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File: O-8764
Planner: K. Killen

TO:	CHAIR AND MEMBERS PLANNING & ENVIRONMENT COMMITTEE
FROM:	JOHN M. FLEMING MANAGING DIRECTOR, PLANNING AND CITY PLANNER
SUBJECT:	APPLICATION BY: THE CORPORATION OF THE CITY OF LONDON OUTDOOR PATIOS IN ASSOCIATION WITH CRAFT BREWERY AND ARTISAN WORKSHOP ESTABLISHMENTS McCORMICK AREA SECONDARY PLAN AMENDMENTS 521 BURBROOK PLACE AND 1017-1021 PRINCESS AVENUE PUBLIC PARTICIPATION MEETING ON MAY 23, 2017

RECOMMENDATION

That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the application of the Corporation of the City of London relating to Outdoor Patios in association with Craft Brewery and Artisan Workshop establishments:

- (a) the proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting on May 30, 2017 to amend the Official Plan to, **TO ADD** policy to permit Outdoor Patios in association with Craft Brewery and Artisan Workshop establishments within Light Industrial areas of the City of London, subject to meeting locational criteria, through a Minor Variance;
- (b) the proposed by-law attached hereto as Appendix "B" **BE INTRODUCED** at the Municipal Council meeting on May 30, 2017 to amend the *McCormick Area Secondary Plan* to change the designation of the subject lands located at 521 Burbrook Place and 1017-1021 Princess Avenue **FROM** a Low-Rise Residential designation, **TO** a Mixed-Use designation and **TO ADD** policy to the *McCormick Area Secondary Plan* to permit Outdoor Patios in association with Craft Brewery and Artisan Workshop establishments within Industrial-Commercial and Mixed-Use areas of the City of London, subject to meeting locational criteria, through a Minor Variance.

PREVIOUS REPORTS PERTINENT TO THIS MATTER
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Non-industrial Uses in Industrial Areas – OZ-8219 – December 10, 2013

McCormick Area Secondary Plan – OZ-7601 – November 26, 2015

City-wide Artisanal Zoning Amendments – Z-8703 – March 6, 2017

PURPOSE AND EFFECT OF RECOMMENDED ACTION

The purpose and effect of the requested Official Plan and Secondary Plan amendments is to establish policy criteria to permit Outdoor Patios in association with Craft Brewery and Artisan Workshop establishments within Industrial, Industrial-Commercial, and Mixed-Use areas and to amend the *McCormick Area Secondary Plan* to change the designation of 521 Burbrook Place and 1017-1021 Princess Avenue from Low-Rise Residential to Mixed-Use.

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RATIONALE

The recommended action is supported by the following rationale:

- a) the recommended amendment is consistent with the *Provincial Policy Statement, 2014*;
- b) the recommended amendment conforms to the policies of the Official Plan, 1989 and *The London Plan*; and,
- c) consistent with the *McCormick Area Secondary Plan*, the recommended amendment complements recent city-wide Zoning By-law amendments to introduce new definitions for Craft Brewery and Artisan Workshop establishments and identify zones in which they may be permitted.

BACKGROUND

Date Application Accepted: March 24, 2017	Agent: Corporation of the City of London
REQUESTED ACTION:	
On March 21, 2017, Municipal Council resolved that:	
<ul style="list-style-type: none"> b) the Civic Administration BE DIRECTED to report back at a future Planning and Environment Committee meeting with an amendment to allow outdoor patios for Craft Brewers and Artisanal Workshops 	

PLANNING HISTORY

Craft Brewery and Artisan Workshop uses were defined and added to the list of permitted uses within the DA1, DA2, BDC, AC4, and LI1 zone variations through By-law No. Z.-1-172561. During consultation for this Zoning By-law amendment, a local craft brewery identified the desire to gain permissions to establish an outdoor patio in association with their use. This was further raised during the March 6, 2017 Planning and Environment Committee meeting. Subsequently, staff was directed by Council "to report back at a future Planning and Environment Committee meeting with an amendment to allow outdoor patios for Craft Brewers and Artisanal Workshops."

SIGNIFICANT DEPARTMENT/AGENCY COMMENTS

No significant department/agency comments received.

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PUBLIC LIAISON:	On April 20, 2017, Notice of Application was sent to 52 property owners in the surrounding area. Notice of Application was also published in the <i>Public Notices and Bidding Opportunities</i> section of <i>The Londoner</i> on April 20, 2017. A “Possible Land Use Change” sign was also posted at 521 Burbrook Place and 1017-1021 Princess Avenue.	One reply was received
Nature of Liaison: The purpose and effect of the requested Official Plan and Secondary Plan amendments is to establish criteria to permit outdoor patios in association with Craft Brewery and Artisan Workshop establishments within Industrial, Industrial-Commercial, and Mixed-Use areas and to amend the McCormick Area Secondary Plan to change the designation of 521 Burbrook Place and 1017-1021 Princess Avenue from Low-Rise Residential to Mixed-Use.		
Responses: An e-mail was received from Gavin Anderson of Anderson Craft Ales indicating support for this Official Plan amendment to permit outdoor patios in association with artisanal uses. He also indicated that he would like to establish an outdoor patio in association with their business at 1030 Elias Street and provided a list of criteria to consider to ensure neighbourhood compatibility.		

ANALYSIS

Nature of the Application

The Z.-1 Zoning By-law defines an Outdoor Patio as “*an area set aside out of doors, covered or uncovered, for the use of patrons as a licensed restaurant in connection with, and in addition to, the operation of an adjacent restaurant.*” As such, Craft Brewery and Artisan Workshop establishments would require a restaurant use to operate an outdoor patio. In addition, Section 4.18 of the Z.-1 Zoning By-law contains additional regulations pertaining to the capacity, location, lighting, loading, entertainment and parking associated with outdoor patios. Many of these regulations reference the primary restaurant use to which the outdoor patio is in association with, for example the capacity of the outdoor patio is relative to that of the capacity of the restaurant the outdoor patio is associated with.

Through By-law No. Z.-1-172561, Craft Brewery and Artisan Workshop establishments within the downtown and mainstreet commercial areas are required to have a retail store or a restaurant use when located on the ground floor with street front access. As such, if an outdoor patio is desired, providing the restaurant component would facilitate the operation of an outdoor patio for a Craft Brewery or Artisan Workshop establishment as-of-right. In situations where zoning regulations are not met, outdoor patios can be dealt with through a Minor Variance process as they arise through the existing policy framework which allows for their individual context to be evaluated at that time.

However, no such regulation requiring a retail store or restaurant use in association with a Craft Brewery or Artisan Workshop establishment exists when located within light industrial areas. A restaurant or retail store is not a required component as commercial uses are generally discouraged within industrial areas and there is no policy framework to support a Minor Variance to permit an outdoor patio within an industrial area. For these reasons, the land use permissions required to facilitate outdoor patios in association with Craft Brewery or Artisan Workshop establishments within light industrial areas is the issue at hand, with particular attention to the recently established craft breweries in the city.

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Provincial Policy

The *Provincial Policy Statement* (PPS) 2014, provides policy direction on matters of provincial interest related to land use planning and development. The PPS is intended to be read in its entirety and the relevant policies are to be applied to each situation. Section 3 of the *Planning Act* requires that decisions affecting planning matters “shall be consistent” with policy statements issued under the Act.

Policy 1.3.2.1 states that “*Planning authorities shall plan for, protect and preserve employment areas for current and future uses...*” Policy 1.3.2.2 states that “*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 that there is a need for the conversion.*” The recommended amendment to permit patios in association with Artisanal Workshop and Craft Brewery establishments does not represent the removal of employment lands. Artisanal Workshop and Craft Brewery establishments are inherently small-scale employment uses and the recommended amendment seeks to facilitate the ability to permit an accessory outdoor patio use.

Policy 1.3.2.3 states that “*Planning authorities shall protect employment areas in proximity to major goods movement facilities and corridors for employment uses that require those locations.*” The recommended amendment is intended to complement the primary Artisanal Workshop and Craft Brewery use, while ensuring that the recommended patio uses are evaluated on a site-by-site basis to ensure compatibility within the surrounding context.

These policies are directed at ensuring employment lands are protected and retain their function for future employment uses.

1989 Official Plan

In December 2013, amendments were adopted by Council through By-law No. Z.-1-142287, which placed city-wide restrictions on non-supportive, non-industrial uses when locating on lands designated industrial. This Official Plan and Zoning By-law amendment came forward as a result of the inability of new industrial uses to locate within certain industrial areas due to commercial and sensitive uses locating in the area.

The Light Industrial policies contemplate the establishment of a limited amount of non-industrial uses subject to a site-specific Zoning By-law amendment. However, policy under 7.1.1. (Objectives for All Industrial Uses) was added, which provides direction to, “*Limit non-industrial uses in industrial areas to those that directly support the industrial area.*” Furthermore, policy was introduced under 7.3.2. (Uses Permitted by Site Specific Zoning), which restricts the ability of certain uses such as convenience stores, restaurants, and personal service establishments to locate within 300 metres of any lands zoned for General Industrial (GI) or Heavy Industrial (HI) uses. Amendments were also made to the Z.-1 Zoning By-law consistent with these added policies.

In addition to the limited amount of non-industrial uses, the existing Light Industrial policies contemplate certain accessory uses to locate in the Light Industrial designation where they are in connection to a permitted industrial use, including office and retail uses. The recommended amendment is consistent with the existing policy framework by introducing permissions for an outdoor patio use to support the permitted Artisanal Workshop and/or Craft Brewery uses, while ensuring that these uses are buffered from potential conflicts that may arise if they are located in proximity to heavier industrial uses.

The London Plan

The London Plan was adopted by Council on June 23, 2016 and sets the new goals and priorities to shape the growth, preservation, and evolution of London for the next 20 years. *The London*

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Plan identifies employment lands through Policy 136 which states that employment lands are:

primarily clustered around the Veterans Memorial Parkway and Highway 401 corridors, which are important connections to the London International Airport and the North American free trade routes. These corridors support the majority of London's employment areas as defined by the Provincial Policy Statement. They include heavy and light industrial uses, commercial industrial uses, as well as a range of innovation parks and research facilities. Industrial lands can be seen on Map 1 - Place Types of this Plan.

Figure 17 – Employment Lands in *The London Plan* further identifies where the employment lands are located within the city. It should be noted that the *McCormick Area Secondary Plan* area is not identified as employment lands.

The London Plan describes the Light Industrial Place type through Policy 1110, which states:

The Light Industrial Place Type is where industries generating more minimal planning impacts will be permitted. It is appropriate to separate these uses from heavier industrial users, to avoid land use conflicts and to allow for positive industrial environments. It may also be necessary to separate some uses within the Light Industrial Place Type from sensitive land uses on adjacent lands.

Policy 1115_1 permits a broad range of industrial uses that are unlikely to impose significant impacts on surrounding light industrial land uses due to their emissions such as noise, odour, particulates and vibration, within the Light Industrial Place Type.

Policy 1115_7 indicates that uses that are not compatible with light industrial uses will not be permitted in the Light Industrial Place Type, to ensure that there are no encumbrances to the operation of the uses primarily intended for this place type.

Similar to the existing policy framework, the recommended amendment is consistent with *The London Plan* by facilitating the ability for the establishment of accessory patios to support an existing Artisanal Workshop and/or Craft Brewery establishment in locations where other industrial uses are not negatively impacted.

McCormick Area Secondary Plan

The *McCormick Area Secondary Plan* was adopted by Council on December 8, 2015 and provides area-specific policies for the *McCormick Area Secondary Plan* area. The Secondary Plan area is identified as transitioning away from heavy industrial uses and provides direction to:

- *Work with existing industry owners as sensitive land uses develop to ensure compatibility between uses and establish mitigation measures that benefit both parties (20.8.1.4 iii) b);*
- *Permit a wide range of less-intensive uses to encourage business creation (20.8.1.4 iii) c); and,*
- *Encourage artisanal production, in the form of small-businesses that both manufacture and sell products on site (20.8.1.4 iii) d)).*

The Industrial-Commercial designation permits a wide range of small-scale light industrial uses, artisanal businesses, and industrial-type uses with the intent of keeping an industrial character, but transitioning away from the industrial uses which have greater impacts on sensitive uses.

The Mixed-Use designation focusses on the adaptive re-use of existing buildings and providing a transition between residential and industrial-type uses. Permitted uses in the Mixed-Use designation include a range of residential uses, small-scale office uses, and non-residential uses on the ground floor of buildings, which do not create significant impacts on residential uses.

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The recommended amendment is intended to facilitate an accessory patio use to Artisanal Workshop and Craft Brewery uses which are explicitly permitted by policy. The accessory outdoor patio uses have the ability to provide transition between residential and industrial-type uses contemplated by policy where they are first evaluated on their merits to ensure compatibility with the surrounding context.

Policy 20.8.4.5 vi) directs applications to expand, add or modify the Mixed-Use designation to be evaluated using the policies of the Secondary Plan and the City of London's Official Plan. This amendment is consistent with the policies in the *McCormick Area Secondary Plan* as the Mixed-Use designation is intended to support the adaptive re-use of existing structures and provides a transition between residential and industrial-type uses. Both properties, 521 Burbrook Place and 1017-1021 Princess Avenue, contain buildings that have been adaptively reused for new uses which provide a transition between residential and industrial-type uses.

Recommended Amendment

Non-industrial uses may interfere with the ability of industrial uses to expand or locate within industrial areas. As a result, restrictions were placed on uses such as restaurants through Official Plan policies which direct these uses to arterial or primary collector roads and ensure that they locate at least 300 metres from lands designated General Industrial (GI) or Heavy Industrial (HI). For the reasons stated, permitting outdoor patios within light industrial areas in association with Craft Brewery and Artisanal Workshop establishments may limit the ability for industrial uses to expand or locate within proximity of the outdoor patio. This is contrary to the intent of the Light Industrial policies of the Official Plan as well as the Light Industrial Place Type in *The London Plan*.

To ensure areas designated Light Industrial retain their planned function, it is recommended that outdoor patios in association with Craft Brewery and Artisan Workshop establishments be prohibited within 300 metres of lands designated General Industrial (GI) or Heavy Industrial (HI), consistent with existing policies for other identified sensitive land uses.

It is recommended that outdoor patios in association with Craft Brewery and Artisan Workshop establishments be subject to a Minor Variance, to ensure the outdoor patio impact can be evaluated through a public process on a site-specific basis. A Minor Variance to permit an outdoor patio would be subject to the criteria identified in the Z.-1 Zoning By-law, specifically section 4.18 (Outdoor Patios in Association with a Restaurant or Tavern). These criteria address the capacity of the outdoor patio, the location in proximity to residential uses, outdoor lighting, loading spaces, entertainment and parking. A Minor Variance application would require that these criteria are met or adequately addressed based on the specific context of the site.

As the *McCormick Area Secondary Plan* area has been identified through Council-adopted policy as an area transitioning away from heavy industrial uses and it is not an area identified as employment lands, these same restrictions on location are not required. However, existing long-term industrial uses continue to operate within the *McCormick Area Secondary Plan* area and may be negatively affected by the introduction of new sensitive uses. As such, the Secondary Plan provides direction to "*work with existing industry owners as sensitive uses develop to ensure compatibility between uses and establish mitigation measures that benefit both parties*" through policy 20.8.1.4 iii) b). As this would suggest a site by site analysis of the context as the area redevelops, it is important that each sensitive use, in this case outdoor patios, is evaluated individually to address potential impacts on the existing industrial uses. Requiring that the outdoor patios within industrial areas obtain a Minor Variance would allow for the merits of each outdoor patio to be assessed on a site-specific basis.

Additional policy is recommended to clearly state that outdoor patios in association with Craft Brewery and Artisan Workshop establishments are a contemplated use within the Industrial-Commercial and Mixed-Use designations of the *McCormick Area Secondary Plan* and that a Minor Variance can be sought to establish an outdoor patio.

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In addition, the Secondary Plan area currently has two recently established Craft Brewery-type uses. Since the adoption of the *McCormick Area Secondary Plan* on December 8, 2015, Anderson Craft Ales began operating at 1030 Elias Street and London Brewing Co-op at 521 Burbrook Place. Both breweries have indicated interest in establishing outdoor patios in association with their uses.

To facilitate the operation of an outdoor patio at 521 Burbrook Place, an amendment to change the land use designation of 521 Burbrook Place and the adjacent property at 1017-1021 Princess Avenue is recommended. These lands are currently identified by the *McCormick Area Secondary Plan* as Low-Rise Residential, which permits single-detached, semi-detached, and duplex dwellings. This designation was applied to create a contiguous residential block that is consistent with the existing residential uses immediately to the south. However, the uses currently existing on the site are industrial and commercial in nature and the existing built form has been purpose-built or significantly modified to accommodate these uses. Therefore, it is unlikely that 521 Burbrook Place and 1017-1021 Princess Avenue will be redeveloped for residential uses in the immediate term. These lands also provide an interface with the lands to the north and east, which are designated Mixed-Use, and provide a buffer to the residential uses to the south. Due to this context and the existing non-residential built form on site, it is recommended that 521 Burbrook Place and the adjacent property at 1017-1021 Princess Avenue be designated Mixed-Use.

CONCLUSION

The introduction of sensitive uses, such as Outdoor Patios, to areas with the planned intent for industrial uses may cause conflicts and interfere with operations and expansions of industrial uses. As such, placing restrictions on the location of Outdoor Patios in association with Craft Brewery and Artisanal Workshop establishments within industrial areas is recommended, consistent with existing Light Industrial policies of the Official Plan. The *McCormick Area Secondary Plan* area has a unique policy framework and context and more flexibility for outdoor patio operations should be provided within the Secondary Plan area. Requiring that a Minor Variance be obtained allows the context of each site to be considered.

PREPARED BY:	SUBMITTED BY:
KERRI KILLEN PLANNER II, URBAN REGENERATION	MICHAEL TOMAZINCIC, MCIP, RPP MANAGER, CURRENT PLANNING
RECOMMENDED BY:	
JOHN M. FLEMING, MCIP, RPP MANAGING DIRECTOR, PLANNING AND CITY PLANNER	

May 12, 2017

Attached

Appendix "A" – Official Plan Amendments

Appendix "B" – McCormick Area Secondary Plan Amendments

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

April 26, 2017

The City of London Planning Services

PO Box 3505

London, ON N6A 4L9

Attention: Kerri Killen, kkillen@london.ca

Dear Ms. Killen:

Re: Outdoor Patios for Artisanal Uses, O-8764 – Comments from Anderson Craft Ales

Thank you for requesting public opinion on the proposed amendments to the Official Plan and McCormick Area Secondary Plan. We are in support of the City’s initiative to permit outdoor patios in association with artisanal industrial uses and an appropriate set of criteria to regulate the location of these patios. Our property, 1030 Elias, is located in the Industrial-Commercial designation of the McCormick Area Secondary Plan, and as such would be subject to these proposed amendments. We are a brand-new, family-owned craft brewery business (under 1 year old) and would really benefit from the ability to have a small patio, like many similar operations have in other municipalities. Our location is ideal as it is not in proximity to any sensitive land uses and a patio would have little to no impact on any other properties. We would be able to situate a patio without displacing any existing parking. In addition, we are located in a neighbourhood that is well-served by public transit and active transportation. If criteria are developed, we request that the following items be considered to ensure neighbourhood compatibility:

- Hours of operation be in accordance with the AGCO license (our existing license does not permit the sale of alcohol past 9 pm).
- An appropriate separation distance from residentially-zoned uses, as well as appropriate screening adjacent to any sensitive land use.
- Restrictions on live music outdoors and light trespass
- Parking lot patio permission and requirement for plantings or spatial separators and structures

We respectfully request that the amendment provide the ability for our property to develop a small outdoor patio so that we can continue to contribute to the ambiance and vitality of the Old East Village neighbourhood.

Please contact us directly if any further information is required.

Yours truly,

Gavin Anderson

Anderson Craft Ales

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Appendix "A"

Bill No. (number to be inserted by Clerk's Office)
2017

By-law No. C.P.-1284-_____

A by-law to amend the Official Plan for the City of London, 1989 relating to all lands in the City of London designated Light Industrial.

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 May 30, 2017.

Matt Brown
Mayor

Catharine Saunders
City Clerk

First Reading – May 30, 2017
Second Reading – May 30, 2017
Third Reading – May 30, 2017

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**File: O-8764
Planner: K. Killen**

AMENDMENT NO.

to the

OFFICIAL PLAN FOR THE CITY OF LONDON

A. PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is to add a policy in Section 7.3.2 of the Official Plan for the City of London to permit outdoor patios in association with Craft Brewery and Artisanal Workshop establishments with locational criteria.

B. LOCATION OF THIS AMENDMENT

This Amendment applies to lands designated Light Industrial in the City of London.

C. BASIS OF THE AMENDMENT

Industrial lands are to be protected in accordance with the Provincial Policy Statement, 2014. Non-industrial uses are permitted in industrial areas as secondary uses where they do not interfere with the efficient operation of industries.

D. THE AMENDMENT

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

1. Section 7.3.2 – Uses Permitted by Site Specific Zoning of the Official Plan for the City of London is amended by adding the following:
 - _) Outdoor patios in association with Craft Brewery and Artisan Workshop establishments may be permitted subject to a Minor Variance, provided they meet all of the following criteria:
 - a) a Craft Brewery or Artisan Workshop establishment is permitted through zoning;
 - b) the location and operation of the proposed Outdoor Patio will not impose inappropriate impacts on the industrial operations or residential uses in the surrounding area; where necessary, conditions of the Minor Variance will be required to mitigate impacts;
 - c) the Outdoor Patio capacity, location with respect to residential uses, outdoor lighting, loading, and parking criteria outlined in Section 4.18 (Outdoor Patio Associated with a Restaurant or Tavern) of the Z.-1 Zoning By-law are addressed; and
 - d) site-specific issues relating to the context and site layout of the Outdoor Patio are addressed.

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Appendix "B"

Bill No. (number to be inserted by Clerk's Office)
2017

By-law No. C.P.-1284-_____

A by-law to amend the Official Plan for the City of London, 1989 as it relates to the McCormick Area Secondary Plan.

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 May 30, 2017.

Matt Brown
Mayor

Catharine Saunders
City Clerk

First Reading – May 30, 2017
Second Reading – May 30, 2017
Third Reading – May 30, 2017

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**File: O-8764
Planner: K. Killen**

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 Low-Rise Residential to Mixed-Use on Schedule “4”, Character Area Land Use Designations, to the McCormick Area Secondary Plan for the City of London.
2. To add a policy in Section 20.8.4.3 of the McCormick Area Secondary Plan for the City of London to permit outdoor patios in association with Craft Brewery and Artisanal Workshop establishments.
3. To add a policy in Section 20.8.4.5 of the McCormick Area Secondary Plan for the City of London to permit outdoor patios in association with Craft Brewery and Artisanal Workshop establishments.

B. LOCATION OF THIS AMENDMENT

1. This Amendment applies to lands located at 521 Burbrook Place and 1017-1021 Princess Avenue.
2. This Amendment applies to lands within the McCormick Area Secondary Plan area designated Industrial-Commercial and Mixed-Use in the City of London.

C. BASIS OF THE AMENDMENT

The McCormick Area Secondary Plan identifies the Secondary Plan area as transitioning away from heavy industrial uses. The McCormick Area Secondary Plan area is not identified as employment lands, as defined by the Provincial Policy Statement, 2014.

D. THE AMENDMENT

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

1. Schedule “4”, Character Area Land Use Designations, to the McCormick Area Secondary Plan for the City of London Planning Area is amended by changing the designation of those lands located at 521 Burbrook Place and 1017-1021 Princess Avenue in the City of London, as indicated on “Schedule 1” attached hereto from Low-Rise Residential to Mixed-Use.
2. Section 20.8.4.3 iii) – Permitted Uses of the McCormick Area Secondary Plan for the City of London is amended by adding the following:
 - m) craft brewery and artisanal workshop establishments.

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3. Section 20.8.4.3 iii) – Permitted Uses of the McCormick Area Secondary Plan for the City of London is amended by adding the following before the final paragraph:

Outdoor patios in association with Craft Brewery and Artisan Workshop establishments may be permitted subject to a Minor Variance, provided they meet all of the following criteria:

- a) a Craft Brewery or Artisan Workshop establishment is permitted through zoning;
- b) the location and operation of the proposed Outdoor Patio will not impose inappropriate impacts on the industrial operations or residential uses in the surrounding area; where necessary, conditions of the Minor Variance will be required to mitigate impacts;
- c) the Outdoor Patio capacity, location with respect to residential uses, outdoor lighting, loading, and parking criteria outlined in Section 4.18 (Outdoor Patio Associated with a Restaurant or Tavern) of the Z.-1 Zoning By-law are addressed; and
- d) site-specific issues relating to the context and site layout of the Outdoor Patio are addressed.

4. Section 20.8.4.5 iii) – Permitted Uses of the McCormick Area Secondary Plan for the City of London is amended by adding the following:

p) craft brewery and artisanal workshop establishments.

5. Section 20.8.4.5 iii) – Permitted Uses of the McCormick Area Secondary Plan for the City of London is amended by adding the following before the final paragraph:

Outdoor patios in association with Craft Brewery and Artisan Workshop establishments may be permitted subject to a Minor Variance, provided they meet all of the following criteria:

- a) a Craft Brewery or Artisan Workshop establishment is permitted through zoning;
- b) the location and operation of the proposed Outdoor Patio will not impose inappropriate impacts on the industrial operations or residential uses in the surrounding area; where necessary, conditions of the Minor Variance will be required to mitigate impacts;
- c) the Outdoor Patio capacity, location with respect to residential uses, outdoor lighting, loading, and parking criteria outlined in Section 4.18 (Outdoor Patio Associated with a Restaurant or Tavern) of the Z.-1 Zoning By-law are addressed; and
- d) site-specific issues relating to the context and site layout of the Outdoor Patio are addressed.

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Schedule 4 of the McCormick Area Secondary Plan



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Location Map

