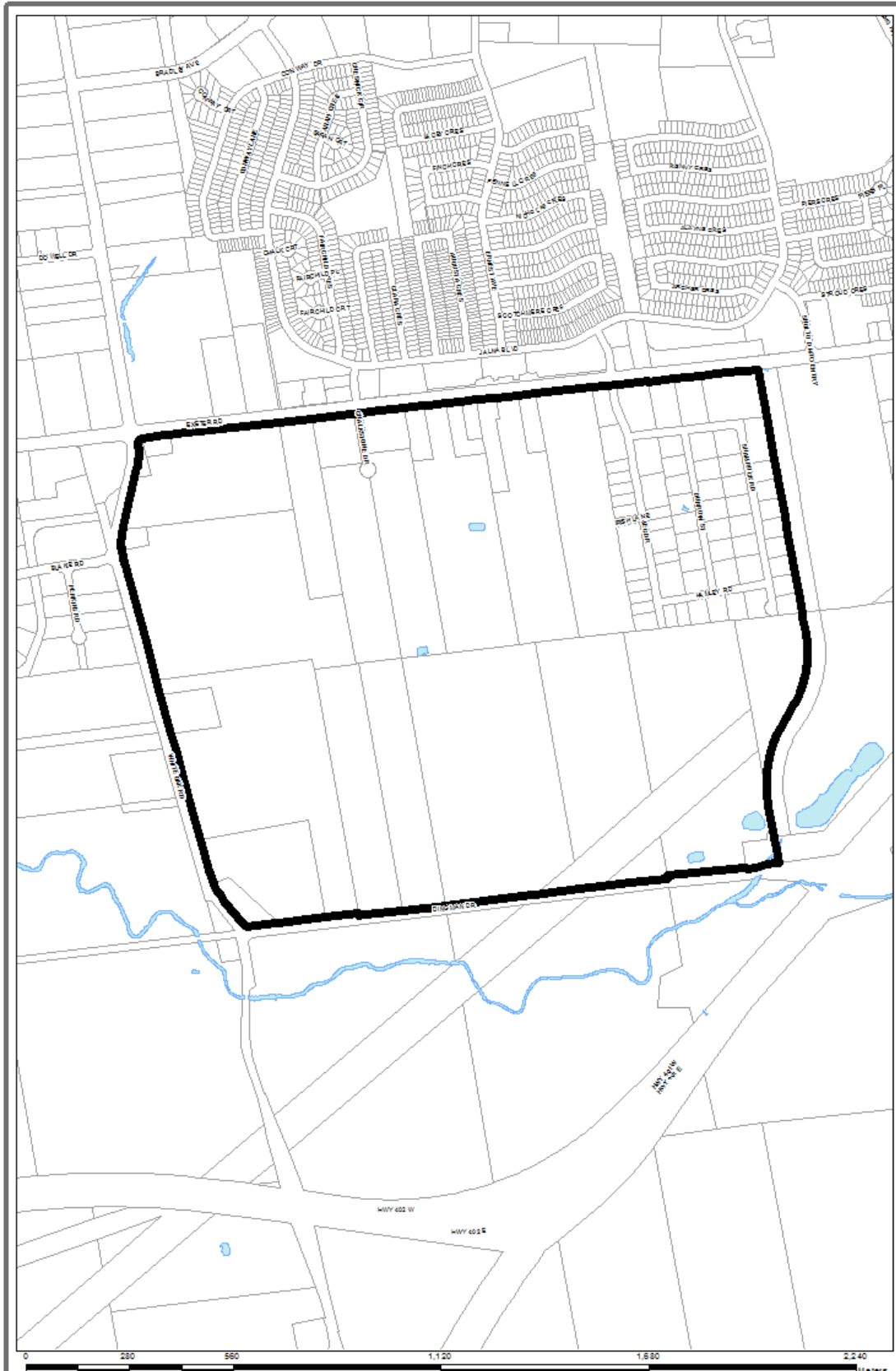
ANALYSIS

Study Area

The study area includes the lands south of Exeter Road, north of Dingman Drive, east of White Oak Road and west of the Marr Drain. The study area contains a total of 224.4 hectares of land. Properties fronting onto Exeter Road and a portion of the lands within the subdivision in the northeast quadrant are currently developed for mix of commercial and industrial uses. A recycling facility is located along Dingman Drive in the southeast quadrant. There are a couple properties that are currently being used for residential purposes along Exeter Road and Dingman Drive. Lands adjacent to the Marr Drain and the White Oaks Drain are designated for Open Space. The balance of the lands within the study are undeveloped and currently being used for agriculture purposes. The surrounding land uses are to the north residential, industrial and commercial, to the south agriculture and open space, to the east office, institutional and open space and to the west industrial, agriculture and open space. The accompanying location map (Figure 1) shows the extent of the study area.

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**Figure 1
LOCATION MAP**

Subject Site : White Oak Business Park
File Number: O-8362
Planner : Mark Johnson
Date : 2014-06-03



Scale : 1:12,500

Legend

- Subject Site
- Property Lines

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Planning Assessment

For the City to consider the conversion of the industrial lands within the study area it has to be demonstrated that there is justification for a change in land use from an industrial land use designation to non-industrial land use. The proposal will be reviewed against the three tests outlined in the policies of the PPS and the London Official Plan to determine if it satisfies the requirements of the policies and warrants further consideration for redesignation of the industrial lands. The following section summarizes the assessment of the three tests against the industrial lands within the White Oak Business Park.

Comprehensive review

In coordination with the five-year review of London's Official Plan, municipal Council has undertaken a comprehensive review of industrial lands. "Comprehensive review" is defined in the PPS as an Official Plan review, based on population and growth projections, that considers alternative directions for growth, opportunities to accommodate growth through intensification, the integration of land use and infrastructure planning, the avoidance of specialty crop areas and the consideration of alternatives to avoid the use of prime agricultural lands. The review of industrial lands is intended to satisfy the requirements of a comprehensive review as defined in the PPS.

Land is not required for employment purposes over the long term

The Industrial Land Study was undertaken to assess future demand and the existing supply to determine whether justification exists under the provisions of the Provincial Policy Statement (PPS) and the City's Official Plan to expand the designated urban growth area to accommodate the forecasted industrial growth for the 20 year period of 2011 to 2031. The findings of the Study concluded that the inventory of vacant industrial lands is quantitatively sufficient to accommodate the projected demand for industrial land over the 20 year planning period. Therefore, the lands within the study area are not required to meet the needs of future industrial growth.

Need for the conversion

Since the City currently has a sufficient supply of non-industrial lands to accommodate the forecasted demand in population, housing and employment for the City of London for the 20 year planning period, as demonstrated in the Land Needs Background Study for the 2011 Official Plan Review, the need for the conversion be based on the whether it is determined that alternative land uses are more appropriate for the lands. The land use evaluation will involve a balanced approach examining the study area and assessing it against the following criteria to determine the appropriateness of the possible land use change.

- Site location and market interest
- Parcel sizes and their suitability for land assembly
- Access to Hwy 401 interchanges
- Landowner interest in development
- Land use compatibility issues
- Environmental/Natural heritage constraints

It is important to note that lands within the study area currently designated in the Official Plan for non-industrial uses will be excluded from the review. It is assumed their current land use designations would remain unchanged (AOCC and Open Space).

Site location and market interest

Site location and market interest is an important consideration in the planning of future industrial investments. As part of the 2014 Industrial Land Development Strategy six key locations were

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identified relating to industrial land development (International Airport, 401/VMP, South, UWO Discovery Park, 401/402 and International Water Excellence Centre). Each of these strategic areas provides specific locational attributes intended to meet the needs of existing and prospective industrial users to the area of the City.

Recent market trends provided by the London Economic Development Corporation indicate prospective industrial enterprises are looking for development opportunities that are adjacent to the Hwy 401 and VMP corridor due its closer proximity to the Greater Golden Horseshoe area of Ontario. Companies have shown strong interest in properties east of Highbury Avenue and shown limited interest in properties west of Highbury Avenue. Most prospects compare London's sites to eastern locations, including Woodstock and Brantford amongst others, and LEDC notes that while London is midway between the Greater Toronto Area (GTA) and U.S.A. border, most recent inquires have compared London with the above noted eastern municipalities because of London's and other comparator municipalities' proximity to the GTA market and a greater "pull" towards the Toronto market. In addition, companies are finding older industrial parks less desirable and have preferred sites located within Forest City and Innovation Industrial Parks. For example, KL Products and Sciencetech are two local London firms that have chosen to move from their Exeter Road and Meg Drive locations to build new industrial facilities in Innovation Park and Forest City Industrial Park. With respect to the location of the study area, the lands are outside of the six strategic areas and are located west of Highbury Ave, where prospective industrial users have not shown significant interest in land development for industrial purposes.

Parcel sizes and their suitability for land assembly

Lands have to be appropriately sized to meet the needs of new and expanding industrial companies. Information from transactions for the sale of industrial lands for the City of London indicated that parcel sizes have averaged 4.3 hectares per property. However, recent industrial developments have been on even larger sites, such as the Samsung solar panel facility (10 to 15 hectares) and in the Innovation Park, where industrial parcel sales have averaged 10 to 20 hectares per property. This trend towards larger parcels is exacerbated by companies seeking parcels of a sufficient size that future expansions to operations may be accommodated on site. In the study area the vacant lands consist primarily of a small lot industrial subdivision and draft approved subdivision that provides for small lot sizes. The draft approved subdivision could be reconfigured to allow for larger parcels and accommodate some of the projected industrial demand large scale industrial users. Additionally, lots within small lot industrial subdivision could be assembled together to make larger lots to mitigate the parcel size limitations that currently exist.

Access to Hwy 401 interchanges

Access to Highway 401 is another consideration factored into the site selection process. Prospective industrial enterprises are currently seeking locations that have access to Highway 401 and are within a five minute drive from a Highway 401 interchange. The White Oak Business Park area does not have direct access to Hwy 401 like other industrial lands south of Commissioners Rd and west of the VMP, however, Exeter Road provides direct route to Hwy 401 through the Wellington/401 Interchange. Access to Hwy 401 is through area that contains a lot of non-truck traffic, which would present a conflict with large trucks serving industrial businesses. Alternatively, industrial users can access the Wellington/401 Interchange by travelling across Dingman Drive and up Wellington Road. Subject to traffic volumes during the day, properties within the study area can access the Wellington/401 Interchange in approximately 5 minutes.

Landowner interest in development

Interest in developing the lands for industrial purposes should be considered in the determination of whether to designate for industrial uses. In the study area a large portion of the lands have been designated industrial since prior to 1993 annexation, yet to date limited

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development has taken place on the lands. Development has occurred primarily along the frontage of Exeter Road, with a limited amount of development taking place within the subdivision in the Meg Drive/Shamrock Road area. Along Exeter Road the uses are a mix of industrial and commercial enterprises, with the exception of one residential dwelling, however, the uses within the subdivision and the adjacent properties along Exeter Road are primarily commercial businesses, with limited industrial and institutional uses also established within the boundaries of the subdivision. In addition, the City has received feedback from some of the landowners along Exeter Road indicating their intention is to remain in the study area and have their current industrial uses permitted to continue. While other landowners who operate commercial businesses along Exeter Road and within the noted subdivision support the possible transition to non-industrial uses.

Land use compatibility issues

Compatibility with adjacent lands to the study has also been reviewed. To the southwest of the study area the re-designation of industrial lands through the Southwest Area Secondary Plan to non-industrial uses has increased the proximity of sensitive land uses to White Oak Business Park. Directly to the north the White Oaks neighbourhood exists and covers most of the frontage along Exeter Road, except for industrial uses adjacent to the northwest corner of the study area. In the future proximity to residential uses to the north and southwest may increase the likelihood of land use conflicts between industrial and non-industrial uses in this area. However, the remaining lands adjacent to the study area are compatible and do not present land use conflicts.

Environmental/Natural heritage constraints

Environmental features are an important consideration in determining the developable area of a prospective parcel of land. Most of the study area is not constrained by environmental features that would limit future development opportunities. However, there are landscape features centrally located in the study area that still exist. This vegetation patch (identified as patch 10099) had been identified as not significant based the findings of a Subject Land Status Report and Natural Heritage Study (prepared by Biologic, August 2004) that had been completed through the Dingman Drive Area Plan. Through the same study, another vegetation patch in the northwest quadrant (identified as patch 10098) had been also identified as not significant. As a result of the natural heritage evaluation, the City had no policy grounds to require preservation of the vegetation patch; therefore, the feature has been subsequently removed from the lands by the landowner. In addition to the landscape features that exist, the limits of the flood plain in the southwest quadrant present a constraint to the development of the lands. Future development within this area would be restricted to flood and/or erosion control structures, facilities which by their nature must locate near watercourses, ancillary facilities of an adjacent land use which are of a passive, non-structural nature and do not adversely affect the ability of the flood plains to pass floodwaters, and essential public utilities and services.

Summary

The planning assessment has shown that the industrial lands within study area contain both positive and negative qualities in justifying them being designated for industrial purposes. The lands are in close proximity to Hwy 401 and travel time to the highway meets the five minute requirement. The draft approved subdivision could be reconfigured to provide for larger parcels of land, and there could be potential to accommodate industrial users seeking larger parcels through the assembly of parcels within the existing small lot subdivision. However, the lands are not an area that has shown strong interest by prospective industrial users and are outside the six strategic areas identified in the 2014 Industrial Land Development Strategy. Interest in developing the lands for industrial purposes has proven challenging as development has largely occurred on the lands fronting Exeter Road and the adjacent lands on Meg Drive, with the balance of the lands has remained largely vacant and undeveloped, except for the recycling facility in the southeast quadrant. The possibility of land use conflicts may increase as non-industrial uses become closer in proximity from residential uses to the north and the re-

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designation of industrial lands to the southeast through the Southwest Area Secondary Plan. Taking into consideration all of the positive qualities associated with the lands it can't be ignored that the site location and lack of market interest are precluding the lands from being developed for industrial purposes. Given the lands are located outside areas of the City that have shown strong market demand for industrial uses, from a planning perspective, it is appropriate for the lands to be considered for conversion to non-industrial uses. The total land area that is proposed to be converted from industrial to non-industrial uses and ultimately removed from the industrial land inventory is 182.9 hectares. The lands proposed to be removed from the inventory could be used to create capacity for other lands within the City of London that are better suited for industrial purposes.

Financial Implications

Staff have conducted further review of the implications of the proposed Bluestone/Tradewinds re-designation in relation to previous investments in growth infrastructure in the White Oaks/Dingman area. Over the past decade, the City has installed major sanitary and water infrastructure in the area proximate to the subject lands. Costs associated with the industrial growth share of these infrastructure components have been paid for by the City taxpayer, in accordance with past practice for funding capital growth works serving industrial areas. The potential redesignation of these lands to non-Industrial uses prompted staff to review the funding of the previous investments. The findings of the analysis are provided in detail in Appendix C.

In summary, it is the opinion of Staff that costs associated with the land purchase for the Old Oak Stormwater Management facility (SWMF) should be recovered through development charge sources (provided for in the 2014 DC Study as "Contingency Facility A"). This project will also provide for the funding of the future construction of the facility. Capital Budget adjustments will be necessary to effect the funding changes. These adjustments would include cancellation of the previous budget for the pond, and re-financing the purchase of the SWMF land, while the adjustment for the SWMF construction should be made through the 2016 GMIS process. The funding associated with Contingency Facility A (a SWMF in the 2014 DC Study) will be assigned to "Old Oak Stormwater Management Facility".

RECOMMENDED LANDS TO BE REDESIGNATED

The preceding analysis concluded that there is justification for conversion of the lands from industrial to non-industrial purposes, and as such, consideration can be given to pursuing an official plan amendment to redesignate the lands from "Industrial" to alternative land use designations. The basis for the proposed redesignation of the industrial lands includes:

- Recognizing that area is a mix of industrial and commercial businesses;
- That there has not been significant market interest in attracting industrial development;
- Providing some certainty to landowners that existing industrial uses can continue, while allowing opportunities for new light industrial uses that are located in enclosed buildings, require limited outdoor storage and are unlikely to cause noise, dust, odour or vibration impacts;
- Providing appropriate locations for industrial uses to meet needs of existing and future industrial users and to address compatibility concerns with residential or other sensitive land uses;
- That there is limited landowner interest in developing lands for industrial development;
- Minimizing future land use conflicts by allowing industrial uses to transition to alternative uses that is more compatible with sensitive lands to the north and west of study area;
- Recognizing viable commercial uses at northeast corner; and
- Recognizing and protecting for natural hazard areas.

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Proposed Land use Concept

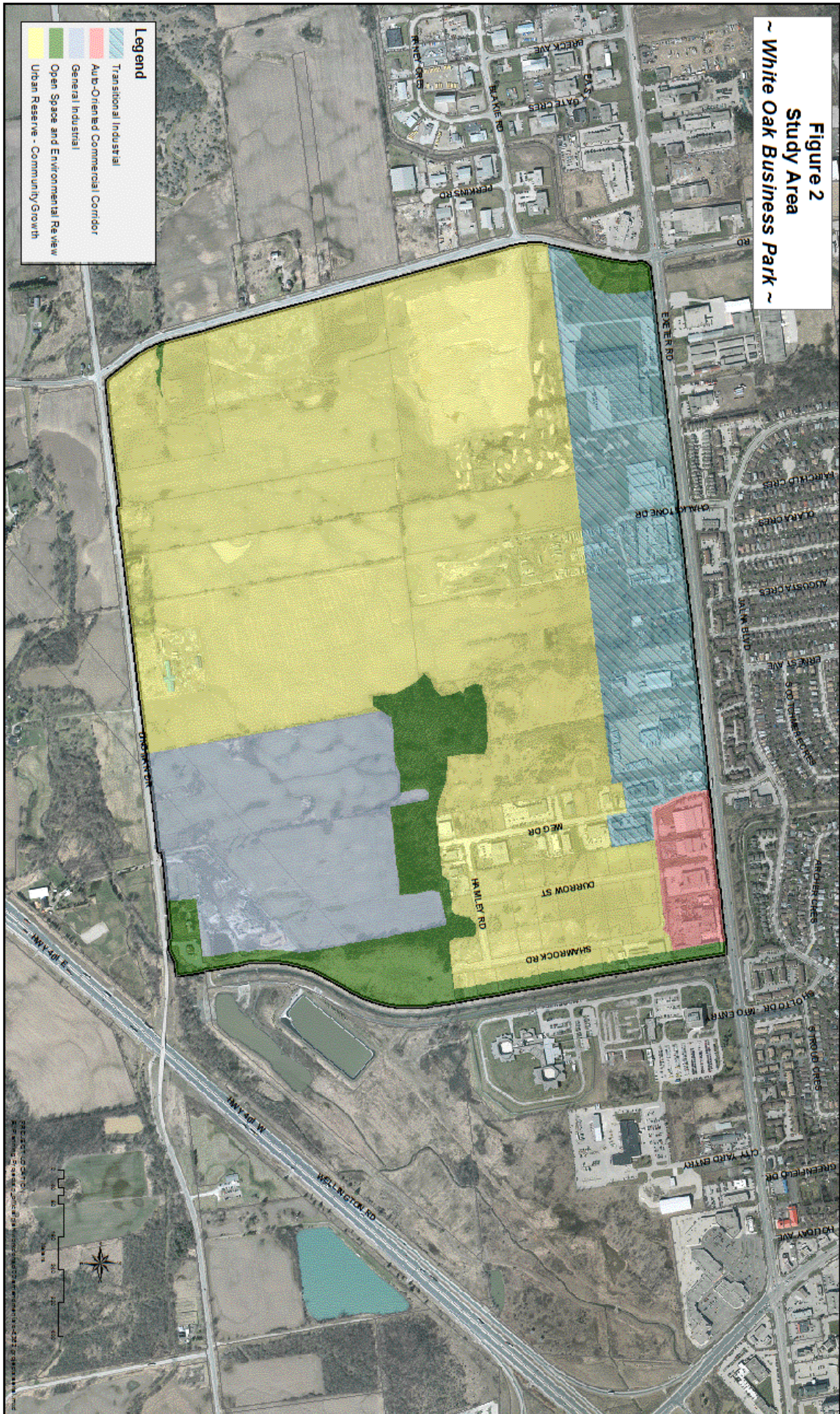
The proposed land use changes to study area are shown in Figure 2. As can be seen it is proposed that the Light Industrial designation is removed and replaced Transitional Industrial, Urban Reserve Community Growth, Environmental Review and Open Space designations. The lands fronting on Exeter Road and partially extending into the Meg Drive subdivision are proposed to be redesignated to Transitional Industrial designation to provide a level of assurance that existing industrial uses can continue, while allowing opportunities for new light industrial uses that are located in enclosed buildings, require limited outdoor storage and are unlikely to cause noise, dust, odour or vibration impacts. It is the intent these uses will transition to non-industrial uses in the long term, and that they may be included in the land use review during the preparation of the Secondary Plan. It is proposed that the vegetation patch (identified as patch 10099) be designated Environmental Review. As the landscape feature is not currently developed, and notwithstanding the current Light Industrial designation on the lands that would permit them to be developed for industrial purposes, there is an opportunity to review the landscape features on the lands to determine their significance. Therefore, it is recommended that until such time as a review is undertaken the lands are proposed to be placed in Environmental Review.

The lands immediately east of the lands currently designated General Industrial are proposed to be redesignated to Open Space to recognize their planned function as the Murray-Marr stormwater management pond. The General Industrial designation is proposed to be retained for the lands in the southwest quadrant to allow the existing industrial uses to continue and to allow the adjacent lands to be developed for industrial purposes. The lands currently designated for Auto-Oriented Commercial Corridor and Open Space are not proposed to be changed to recognize existing commercial development in the northeast quadrant and to protect existing natural features.

The remaining lands are proposed to be redesignated to Urban Reserve – Community Growth. The Urban Reserve – Community Growth designation establishes the intent for future urban development on the lands, with expectation that non-industrial land use designation will be applied. This designation is intended to apply to the lands until a detailed land use pattern is established through the Secondary Planning process. As part of the preparation of the Secondary Planning the potential impacts of the industrial uses in proximity to the other land uses, review of the extent of the landscape feature and its relationship to approved plans for lands adjacent to the feature, existing potential of a connection to Meg Drive are some of the matters to be addressed. As well consideration of the ultimate land uses for the lands proposed to be designated Transitional Industrial and policy changes the existing lands designated General Industrial.

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Proposed Official Plan Amendments

The proposed changes to Schedule A, Land Use, of the Official Plan are shown in Appendix A. As can be seen it is proposed that the Light Industrial designation is removed and replaced Transitional Industrial, Urban Reserve Community Growth, Environmental Review and Open Space designations. The General Industrial designation is proposed to be retained for the lands in the southwest quadrant. The lands currently designated for Auto-Oriented Commercial Corridor and Open Space are not proposed to be changed to recognize existing commercial development in the northeast quadrant and to protect existing natural features. It is proposed that the vegetation patch (identified as patch 10099) be designated Environmental Review, until such time as a review is undertaken of the lands to determine the significance of the feature. The lands immediately east of the lands currently designated General Industrial are proposed to be redesignated to Open Space. The remaining industrial lands are proposed to be redesignated to Urban Reserve – Community Growth.

The proposed changes to the Schedules 2, 4, 11, 13, 15 and 16, of the Southwest Area Secondary Plan are provided in Appendix C. Aligning with the proposed changes to Schedule A of the Official Plan, it is proposed that the Industrial designation is removed from the lands fronting on Exeter Road and partially extending into the Meg Drive subdivision and replaced with the Transitional Industrial designation. The Industrial designation is proposed to be retained for the lands in the southwest quadrant. It is proposed that the vegetation patch (identified as patch 10099) be designated Open Space and Environmental Review, until such time as a review is undertaken of the lands to determine the significance of the feature. The lands immediately east of the lands currently designated General Industrial are proposed to be redesignated to Open Space and Environmental Review.

Section 7.5 – General Provisions Applicable to all Industrial Uses – of the Official Plan is proposed to be amended by renumbering it Section 7.6 and inserting it with a new policy section “7.5 Industrial Transitional”. Section 20.5.13 (Dingman Industrial Neighbourhood) of the Southwest Area Secondary Plan for the City of London is proposed to be amended by adding new policy sections for “Transitional Industrial” and “Urban Reserve Community Growth”. The Transitional Industrial designation will provide policy direction for areas of the City that have not shown significant market interest in attracting industrial land development. The designation is intended to accommodate a shift in market demand from industrial to non-industrial uses over the long term, while allowing the existing uses and properties in this area to develop and evolve for Light Industrial uses over the shorter term. This designation will provide assurance to landowners that existing industrial uses can continue, while allowing opportunities for new light industrial uses that are located in enclosed buildings, require limited outdoor storage and are unlikely to cause noise, dust, odour or vibration impacts. The longer term intent for these lands may also be considered together with lands designated Urban Reserve Community Growth at the time a Secondary Plan is prepared for the area.

CONSULTATION WITH LANDOWNERS

Upon the initiation of the land use review for the lands within the study area, the City met with major landowners to obtain their feedback. Subsequent meetings were also held at later stages of the review to obtain additional feedback to proposed recommendations to changes to the land use designations for the subject lands.

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Planner: M. Johnson

CONCLUSION

The City has completed its evaluation of the industrial lands within the the study area to determine if it is appropriate for them to be continued for industrial purposes or whether they should be redesignated to non-industrial uses. The findings of the evaluation indicate that lands contain both positive and negative qualities in justifying them being designated for industrial purposes. However, it is apparent that site location and lack of market interest are precluding the lands from being developed for industrial purposes. The comprehensive review of industrial lands identified six target areas for future industrial development, development does not include those lands. As a result of the comprehensive review these lands are not required for employment purposes over the 20 year planning period. As such, it appropriate for the lands to be considered for conversion to non-industrial uses. The recommended amendments to the Official Plan and the Southwest Area Secondary Plan are in conformity with the Provincial Policy Statement and the Official Plan, and will facilitate the transition of the study area from industrial to non-industrial uses.

PREPARED BY:	SUBMITTED BY:
MARK JOHNSON PLANNER II LONG RANGE PLANNING AND RESEARCH	GREGG BARRETT, AICP MANAGER, LONG RANGE PLANNING AND RESEARCH
RECOMMENDED BY:	
JOHN M. FLEMING, MCIP, RPP MANAGING DIRECTOR, PLANNING AND CITY PLANNER	

July 18, 2014

MJ/

Attach.

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File: O-8362
Planner: M. Johnson

Responses to Public Liaison Letter and Publication in “The Londoner”

Written

Mathew Campbell – Planner C/O Mr. John Cox 51 Meredith Drive Ilderton, ON N0M 2A0	Carol Wiebe – Partner C/O of Bluestone Properties Inc. 105-130 Dufferin Avenue London, ON N6A 5R2
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File: O-8362
Planner: M. Johnson

**Bibliography of Information and Materials
O-8362**

Request for Approval:

City of London Official Plan Amendment Application Form, completed by City of London, 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. Southwest Area Secondary Plan, April 29, 2014, as amended by the OMB PL130020.

R.W. Panzer Planning Consultant. City of London Industrial Lands Study. November, 2012.

City of London. 2014 Industrial Land Development Strategy: An Investment in Our Future. March 2014.

City of London. Report to Planning Committee, "39T-06504/Z-6927: Tradewind Properties & Investments Inc. Public Participation Meeting", June 17, 2008.

City of London. Report to Planning Committee, "39T-05513/OZ-6461: Bluestone Properties Inc. Public Participation Meeting", June 17, 2008.

All file correspondence

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File: O-8362
Planner: M. Johnson

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 the lands south of Exeter Road, north of Dingman Drive, east of White Oak Road and west of the Marr Drain in the City of London.

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 September 16, 2014.

Joni Baechler
Mayor

Catharine Saunders
City Clerk

First Reading - September 16, 2014
Second Reading - September 16, 2014
Third Reading - September 16, 2014

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File: O-8362
Planner: M. Johnson

AMENDMENT NO.

to the

OFFICIAL PLAN FOR THE CITY OF LONDON

A. PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is:

1. To change the designation of certain lands described herein from Light Industrial and General Industrial to Transitional Industrial, Open Space, Environmental Review and Urban Reserve Community Growth on Schedule "A", Land Use, to the Official Plan for the City of London.
2. To establish a new Section 7.5 (Transitional Industrial) of the Official Plan for the City of London to guide the future development of the subject area.

B. LOCATION OF THIS AMENDMENT

1. This Amendment applies to lands located south of Exeter Road, north of Dingman Drive, east of White Oak Road and west of the Marr Drain in the City of London.

C. BASIS OF THE AMENDMENT

This amendment recognizes that the long term use for these lands is not industrial, and may be better suited for other uses. A comprehensive review has demonstrated that the lands will not be required for employment purposes over the long term. There has been limited market interest in attracting industrial development to area. Existing development consists of a mix of industrial and commercial businesses. This amendment will provide some certainty to landowners that existing industrial uses can continue, while allowing opportunities for new light industrial uses that are located in enclosed buildings, require limited outdoor storage and are unlikely to cause noise, dust, odour or vibration impacts. The amendment will reduce future land use conflicts by allowing industrial uses to transition to alternative uses that are more compatible with sensitive lands to the north and west of area.

D. THE AMENDMENT

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

1. Schedule "A", Land Use, to the Official Plan for the City of London Planning Area is amended by designating those lands located south of Exeter Road, north of Dingman Drive, east of White Oak Road and west of the Marr Drain in the City of London, as indicated on "Schedule 1" attached hereto from Light Industrial and General Industrial to Transitional Industrial, Urban Reserve Community Growth, Open Space and Environmental Review.
2. Section 7.5 – General Provisions Applicable to all Industrial Uses – of the Official Plan for the City of London is amended by renumbering it Section 7.6 and inserting the following new section:

Transitional Industrial

The Transitional Industrial designation represents areas of the City that have limited ability to attract or retain industrial land development. The designation is intended to accommodate a shift in market demand from industrial to non-industrial uses over the

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File: O-8362
Planner: M. Johnson

long term, while allowing the existing uses and properties in this area to develop and evolve for Light Industrial uses over the shorter term. These lands are not considered to be employment lands under the Provincial Policy Statement, and are not included in the City's inventory of industrial lands.

7.5.1 Permitted Uses

In addition to existing industrial uses, the primary permitted uses in the "Light Industrial" designation of the Official Plan shall be limited to light industrial uses that are located within enclosed buildings, require no outdoor storage; and are unlikely to cause adverse effects with respect to such matters as air, odour or water pollution, dust, or excessive vibration and noise levels. These include such uses as warehousing, research and communication facilities; laboratories; printing and publishing establishments; warehouse and wholesale outlets; technical, professional and business services such as architectural, engineering, survey or business machine companies; commercial recreation establishments; private clubs; private parks; restaurants; hotels and motels; service trades; and contractor's shops that do not involve open storage.

All uses adding, emitting, or discharging a contaminant into the natural environment that are required to obtain a Certificate of Approval from the Ministry of the Environment as required by the Environmental Protection Act and associated Regulations are not permitted. Uses permitted in this category will also be required to comply with additional requirements as set out in this Section of the Plan and in the City of London's Waste Discharge By-law.

7.5.2 Operation Criteria

Permitted uses in the Transitional Industrial designation shall include those uses which are likely to have no, or minimal, adverse effect on surrounding uses in terms of noise, smoke, odour or visual appearance, and which can be located in close proximity to sensitive land uses.

Setback and mitigation measures as per the Ministry of the Environment's Compatibility Between Industrial Facilities and Sensitive Land Uses (D Series Guidelines) shall apply for new light industrial uses.

7.5.3. Area and Site Design Criteria

The development of Transitional Industrial areas will be subject to the following area and site design considerations:

Buffering

i) The Zoning and Site Plan Control By-laws may specify higher standards for setbacks, the location of parking and loading areas, signage, landscaping along major entryways to the City and adjacent to residential areas.

Traffic

ii) Industrial traffic should be directed away from, and not through, residential areas.

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Compatibility

iii) Separation, buffering, and landscaping may be required to provide visual compatibility among adjacent land uses.

Limited Access

iv) The number of access points from Transitional Industrial sites to arterial or primary collector roads should be limited to minimize disruption to traffic flows.

7.5.4. Scale of Development

The Zoning By-law may specify maximum building heights and site coverage so that the scale of new industrial development will have a minimal impact on any non-industrial uses in the surrounding area.

3. Section 7.6 of the Official Plan for the City of London is amended by renumbering it Section 7.7.
4. Section 7.7 of the Official Plan for the City of London is amended by renumbering it Section 7.8.

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File: O-8362
Planner: M. Johnson

Appendix "B"

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 the lands south of Exeter Road, north of Dingman Drive, east of White Oak Road and west of the Marr Drain.

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 September 16, 2014.

Joni Baechler
Mayor

Catharine Saunders
City Clerk

First Reading – September 16, 2014
Second Reading - September 16, 2014
Third Reading - September 16, 2014

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File: O-8362
Planner: M. Johnson

AMENDMENT NO.

to the

OFFICIAL PLAN FOR THE CITY OF LONDON

A. PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is:

1. To change the designation of certain lands described herein from Industrial to Transitional Industrial, Urban Reserve Community Growth and Open Space and Environmental Review on Schedule “2”, Multi-Use Pathways and Parks, Schedule “4”, Southwest Area Land Use Plan, Schedule “11”, South Longwoods Residential Neighbourhood Land Use Designations, Schedule “13”, North Longwoods Residential Neighbourhood Land Use Designations, Schedule “15”, Dingman Industrial Land Use Designations, and Schedule “16”, Brockley Industrial Land Use Designations, to the Southwest Area Secondary Plan for the City of London.
2. To establish new policies in Section 20.5.13 (Dingman Industrial Neighbourhood) of the Southwest Area Secondary Plan for the City of London to guide the future development of the subject area.

B. LOCATION OF THIS AMENDMENT

This Amendment applies to lands located south of Exeter Road, north of Dingman Drive, east of White Oak Road and west of the Marr Drain in the City of London.

C. BASIS OF THE AMENDMENT

This amendment recognizes that the long term use for these lands is not industrial, and may be better suited for other uses. A comprehensive review has demonstrated that the lands will not be required for employment purposes over the long term. There has been limited market interest in attracting industrial development to area. Existing development consists of a mix of industrial and commercial businesses. This amendment will provide some certainty to landowners that existing industrial uses can continue, while allowing opportunities for new light industrial uses that are located in enclosed buildings, require limited outdoor storage and are unlikely to cause noise, dust, odour or vibration impacts. The amendment will reduce future land use conflicts by allowing industrial uses to transition to alternative uses that are more compatible with sensitive lands to the north and west of area.

D. THE AMENDMENT

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

1. Schedule “2”, Multi-Use Pathways and Parks, to the Southwest Area Secondary Plan for the City of London Planning Area is amended by designating those lands located south of Exeter Road, north of Dingman Drive, east of White Oak Road and west of the Marr Drain in the City of London, as indicated on “Schedule 2” attached hereto from Industrial to Transitional Industrial, Urban Reserve Community Growth and Open Space and Environmental Review.
2. Schedule “4”, Southwest Area Land Use Plan, to the Southwest Area Secondary Plan for the City of London Planning Area is amended by designating those lands located south of Exeter Road, north of Dingman Drive, east of White Oak Road and west of the Marr Drain in the City of

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London, as indicated on “Schedule 3” attached hereto from Industrial to Transitional Industrial, Urban Reserve Community Growth and Open Space and Environmental Review.

3. Schedule “11”, South Longwoods Residential Neighbourhood Land Use Designations, to the Southwest Area Secondary Plan for the City of London Planning Area is amended by designating those lands located south of Exeter Road, north of Dingman Drive, east of White Oak Road and west of the Marr Drain in the City of London, as indicated on “Schedule 4” attached hereto from Industrial to Transitional Industrial, Urban Reserve Community Growth and Open Space and Environmental Review.
4. Schedule “13”, North Longwoods Residential Neighbourhood Land Use Designations, to the Southwest Area Secondary Plan for the City of London Planning Area is amended by designating those lands located south of Exeter Road, north of Dingman Drive, east of White Oak Road and west of the Marr Drain in the City of London, as indicated on “Schedule 5” attached hereto from Industrial to Transitional Industrial, Urban Reserve Community Growth and Open Space and Environmental Review.
5. Schedule “15”, Dingman Industrial Land Use Designations, to the Southwest Area Secondary Plan for the City of London Planning Area is amended by designating those lands located south of Exeter Road, north of Dingman Drive, east of White Oak Road and west of the Marr Drain in the City of London, as indicated on “Schedule 6” attached hereto from Industrial to Transitional Industrial, Urban Reserve Community Growth and Open Space and Environmental Review.
6. Schedule “16”, Brockley Industrial Land Use Designations, to the Southwest Area Secondary Plan for the City of London Planning Area is amended by designating those lands located south of Exeter Road, north of Dingman Drive, east of White Oak Road and west of the Marr Drain in the City of London, as indicated on “Schedule 7” attached hereto from Industrial to Transitional Industrial, Urban Reserve Community Growth and Open Space and Environmental Review.
7. Section 20.5.13 (Dingman Industrial Neighbourhood) of the Southwest Area Secondary Plan for the City of London is amended by adding the following:

20.5.13.2 Transitional Industrial

i) Intent

The Transitional Industrial designation is intended to accommodate a potential shift in market demand from industrial to non-industrial uses over the long term, while allowing the existing uses and properties in this area to develop and evolve for Light Industrial uses over the shorter term. These lands are not considered to be employment lands under the Provincial Policy Statement.

The longer term intent for these lands may be considered during the preparation of a Secondary Plan for the area.

ii) Permitted Uses

- a) In addition to existing industrial uses, the primary permitted uses in the “Light Industrial” designation of the Official Plan shall be limited to light industrial uses that are located within enclosed buildings, require no outdoor storage; and are unlikely to cause adverse effects with respect to such matters as air, odour or water pollution, dust, or excessive vibration

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and noise levels. These include such uses as warehousing, research and communication facilities; laboratories; printing and publishing establishments; warehouse and wholesale outlets; technical, professional and business services such as architectural, engineering, survey or business machine companies; commercial recreation establishments; private clubs; private parks; restaurants; hotels and motels; service trades; and contractor's shops that do not involve open storage.

- b) All uses adding, emitting, or discharging a contaminant into the natural environment that are required to obtain a Certificate of Approval from the Ministry of the Environment as required by the Environmental Protection Act and associated Regulations are discouraged. Uses permitted in this category will also be required to comply with additional requirements as set out in this Section of the Plan and in the City of London's Waste Discharge By-law.
- c) New industrial uses should be compatible with future non-industrial uses. Applications for new industrial development will be evaluated on the basis of the potential for an increase in any adverse impacts on adjacent and nearby sensitive land uses, and the policies of Section 7.7 - Planning Impact Analysis, of the Official Plan.

iii) Built Form and Intensity

The following policies shall apply to industrial development:

- the Urban Design Policies of Section 20.5.3.9 of this Plan shall apply; and,
- setback and mitigation measures as per the Ministry of the Environment's Compatibility Between Industrial Facilities and Sensitive Land Uses (D Series Guidelines) shall apply.

20.5.13.3 Urban Reserve Community Growth

i) Intent

The Urban Reserve Community Growth designation establishes Council's intent for future urban development on the lands to which it is applied. The Urban Reserve Community Growth designation will be applied where there is an expectation that non-industrial designations will be established. While this will likely include Residential designations, it may also support the application of many other designations such as Commercial, Office, Institutional and Open Space. The designation establishes this intent, while ensuring that development does not occur until such time as the necessary background studies are completed and a Secondary Plan is prepared to address all lands within this designation comprehensively.

ii) Permitted Uses

Because of concerns regarding premature development, Urban Reserve Community Growth areas will be zoned to allow for a very limited range of uses. Uses that exist at the time of the adoption of this Plan may be permitted to continue. Subject to all the policies in this section, a very limited range of new uses that are similar to existing uses and would not have an impact on the future comprehensive planning and development of these lands

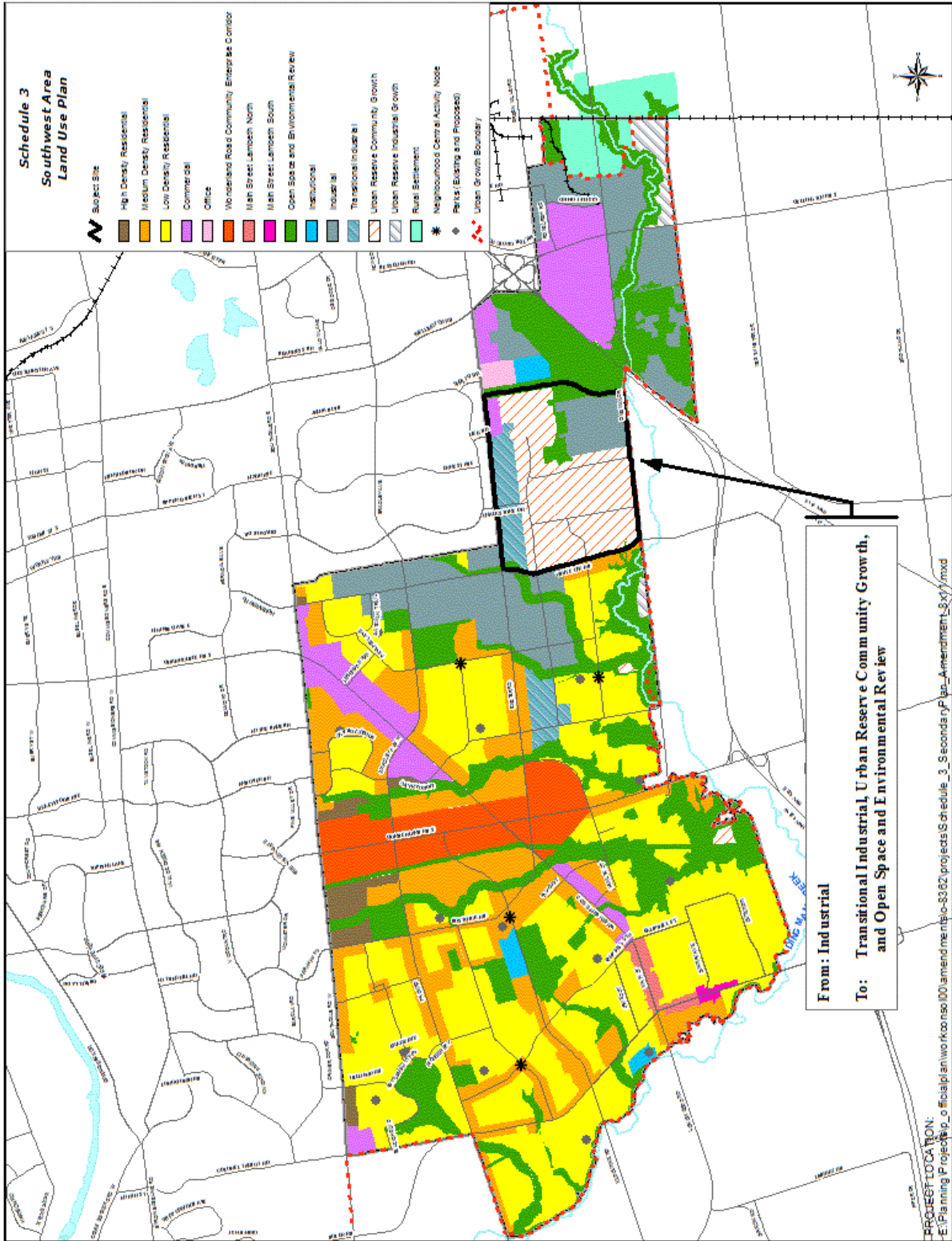
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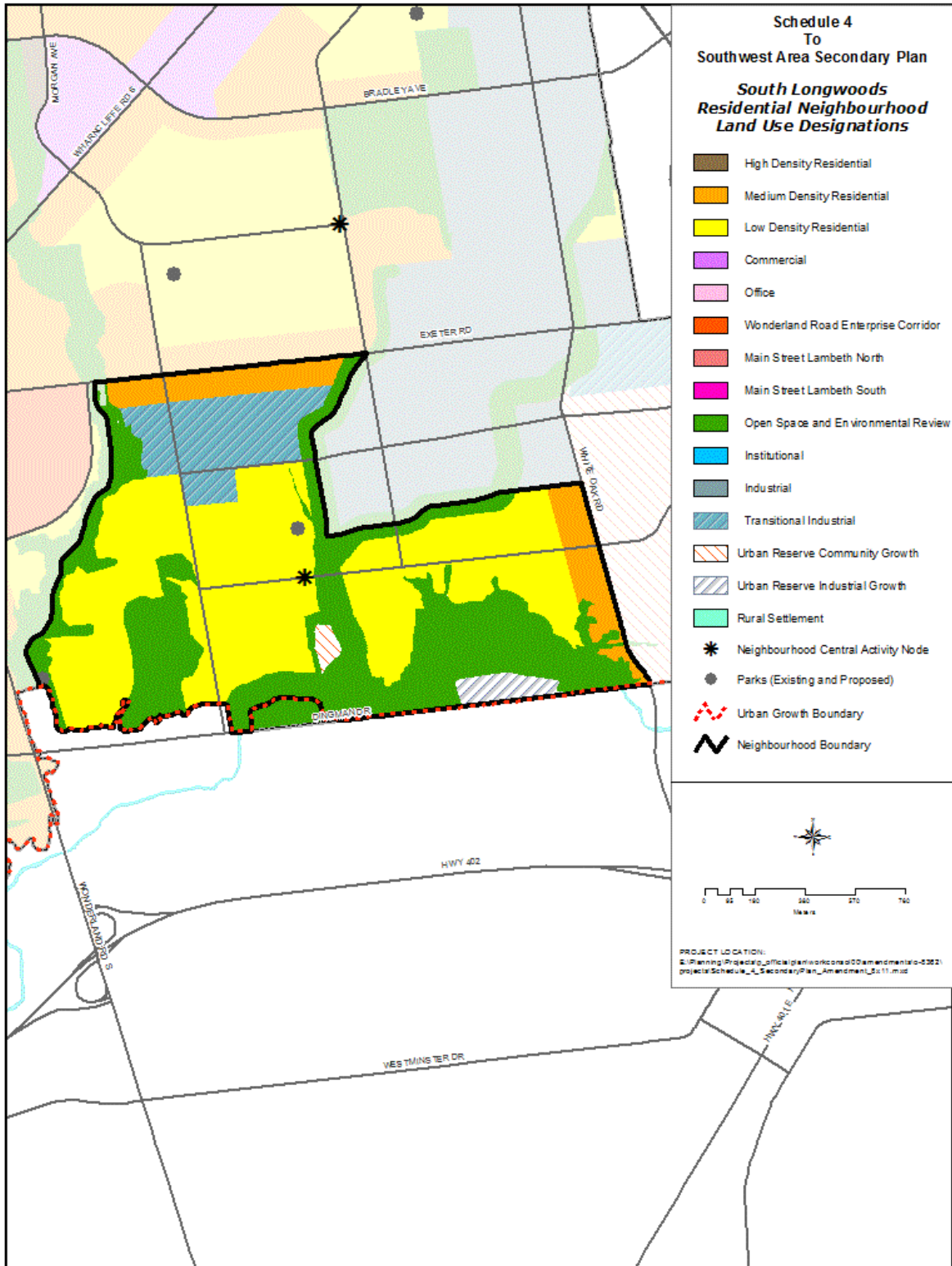
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Planner: M. Johnson

may be permitted.

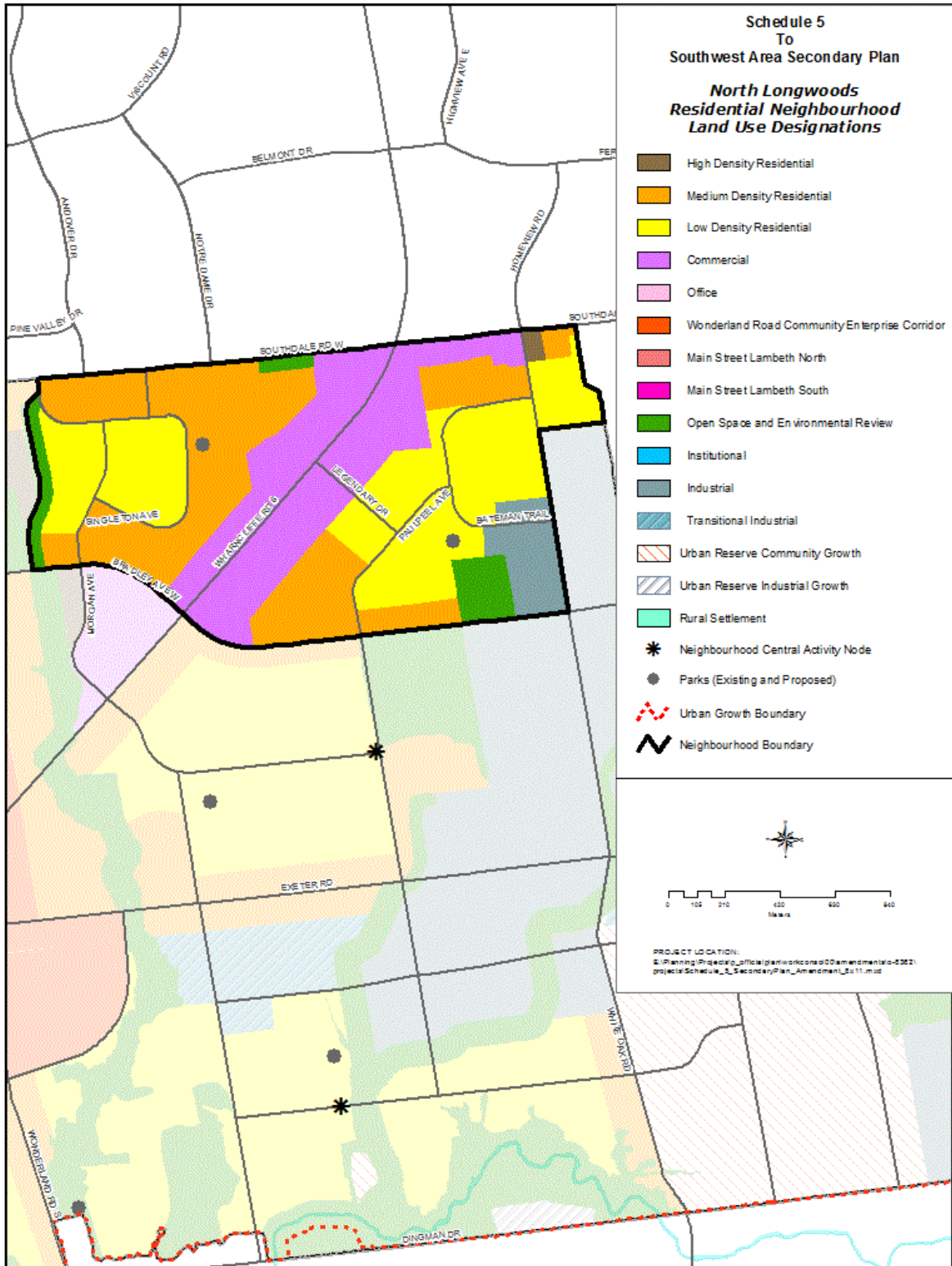
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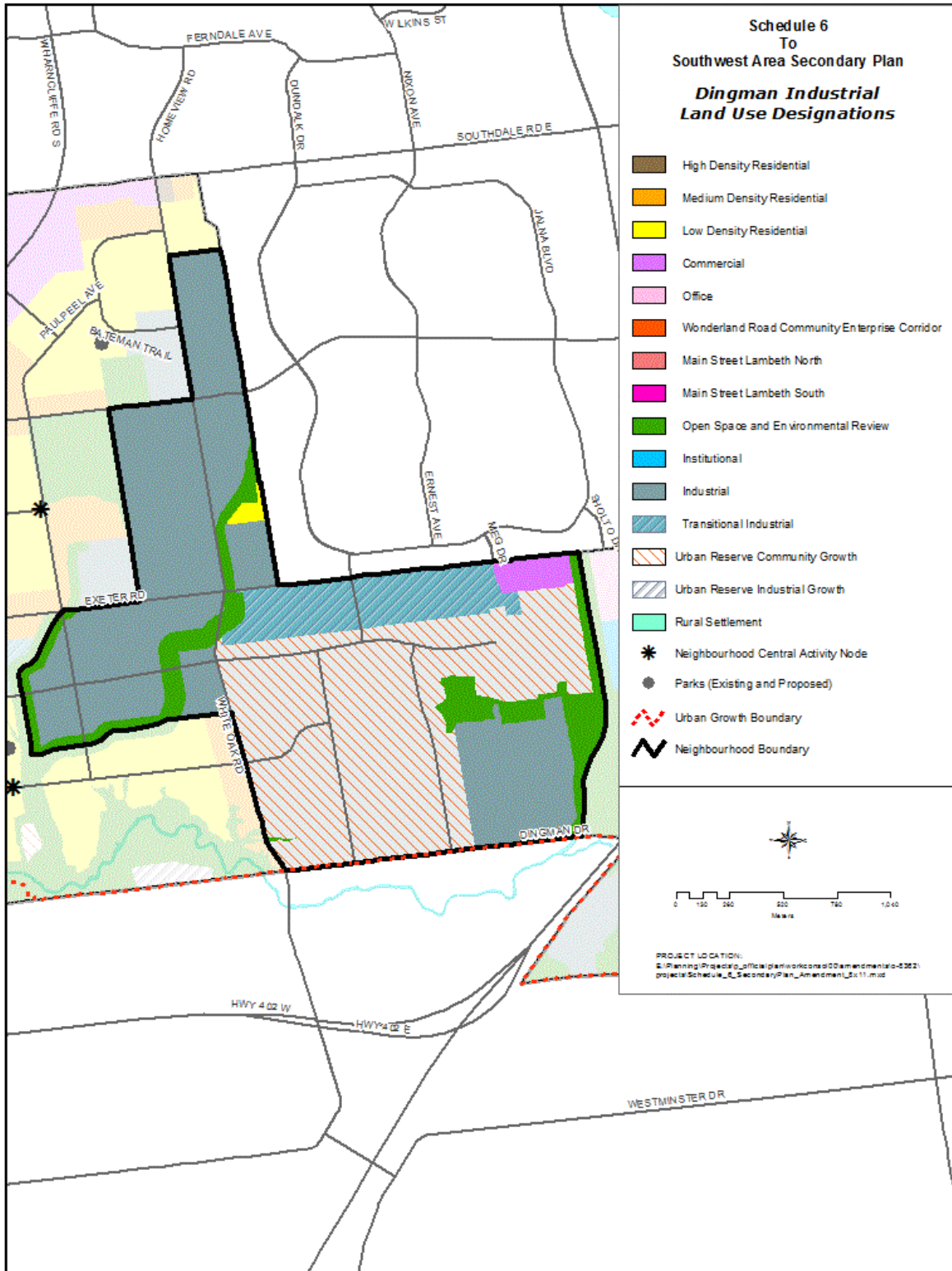
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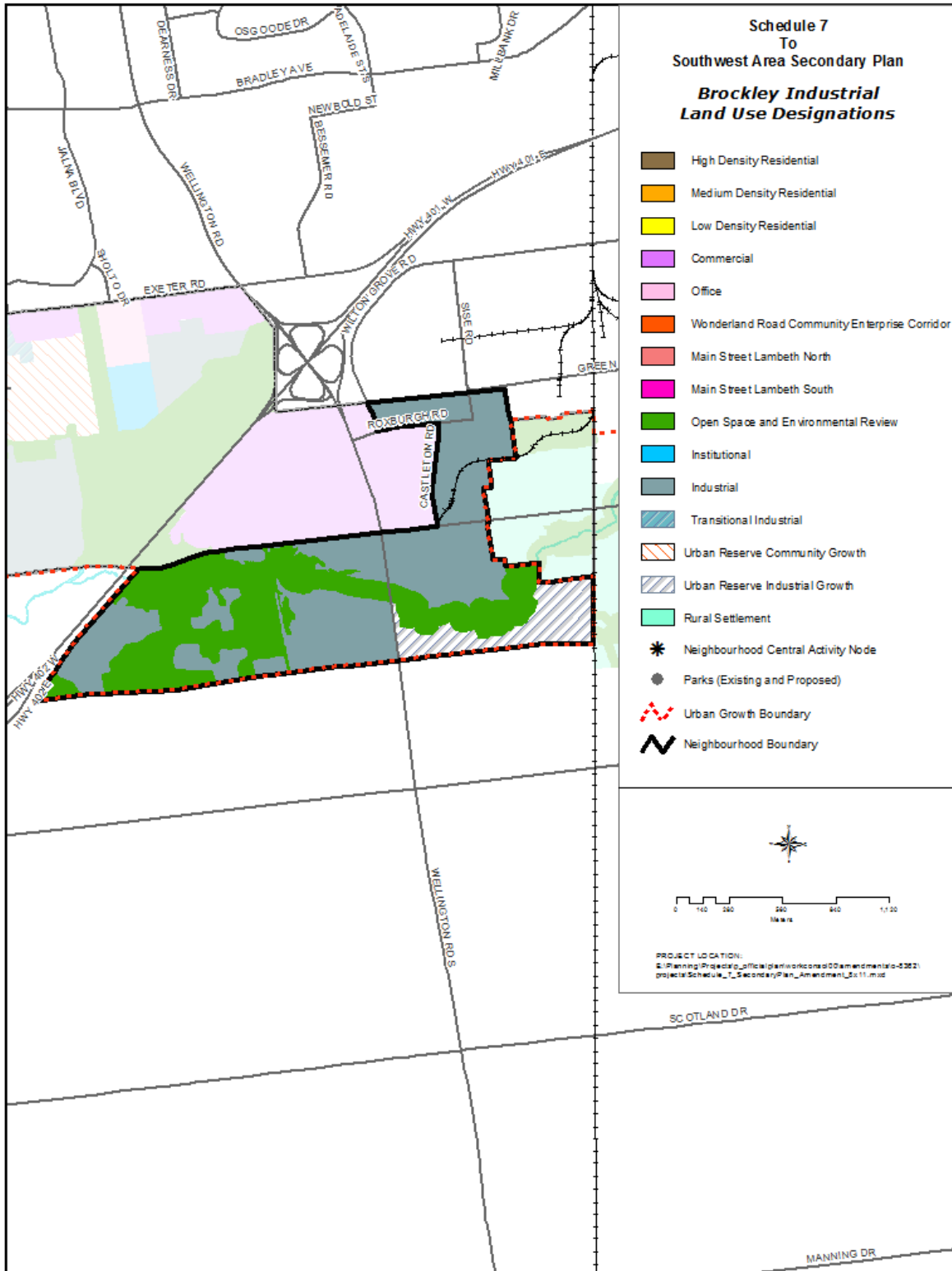
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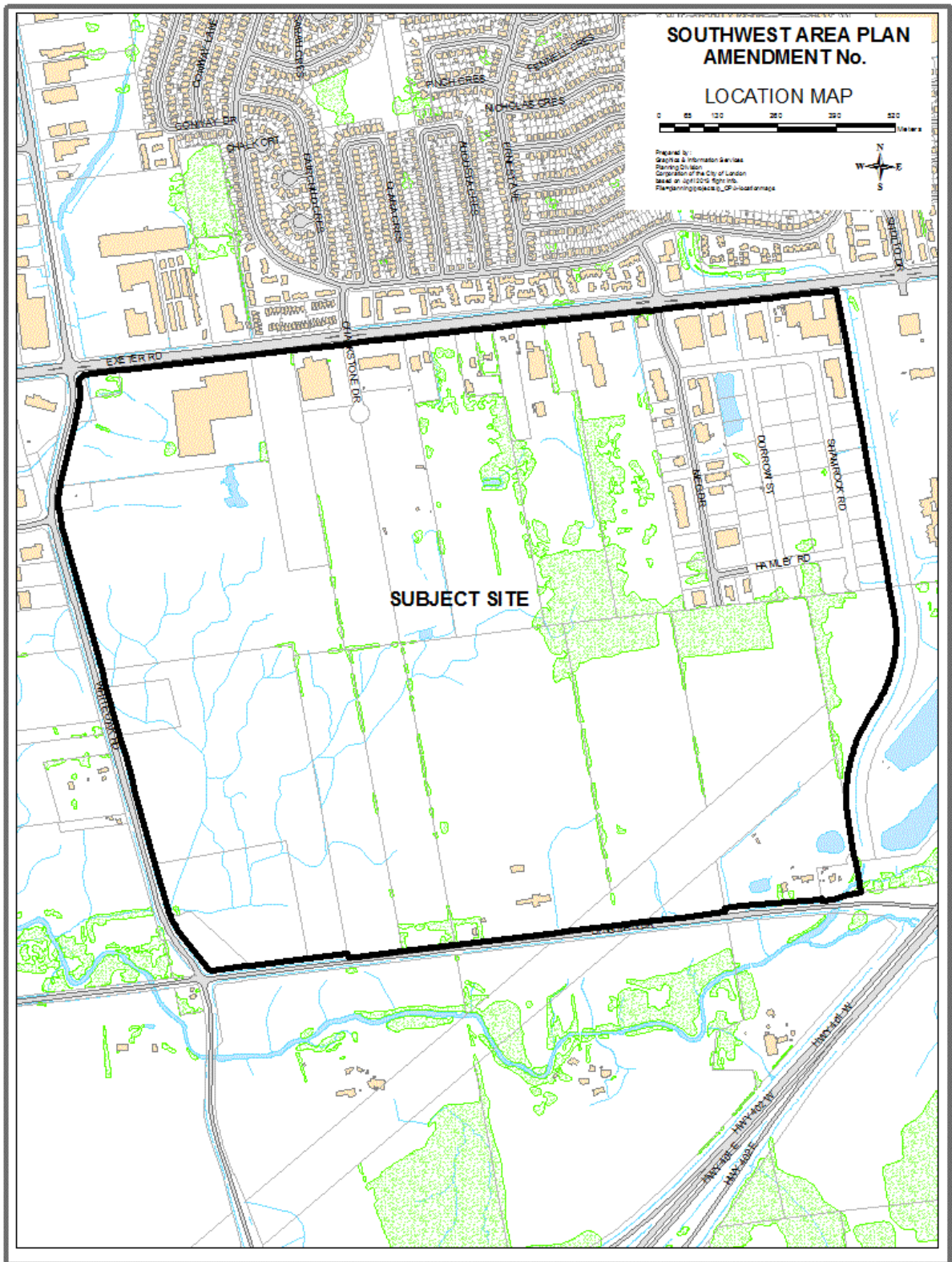
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Appendix "C"

Analysis of Infrastructure Investments in the White Oaks/Dingman Area

As noted in the June 17, 2014 industrial lands Urban Growth Boundary expansion report, the City has made significant investments in wastewater, water and stormwater infrastructure in the White Oaks Road and Dingman Road area over the past decade.

Due to the City's previous method of financing industrial development charge exemptions, taxpayer and ratepayer sources were primarily used to fund the Industrial growth share of these projects. Approximately \$9.6 million was spent on the industrial growth share of external servicing, assuming that the subject lands would develop in the future with industrial uses.

Through the Southwest Area Plan, the City re-designated approximately 250 hectares of industrial land to non-industrial uses within the catchment areas of the infrastructure servicing the White Oaks/Dingman area. The approval of the Bluestone/Tradewinds proposal would result in an additional 180 hectares of industrial land re-designated to non-industrial uses. As a result, the amount of industrial land originally planned to be serviced by the infrastructure in the broader White Oak/Dingman area has decreased by almost 70% since the infrastructure was planned and the cost allocations to land use categories was originally determined. This significant reduction in Industrial lands lead staff to further investigate the cost allocations and the appropriate sources for recovery, if any.

a) Investments in infrastructure with large benefiting areas

Staff have conducted a further review of the financial cost allocations for servicing the the broader White Oaks/Dingman area (see Maps 1 – 3 for a visual description of land use change and project locations). Since 2004, the City has constructed several major trunk sanitary sewers (Dingman Trunk Sanitary Sewers SS4 and SS5), a wastewater pumping station (Wonderland Pumping Station) and a sanitary forcemain (Wharncliffe Sanitary Forcemain) with a combined industrial growth share cost of \$8.4 million. Although this infrastructure services and benefits the lands that have been and are proposed to be re-designated to non-industrial uses, the catchment areas include large tracts of land throughout the southern part of the City and extend beyond the Urban Growth Boundary. The investments made by the City for these infrastructure projects will benefit future industrial lands in the south end of the city. All of this suggests that the original allocation of these costs to Industrial uses remains, for the most part, unchanged. As a result, it is the opinion of Staff that there is no need to identify an alternate source for cost recovery of the City's previous investments associated with these infrastructure components due to the re-designation of lands within the broader White Oak/Dingman area to non-industrial uses.

b) Investments in Infrastructure with more localized benefiting areas

In recent years, the City has also made more localized investments in infrastructure benefitting the area immediately proximate to the Bluestone and Tradewinds properties:

- **White Oaks Sanitary Sewer:** In 2010, the White Oaks Sanitary Sewer was constructed. The City's industrial growth share cost was \$188,000.
 - Given that this sewer had a sizable non-industrial growth share, the re-designation of the Bluestone/Tradewinds lands to residential uses does not suggest a significant over-investment by the City to support the former DC exemption. As this sewer has already been constructed, it is unclear as to what the legal avenue to recover costs for previous investments would be. It is the opinion of Staff that no recovery be made for the industrial growth costs associated with the White Oaks Sanitary Sewer.
- **White Oaks Watermain:** A portion of the White Oaks Watermain upsizing has been constructed, however the ultimate watermain servicing associated with the subject lands is scheduled for construction in 2019. The future White Oaks Watermain is included in the 2014 Development Charges Background Study with a 63% industrial share for the improvements. The industrial growth share associated with the previous construction was relatively minor (approximately \$45,000) and Staff do not recommend pursuing refinancing,

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Planner: M. Johnson

given that the works have been constructed and it is unclear as to what legal avenue to recover costs for previous investments would be.

If the Bluestone/Tradewinds land use redesignation proposal is approved, Staff will investigate the possibility of adjustments to the Residential, Industrial, Commercial and Institutional (RICI) splits for the future watermain improvements to reflect the change in land use and applicable population and employment demands. However, since the watermain is part of the broader water supply network, it is possible that re-modelling may not reduce the portion of the costs allocated to the Industrial DC rate significantly.

- **Old Oak Stormwater Management Facility:** To date, the City has purchased land at the corner of White Oak Road and Dingman Road for the future construction of a stormwater management facility to service the subject lands. The Old Oak Stormwater Management Facility was planned to be funded principally by non-development charge sources since the bulk of the lands within the drainage area were anticipated for industrial uses. With the potential redesignation of the lands, the funding sources for this facility were also reviewed:

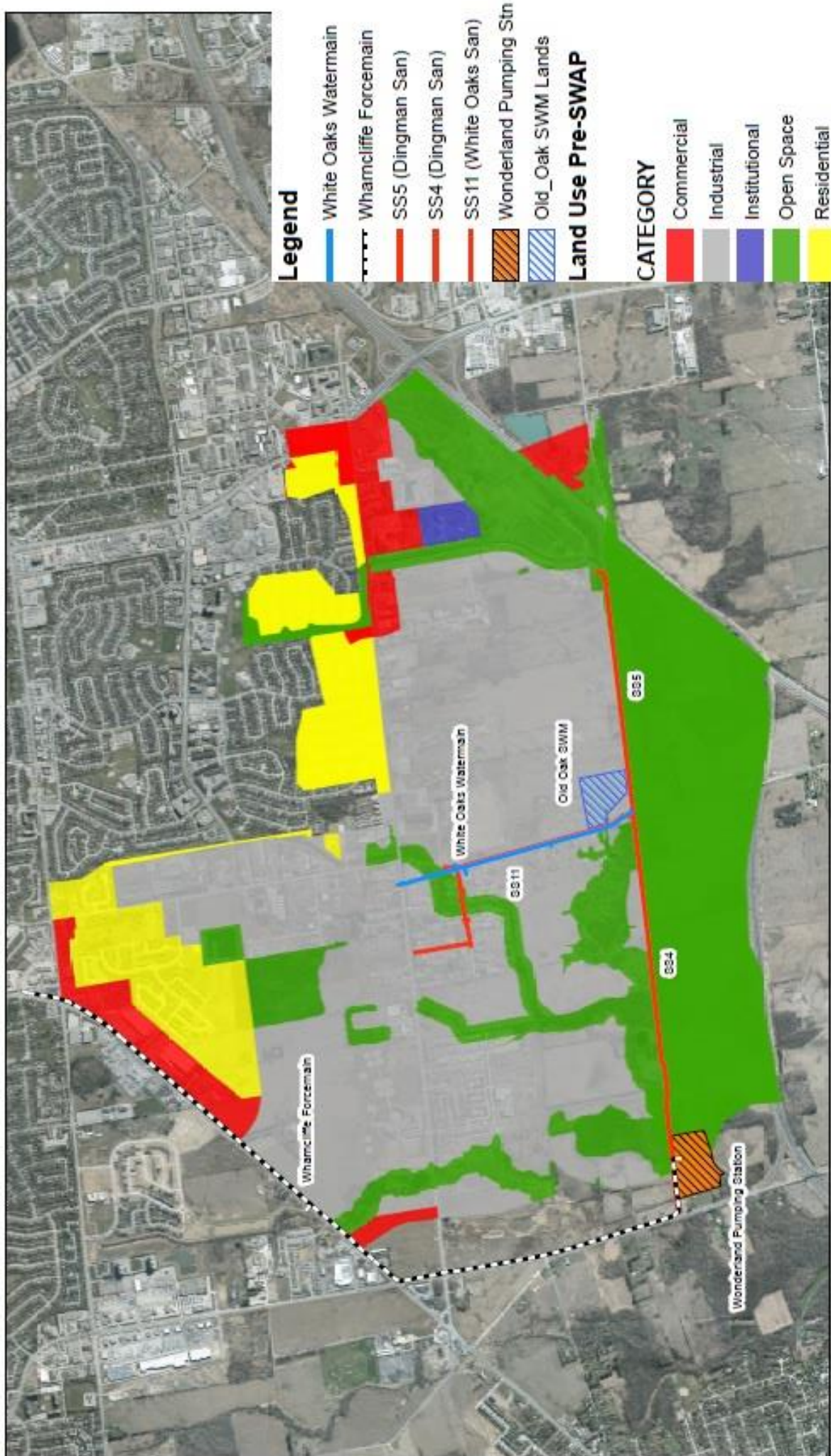
- As the Old Oak Stormwater Management Facility is not included in the 2014 Development Charges Study, it is the recommendation of Staff that “Contingency Facility A” – a listed project for a contingency stormwater management facility with an undetermined location – be used to fund the Old Oak stormwater management pond. The contingency facility will be re-named “Old Oak Stormwater Management Facility” and the timing of the facility construction will be established through the 2016 Growth Management Implementation Strategy Update process.
- It is further recommended that the City’s cost for the industrial growth share of the stormwater management land purchase (approximately \$885,000) be recovered through development charge sources. This action will result in an immediate impact on the DC SWM Reserve Fund, which is the currently the object of some financial concern as it relates to commitments already made and revenue levels being experienced. However, this action represents the most viable way of recovering taxpayer investment in what was originally expected to be an industrial land use area.

It should also be noted that Contingency Facility A is the only contingency stormwater management facility included in the 2014 Development Charges Background Study and, if utilized to fund the Old Oak Stormwater Management Facility, would no longer be available to provide stormwater servicing for future residential lands that lack an identified stormwater management facility listed in the Development Charges Background Study.

- Consistent with the above, should the Bluestone/Tradewinds re-designation proposal be approved, future funding for the construction of the Old Oak Stormwater Management Facility should also be provided from development charges as the lands will build out for non-industrial uses.
- Capital Budget adjustments will be necessary to effect the above funding changes, should the staff recommendation with respect to refinancing the SWMF be approved. The cancellation of the previous sources of financing for the pond which served this industrial area, and re-financing the SWMF land should be completed immediately following redesignation, while the adjustment for the SWMF construction should be made through the 2016 GMIS process.

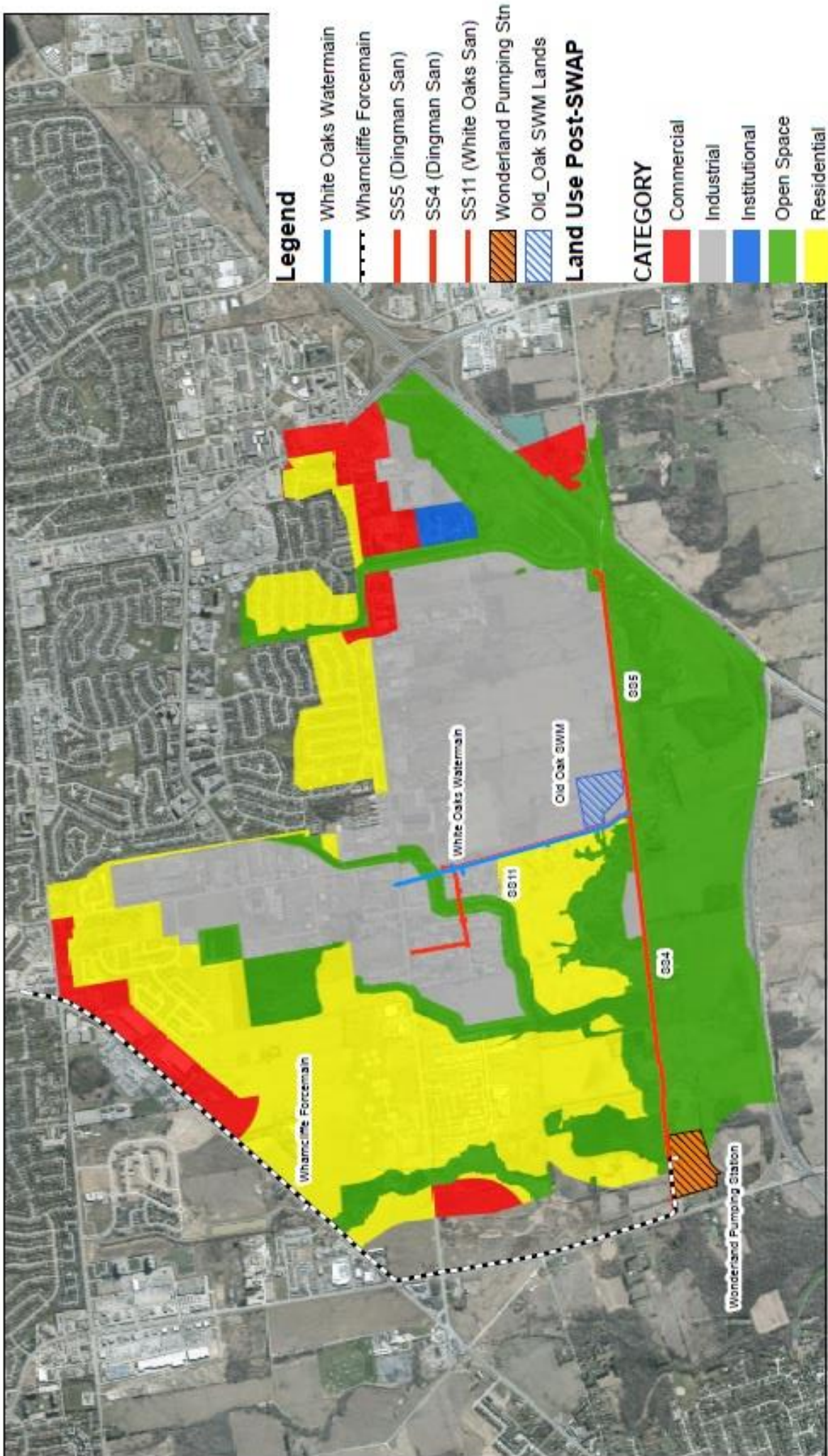
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Map 1: White Oak/Dingman-Area Land Use Prior to SWAP Re-designations



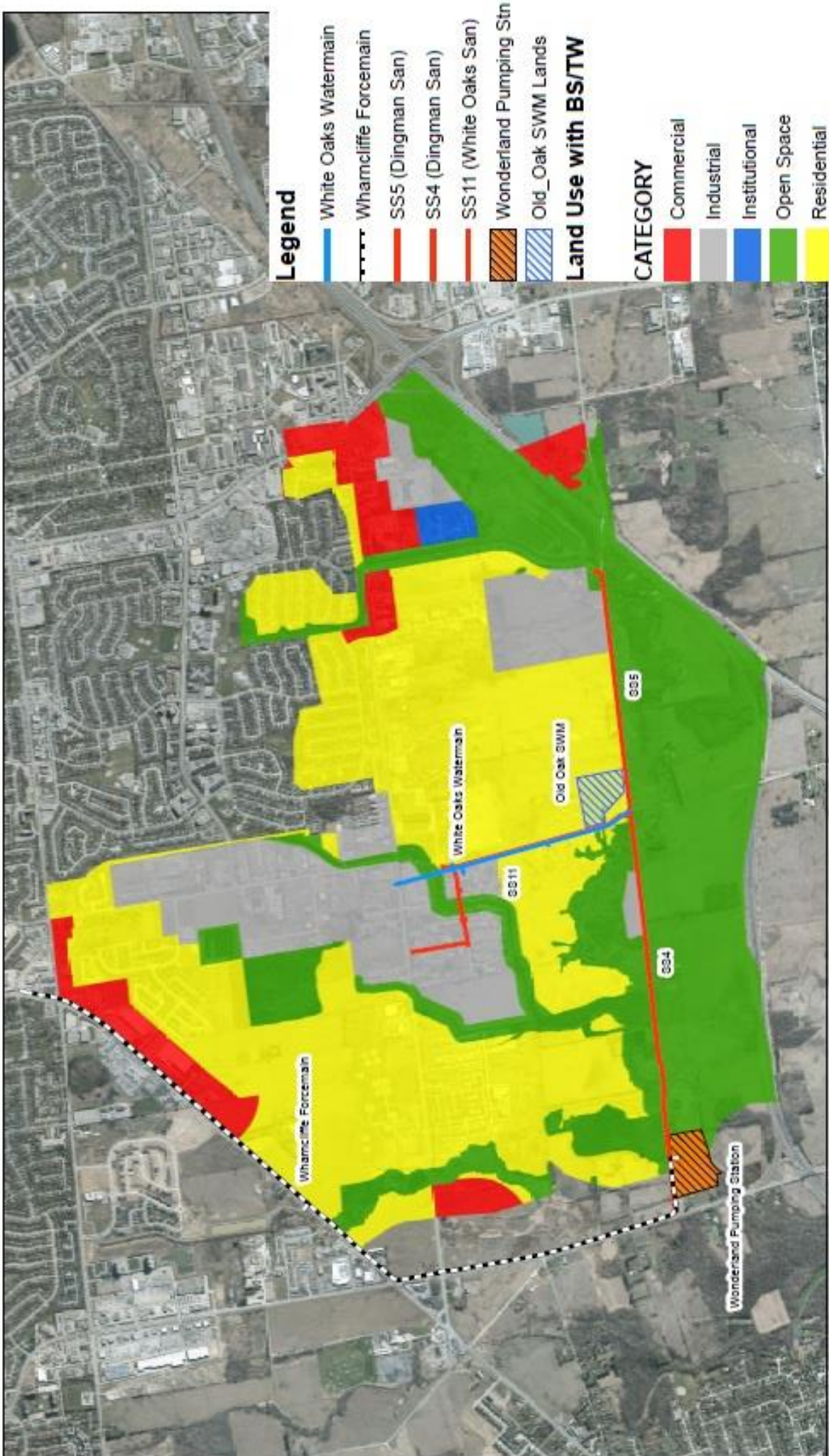
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Map 2: White Oak/Dingman-Area Land Use Post-SWAP Re-designations



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Map 3: White Oak/Dingman-Area Land Use with Bluestone/Tradewinds Re-designation



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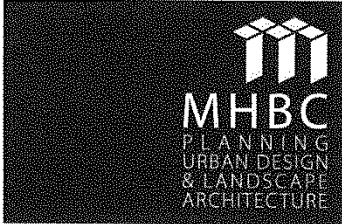
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Planner: M. Johnson

Appendix "D"

Written Comments Received from the Public

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File: O-8362
Planner: M. Johnson



February 18, 2014

Mr. Gregg Barrett
Manager, Planning Policy and Programs
City of London
206 Dundas Street
London, Ontario N6A1G7

Dear Mr Barrett:

RE: Tradewind Properties and 1071730 Ontario Inc. – 3718, 3766 & 3812 Dingman Drive and 437 Exeter Road, File No. 39T-06504, White Oak Business Park – Assessment of Employment Lands, OUR FILE 1402A

I am writing on behalf of our clients, Tradewind Properties and 1071730 Ontario Inc. with respect to their land holdings located along Dingman Drive to the east of White Oak Road. This letter is intended to augment a similar submission made on behalf of Bluestone Properties which own the abutting lands immediately to the west.

As you may know, I met with John Fleming, Michael Tomazincic and Travis Macbeth on January 21, 2014 to discuss the research we had undertaken and to present our findings as it relates to land use considerations for both the Bluestone and Tradewinds properties. Based on our research and analysis of relevant planning policies, it was our conclusion that conversion from industrial to a broad range of residential, commercial, institutional and open space purposes was appropriate and warranted.

The following summarizes the nature of the research and planning analysis undertaken. The conversion of these employment lands, through Official Plan and Zoning Bylaw amendments, to non-employment uses addresses a number of economic, servicing and planning concerns. ***These amendments will also support the City's initiative in acquiring more appropriate and strategically located lands for employment purposes.***

Background

Tradewind Properties owns 43 hectares of land located along Dingman Drive to the east of White Oak Drive. The property extends northerly up to Exeter Road and lies immediately east of the Bluestone property. The lands are currently designated Light Industrial and are located

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within the designated Urban Growth Area. Full municipal services are available to service these lands. The property received Draft Plan Approval on May 13, 2011 and is identified as File No: 39T-06504. To date no development has taken place on the lands.

The lands are designated and planned for industrial development; however 'Tradewind' wishes to explore alternative land use development scenarios for the lands. They have concerns about the long timelines in obtaining planning approvals for the subject lands and the potential costs to develop the lands for industrial purposes. There is further concern that given the current surplus of employment lands within the urban growth area and the City of London's intention to consider an Urban Growth Area expansion to bring on more employment lands, the potential for industrial development of the subject lands is limited. Further, site servicing constraints in the short term coupled with potentially high grading costs warrant consideration of alternative land use scenarios for this property.

Purpose and Scope of Review

The purpose of our land use review was twofold. First, we undertook a review of Provincial and local planning policies and regulations to determine if there was justification for consideration of a change in land use from an industrial land use designation to other land uses such as residential and commercial. The Provincial Policy Statement (PPS) and the City of London Official Plan provide direction and criteria for conversion of employment lands. Any proposed conversion of employment lands must be consistent with the policies of the PPS and the Official Plan. **Our analysis concluded that there is justification for conversion and further consideration should be given to pursuing an official plan amendment.**

The second purpose of our review was to evaluate alternative land use scenarios that could be considered for the subject lands. The lands to the west of White Oaks Road have recently been redesignated from Urban Reserve – Industrial Growth to low and medium density residential through the South West Area Plan (SWAP) process. As you are aware, the SWAP plan has been appealed in its entirety therefore these new land use designations are not yet in full force and effect. Low and medium density residential, mixed use development including commercial and office type employment could be appropriate for the subject lands as well.

POLICY CONTEXT

Provincial Policy Statement

The Provincial Policy Statement (PPS) provides direction on matters of provincial interest related to land use planning and development. Included in the PPS are policies related to the

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conversion of employment lands. Employment Area policies are contained in Section 1.3 of the PPS. Section 1.3.2 addresses conversion of lands within employment areas and states:

“Planning authorities may permit conversion of lands within *employment areas* to non-employment uses through a *comprehensive review*; only where it has been demonstrated that the land is not required for employment purposes over the long term and there is a need for the conversion.”

Employment Areas are defined in the PPS as “those areas designated in an Official Plan for clusters of business and economic activities including, but not limited to, manufacturing, warehousing, offices and associated retail and ancillary facilities.”

Conversion is not a defined term in the PPS. However, the conversion of employment lands refers to the establishment of non-employment uses, such as residential uses, on lands that are designated for employment use. It is also considered to be a conversion of employment lands if land uses (such as retail uses) are proposed that would otherwise not be permitted within a designated employment area by the policies of the local official plan.

City of London Official Plan

The City of London Official Plan was amended in 2009 to incorporate Employment Land policies that are consistent with the PPS. Section 2.7.4 of the Official Plan addresses the protection of the employment lands and states:

“Council will support the protection of existing employment lands in the City, including lands that are designated for manufacturing, warehousing, offices, and their associated retail and ancillary facilities. Proposals to permit the conversion of lands within employment areas to non-employment uses may only be permitted through a comprehensive review, only where it has been demonstrated that the land is not required for employment purposes over the long term, and that there is a need for the conversion.”

The subject lands are designated “Light Industrial” in the City’s Official Plan and in the Southwest Area Plan (SWAP). The policies of the Secondary Plan state that the permitted uses are those that are permitted in the Light Industrial designation of the Official Plan, which permits a range of manufacturing, assembly, processing, fabrication and similar uses. Office and a limited range of retail uses are also permitted provided they are ancillary to the permitted uses.

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Based on the policies of the PPS and the London Official Plan a change in land use on the subject lands to residential uses or to stand alone retail uses would be considered a conversion of employment lands. Limited retail uses are permitted without conversion however 'major retail' is considered a non-employment use subject to the conversion policies outlined in the PPS and City Official Plan. While not defined in either document, the notion of 'major retail' has been determined through a number of OMB decisions to be retail clusters of a regional scale.

Rethink London

Rethink London was initiated in May 2012. The Rethink London project is a community consultation process that will lead to the development of a new Official Plan. A component of the Rethink London process is an assessment of growth and the development of a growth management strategy as part of the new Official Plan. As input into the growth management analysis, the City commissioned Altus Group Economic Consulting to undertake an assessment of future growth to 2041. The Altus report titled Employment, Population, Housing and Non-Residential Construction Projections was received by Council in June 2012.

A summary of the findings of the Altus growth projections are as follows:

- Employment growth will continue but will be slightly lower than the provincial average;
- The employment sectors anticipated to experience the most growth are transportation, trade, education, health care and other services. Employment in manufacturing will continue to grow but at a slower rate than in the past;
- Total employment growth from 2011 to 2041 is projected to be 70,000 jobs;
- Population growth is forecast to increase by approximately 114,700 people from 2011 to 2041;
- A total of 48,800 new households are forecast from 2011 to 2041. Accounting for replacement demand, there will be the need for an additional 61,050 new dwellings;
- Low density housing will account for the majority of new units (52%), medium and high density units will account for 15% and 33% of new dwelling units respectively; and
- The demand for non-residential space is estimated to be approximately 40 million square feet of space from 2011 to 2041. Approximately 18 million square feet of space will be required for industrial purposes.

The Rethink London process is continuing and the City's most recent update regarding next steps indicates that a draft Official Plan will be developed during the winter of 2013/2014 with release of the draft Plan for public consultation in early 2014.

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Southwest Area Plan (SWAP)

The Southwest Area Plan (SWAP) was adopted by the City of London in 2012; although the plan was subsequently appealed in its entirety and is not yet in effect. The purpose of the Southwest Area Plan is to guide development for the approximate 2,700 hectares of land located in the southwest portion of the City. The Southwest Area Plan was adopted as a Secondary Plan and, once it is approved, will form part of the City of London Official Plan.

A component of the Secondary Plan is the removal of designated Industrial Lands and the redesignation of Light Industrial and Urban Reserve – Industrial Growth lands to other uses.

Approximately 345 hectares of lands were designated as either existing or future Industrial lands located on the west side of White Oak Road adjacent to the subject lands. Through the SWAP process, approximately 30 hectares of these lands were redesignated from Light Industrial to Low and Medium Density Residential. A significant portion of lands designated as “Urban Reserve-Industrial Growth” was also designated for residential uses.

The City of London Staff report which recommended the Secondary Plan identified that, in general, the justification for the redesignation of Industrial lands was:

“deemed necessary and desirable in order to re-allocate the amount of land occupied by these areas to strategic locations along the Highway 401/402 corridor. In order to remain economically competitive at the local, regional, provincial, national and global levels, the City of London needs to capitalize upon opportunities to shift its supply of industrial lands to locations that provide competitive advantage and are attractive to future employers.”

In addition, the justification for the redesignation of the lands adjacent to White Oak Road adjacent to the subject lands was based on:

- several businesses operating on these lands are commercial in nature;
- low density and medium density residential are proposed for the surrounding lands;
- the redesignation will support the future South Longwoods neighbourhood to the south of these lands and will avoid future land use conflicts that could emerge if the Light Industrial designated lands were re-developed into more intensive uses.

City of London Industrial Lands Review

In 2011, the City of London initiated an Industrial Lands Study to assess future industrial land demand and supply factors to evaluate the need to expand the Urban Growth Area for the

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inclusion of new industrial lands. The Industrial Lands Study was completed by RW Panzer Planning Consultant and received by Council in December 2012.

The Industrial Lands Study took the growth projections contained in the Employment, Population, Housing and Non-Residential Construction Projections report completed by Altus Group Economic Consulting as the basis for the assessment of industrial land needs. The study assessed the future demand for industrial lands, the current supply of industrial lands and assessed a range of economic development factors that characterize the demand for industrial land including location, parcel size, servicing, cost and land use compatibility with adjacent lands. ***The report recommended expansion to the Urban Growth Area for approximately 500 hectares of new industrial lands.***

Analysis of Industrial Land Demand

Based on the employment projections by employment type and the forecast non-residential space needs to accommodate projected employment growth that were identified by Altus, the Industrial Land Study identified that a total of 348 hectares of industrial lands would be required by 2031 and 605 hectares would be required by 2041. This assessment provides for 25% of future industrial floor space to be accommodated through intensification – either through redevelopment of older industrial sites for new industrial development or the expansion of existing industrial operations on existing industrial properties that have not been fully built out.

The study also identified a number of factors that influence industrial land needs and contribute to the study's recommendation that additional greenfield lands are required:

- Trend to acquire more land than required for immediate needs;
- Demand for large parcels;
- Locations with access to the 401 and 402 Corridors; and
- Increasing land costs due to limited land supply.

Analysis of Industrial Land Supply

The Industrial Land Study identified that there is considerable supply of designated industrial lands within the existing Urban Growth Area (see Table 1). Approximately 52% of the land supply is serviced and available for immediate development.

Table 1: Vacant Industrial Land Inventory Summary

Land Use Designation	Area (ha)	Serviced (ha)	Unserviced (ha)

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Urban Reserve Industrial Growth	121	0	121
General Industrial	307	218	89
Light Industrial	789	428	361
Office Business Park	59	13	46
Total	1276	659	617

Source: RW Panzer, City of London Industrial Lands Study 2012

The report also analyzed the supply of industrial land by parcel size. As shown in Table 2, approximately 50% of all parcels are less than 1.0 hectares in size, whereas only 10% of the total industrial land supply consists of parcels that are 10 hectares in size or greater. The report also notes that given that many of the small parcels are located within or adjacent to areas with existing development, the ability to consolidate smaller parcels is likely to be limited.

Table 2: Vacant Industrial Land by Parcel Size

Lot Size (ha)	Number of Parcels
<1.0	162
1.0-1.9	45
2.0-4.9	69
5.0-9.9	21
10.0-14.9	16
15.0-19.9	6
20+	10
Total	329

Source: RW Panzer, City of London Industrial Lands Study 2012

The study evaluates the five major clusters of the City's vacant industrial land supply and identifies that there are challenges associated with the development of each area. The study states that the vacant industrial lands in the **Exeter Road/White Oak Road** area (which contain the subject lands) consist primarily of privately-owned small lot industrial subdivisions. It is expected that these lands will accommodate some of the projected demand for industrial land, however the area is ***ill suited for large scale industrial users due to parcel size limitations and natural heritage constraints in the area.***

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The Industrial Land Study concludes that there is a sufficient supply of designated industrial land to accommodate forecast needs to 2031 and 2041 (see Table 3). Based on projected demand there will be 823 hectares of vacant industrial land remaining. By 2041 there will be 567 hectares remaining.

Table 3: Projected Supply of Vacant Industrial Land

Year	Projected Demand for Industrial Land (ha)	Remaining Vacant Industrial Land (ha)
2011	-	1171
2016	87	1084
2021	79	1005
2026	83	922
2031	99	823
2036	122	701
2041	134	567

Source: RW Panzer, City of London Industrial Lands Study 2012

Notwithstanding the substantial supply of designated industrial lands, the Industrial Land Study recommends that the City undertake an Urban Growth Area expansion to add up to 500 hectares of industrial lands. The rationale for increasing the industrial land supply is as follows:

1. Much of the existing land supply is not located in prime locations sought by new industries- i.e. readily accessible to the 401 or London Airport;
2. Much of the supply consists of smaller parcels and there are few large parcels greater than 10 ha available;
3. Only 165 ha of the total supply is owned by the City of London (all of it is designated Light Industrial). The expansion of the Urban Growth Area would provide opportunity for the City to acquire more industrial lands.

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Employment Land Conversion Analysis

The policies of the PPS and the London Official Plan require that in order for a conversion of employment lands to be justified, the proposed conversion must meet the ‘tests’ outlined in the policies. These ‘tests’ are:

1. The conversion may only be permitted through a comprehensive review;
2. It must be demonstrated that the lands are not required for the employment purposes over the long term; and
3. There is a need for the conversion.

1. Comprehensive Review

The Provincial Policy Statement defines a comprehensive review as:

“an official plan review which is initiated by a planning authority, or an official plan amendment which is initiated or adopted by a planning authority, which:

1. Is based on a review of population and growth projections and which reflect projections and allocation by upper-tier municipalities and provincial plans, where applicable; considers alternative directions for growth; and determines how best to accommodate this growth while protecting provincial interests;
2. Utilizes opportunities to accommodate projected growth through intensification and redevelopment;
3. Confirms that the lands to be developed do not comprise specialty crop areas in accordance with policy 2.3.2;
4. Is integrated with planning for infrastructure and public service facilities; and
5. Considers cross-jurisdictional issues.”

The City of London is currently in the midst of an official plan review. The “Rethink London” initiative is a comprehensive, city-wide consultation process aimed at determining how the City should grow over the next 20 years. The outcome of the process will be a new Official Plan. A number of supporting studies have been undertaken as part of the Rethink London process including:

- Employment, population, housing and non-residential projections
- An industrial lands study; and
- A residential land needs study.

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The ongoing City of London "Rethink London" exercise meets the definition of a comprehensive review. The process is an official plan review that will result in a new official plan that includes an updated growth management strategy based on new growth projections. The growth management strategy will include accommodation future growth through intensification and redevelopment and will consider how planning for growth is aligned with infrastructure and public service plans. The subject lands are currently within the designated urban area and do not comprise specialty crop areas.

Given that the Rethink London exercise constitutes a comprehensive review, an application to redesignate the subject lands for other uses could be considered through this process.

Alternatively, there may also be opportunity to have an application for redesignation of the subjects lands considered as part of the Industrial Lands Review. The staff reporting associated with the Industrial Lands Review indicates the recommendations of the Review will be implemented via a municipally initiated official plan amendment.

2. The land is not required for employment purposes over the long term.

The Industrial Land Study completed by RW Panzer Consulting in November 2012 was undertaken to review the supply of industrial land within the current Urban Growth Area and determine if there is sufficient industrial land to accommodate forecast employment growth or whether an expansion to the Urban Growth Area is warranted.

The study concluded that there are more than sufficient vacant, designated industrial lands to accommodate forecast growth. The report identifies that in 2011 there was 1,276 hectares of industrial lands. Based on projected demand approximately 823 hectares of vacant industrial lands would be remaining in 2031 and 567 hectares would be remaining in 2041; indicating that there is more than sufficient supply to accommodate forecast employment growth over the long term. Notwithstanding the substantial supply of designated industrial lands, the Industrial Land Study recommends that the City undertake an Urban Growth Area expansion to add up to 500 hectares of industrial lands. ***Given the current supply of vacant industrial lands and given that the City is considering adding to this supply, the subject lands are not required for employment purposes over the long term.***

3. There is a need for the conversion

Given the existing substantial supply of lands within the current Urban Growth Area, there is not a need to convert the subject lands in order to provide a greater supply of residential or

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commercial designated lands. Instead, the justification for conversion is based on the position that the lands cannot be feasibly developed for industrial uses and therefore a redesignation to permit a range of other uses is required in order for these lands to develop. The need for conversion is based on the following:

1. Location – the subject lands are not well located for industrial development. The Industrial Land Study identified that much of the vacant industrial land supply (including the subject lands) is located in less than ideal locations. The Southwest Area Plan has redesignated approximately 345 hectares of industrial land adjacent to the subject lands because the lands are not well located for industrial development and would be more appropriate for commercial and residential development. Further, concerns were expressed through the public consultation phase of SWAP that land use compatibility issues may arise with the existing Lambeth community.
2. Size – the subject lands consist of parcels that are 1-3 hectares in size. The Industrial Lands Study identified that there is a substantial surplus of small parcels. Approximately 84% of the total industrial land supply consists of parcels less than 5 hectares in size.
3. Cost of development – the Industrial Land Study identifies that it is an economic development priority for the City to acquire, develop and market competitively priced industrial land. The implication is that the City markets industrial lands at a low cost in order to attract economic development. This impacts the private sector industrial land sales – especially for properties such as the subject lands that are compromised by location or parcel size.

The cost of development of the subject lands is further increased due to the fact that substantial grading and fill is required in order to develop the lands. This increased cost limits the likelihood of development given the land price that can be generated from industrial designated land.

4. Land use compatibility – The redesignation of industrial lands that are directly to the west of the subject lands (through the Southwest Area Plan) adds land use compatibility issues that further detract from the ability to develop the subject lands to industrial uses.

For the reasons described above, there is a need to convert the lands from industrial uses to other uses. The lands are located within the Urban Growth Area and full municipal services are available. The lands cannot be feasibly developed for industrial uses and it would be appropriate to consider alternative land uses.

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Conclusion

Based on the research undertaken and our analysis, it would be appropriate to consider alternative land uses for the subject property and to prepare amendments to the Official Plan and Zoning Bylaw. These amendments would assist the City's initiatives to acquire additional lands for employment purposes that would be more closely aligned with the City's economic development objectives and priorities. It is noteworthy that, on December 11, 2012, Municipal Council directed staff to circulate the Industrial Lands Study for public and agency consultation and following a public consultation process to prepare an Official Plan Amendment for the expansion of the Urban Growth Boundary.

It is our opinion that a corresponding review of designated industrial lands in the White Oak/Exeter area would be beneficial and integrate into the City's larger Industrial Land Development Strategy.

As such we would request that a meeting be convened at your earliest convenience with yourself and appropriate staff to discuss how best to co-ordinate the pending Official Plan and Zoning bylaw amendments on these properties. We want to ensure that the ongoing Industrial Lands Strategy as well as the comprehensive Official Plan review takes into account the findings of our analysis.

Yours truly,
MHBC



Carol Wiebe
Partner

- cc. Tom Weisz, The Effort Trust Company
- Anthony Gubbels, Land Development Solutions Engineering Inc.
- John Fleming, City of London
- Travis Macbeth, City of London
- Heather McNeely, City of London
- Michael Tomazincic, City of London

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KEELER
WOODBRIDGE
LONDON
BRISTOL
BARRE

January 31, 2014

Mr. John Fleming
Managing Director, Planning and
City Planner
City of London
206 Dundas Street
London, Ontario N6A1G7

Dear Mr Fleming:

**RE: Bluestone Properties Inc. - White Oak property, Industrial Lands Review
OUR FILE 13184A**

I am writing on behalf of our clients, Bluestone Properties Inc. (Bluestone) with respect to their land holdings located in the vicinity of White Oak Road and Exeter Road. This letter is in response to our recent meeting with you and other members of the Community Planning and Design group.

At our meeting on January 21, 2014 we outlined the research we had undertaken on behalf of Bluestone and more specifically our findings as it relates to the most appropriate land use that should be considered for their property. Based on our research and analysis of relevant planning policies, it was our conclusion that conversion from industrial to a broad range of residential, commercial, institutional and open space purposes was appropriate and warranted.

The following summarizes the nature of the research and planning analysis undertaken. As discussed at our meeting on January 21, 2014, the conversion of these employment lands, through Official Plan and Zoning Bylaw amendments, to non-employment uses addresses a number of economic, servicing and planning concerns. ***These amendments will also support the City's initiative in acquiring more appropriate and strategically located lands for employment purposes.***

Background

Bluestone Properties Inc owns 58.9 hectares of land located at the southeast corner of White Oak Drive and Exeter Road within the City of London. The lands are currently designated Light Industrial and are located within the designated Urban Growth Area. Full municipal services are

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available to service these lands. The property received Draft Plan Approval on May 13, 2011 and is identified as File No: 39T-05513. To date no development has taken place on the lands.

The lands are designated and planned for industrial development; however 'Bluestone' wishes to explore alternative land use development scenarios for the lands. 'Bluestone' has concerns about the long timelines they have encountered in obtaining planning approvals for the subject lands and the potential costs to develop the lands. There is further concern that given the current surplus of employment lands within the urban growth area and the City of London's intention to consider an Urban Growth Area expansion to bring on more employment lands, the potential for industrial development of the subject lands is limited. Further, site servicing constraints in the short term coupled with potentially high grading costs warrant consideration of alternative land use scenarios for this property.

Purpose and Scope of Review

The purpose of our land use review was twofold. First, we undertook a review of Provincial and local planning policies and regulations to determine if there was justification for consideration of a change in land use from an industrial land use designation to other land uses such as residential and commercial. The Provincial Policy Statement (PPS) and the City of London Official Plan provide direction and criteria for conversion of employment lands. Any proposed conversion of employment lands must be consistent with the policies of the PPS and the Official Plan. Our analysis concluded that there is justification for conversion and further consideration should be given to pursuing an official plan amendment.

The second purpose of our review was to evaluate alternative land use scenarios that could be considered for the subject lands. The adjacent lands to the west have recently been redesignated from Urban Reserve – Industrial Growth to low and medium density residential through the South West Area Plan (SWAP) process. The SWAP plan has been appealed in its entirety therefore these new land use designations are not yet in full force and effect. Low and medium density residential, mixed use development including commercial and office type employment could be appropriate for the subject lands as well.

POLICY CONTEXT

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The Rethink London process is continuing and the City's most recent update regarding next steps indicates that a draft Official Plan will be developed during the winter of 2013/2014 with release of the draft Plan for public consultation in early 2014.

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“deemed necessary and desirable in order to re-allocate the amount of land occupied by these areas to strategic locations along the Highway 401/402 corridor. In order to remain economically competitive at the local, regional, provincial, national and global levels, the City of London needs to capitalize upon opportunities to shift its supply of industrial lands to locations that provide competitive advantage and are attractive to future employers.”

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- several businesses operating on these lands are commercial in nature;
- low density and medium density residential are proposed for the surrounding lands;
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Analysis of Industrial Land Supply

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Total	1276	659	617

Source: RW Panzer, City of London Industrial Lands Study 2012

The report also analyzed the supply of industrial land by parcel size. As shown in Table 2, approximately 50% of all parcels are less than 1.0 hectares in size, whereas only 10% of the total industrial land supply consists of parcels that are 10 hectares in size or greater. The report also notes that given that many of the small parcels are located within or adjacent to areas with existing development, the ability to consolidate smaller parcels is likely to be limited.

Table 2: Vacant Industrial Land by Parcel Size

Lot Size (ha)	Number of Parcels
<1.0	162
1.0-1.9	45
2.0-4.9	69
5.0-9.9	21
10.0-14.9	16
15.0-19.9	6
20+	10
Total	329

Source: RW Panzer, City of London Industrial Lands Study 2012

The study evaluates the five major clusters of the City's vacant industrial land supply and identifies that there are challenges associated with the development of each area. The study states that the vacant industrial lands in the **Exeter Road/White Oak Road** area (which contain the subject lands) consist primarily of privately-owned small lot industrial subdivisions. It is expected that these lands will accommodate some of the projected demand for industrial land, however the area is ***ill suited for large scale industrial users due to parcel size limitations and natural heritage constraints in the area.***

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The Industrial Land Study concludes that there is a sufficient supply of designated industrial land to accommodate forecast needs to 2031 and 2041 (see Table 3). Based on projected demand there will be 823 hectares of vacant industrial land remaining. By 2041 there will be 567 hectares remaining.

Table 3: Projected Supply of Vacant Industrial Land

Year	Projected Demand for Industrial Land (ha)	Remaining Vacant Industrial Land (ha)
2011	-	1171
2016	87	1084
2021	79	1005
2026	83	922
2031	99	823
2036	122	701
2041	134	567

Source: RW Panzer, City of London Industrial Lands Study 2012

Notwithstanding the substantial supply of designated industrial lands, the Industrial Land Study recommends that the City undertake an Urban Growth Area expansion to add up to 500 hectares of industrial lands. The rationale for increasing the industrial land supply is as follows:

1. Much of the existing land supply is not located in prime locations sought by new industries- i.e. readily accessible to the 401 or London Airport;
2. Much of the supply consists of smaller parcels and there are few large parcels greater than 10 ha available;
3. Only 165 ha of the total supply is owned by the City of London (all of it is designated Light Industrial). The expansion of the Urban Growth Area would provide opportunity for the City to acquire more industrial lands.

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Employment Land Conversion Analysis

The policies of the PPS and the London Official Plan require that in order for a conversion of employment lands to be justified, the proposed conversion must meet the 'tests' outlined in the policies. These 'tests' are:

1. The conversion may only be permitted through a comprehensive review;
2. It must be demonstrated that the lands are not required for the employment purposes over the long term; and
3. There is a need for the conversion.

1. Comprehensive Review

The Provincial Policy Statement defines a comprehensive review as:

"an official plan review which is initiated by a planning authority, or an official plan amendment which is initiated or adopted by a planning authority, which:

1. Is based on a review of population and growth projections and which reflect projections and allocation by upper-tier municipalities and provincial plans, where applicable; considers alternative directions for growth; and determines how best to accommodate this growth while protecting provincial interests;
2. Utilizes opportunities to accommodate projected growth through intensification and redevelopment;
3. Confirms that the lands to be developed do not comprise specialty crop areas in accordance with policy 2.3.2;
4. Is integrated with planning for infrastructure and public service facilities; and
5. Considers cross-jurisdictional issues."

The City of London is currently in the midst of an official plan review. The "Rethink London" initiative is a comprehensive, city-wide consultation process aimed at determining how the City should grow over the next 20 years. The outcome of the process will be a new Official Plan. A number of supporting studies have been undertaken as part of the Rethink London process including:

- Employment, population, housing and non-residential projections
- An industrial lands study; and
- A residential land needs study.

The ongoing City of London "Rethink London" exercise meets the definition of a comprehensive review. The process is an official plan review that will result in a new official plan that includes an updated growth management strategy based on new growth projections. The growth

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management strategy will include accommodation future growth through intensification and redevelopment and will consider how planning for growth is aligned with infrastructure and public service plans. The subject lands are currently within the designated urban area and do not comprise specialty crop areas.

Given that the Rethink London exercise constitutes a comprehensive review, an application to redesignate the subject lands for other uses could be considered through this process. Alternatively, there may also be opportunity to have an application for redesignation of the subjects lands considered as part of the Industrial Lands Review. The staff reporting associated with the Industrial Lands Review indicates the recommendations of the Review will be implemented via a municipally initiated official plan amendment.

2. The land is not required for employment purposes over the long term.

The Industrial Land Study completed by RW Panzer Consulting in November 2012 was undertaken to review the supply of industrial land within the current Urban Growth Area and determine if there is sufficient industrial land to accommodate forecast employment growth or whether an expansion to the Urban Growth Area is warranted.

The study concluded that there are more than sufficient vacant, designated industrial lands to accommodate forecast growth. The report identifies that in 2011 there was 1,276 hectares of industrial lands. Based on projected demand approximately 823 hectares of vacant industrial lands would be remaining in 2031 and 567 hectares would be remaining in 2041; indicating that there is more than sufficient supply to accommodate forecast employment growth over the long term. Notwithstanding the substantial supply of designated industrial lands, the Industrial Land Study recommends that the City undertake an Urban Growth Area expansion to add up to 500 hectares of industrial lands. ***Given the current supply of vacant industrial lands and given that the City is considering adding to this supply, the subject lands are not required for employment purposes over the long term.***

3. There is a need for the conversion

Given the existing substantial supply of lands within the current Urban Growth Area, there is not a need to convert the subject lands in order to provide a greater supply of residential or commercial designated lands. Instead, the justification for conversion is based on the position that the lands cannot be feasibly developed for industrial uses and therefore a redesignation to permit a range of other uses is required in order for these lands to develop. The need for conversion is based on the following:

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1. Location – the subject lands are not well located for industrial development. The Industrial Land Study identified that much of the vacant industrial land supply (including the subject lands) is located in less than ideal locations. The Southwest Area Plan has redesignated approximately 345 hectares of industrial land adjacent to the subject lands because the lands are not well located for industrial development and would be more appropriate for commercial and residential development. Further, concerns were expressed through the public consultation phase of SWAP that land use compatibility issues may arise with the existing Lambeth community.
2. Size – the subject lands consist of parcels that are 1-3 hectares in size. The Industrial Lands Study identified that there is a substantial surplus of small parcels. Approximately 84% of the total industrial land supply consists of parcels less than 5 hectares in size.
3. Cost of development – the Industrial Land Study identifies that it is an economic development priority for the City to acquire, develop and market competitively priced industrial land. The implication is that the City markets industrial lands at a low cost in order to attract economic development. This impacts the private sector industrial land sales – especially for properties such as the subject lands that are compromised by location or parcel size.

The cost of development of the subject lands is further increased due to the fact that substantial grading and fill is required in order to develop the lands. This increased cost limits the likelihood of development given the land price that can be generated from industrial designated land.

4. Land use compatibility – The redesignation of industrial lands that are directly to the west of the subject lands (through the Southwest Area Plan) adds land use compatibility issues that further detract from the ability to develop the subject lands to industrial uses.

For the reasons described above, there is a need to convert the lands from industrial uses to other uses. The lands are located within the Urban Growth Area and full municipal services are available. The lands cannot be feasibly developed for industrial uses and it would be appropriate to consider alternative land uses.

Conclusion

Based on the research undertaken and our analysis, it would be appropriate to consider alternative land uses for the subject property and to prepare amendments to the Official Plan

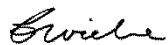
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File: O-8362
Planner: M. Johnson

and Zoning Bylaw. These amendments would assist the City's initiatives to acquire additional lands for employment purposes that would be more closely aligned with the City's economic development objectives and priorities. It is noteworthy that, on December 11, 2012, Municipal Council directed staff to circulate the Industrial Lands Study for public and agency consultation and following a public consultation process to prepare an Official Plan Amendment for the expansion of the Urban Growth Boundary.

It is our opinion that a corresponding review of designated industrial lands in the White Oak/Exeter area would be beneficial and integrate into the City's larger Industrial Land Development Strategy.

Yours truly,
MHBC



Carol Wiebe
Partner

cc. *Bernie Bierbaum, Bluestone Properties Inc.*
Mardi Turgeon, Bluestone Properties Inc.
Travis Macbeth, City of London
Michael Tomazincic, City of London

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File: O-8362
Planner: M. Johnson



WITCHENER
WOODBRIDGE
LONDON
MINGSTON
BARRE

May 23, 2014

City of London
Planning Services
P.O. Box 5035
London, Ontario
N6A 4L9

Attn: Travis Macbeth
Planner II

Dear Travis:

RE: Possible Conversion of Lands from Industrial to Non-Industrial Uses – White Oak Business Park, OUR FILE 13184A

We act on behalf of Bluestone Properties Inc. who has extensive land holdings in the White Oak Business Park. As you are aware, our clients are interested in pursuing alternative land uses for their property that would more appropriately reflect the location, servicing and surrounding land uses. It is our opinion that the Industrial land use designation currently in place is not suitable and that the City should consider more strategically located lands elsewhere for industrial employment uses.

We have undertaken our own planning analysis and have concluded that the City currently has sufficient lands designated for employment purposes to meet their 20 year projected demand and that removal of these lands from the industrial land supply will not impair that objective. Further, we concur with previous studies (Panzer report) undertaken as part of the Industrial Land Development Strategy, that this area is not ideally suited to meeting the needs of current industrial/business park users.

As such, we wish to reiterate our clients support for the initiation of this land use review. We would like to maintain an active role in this ongoing study and would ask that MHBC be included on the circulation list for any and all matters pertaining to this issue going forward.

Yours truly,
MHBC

Carol Wiebe
Carol Wiebe
Partner

Cc Bernie Bierbaum, Bluestone Properties Inc.
Mardi Turgeon, Bluestone Properties Inc.

--	--

File: O-8362
Planner: M. Johnson



KIA HENR
WICKBIDGE
LONDON
KINGSTON
BARRE

May 23, 2014

City of London
Planning Services
P.O. Box 5035
London, Ontario
N6A 4L9

Attn: Travis Macbeth
Planner II

Dear Travis:

RE: Possible Conversion of Lands from Industrial to Non-Industrial Uses – White Oak Business Park, OUR FILE 1402A

We act on behalf of Tradewind Properties and 1071730 Ontario Inc. who have extensive land holdings in the White Oak Business Park. As you are aware, our clients are interested in pursuing alternative land uses for their property that would more appropriately reflect the location, servicing and surrounding land uses. It is our opinion that the Industrial land use designation currently in place is not suitable and that the City should consider more strategically located lands elsewhere for industrial employment uses.

We have undertaken our own planning analysis and have concluded that the City currently has sufficient lands designated for employment purposes to meet their 20 year projected demand and that removal of these lands from the industrial land supply will not impair that objective. Further, we concur with previous studies (Panzer report) undertaken as part of the Industrial Land Development Strategy, that this area is not ideally suited to meeting the needs of current industrial/business park users.

As such, we wish to reiterate our clients support for the initiation of this land use review. We would like to maintain an active role in this ongoing study and would ask that MHBC be included on the circulation list for any and all matters pertaining to this issue going forward.

Yours truly,
MHBC

Wiebe
Carol Wiebe
Partner

Cc Tom Weisz

--	--

File: O-8362
Planner: M. Johnson

ROBERT B. STATTON

52 HAYDEN STREET
TORONTO, ONTARIO M4Y 1V8
TELEPHONE: (416) 922-3290
FACSIMILE: (416) 922-2442
EMAIL: robert@statton.ca

May 23, 2014

Via fax 1-519-661-5397 (5 pages) and email: tmacbeth@london.ca

The Corporation of the City of London
300 Dufferin Avenue
P.O. Box 5035
London, Ontario
N6A 4L9

Attention: Mr. Travis Macbeth, Planner

Dear Sir:

RE: Possible Conversion of Lands from Industrial to Non-Industrial Uses
- White Oak Business Park

We are acting for John Seeback (Seeback Properties) who is the owner of the lands municipally known as 461 Exeter Road, London, being PIN 08204-0128 (LT) as shown outlined in hash marks on the attached location map (Seeback lands).

We enclose the proposed industrial subdivision plans and proposed roads for the White Oak Business Park which are shown in bold on the attached location map from the Bluestone Properties lands, being your file #39T-05513.

The Seeback lands are currently zoned industrial and there are existing industrial buildings on the Seeback lands.

If there is a conversion of these lands from Industrial to Non-Industrial uses, the Seeback lands would become non-conforming uses to the new zoning and official plan amendments. Any future zoning of the White Oak Business Park should include "industrial" zoning.

Over the past many years, there have been substantial background engineering and planning submissions to provide an industrial park complex with road patterns for the various owners of the properties in the White Oak Business Park.

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File: O-8362
Planner: M. Johnson

The Corporation of the City of London

Page 2

John Seeback has been involved in this planning process and has confirmed with the City of London its road patterns for its proposed industrial lots. The draft plans for the Seeback lands have been submitted to the engineers and to your Planning Department. A copy of which is enclosed.

Kindly advise as to any study groups or proposed meetings on this matter as we would be pleased to attend and provide our input on the conversion proposal.

We will be providing further comments and concerns once we have been able to ascertain all the issues involved on this possible conversion of zoning.

Thank you for your co-operation.

Yours truly,

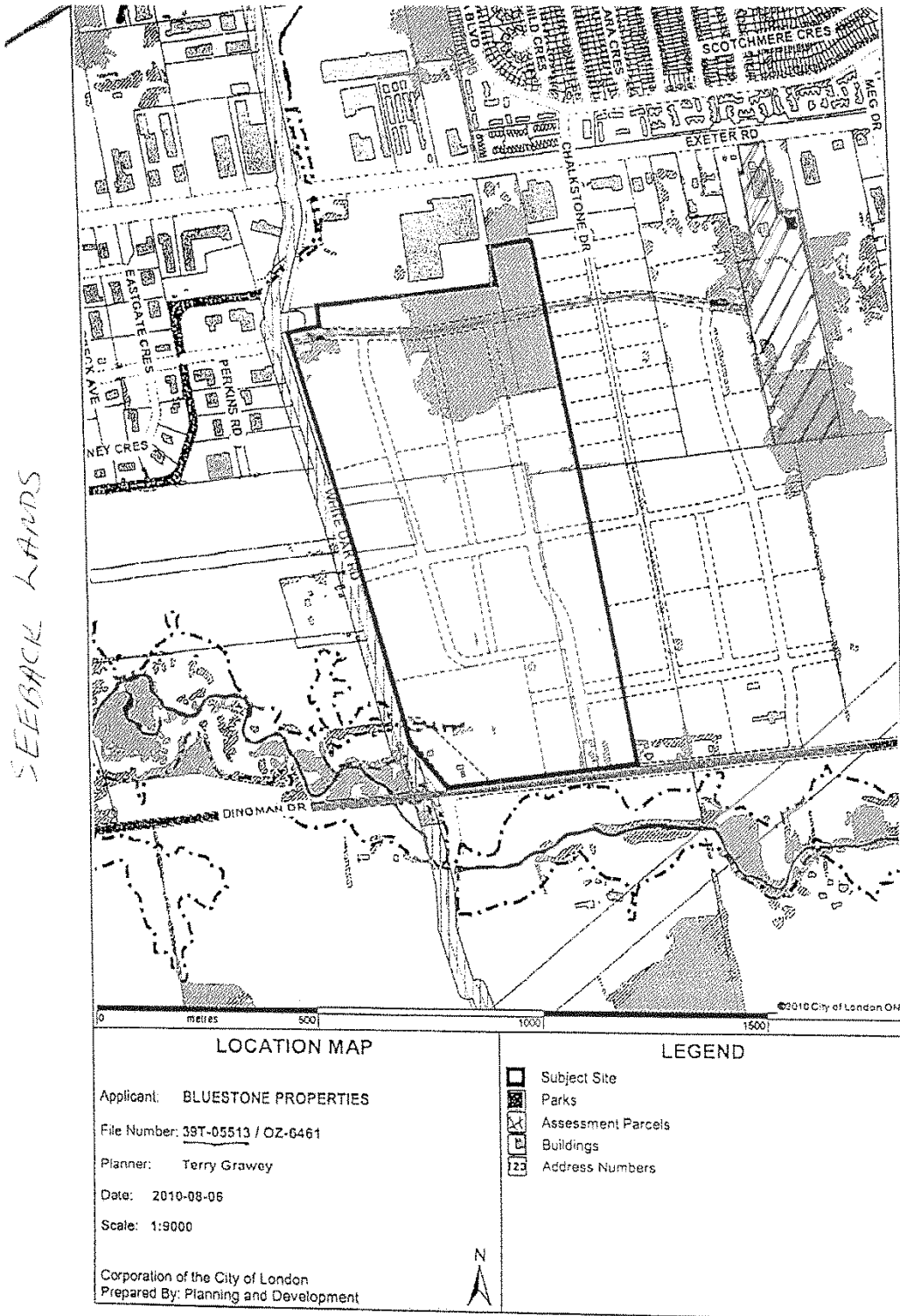


Robert B. Statton
RBS:jj

Encl.

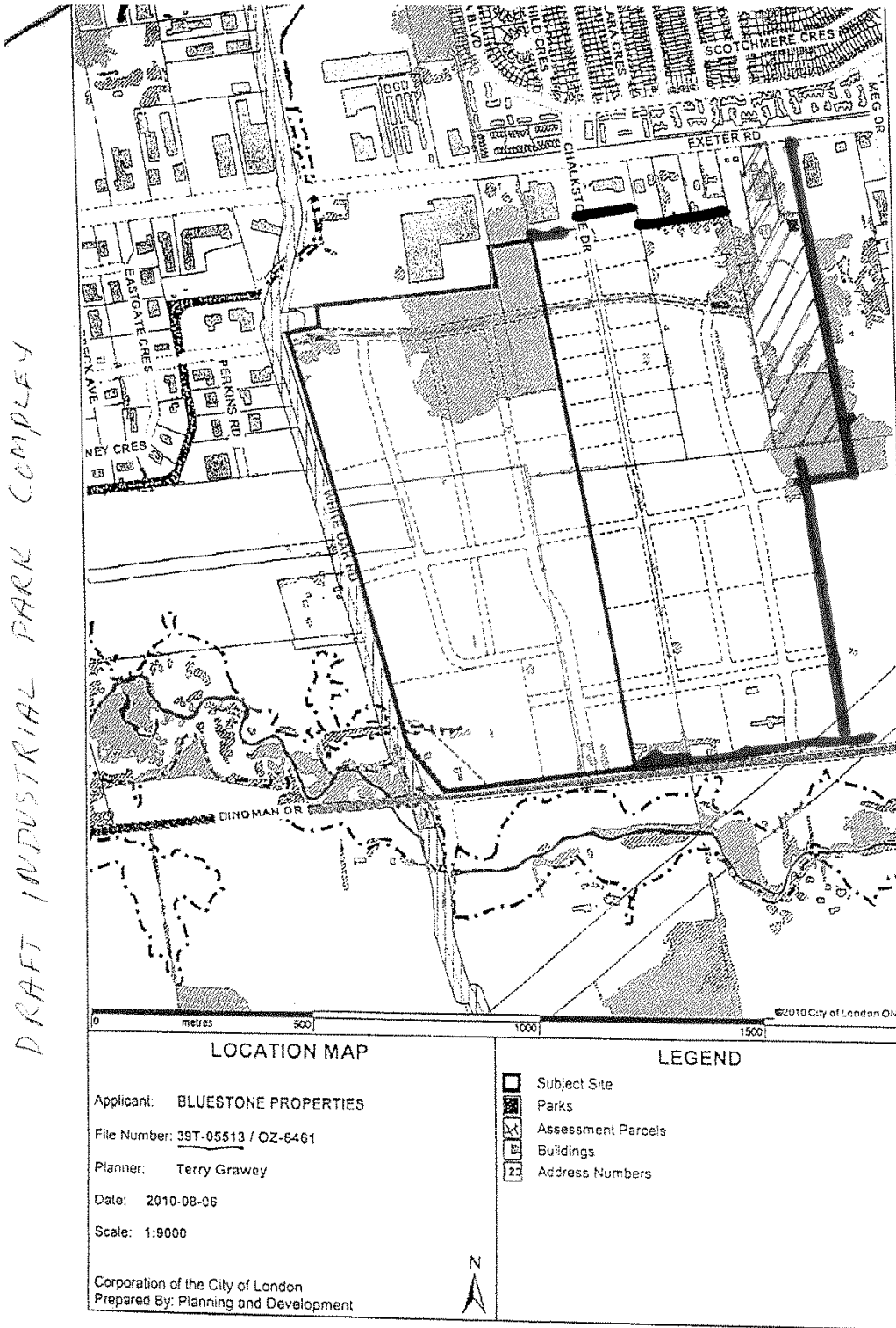
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File: O-8362
Planner: M. Johnson



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File: O-8362
Planner: M. Johnson

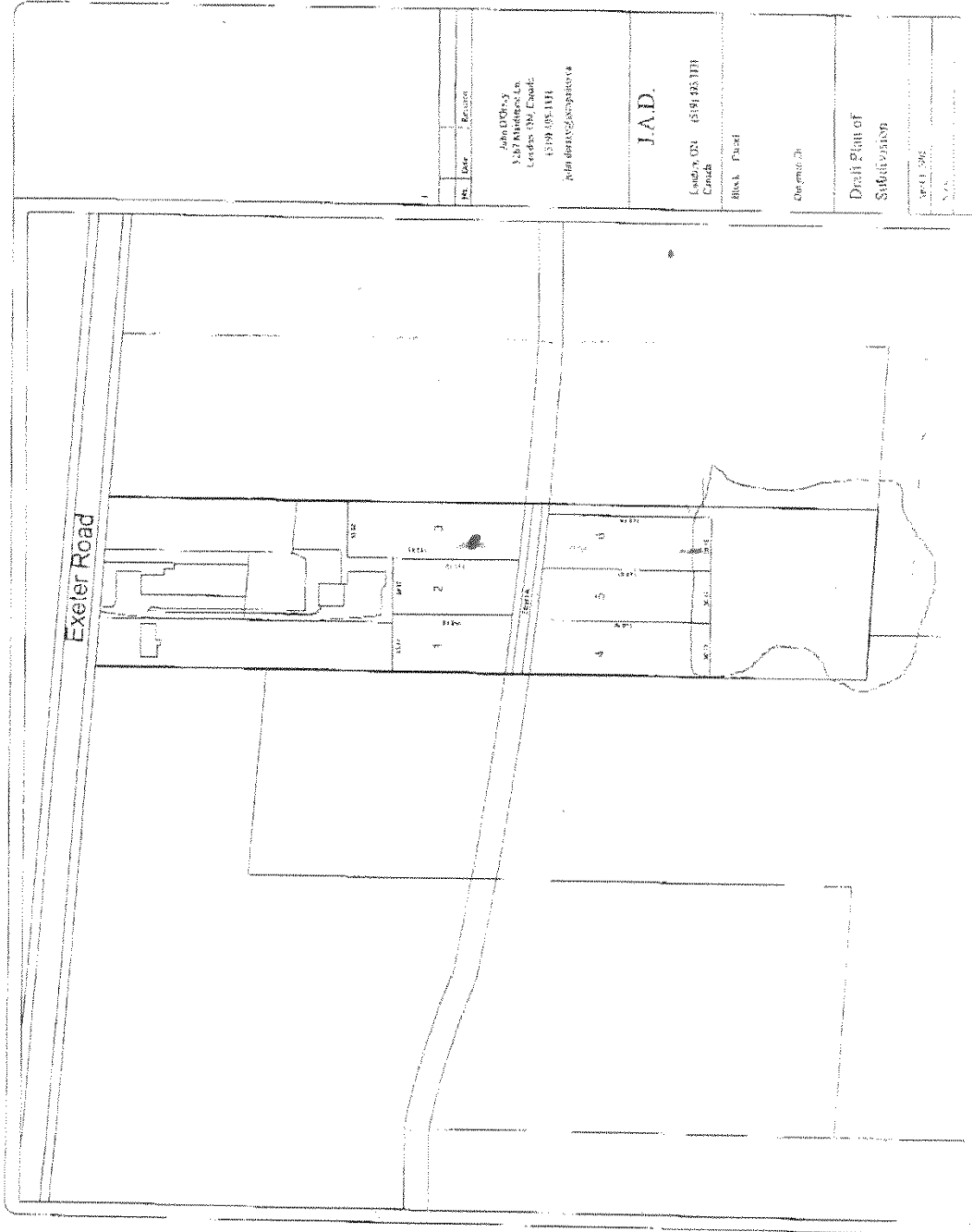


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File: O-8362
Planner: M. Johnson

SEEBACK PROPOSED INDUSTRIAL LOTS

Apr 05 06 01:12p Alan D'Orsay 905 331 0543 p.1



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File: O-8362
Planner: M. Johnson

Johnson, Mark

From: Macbeth, Travis
Sent: Wednesday, May 21, 2014 8:44 AM
To: 'Gus Rahim'
Cc: Johnson, Mark
Subject: RE: Possible conversion of lands (55 & 60 Chalkstone Drive)


Good morning Mr. Rahim,

Thank you for your email. Your comments will be included in our file.

If you have any further questions or comments, please feel free to contact us.

Best Regards,
Travis

--
Travis Macbeth, MA, MES (Pl.)
Planner II
Long Range Planning and Research
City of London
206 Dundas Street, London, ON, N6A 4L9
Tel. 519-661-2500 ext. 5102
tmacbeth@london.ca

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From: Gus Rahim [<mailto:gusrahim@otds.com>]
Sent: Tuesday, May 20, 2014 7:34 PM
To: Macbeth, Travis
Subject: Possible conversion of lands (55 & 60 Chalkstone Drive)

I would like to mention that I strongly agree with the planned changes from industrial to non industrial uses for the whole area and including 55/60 Chalkstone Drive.

Thanks
Gus Rahim
President
Ontario Truck Driving School
427 Exeter Road
London, On. N6E 2Z3

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File: O-8362
Planner: M. Johnson

Johnson, Mark

From: Macbeth, Travis
Sent: Wednesday, May 21, 2014 3:18 PM
To: 'Joe Liberatore'
Cc: Johnson, Mark
Subject: RE: 525 Exeter Road


Good afternoon Mr. Liberatore,

Thank you for your email regarding the possible re-designation of industrial lands south of Exeter Rd. Your comments will be included in our file.

If you have any further questions or comments, please feel free to contact us.

Regards,

Travis Macbeth, MA, MES (Pl.)
 Planner II
 Long Range Planning and Research
 City of London
 206 Dundas Street, London, ON, N6A 4L9
 Tel. 519-661-2500 ext. 5102
tmacbeth@london.ca

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From: Joe Liberatore [<mailto:joel@con-wall.ca>]
Sent: Wednesday, May 21, 2014 1:06 PM
To: Macbeth, Travis
Subject: 525 Exeter Road

Dear Travis:

Just received notice of proposed intent to rezone on May 16, 2014 but out of country until today. We went through great expense last time (12 years ago) that the City in its wisdom tried to rezone our property thus limiting existing uses. At that time we had Jack Davis handle the file for us and were successful in retaining our outside storage yard etc. We should not be put through this expense again strictly because of the wishes of neighbours? We will fight any attempt to restrict our present uses.

Joe Liberatore
President



Con-Wall Concrete Inc.
 525 Exeter Road, London, ON N6E 2Z3
 Tel: 519.681.6910, ext. 804
 Fax: 519.681.0745
 Cell: 519.521.6420
 Email: joel@con-wall.ca

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File: O-8362
Planner: M. Johnson

Johnson, Mark

From: Macbeth, Travis
Sent: Monday, May 26, 2014 4:01 PM
To: [REDACTED]
Cc: Johnson, Mark
Subject: RE: Possible conversion of lands

Hello Ms. Werkmeister,


Thank you very much for your email regarding the possible conversion of land uses in the White Oak Business Park area.

Your comments will be officially recorded in our file for consideration as part of this land review. Further notices regarding this review and related meetings will be sent to you as well.

If you have any further questions or comments, please feel free to contact us by telephone or email.

Best regards,
Travis

--
Travis Macbeth
Planner II
Long Range Planning and Research
City of London
Tel. 519-661-2500 ext. 5102
tmacbeth@london.ca

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From: velma werkmeister [REDACTED]
Sent: Sunday, May 25, 2014 3:59 PM
To: Macbeth, Travis
Cc: [REDACTED]
Subject: Possible conversion of lands

Re:Possible conversion of lands from industrial to non-industrial uses-White Oak Business Park
I own an acre of land (447 Exeter Rd.) where I have lived for 43 years. It is zoned light industrial and if it were to be changed to residential or open space it would substantially decrease the value of my property. This will be the only source of money for me in the future and I could not afford this loss.

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File: O-8362
Planner: M. Johnson

Johnson, Mark

From: Macbeth, Travis
Sent: Monday, May 26, 2014 4:04 PM
To: 'david.bender@spaceathand.com'
Cc: Johnson, Mark
Subject: RE: Zoning Conversion- 453 Exeter Rd

Good afternoon David,


Thank you for your email regarding the possible re-designation of industrial lands south of Exeter Rd. Your comments will be included in our file. Further notice will also be sent regarding this land review and related meetings.

If you have any further questions or comments, please feel free to contact us.

Regards,
Travis

--

Travis Macbeth
Planner II
Long Range Planning and Research
City of London
Tel. 519-661-2500 ext. 5102
tmacbeth@london.ca

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From: David Bender [<mailto:dcbender@sympatico.ca>]
Sent: Thursday, May 22, 2014 12:49 PM
To: Macbeth, Travis
Cc: Eugene Bender; Steve Bender
Subject: Zoning Conversion- 453 Exeter Rd

Travis, as Owners of the property known as 453 Exeter Rd, we do not have any objection to the possible zoning conversion-save and except that our recent site plan agreement (approved and signed) in not affected.

1420878 Ontario Inc.
David Bender, Pres.
519.588.0490
david.bender@spaceathand.com
www.spaceathand.com

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File: O-8362
Planner: M. Johnson

Johnson, Mark

From: Macbeth, Travis
Sent: Monday, May 26, 2014 4:12 PM
To: 'Larry Holmes'
Cc: Johnson, Mark
Subject: RE: White Oaks Business Park Proposal


Good afternoon Larry,

Thank you for your email regarding the possible re-designation of industrial lands at the White Oaks Business Park. Your comments will be included in our file. Further notices will also be sent regarding this land review and related meetings.

If you have any further questions or comments, please feel free to contact us.

Regards,
Travis

--
Travis Macbeth
Planner II
Long Range Planning and Research
City of London
Tel. 519-661-2500 ext. 5102
tmacbeth@london.ca

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From: Larry Holmes [<mailto:lrholmes@larlyn.com>]
Sent: Thursday, May 22, 2014 3:23 PM
To: Macbeth, Travis
Subject: White Oaks Business Park Proposal

Hi Travis,

I was a pleasure talking to you today to learn about the possible conversion of the lands in the White Oaks Business Park area.

As an owner at 109 Meg, I have no opposition to the conversion for most of the area, however the north eastern quadrant of your drawing is already zoned and populated as Industrial. I would object to making that areas current zoning into legal non conforming, as I see no future plans to tear down buildings that are relatively new and convert them to residential buildings. If changes are made, I'd suggest to adding the proposed zoning changes but leave the existing already constructed sites zoning as Industrial in that specific area.

I'd appreciate you keeping me informed as the process moves forward.

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File: O-8362
Planner: M. Johnson

July 3, 2014

City of London
Planning Services – Long Range Planning and Research
206 Dundas Street
London, ON
N6A 4L9
Attn: Mr. Mark Johnson

Dear Mr. Johnson,

RE: Official Plan Amendments O-8014 & O-8362
3640 Dingman Drive
Our File: COX/LON/13-01

We are the agents and planning consultants for Mr. John Cox, a landowner whose lands (the "subject lands") are affected by the above noted applications. It has come to our attention that the City of London intends to re-designate our client's lands from "General Industrial" to "Urban Reserve – Community Growth" through Official Plan Amendments for the purposes of expanding the Urban Growth Boundary in other areas of the city to designate what is perceived to be more desirable lands for industrial growth. This re-designation is effectively a land-swap, trading existing industrial lands for what the City perceives as more attractive industrial lands.

The subject lands lie on the north side of Dingman Drive just west of Highway 401, adjacent to the TRY Recycling facility. The lands are currently designated "General Industrial" in the City of London Official Plan as a result of the Dingman Drive Industrial Area Plan and adopted OPA. They are designated "General Industrial" in the Southwest Area Plan (SWAP), and are proposed to be in the "Heavy Industrial" place type in the new draft London Official Plan ("The London Plan"). As the lands are currently zoned "Agricultural (AG2)", we are currently completing background reports in preparation for submission of a Zoning By-Law Amendment to place the lands in an appropriate zone within the current "General Industrial" designation. City staff are aware of our intent to re-zone the subject lands for industrial uses, as we have engaged staff in pre-consultation meetings prior to submission of a Zoning By-Law Amendment application. The proposed industrial land-swap applications by the City of London are contradictory to our client's intended development of the subject lands.

The proposed industrial land swap would place the subject lands in the "Urban Reserve – Community Growth" designation. This designation recognizes areas within the City that are intended for commercial or residential development in the future, but are not intended for immediate development. Placing the subject lands in this designation would effectively remove the current development rights that our client has on his land, and will have a significant impact on the land's market value. Furthermore, an additional Official Plan Amendment will be required to place the subject lands in a new designation that permits development, most likely through the development of a secondary plan. The estimated timeline for completion of a secondary

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File: O-8362
Planner: M. Johnson

Planning Services – Long Range Planning and Research
Mr. Mark Johnson
City of London

July 3, 2014

plan is 5-10 years, leaving the subject lands sterile during that period. Considering our client's intent to develop his lands for industrial uses in the near future, the application by the City of London to use Mr. Cox's lands as a trade off for other industrial lands should be re-considered.

The subject lands comprise a portion of the Dingman Drive Industrial Area Plan (2008), which sets out a plan for the industrial development of the area, including servicing and internal road networks. This area has already seen significant public investment (approximately \$9.6 million) in infrastructure intended to facilitate industrial growth. If the subject lands are re-designated to the "Urban Reserve – Community Growth" designation, not only will viable and comprehensively planned industrial lands be rendered undevelopable indefinitely, but the intended dividends arising from public investment in the Dingman Industrial Area will be lost.

The subject lands lie adjacent to a general industrial operation (Try Recycling) and further to the east lie the City's waste water ponds. These two uses have significant emissions of noise, odour, and vibration, and require buffering from sensitive land uses. Considering the proximity of these uses to the subject lands, industrial uses continue to be the most appropriate use of the subject lands. Meetings with city staff indicated they are aware of TRY Recycling's operation and emissions, and are cognisant of the potential for land use conflict with the proposed industrial land swap.

In lieu of re-designating the lands "Urban Reserve – Community Growth", it remains our client's preference to leave the subject lands in the "General Industrial" land use designation. This arrangement would leave the subject lands out of the proposed industrial land swap, and would maintain the current permitted uses on lands adjacent to an existing general industrial use. This arrangement would also allow for elements the proposed industrial land swap to continue and re-designate lands to the west for non-industrial uses should the land owners agree and the City so wish. Access to the subject lands may be maintained on Dingman Drive until such time as the lands to the west develop; access may then be from new roads as a result of the draft approved plan of subdivision to the west.

Given the lands are already the subject of a draft approved plan of subdivision, designated as "General Industrial" as part of SWAP, identified as "General Industrial" in the Dingman Drive Industrial Area Plan, and are contiguous with existing industrial land uses, they are not a logical or reasonable choice for re-designation. We therefore request that the subject lands be omitted from the proposed industrial land swap. It is in neither our client's best interests, nor the best interests of the City to remove the subject lands from the "General Industrial" designation.

We thank you for the opportunity to provide the above comments on behalf of our client.

Sincerely,

ZELINKA PRIAMO LTD.

Mathew Campbell, BA, CPT
Planner
cc. John Cox

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File: O-8362
Planner: M. Johnson



July 9, 2014

Mr. Mark Johnson
The City of London
Planning Services
P.O. Box 5035
London, ON N6A 4L9

Re: Amendment to Southwest Area Official Plan affecting 501 Exeter Road, London, Ontario

Dear Mr. Johnson,

As per the notice sent to our office from the City of London outlining a proposed land conversion, we spoke with Gregg Barrett, City of London, Manager Long Range Planning and Research on May 5, 2014 regarding our 501 Exeter Road, London, Ontario site and the expansion lands that we hold.

We have informed Mr. Barrett that as a transportation business (Courier, Transportation and Trucking) we need this facility and its expansion lands for our business growth of our company. At this point it is our overall plan to remain on both the property and retain the expansion lands for industrial based use. It was also noted that moving our operations would be very costly and burdensome for both our company and our business units operations. As such, we would oppose the suggested amendment to the official plan regarding any conversion or zoning changes other than its current form to our site in any way.

Yours Truly,

A handwritten signature in black ink, appearing to be "S. Bronetto", written over a horizontal line.

Stephen Bronetto, CPM
TransForce Properties Inc.
Director, Real Estate

c.c. K. O'Brien, TransForce Properties
M. Davis, TransForce Properties

5425 Dixie Road, Suite 18,
Mississauga, ON, L4W 1E6

Tel : 905-824-0888 Fax : 905-824-4058

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File: O-8362
Planner: M. Johnson

Johnson, Mark

From: Martin Collier [REDACTED]
Sent: Monday, June 09, 2014 11:45 AM
To: Johnson, Mark
Subject: plan for lands between exeter rd and dingman dr white oaks rd & marr drain

tPart of the area is forest and there are deer and coyotes in the area if they are forced out or there is a housing complex we could have another problem as has occurred near sifton bog. I understand that there is a dog park going in in that area near dingman dr. I favour that idea as we don't have one in this area also I would like to see more parks as we don;t have very nice parks in this area with lots of trees. I also don't think people would want to live across or behind EMDC. Thanks Martin Collier/Sholto and Exeter Rdo

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File: O-8362
Planner: M. Johnson

Johnson, Mark

From: Pieter Greidanus [REDACTED]
Sent: Wednesday, June 11, 2014 8:27 AM
To: Johnson, Mark
Subject: O-8362 Amendment to Official Plan

Lands south of Exeter Road etc.

I support the proposed re designation to permit residential institutional etc uses.

Great idea! Keep up the good work.

Thanks

Pieter Greidanus
238-1330 Jalna Blvd
London.

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File: O-8362
Planner: M. Johnson

Johnson, Mark

From: Front Desk at Con-wall Concrete <mail@con-wall.ca>
Sent: Wednesday, June 18, 2014 12:18 PM
To: Johnson, Mark
Subject: Ammendment of Offical Plan

To: City of London
Mark Johnson – Planner
Email: mjohnson@london.ca

RE: NOTICE OF APPLICATION TO AMMEND THE OFFICAL PLAN
FILE NUMBER: O-8362
PROPERTY AFFECTED: 525 Exeter Road

We received the above notice dated June 5, 2014 and must make the following comment:

Our associated business (Con-Wall Concrete Inc.) is the occupier of this property. We acquired and developed this location many years ago based on certain zoning designations, and had to have these confirmed twelve years ago when zoning was attempted at that time.

Our associated company is a construction company and as such requires the existing zoning, especially the outdoor storage facility (needed for our equipment) . We are particularly concerned that your possible "Transitional Industrial Designation Uses" would seem to restrict the outdoor storage to "unlikely cause noise, dust, odour or vibration impacts". Although we have never had a complaint about such issues we must insist that you not unfairly affect our business by changing our current zoning.

Property owners:

598058 Ontario Limited
Limited
664 Windermere Road
London, ON N5X 2T3
Phone: 519 434-2895
Email: hackwindermere@gmail.com
Attn: K. Hackett

653489 Ontario
525 Exeter Road
London, ON N6E 2Z3
Phone: 519 681-6910 Ext: 804
Email: joel@con-wall.ca
Attn: J. Liberatore

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File: O-8362
Planner: M. Johnson

Johnson, Mark

From: Xhevahire Jackie A [REDACTED]
Sent: Friday, June 27, 2014 10:19 PM
To: Johnson, Mark
Subject: Attn: Mark Johnson

I would like to input my comments referring to file "O-8362" To amend the official plan.
I think this area shouldn't be used for industrial purposes. I think it should be redesignated to non-industrial uses. It is exciting to hear that the City is finally doing something about this area of the city and developing new uses as this area looks dead and dry and lots of scrap around the fields. It is important that the City of London do something about the South as I have been living in this area since I can remember I have not seen anything change around here or have new development. It feels like the City has abandon this side of the city. I wish to see something new and exciting rather than having industrial buildings right across the street from where we live. we need to expand this side of the City for residential or commercial something that is not Industrial. We have other parts of the City that can be used for Industrial or light industrial purposes. It is important that we attract people and businesses to this side of the City.

Thank you !
Jackie Xh. Aliu

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File: O-8362
Planner: M. Johnson



SHIBLEY RIGHTON LLP
Barristers and Solicitors

Mary-Ann M. Keefner
Direct Line 1-519-561-7409
Direct Fax 1-519-969-8045
mary-ann.keefner@shibleyrighton.com

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250 University Avenue, Suite 700, Toronto, Ontario, M5H 3E5
Main 416 214-5200 Toll free 1-877-214-5200
Facsimile 416 214-5400
www.shibleyrighton.com

Please reply to the WINDSOR OFFICE

August 18, 2014

Corporation of the City of London
Planning Services
206 Dundas Street
London, ON N6A 1G7

Re: File 0-8362

Our client Mid-South Land Developments Corporation owns property within the lands being reviewed for an Official Plan Amendment. Our client has concerns relative to the intended amendment which would restrict further Industrial uses of their property and potentially increase realty taxes.

We wish to be notified of any public meeting or publications in regard to this application.

Yours very truly

SHIBLEY RIGHTON LLP

Mary-Ann M. Keefner

MMK/sb

