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File No: OZ-7601  
Planner: K. Killen

<b>TO:</b>	<b>CHAIR AND MEMBERS PLANNING &amp; ENVIRONMENT COMMITTEE</b>
<b>FROM:</b>	<b>JOHN M. FLEMING MANAGING DIRECTOR, PLANNING AND CITY PLANNER</b>
<b>SUBJECT:</b>	<b>DRAFT McCORMICK AREA SECONDARY PLAN MEETING ON THURSDAY, NOVEMBER 26, 2015</b>

<b>RECOMMENDATION</b>
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That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the McCormick Area Secondary Plan;

- a) That the McCormick Area Secondary Plan, attached hereto as Appendix "A" **BE ADOPTED**;
- b) the proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting on December 8, 2015 to amend the Official Plan to;
  - i. amend Chapter 20 – Secondary Plans, **BY ADDING** "McCormick Area Secondary Plan" to the list of Secondary Plans adopted by Council in Section 20.2 i) of the Official Plan for the City of London;
  - ii. amend Chapter 20 – Secondary Plans, **BY ADDING** Section 20.8 – McCormick Area Secondary Plan, to the Official Plan for the City of London;
  - iii. **TO ADD** the naming and delineation of the "McCormick Area Secondary Plan" to Schedule "D" – Planning Areas.
- c) That Administration **BE DIRECTED** to initiate the required Zoning By-law amendments to implement the McCormick Area Secondary Plan which will come back to a future public participation meeting.

<b>PURPOSE AND EFFECT OF RECOMMEDED ACTION</b>
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The McCormick Area Secondary Plan sets a land use policy framework specifically addressing the redevelopment and adaptive reuse of large parcels of industrial land surrounding the former McCormick Factory property within the built up area of London.

<b>RATIONALE</b>
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The recommended Official Plan amendments, to include the text and schedules of the draft McCormick Area Secondary Plan in the Official Plan, are consistent with the Provincial Policy Statement with respect to managing and directing land use to achieve efficient and resilient development and land use patterns; facilitating intensification, redevelopment, and compact form, while avoiding or mitigating risks to public health and safety; and, providing an appropriate range and mix of housing types and densities.

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The recommended Official Plan amendments, meet, or provide the tools to meet, the intent of the Official Plan.

The recommended Official Plan amendments represent good planning as they are based on a comprehensive community structure plan, developed and refined with significant community and property owner consultation, which is premised on the provision of a transit-supportive, walkable community with opportunities to live and work within the same neighbourhood. This planning framework strives for appropriate sustainable integration with the surrounding area, offers an alternative to urban sprawl, and better utilizes existing municipal infrastructure. The draft Secondary Plan provides for an appropriate mix of permitted land uses and building types to serve a variety of residential, commercial, and lower impact industrial functions.

The recommended Official Plan amendment implements the Strategic Plan for the City of London 2015-2019, primarily the goal of promoting urban regeneration, by creating a framework to encourage redevelopment and adaptive reuse of large parcels of land within the built up area of the city.

**PREVIOUS REPORTS PERTINENT TO THIS MATTER**

May 5, 2008 – The desire to undertake an Area Study in this part of the city arose as a direction from Municipal Council in response to a zoning by-law amendment application, combined with various property inquiries and a rising number of vacancies in the neighbourhood. Municipal Council considered a report from the General Manager of Planning and Development with respect to an application (OZ-7496) for office space at 1111 Elias Street. The Council resolution from that report included the following direction:

That, on the recommendation of the General Manager of Planning and Development, the following actions be taken with respect to the application of 1129289 Ontario Limited relating to the property located at 1111 Elias Street:

*“Planning Staff **BE DIRECTED** to conduct an area review to establish a long term vision for the area and to determine whether policy changes are necessary to pursue this vision, recognizing that the character of this industrial area is in transition and a new policy focus may be required.”*

August 24, 2009 – Meeting to table the Draft McCormick Area Study Terms of Reference (OZ-7601).

September 28, 2009 – Meeting to adopt the McCormick Area Study Terms of Reference (OZ-7601).

June 21, 2010 – Meeting to table The McCormick Area Study Background Report Phase One

May 7, 2012 – Meeting to table the Economic Analysis for the McCormick Study Area

September 24, 2012 – Meeting to provide an update on the status of the McCormick Area Study

April 9, 2013 – Meeting to provide an update on the status of the McCormick Area Study

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**BACKGROUND**

This Secondary Plan arose as a direction from Municipal Council in response to a zoning by-law amendment application, combined with various property inquiries and an increasing number of vacancies in the area. The McCormick Area Secondary Plan covers approximately 35.2 hectares (87 acres) of land within the urban growth boundary of the City of London. The lands are bordered by the Canadian Pacific (CP) Railway to the north, Quebec Street and Burbrook Place to the west, the north side of Dundas Street to the south and Ashland Avenue and McCormick Boulevard along the east as identified in the map below. This study area features over 500 metres of Dundas Street frontage, a major city transportation corridor and future rapid transit corridor.



--- Study Boundary



The lands are currently designated General Industrial in the City of London Official Plan. General Industrial lands are intended for a broad range of industrial uses including activities that could have a detrimental impact on residential or other uses. For this reason, the General Industrial designation is for the most part intended to apply to areas which are appropriately separated from residential land uses. In this case, however, the designation has been applied in recognition of this existing industrial area, which predates the Official Plan and has historically been adjacent to residential uses.

This area represents an excellent opportunity for redevelopment due to many factors including its central location, access to transit, unique industrial heritage character, and potential to link communities and open space systems. This entire area has the potential to become a vibrant, mixed-use area, encompassing all the benefits of living and working close to the urban centre while developing and maintaining its own distinct identity.

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**PROJECT HISTORY**

Since the McCormick Area Study began in 2008, the public has been consulted on multiple occasions and studies have been prepared analyzing the economic feasibility of different land use options. Initial consultations with the public began in 2008 followed by a visioning session with representatives from the realty industry. The McCormick Area Study Terms of Reference was adopted by Council in fall 2009.

The *McCormick Area Study Background Information Report Phase One*, completed in June 2010, provides a comprehensive overview of the applicable policies and the existing conditions of the McCormick Study Area, including a review of Brownfield Incentives and identification of potential structures of cultural heritage significance.

In early 2011, Staff produced four land use concepts based on community and stakeholder consultation. The four land use concepts were brought back to the community for feedback and a preferred concept was identified. In late 2011, Watson and Associates prepared an Economic Analysis of the Secondary Plan Area. This report concluded that the north half of the study area should maintain the existing employment opportunities and that local market trends favour medium density residential uses in the remaining portion of the study area with market potential for mixed-use development along Dundas Street. Work on the Area Study was suspended shortly after as a result of a review of department resources.

In fall of 2012, work on the Area Study resumed. In spring 2013, the City of London retained Golders and Associates to undertake an assessment of the possible brownfield implications associated with the study area, resulting in the *Brownfields Technical and Economic Analysis of the McCormick Study Area*. This study was based on the four land use concepts previously identified and provided insight into the potential costs associated with possible remediation.

In December 2014, the City retained RWDI AIR Inc. to undertake a land use compatibility review for the Secondary Plan Area. The review focused on the potential impact of industrial land uses on sensitive land uses, most notably residential, and what mitigation measures could be put in place to lessen the impacts. The resulting study, *Background Study: Land Use Compatibility between Industrial and Sensitive Land Uses*, helped to identify potential studies that may be required for future development applications.

The draft McCormick Area Secondary Plan has since been completed and is a culmination of public and stakeholder feedback as well as the studies conducted throughout this process. The draft Secondary Plan was also informed by related City of London documents and policies, such as *Smart Moves 2030 Transportation Master Plan*, which was adopted by Council during the secondary plan study; the *Rapid Transit Environmental Assessment (Shift)*; and the *Bicycle Master Plan (London ON Bikes)*; the latter two are still in draft.

**PUBLIC FEEDBACK FROM NOVEMBER 4 2015  
COMMUNITY INFORMATION MEETING**

On November 4, 2015, the City held a non-statutory community information meeting to present the draft McCormick Area Secondary Plan and gather feedback from the community. This meeting focused on the vision, principles, community structure plan, and the character area land use designations for the Secondary Plan Area.

Community feedback included concerns over future traffic flow and volume as a result of new residential uses being introduced. Concerns were raised over the existing angled parking arrangement along McCormick Boulevard and that current issues may be exacerbated through future redevelopment.

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One member of the public indicated that the development proposed in the draft McCormick Area Secondary Plan is of interest to young professionals and traffic will not be as much of an issue if it is this particular demographic that takes residence the areas in proposed residential uses, as they are less likely to own a vehicle. Another member of the public indicated that they live in a neighbourhood with two new high-rise apartment buildings, and traffic mitigation techniques have been extremely successful at reducing any impacts on the established low-density neighbourhood.

There was support by community members for the overall policy direction of the draft McCormick Area Secondary Plan in terms of heritage conservation and intensity of uses as London becomes a more “cosmopolitan” city.

The need for parkland within the study area, both to service the existing neighbourhood as well as future new residents was expressed by a local resident. Neighbours have been maintaining a portion of the rear of the former McCormick factory property for community recreational purposes. They indicated that the area they are already maintaining would be an ideal location for a park rather than having to remove concrete from other properties within the study area to create park space.

Residents in the surrounding neighbourhood indicated that there is an existing rodent problem within the neighbourhood and showed concern that this issue may be exacerbated by redevelopment.

Questions were posed regarding potential upgrades to Boyle Park, in particular the resurfacing of the existing tennis courts. There were also questions regarding the potential for City funding to be provided to encourage redevelopment within this area of the city.

Many of the concerns raised at the non-statutory community information meeting cannot be addressed directly by land use permissions and development policies within a Secondary Plan, but rather can be dealt with on a site by site basis as redevelopment occurs, or in changes to administrative and/or operational practices considered by the department/agencies responsible for them.

<b>SECONDARY PLAN OVERVIEW</b>
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The draft McCormick Area Secondary Plan is based on the vision and principles established through consultation with the community. The vision for the community is identified as: “The McCormick community will be a connected, green, mixed-use neighbourhood with a unique industrial character.”

The principles guiding the draft Secondary Plan are:

- Connection to the open space system;
- Integration with adjacent neighbourhoods;
- Support local business;
- Redefine Dundas Street;
- Cultural heritage conservation; and,
- Green and growing area.

In support of this planning framework, goals, objectives and policies are advanced specific to: mobility and public realm; cultural heritage; green development; species at risk; brownfield

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remediation; compatibility with sensitive uses; affordable housing; bonusing; land use; and implementation.

The McCormick Area Secondary Plan contains six character area land use designations:

- Industrial-Commercial;
- Transit-Oriented;
- Mixed-Use;
- Mid Rise Residential;
- Low-Rise Residential; and,
- Community Parkland.

These character area land use designations establish a framework to create an overall mixed-use neighbourhood that provides appropriate land use transitions between industrial uses and existing as well as future residential areas. It also reinforces Dundas Street as a future rapid transit corridor and encourages the adaptive reuse of former industrial buildings.

The overall goal of the draft McCormick Area Secondary Plan is to build upon the strengths of the study area by supporting local business growth and allowing a greater variation of low-impact light industrial and industrial-type uses while transitioning land that is no longer being used in accordance with its planned function and intent to a mixed-use and residential neighbourhood.

<b>EXISTING CHANGES MADE TO THE DRAFT PLAN</b>
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Since the draft McCormick Area Secondary Plan was released publicly on October 28, 2015, several changes have been made in response to feedback received:

- Text was added to Section 20.8.1.2 to clarify the relationship between Chapter 10 policies of Official Plan and the policies of the McCormick Area Secondary Plan to ensure that the direction is clear for the planning application currently undergoing review for the former McCormick property at 1156 Dundas Street, which is located within the study area.
- The location of the Green Link in Schedule 1: Community Structure Plan on page 8 was modified, as was the Future Local Street at the north eastern extent of the study area; as a result, Schedule 3: Street Hierarchy on page 19 was updated to reflect these revisions. These changes were made to address input received from a land owner. Refer to page 8 of the report for the aforementioned letter.
- Two new policies, “e” and “g”, were added to 20.8.3.1 ii) Street Network to provide clarification to the flexibility of locating New Local Streets and the options available for providing Publicly Accessible Connections.
- Minor editorial changes were made and images were added and rearranged within the document. This includes updating the aerial photo identifying the Study Area on page 1.

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<b>NEXT STEPS</b>
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The draft McCormick Area Secondary Plan is now complete. After adoption, the City should initiate Zoning By-law amendments to implement the McCormick Area Secondary Plan. Proposed zoning By-law amendments will come back to a future public participation meeting.

<b>PREPARED BY:</b>	<b>SUBMITTED BY:</b>
<b>KERRI KILLEN, PLANNER II URBAN REGENERATION</b>	<b>JIM YANCHULA, MCIP, RPP MANAGER, URBAN REGENERATION</b>
<b>RECOMMENDED BY:</b>	
<b>JOHN M. FLEMING, MCIP, RPP MANAGING DIRECTOR, PLANNING AND CITY PLANNER</b>	

November 11, 2015  
kk

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**Killen, Kerri**

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**From:** Curtis Shea <cshea@markssupply.net>  
**Sent:** Monday, November 09, 2015 12:46 PM  
**To:** Killen, Kerri  
**Cc:** Robin Todd  
**Subject:** McCormick Area Secondary Plan

City of London Planning Services  
c/o Kerri Killen

**Re: 1050 Elias Street**

Dear Planning Services

We appreciate and understand the desire to improve the McCormick Area however we have two very serious concerns with the current proposal being put forth:

1. **"Future Local Street"** – in the plan and noted on page 19 of the Draft Secondary Plan 20.8 October 2015 it shows a proposed "Future Local Street" extending Nightingale Avenue to the North and then turning to the West and then coming back South and connecting to Elias Street.  
This future street would require our building to be torn down along with two of the neighbouring property's buildings. This would force the closure of these businesses and all of the employment would be lost. This property is to be zoned Industrial-Commercial and as such would never have any buildings small enough to accommodate two properties in depth from Elias Street to the railway line where a second access point would be necessary.  
Please remove this Future Local Street from the plan.
2. **"Green Link"** – in the plan and noted on page 8 & 19 of the Draft Secondary Plan 20.8 October 2015 it shows a proposed "Green Link" going through and severing our property.  
This proposed Green Link would cause undue hardship to us and render the property unfit for its intended use. Industrial-Commercial properties need this out door space for truck turning and other important functions of the business.  
I would think that a Green Link in a Commercial area only increases safety concerns especially children who are not as aware of the danger posed by large trucks and other commercial activities. We would propose that you relocate it to North end of Ashland Avenue or McCormick Blvd which would connect this residential neighbourhood to that North of the railway. This would also allow access from the neighbourhood North of the railway to the school on Dundas.  
Please remove or relocate this Green Link to another more suitable location.

Please confirm receipt of this email.

Yours truly,

Curtis Shea  
Director of Finance  
The Robin Group Inc. / Marks Supply Inc.

Tel : (519) 578-5761 ext 232



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### Appendix "A"

Bill No. (number to be inserted by Clerk's Office)  
2016

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

A by-law to amend the Official Plan for the City of London, 1989 relating to the McCormick Area Secondary Plan lands.

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 December 8, 2015.

Matt Brown  
Mayor

Catharine Saunders  
City Clerk

First Reading – December 8, 2015  
Second Reading – December 8, 2015  
Third Reading – December 8, 2015

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**AMENDMENT NO.**  
  
**to the**  
  
**OFFICIAL PLAN FOR THE CITY OF LONDON**

**A. PURPOSE OF THIS AMENDMENT**

The purpose of this Amendment is:

1. To add “McCormick Area Secondary Plan” to the list of Adopted Secondary Plans in Section 20.2 i) of the Official Plan for the City of London;
2. To add Section 20.8 – McCormick Area Secondary Plan to Chapter 20 – Secondary Plans, of the Official Plan for the City of London; and,
3. To add the naming and delineation of the “McCormick Area” to Schedule “D” – Planning Areas.

**B. LOCATION OF THIS AMENDMENT**

1. This Amendment applies to the lands bordered by the Canadian Pacific (CP) Railway to the north, Quebec Street and Burbrook Place to the west, the north side of Dundas Street to the south and Ashland Avenue and McCormick Boulevard along the east in the City of London.

**C. BASIS OF THE AMENDMENT**

The preparation of the Old Victoria Hospital Lands Secondary Plan was undertaken subsequent to a direction from Municipal Council in response to a zoning by-law amendment application, combined with various property inquiries and arising number of vacancies in the neighbourhood.

The City of London was responsible undertaking public consultation through community meetings and satisfying certain planning requirements and criteria as set out in the Terms of Reference adopted by Council. The background studies, community and agency input, options and proposed policies were, in turn, reviewed and assessed by municipal staff in the context of the *Provincial Policy Statement* and the City of London Official Plan, and used in the finalization of the Secondary Plan. This background work forms the basis and rationale for amendments to Official Plan and Schedule “D” to delineate the secondary plan area.

The Secondary Plan will be used in the consideration of all applications including Official Plan amendments, zoning by-law amendments, site plans, consents, minor variances and condominiums within the Planning Area. The Secondary Plan consists of text which provides specific policies for each character area land use designation and both a Character Area Land Use Designation Plan and a Community Structure Plan.

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D. THE AMENDMENT

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

1. The following is added to Section 20.2. – List of Adopted Secondary Plans, of the Official Plan for the City of London;
  - \_ ) McCormick Area Secondary Plan.
2. Chapter 20 – Secondary Plans, of the Official Plan for the City of London is amended by adding a new section, 20.8 McCormick Area Secondary Plan, attached hereto as Schedule 2.
3. Schedule “D” – Planning Areas, to the Official Plan for the City of London is amended by delineating the “McCormick Area” as indicated on Schedule 1, attached hereto.

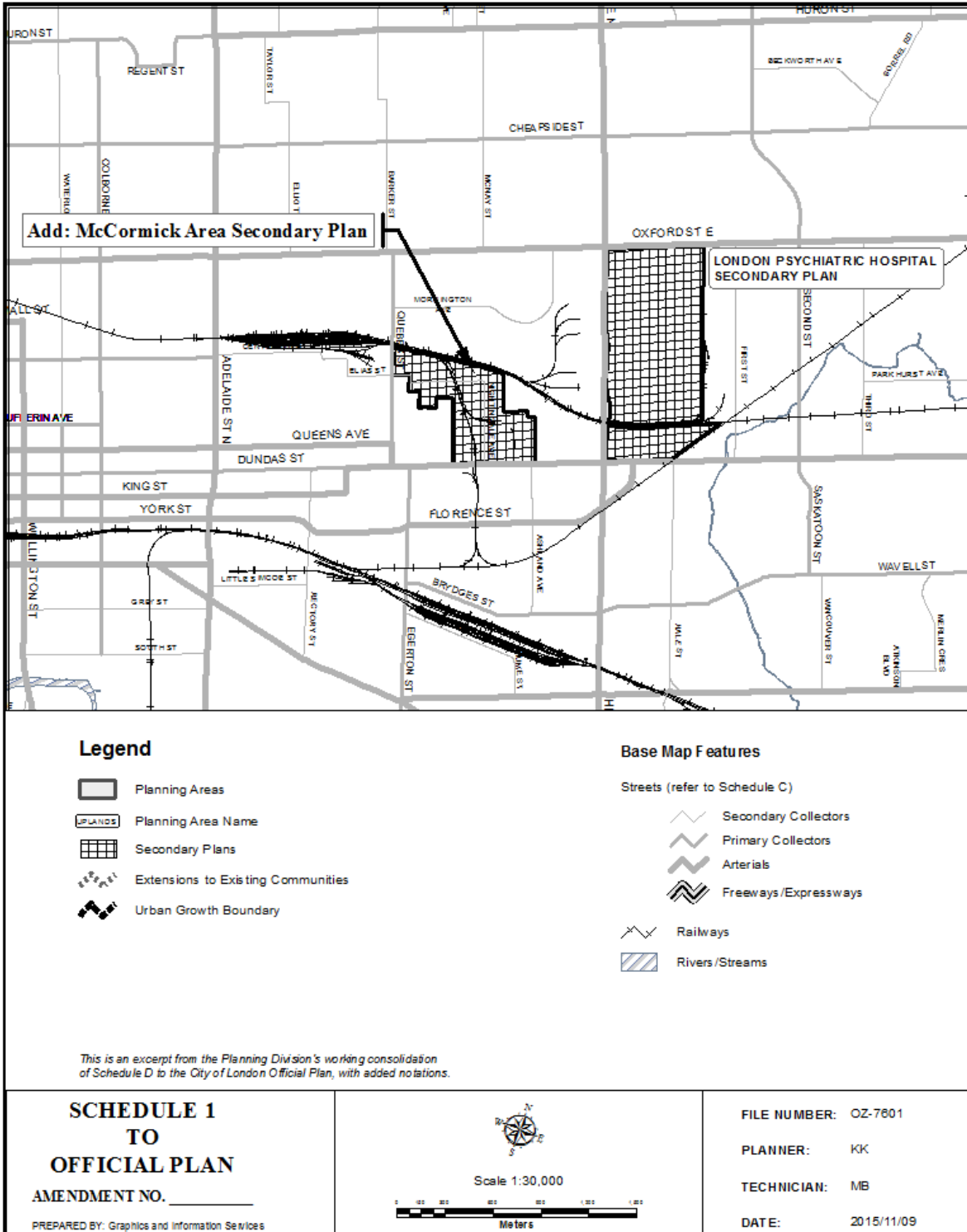
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Schedule 1

AMENDMENT NO: \_\_\_\_\_



PROJECT LOCATION: e:\planning\projects\p\_officialplan\work\consolid00\amendments\oz-7601\mxd\scheduleD\_b&w\_8x11.mxd

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**Schedule 2**

**Section 20.8  
McCormick Area Secondary Plan  
November, 2015**