

Report to Planning and Environment Committee

To: Chair and Members
Planning & Environment Committee
From: John M. Fleming
Managing Director, Planning and City Planner
Subject: Application By: 2479429 Ontario Inc.
220 Adelaide Street South
Public Participation Meeting on: February 20, 2018

Recommendation

That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the application of 2479429 Ontario Inc. relating to the property located at 220 Adelaide Street South:

- (a) the proposed by-law attached hereto as Appendix "A" BE INTRODUCED at the Municipal Council meeting March 6, 2018 to amend Zoning By-law No. Z.-1, in conformity with the Official Plan, to change the zoning of the subject property FROM a Light Industrial (LI1) Zone TO a Light Industrial Special Provision (LI1(_)) Zone.
- (b) that Staff BE DIRECTED to consider an amendment to The London Plan place type for the properties at 220 Adelaide Street South and 244 Adelaide Street South from a Light Industrial Place Type to a Commercial Industrial Place Type.

Executive Summary

Summary of Request

The requested Zoning By-law amendment is to expand the range of permitted uses on the subject site by allowing a Commercial Recreation Establishment ("Anytime Fitness").

Purpose and the Effect of Recommended Action

The purpose and effect of the recommended Zoning By-law Amendment is to permit a Commercial Recreation Establishment on the subject site, in addition to the other uses that are currently permitted.

It is also recommended that Staff be directed to review The London Plan Light Industrial Place Type for the subject site and the adjacent site at 244 Adelaide Street South as, upon the review of this application, it was identified that the Commercial Industrial Place Type may better guide future development of these sites.

Rationale of Recommended Action

Staff have reviewed the requested Zoning By-law Amendment and find that it is consistent with the Provincial Policy Statement and conforms with the existing Official Plan policies. The policies of The London Plan do not identify Commercial Recreation Establishments as a permitted use within the Light Industrial Place Type although the recommended Zoning By-law Amendment is being evaluated against the existing Official Plan policies that are in-force and effect.

It is recommended that Staff be directed to initiate an application to consider amending The London Plan to change the place type on the subject site from a Light Industrial Place Type to a Commercial Industrial Place Type. The Commercial Industrial Place Type includes Commercial Recreation Establishments in the range of permitted uses, and it was identified through the review of this application that a Commercial Industrial Place Type may serve to better guide future development of this site and the adjacent site at 244 Adelaide Street South (Glen Cairn Community Resource Centre) than the current Light Industrial Place Type when considering the surrounding area.

The addition of a Commercial Recreation Establishment as a permitted use at 220 Adelaide Street South is not anticipated to have adverse effects on the land uses in the surrounding context.

Analysis

1.0 Site at a Glance

1.1 Property Description

The subject site is generally rectangular in shape and on the east side of Adelaide Street South, north of Commissioners Road East. The site has an area of approximately 0.36 hectares (0.89 acres) and a frontage of approximately 35.5 metres on Adelaide Street South.

The site is currently occupied by an existing 1,170 square metre building containing two units. One unit, located at the rear of the building, has an approximate area of 786 square metres and is occupied by a commercial bakery (“Sebastians Bakery”). The second unit, which is approximately 384 square metres and is located at the front of the building, is vacant. The requested Zoning By-law Amendment application is to allow a Commercial Recreation Establishment (“Anytime Fitness”) to occupy this vacant unit.

1.2 Current Planning Information (see more detail in Appendix D)

- Official Plan Designation – Light Industrial
- The London Plan Place Type – Light Industrial on a Civic Boulevard
- Existing Zoning – Light Industrial (LI1) Zone

1.3 Site Characteristics

- Current Land Use – Bakery
- Frontage – Approximately 35.5 metres (116.5 feet)
- Depth – Approximately 98 to 105 metres (321.5 to 344.5 feet)
- Area – 0.35 hectares (0.87 acres)
- Shape – Rectangular

1.4 Surrounding Land Uses

- North – Warehouse and retail store.
- East – Single-detached residential dwellings.
- South – Glen Cairn Community Resource Centre.
- West – Automobile dealership.

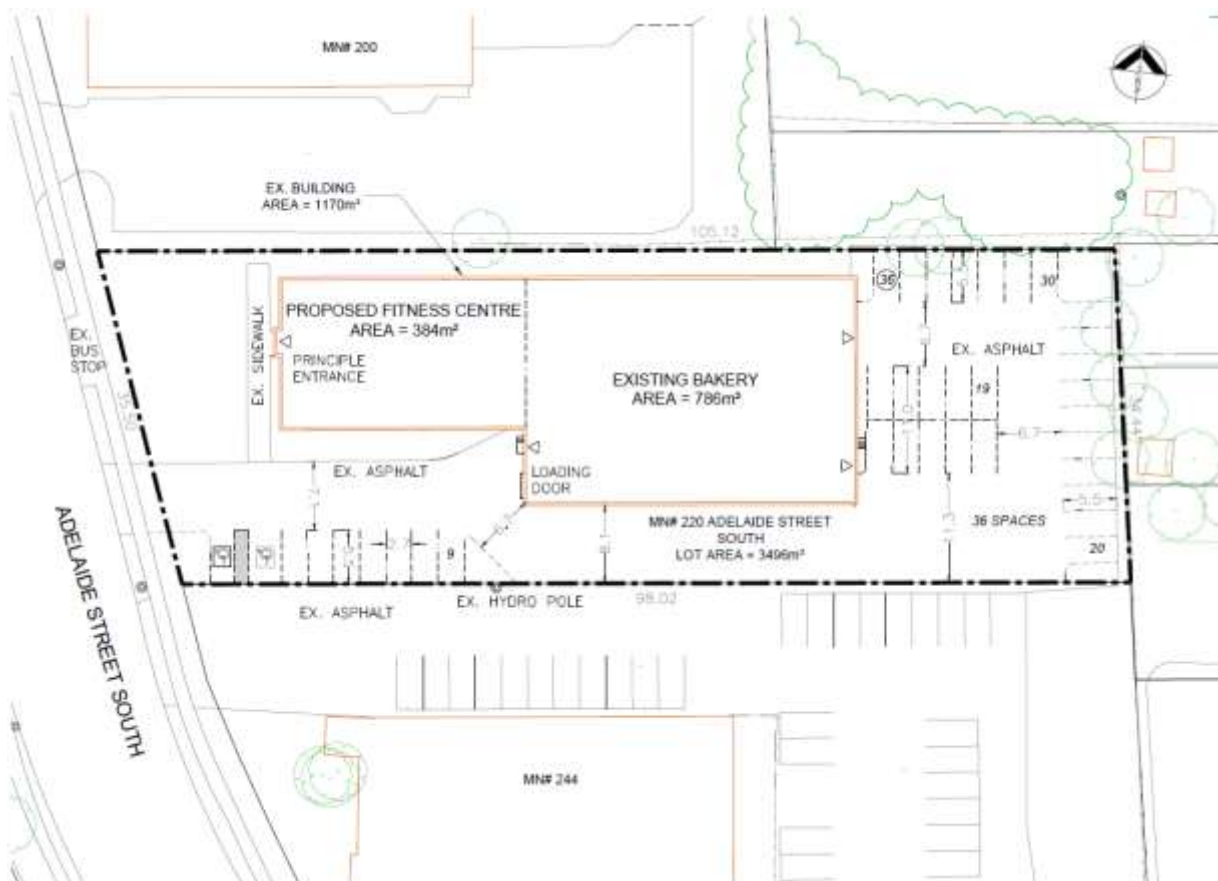
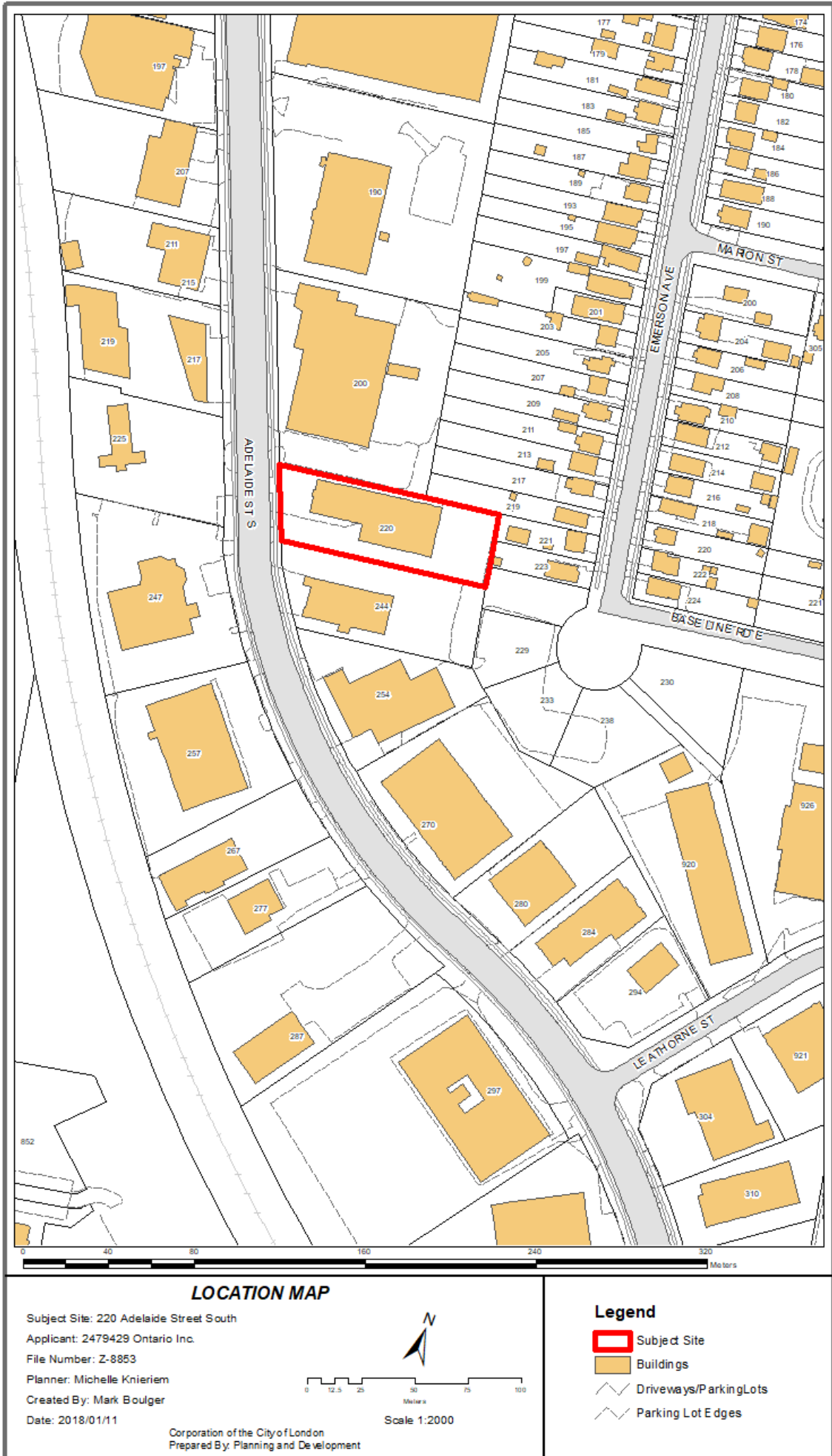


Figure 1: Conceptual Site Plan – submitted by applicant

1.5 Location Map



2.0 Description of Proposal

2.1 Development Proposal

The requested development contemplates expanding the range of uses that would be permitted on the subject site to allow for the addition of a commercial recreation establishment (“Anytime Fitness”) to the existing building. The existing bakery and catering facility (“Sebastians Bakery”) would continue to operate. No modifications to the existing building or parking supply are proposed by the applicant.

The requested development anticipates that the Commercial Recreation Establishment would be located in the 384 square metre vacant unit located at the front of the existing building.

3.0 Revelant Background

3.1 Planning History

There are no previous Planning Act applications on the subject site.

3.2 Requested Amendment

The initial Zoning By-law Amendment request was to rezone the site from a Light Industrial (LI1) Zone to a compound Light Industrial (LI1/LI3) Zone. This would have permitted an expanded range of uses including assembly halls, commercial recreation establishments, day care centres, private clubs, and private park uses, in addition to the uses that are already permitted.

Through discussions with the applicant, this request was revised from a request to permit the full range of uses of the Light Industrial (LI3) Zone, in addition to the uses that are already permitted on the subject site, and narrowed to a request to add just a Commercial Recreation Establishment (by way of a Special Provision) to the existing range of uses. This revision was made as certain uses that would have been permitted by the Light Industrial (LI3) Zone, notably daycares, have the potential to result in land use impacts.

3.3 Community Engagement (see more detail in Appendix B)

A Notice of Application was sent to property owners within a 120 metre radius of the subject site on November 22, 2017 and was published in *The Londoner* on November 23, 2017. A Revised Notice of Application was sent to property owners on November 23, 2017.

One sign indicating the possible land use change was placed on the subject lands fronting Adelaide Street South.

A Notice of Public Meeting was mailed to property owners within a 120 metre radius of the subject site on January 31, 2018 and was published in *The Londoner* on February 1, 2018.

As of the date of this report, no public responses have been received to the Notice of Application or the Notice of Public Meeting.

3.4 Policy Context (see more detail in Appendix C)

Provincial Policy Statement, 2014

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development, setting the policy foundation for regulating the development and use of land. The subject site is located within a settlement area as identified in the PPS. The PPS identifies that planning authorities shall plan for, protect and preserve employment areas for current and future uses (Policy 1.3.2.1). Policy 4.7 states that the Official Plan is the most important vehicle for implementing the PPS.

All decisions of Council affecting land use planning matters are required to be consistent with the PPS.

City of London 1989 Official Plan (“Official Plan”)

The City of London 1989 Official Plan (“Official Plan”) implements the policy direction of the PPS and contains objectives and policies that guide the use and development of land within the City of London. The Official Plan assigns specific land use designations to lands, and the policies associated with those lands use designations provide for a general range of permitted uses.

The subject site is located within the “Light Industrial” land use designation in the Official Plan. Light Industrial areas are intended to provide for the development and use of industrial lands for a range of activities that are likely to have a minimal impact on surrounding uses. Light Industrial areas are also intended to guide the development of older industrial areas in close proximity to residential neighbourhoods for industries which can meet appropriate operation, design, and scale criteria (Policy 7.1.3). A range of permitted uses are identified in the Official Plan for Light Industrial areas. Commercial Recreation Establishments are permitted in the Light Industrial designation, by way of a site specific zoning by-law demonstrating that the proposed use is appropriate through a Planning Impact Analysis (Policy 7.3.2 iv)).

The London Plan

The London Plan is the new Official Plan for the City of London and has been adopted by City Council and approved by the Ministry with modification, but is not yet in force in effect due to appeals to the Ontario Municipal Board.

The subject site is located within the Light Industrial Place Type in The London Plan. The Light Industrial Place Type is where industries generating more minimal planning impacts will be permitted (Policy 1110). The London Plan identifies a range of uses that are permitted in the Light Industrial Place Type. Commercial Recreation Establishments are not identified as a permitted use within the Light Industrial Place Type (Policy 1115). The London Plan includes a Commercial Industrial Place Type with associated policies that contemplate the requested Commercial Recreation Establishment to locate within this place type (Policy 1119(2)).

4.0 Key Issues and Considerations

The following provides a summary of the key issues and considerations associated with this application.

4.1 Issue and Consideration # 1: Use

The requested Commercial Recreation Establishment use was evaluated to determine if it was a suitable use and would not negatively impact the surrounding area – both the adjacent residential development and the capacity of the nearby industrial lands to develop with industrial uses in the future. This evaluation determined that the use was appropriate for the subject site and would not negatively impact adjacent land uses.

Provincial Policy Statement, 2014 (PPS)

The PPS identifies that planning authorities shall promote economic competitiveness by providing for an appropriate range and mix of employment and institutional uses to meet long-term needs and by providing opportunities for a diversified economic base, including maintaining a range of suitable sites for employment uses (Policy 1.3.1). The PPS also identifies that planning authorities shall plan for, protect, and preserve employment areas for current and future uses (Policy 1.3.2.1). The PPS identifies that the Official Plan is the most important vehicle for implementing the PPS (Policy 4.7).

The requested Commercial Recreation Establishment is permitted by the existing Official Plan policies for the Light Industrial designation. While not listed as a permitted use in The London Plan’s Light Industrial Place Type, Commercial Recreation Establishments are a permitted use within another employment area place type in The London Plan, the Commercial Industrial Place Type, demonstrating consistency with the employment areas policies in the PPS. The addition of the requested Commercial Recreation Establishment use is not expected to detract from the preservation of the employment area for current and future employment uses.

Official Plan (1989)

The subject site is designated Light Industrial in the Official Plan. Light Industrial areas are intended to provide for the development and use of industrial lands for a range of activities that are likely to have a minimal impact on surrounding uses (Policy 7.1.3). Commercial Recreation Uses are identified in the range of permitted uses within Light Industrial designations, subject to a Planning Impact Analysis (Policy 7.3.2).

The Planning Impact Analysis outlines a number of criteria that will be considered to evaluate the proposed land use change (Policy 7.8). The following provides an overview of the Planning Impact Analysis conducted for the subject site:

1. Compatibility of the proposed use with surrounding land uses, and the likely impact of the proposed development on present and future land uses.

The addition of the requested commercial recreation establishment use is not expected to detract from the preservation of the employment area for current and future uses. The subject site is also immediately adjacent to lands that are designated Low Density Residential to the east of the subject site and Community Facilities to the south of the subject site (Glen Cairn Community Resource Centre). Both of these are sensitive land uses which could cause conflicts with certain light industrial land uses. The requested Commercial Recreation Establishment use would be compatible with these sensitive uses and is not anticipated to detract from the ability of the surrounding area to accommodate other light industrial uses in the future as the residential and community facility uses are more sensitive uses than the proposed Commercial Recreation Establishment use.

There are also other lands in close proximity to the subject site that have Restricted Service Commercial (RSC3) Zone and Light Industrial (LI3) Zone permissions that would permit Commercial Recreation Establishments.

2. The size and shape of the parcel of land on which a proposal is to be located, and the ability of the site to provide adequate services for industrial development.

No physical changes to the site are proposed as a result of this Zoning By-law Amendment. The addition of a Commercial Recreation Establishment use will not require the provision of adequate services for industrial development.

3. The supply of vacant land in the area which is already designated and/or zoned for the proposed use.

There are other lands in the area that have Restricted Service Commercial (RSC3) Zone and Light Industrial (LI3) Zone permissions that would permit Commercial Recreation Establishments, however these lands have all been developed.

4. The location of any proposal for industrial development where there is good access to arterial roads and/or rail lines;

The proposed change in land use does not require access to rail lines. The subject site is located on an arterial road with good access to that corridor.

5. Impacts of the proposed change on the transportation system, including transit

The proposed change in land use to permit a Commercial Recreation Establishment is not anticipated to have a significant impact on the transportation system.

6. For non-industrial uses within industrial designations the potential of the proposed uses to deter future industrial development;

The recommended Zoning By-law Amendment would not deter future industrial development as the requested Commercial Recreation Establishment is a less sensitive use than the residential and community resource centre uses that exist adjacent to the subject site. Any future industrial development would need to be compatible with these more sensitive uses. The subject site will also continue to house an industrial use (bakery) together with the recommended additional Commercial Recreation Establishment use.

7. Secondary uses which may be considered as sensitive land uses are not to be located within 300m of an area designated General Industrial and are located on either a primary collector or arterial road.

The site is not within 300 metres of an area designated General Industrial and the subject site is located on an arterial road.

8. Compliance with Ministry of the Environment standards and guidelines and the City's Waste Discharge By-law, relating to the compatibility of the proposed use with existing uses; and the potential impact of any noise, odour or other emissions on surrounding land uses;

The recommended use complies with these standards.

9. The height, location and spacing of any buildings in the proposed development, and any potential impacts on surrounding land uses;

No physical changes to the site are proposed as part of the requested Zoning By-law Amendment.

10. The extent to which the proposed development provides for the retention of any desirable vegetation or natural features that contribute to the visual character of the surrounding area;

No physical changes to the site are proposed as part of the requested Zoning By-law Amendment.

11. The location of vehicular access points and their compliance with the City's road access policies and Site Plan Control By-law, and the likely impact of traffic generated by the proposal on City streets, on pedestrian and vehicular safety, and on surrounding properties;

The location of vehicular access points is not proposed to change as part of the requested Zoning By-law Amendment.

12. The exterior design in terms of the bulk, scale, and layout of buildings, and the integration of these uses with present and future land uses in the area;

No physical changes to the site are proposed as part of the requested Zoning By-law Amendment.

13. The potential impact of the proposed development on surrounding natural features and heritage resources;

The recommended development is not in close proximity to any natural features or heritage resources. It is not anticipated to impact any natural features or heritage resources.

14. Compliance of the proposed development with the provisions of the City's Official Plan and Zoning By-law, Site Plan Control By-law, and Sign Control By-law.

The recommended development complies with the provisions of the Official Plan, as the use is within the range of permitted uses and the use would occupy the existing building on-site.

15. Measures planned by the applicant to mitigate any adverse impacts on surrounding land uses and streets which have been identified as part of the Planning Impact Analysis.

There are no adverse impacts anticipated on surrounding land uses and streets as a result of the requested Commercial Recreation Establishment use.

The requested permission for a Commercial Recreation Establishment has been found to be appropriate for the subject site based on the Planning Impact Analysis and conforms with the Official Plan.

The London Plan

The subject site is within the Light Industrial Place Type in The London Plan. The Light Industrial Place Type is where industries generating more minimal planning impacts will be permitted (Policy 1112). The permitted uses within the Industrial Place Type are limited to industrial uses and do not include Commercial Recreation (Policy 1115). Commercial Recreation Establishment are in the range of permitted uses in the Commercial Industrial Place Type (Policy 1119). The Commercial Industrial Place Type is intended to accommodate commercial uses that do not fit well within commercial or mixed-use place types due to the planning impact they generate. A limited range of light industrial uses are also permitted within this place type (Policy 1112).

The area around the subject site includes a mixture of a range of commercial and industrial uses, with industrial uses primarily concentrated to the north of the subject site and commercial uses primarily concentrated to the south of the subject site. Commercial uses are also located immediately across the street from the subject site. Residential uses are adjacent to the rear of the subject site.

The subject site is two properties removed from the boundary of the Commercial Industrial Place Type and is separated from that boundary by an intervening Light Industrial Place Type property (the Glen Cairn Community Resource Centre) that is also better suited within the Commercial Industrial Place Type. The subject site is also across the street from properties in the Commercial Industrial Place Type.

The requested Commercial Recreation Establishment is not listed as a permitted use in The London Plan Light Industrial Place Type, however the recommended amendment is appropriate in this instance as it conforms with the existing Official Plan which is still in force and effect. Upon evaluation of this application, Staff have identified that the Commercial Industrial Place Type may better guide future development on the subject site and the adjacent site at 244 Adelaide Street South (the Glen Cairn Community Resource Centre) than the Light Industrial Place Type and as such it is recommended that Staff be directed to review The London Plan Place Type for the subject site (see Issue and Consideration #2: Recommendation for further analysis of The London Plan Place Type for the subject site).

4.2 Issue and Consideration # 2: Recommendation for further analysis of The London Plan Place Type for the subject site.

Given that the requested use is not listed as a permitted use in The London Plan, through the analysis conducted with this application it was determined it would be beneficial for Staff to review the possibility of revising The London Plan Place Type for the subject site and the adjacent site at 244 Adelaide Street South which is occupied by the Glen Cairn Resource Centre. It is recommended that Staff be directed consider revising The London Plan place type of the subject site and the adjacent site at 244 Adelaide Street South to determine if the Commercial Industrial Place Type may better guide future development than the existing Light Industrial Place Type.

Provincial Policy Statement, 2014 (PPS)

The PPS prioritizes the preservation of employment areas and identifies that planning authorities shall plan for, protect, and preserve employment areas for current and future uses (Policy 1.3.2.1). Planning authorities may permit conversion of lands within employment areas to non-employment uses through a municipal comprehensive review that demonstrate that the lands are not required for employment purposes over the long term and there is a need for conversion (Policy 1.3.2.2).

Both the Light Industrial Place Type and the Commercial Industrial Place Types are employment areas designations in The London Plan. The revision of the Place Type for the subject site from Light Industrial to Commercial Industrial would not require a Municipal Comprehensive Review as the lands would remain employment areas.

The London Plan

The subject site is within the Light Industrial Place Type in The London Plan. Light Industrial Place Types are intended to allow industrial uses that generate minimal

planning impacts. Commercial Recreation Establishments are not contemplated in this place type.

The context surrounding the subject site includes a variety of commercial and industrial land uses, with commercial uses primarily concentrated to the south and immediately west of the subject site and industrial uses primarily concentrated to the north of the subject site. Single-detached dwellings, designated as Neighbourhoods Place Type, are located immediately to the rear (east) of the subject site.

The parcel located immediately west of the subject site is in the Commercial Industrial Place Type in The London Plan. The subject site is two properties removed from the Commercial Industrial Place Type, separated by a property occupied by the Glen Cairn Community Resource Centre. Similar to the requested Commercial Recreation use, the Glen Cairn Community Resource Centre is also not a contemplated use in the Light Industrial Place Type.

Upon further analysis of the subject site, it has come to the attention of Planning Staff that The London Plan Place Type should be revisited given its compatibility with the abutting Commercial Industrial Place Type. It is recommended that Staff be directed to review The London Plan Place Type for the subject site and the adjacent Glen Cairn Community Resource Centre at 244 Adelaide Street South to determine if a Commercial Industrial Place Type would better guide future development for these sites.

More information and detail is available in Appendix B and C of this report.

5.0 Conclusion

The recommended Zoning By-law Amendment to permit a Commercial Recreation Establishment is consistent with the Provincial Policy Statement and conforms with existing Official Plan policies. The requested Commercial Recreation Establishment use is not listed as a use contemplated in the Light Industrial Place Type. Through the review of this application, Staff have identified the need to revisit The London Plan Place Type for the subject site, as the Commercial Industrial Place Type which permits Commercial Recreation Establishments, may better guide the future development of the site than the existing Light Industrial Place Type. It is recommended that Staff be directed to consider amending The London Plan to change the place type of the subject site, and the neighbouring Glen Cairn Resource Centre at 244 Adelaide Street, from a Light Industrial Place Type to a Commercial Industrial Place Type.

Staff are able to recommend approval of the Zoning By-law Amendment prior to a redesignation of the place type in The London Plan, as the recommended Zoning By-law Amendment conforms with the existing Official Plan which is in-force and effect and is an appropriate use at this location given the surrounding context as we transition to The London Plan.

Prepared by:	Michelle Knieriem, MCIP, RPP Planner II, Current Planning
Submitted by:	Michael Tomazincic, MCIP, RPP Manager, Current Planning
Recommended by:	John M. Fleming, MCIP, RPP Managing Director, Planning and City Planner

February 8, 2018
MT/mt

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Appendix A

Bill No. (number to be inserted by Clerk's Office)
2018

By-law No. Z.-1-18 _____

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 220 Adelaide Street South.

WHEREAS 2479429 Ontario Inc. has applied to rezone an area of land located at 220 Adelaide Street South, as shown on the map attached to this by-law, as set out below;

Select one of the following statements

AND WHEREAS this rezoning conforms to the Official Plan;

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

- 1) Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to lands located at 220 Adelaide Street South, as shown on the attached map comprising part of Key Map No. A108, from a Light Industrial (LI1) Zone to a Light Industrial Special Provision (LI1(____)) Zone.
- 2) Section Number 40.4 a) of the Light Industrial (LI1) Zone is amended by adding the following Special Provision:
 - LI1() 220 Adelaide Street south
 - a) Additional Permitted Use:
 - i) Commercial Recreation Establishment

The inclusion in this By-law of imperial measure along with metric measure is for the purpose of convenience only and the metric measure governs in case of any discrepancy between the two measures.

This By-law shall come into force and be deemed to come into force in accordance with Section 34 of the *Planning Act, R.S.O. 1990, c. P13*, either upon the date of the passage of this by-law or as otherwise provided by the said section.

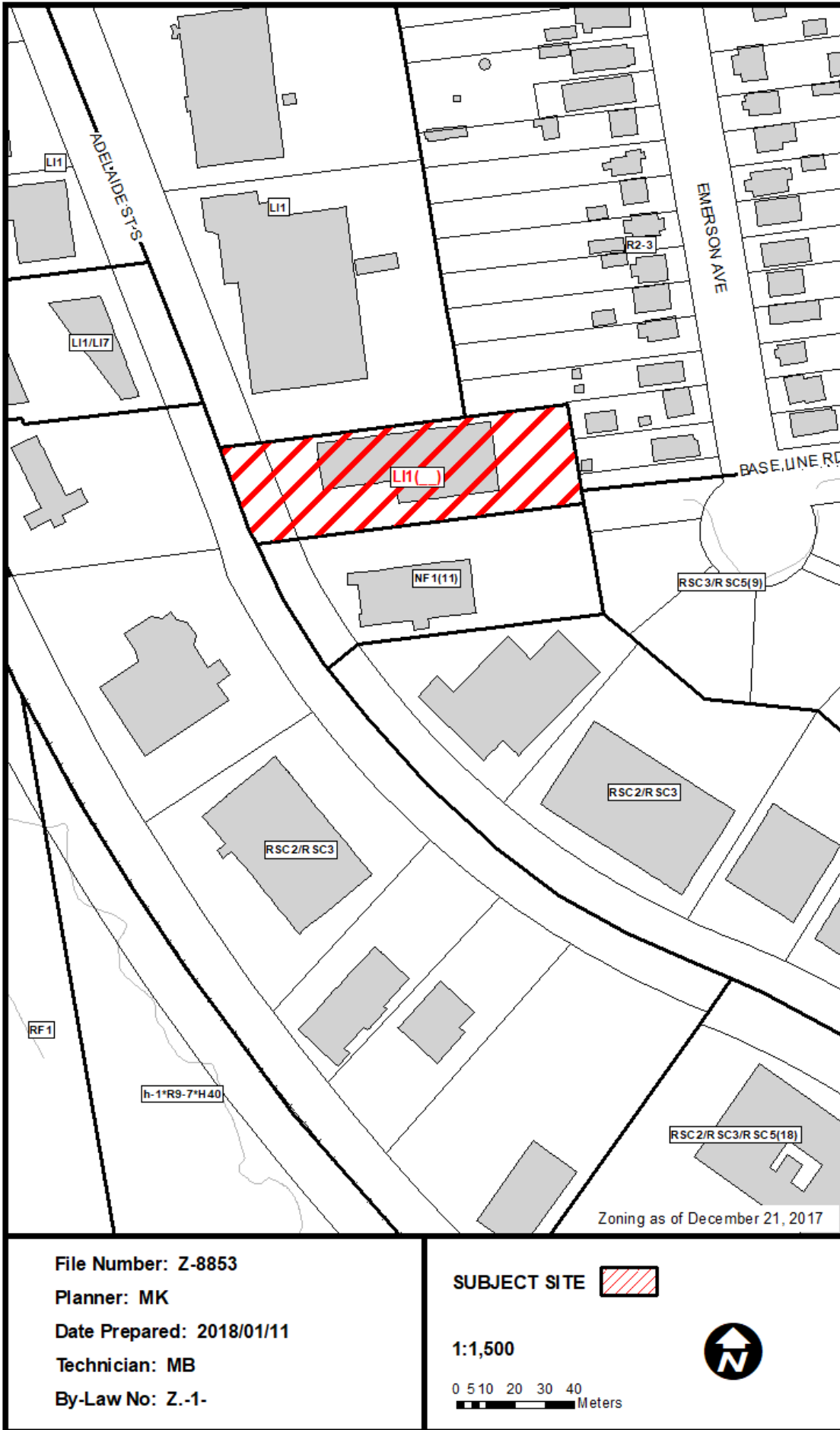
PASSED in Open Council on March 6, 2018.

Matt Brown
Mayor

Catharine Saunders
City Clerk

First Reading – March 6, 2018
Second Reading – March 6, 2018
Third Reading – March 6, 2018

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



Appendix B – Public Engagement

Community Engagement

Public liaison: On November 22, 2017 a Notice of Application was sent to 201 property owners in the surrounding area. Notice of Application was also published in the *Public Notices and Bidding Opportunities* section of *The Londoner* on November 23, 2017. A “Planning Application” sign was also posted on the site. A Revised Notice of Application was sent to 201 property owners on November 23, 2017, as it was identified that the initial Notice of Application included an incorrect location map.

No replies were received.

Nature of Liaison: Change Zoning By-law Z.-1 from a Light Industrial (LI1) Zone which permits bakeries, business service establishments, laboratories, manufacturing and assembly industries, office support, paper and allied products industries, pharmaceutical and medical product industries, printing, reproduction, and data processing industries, research and development establishments, warehouse establishments, wholesale establishments, custom workshop, brewing on premises establishments, service trade, existing self-storage establishments, artisan workshop, and craft brewery uses, to a compound Light Industrial (LI1/LI3) Zone which permits assembly halls, commercial recreation establishments, day care centres, private clubs and private parks uses in addition to the uses that are already permitted by the existing zoning.

Responses: No public comments were received in response to this application.

Agency/Departmental Comments

Development Services (Engineering)

The City of London’s Environmental and Engineering Services Department offers the following comments with respect to the aforementioned Zoning By-Law amendment application:

No comments related to the re-zoning application.

The following items will need to be considered at the time of the future development application:

- Road widening dedication 18.0m from centre line required on Adelaide Street South.
- Formalise access between 220 & 244 Adelaide Street South.

The above comments, among other engineering and transportation issues, will be addressed in greater detail when/if these lands come in for site plan approval.

Urban Design

Urban Design has reviewed the above noted documents and provide the following comments consistent with the Official Plan and applicable by-laws and guidelines:

- If there are proposed alterations to the site move the proposed parking behind the front façade of the building.
- Screen parking area from Adelaide Street South with landscape planting.

Upper Thames River Conservation Authority

The Upper Thames River Conservation Authority (UTRCA) has reviewed this application with regard for the policies in the *Environmental Planning Policy Manual for the Upper Thames River Conservation Authority (June 2006)*. These policies include regulations made pursuant to Section 28 of the *Conservation Authorities Act*, and are consistent with the natural hazard and natural heritage policies contained in the *Provincial Policy Statement (2014)*. The *Upper Thames River Source Protection Area Assessment Report* has also been reviewed in order to confirm whether the subject

lands are located in a vulnerable area. The Drinking Water Source Protection information is being disclosed to the Municipality to assist them in fulfilling their decision making responsibilities under the Planning Act.

Conservation Authorities Act

These lands are not affected by any regulations (Ontario Regulation 157/06) made pursuant to Section 28 of the *Conservation Authorities Act*.

Drinking Water Source Protection

Clean Water Act

The *Clean Water Act* (CWA), 2006 is intended to protect existing and future sources of drinking water. The Act is part of the Ontario government's commitment to implement the recommendations of the Walkerton Inquiry as well as protecting and enhancing human health and the environment. The CWA sets out a framework for source protection planning on a watershed basis with Source Protection Areas established based on the watershed boundaries of Ontario's 36 Conservation Authorities. The Upper Thames River, Lower Thames Valley and St. Clair Region Conservation Authorities have entered into a partnership for The Thames-Sydenham Source Protection Region.

The Assessment Report for the Upper Thames watershed delineates three types of vulnerable areas: Wellhead Protection Areas, Highly Vulnerable Aquifers and Significant Groundwater Recharge Areas. Mapping which identifies these areas is available at: http://maps.thamesriver.on.ca/GVH_252/?viewer=tsrassessmentreport

Provincial Policy Statement (PPS, 2014)

Section 2.2.1 requires that: *"Planning authorities shall protect, improve, or restore the quality and quantity of water by:*

- e) implementing necessary restrictions on development and site alteration to:*
 - 1. protect all municipal drinking water supplies and designated vulnerable areas;*
 - and*
 - 2. protect, improve or restore vulnerable surface and groundwater features, and their hydrological functions."*

Section 2.2.2 requires that *"Development and site alteration shall be restricted in or near sensitive surface water features and sensitive ground water features such that these features and their related hydrologic functions will be protected, improved or restored."*

Municipalities must be consistent with the Provincial Policy Statement when making decisions on land use planning and development.

Policies in the *Approved Source Protection Plan* may prohibit or restrict activities identified as posing a *significant threat* to drinking water. Municipalities may also have or be developing policies that apply to vulnerable areas when reviewing development applications. Proponents considering land use changes, site alteration or construction in these areas need to be aware of this possibility. The *Approved Source Protection Plan* is available at:

<http://www.sourcewaterprotection.on.ca/source-protection-plan/approved-source-protection-plan/>

Recommendation

The UTRCA has no objections to this application.

London Hydro Engineering

London Hydro has no objection to this proposal or possible official plan and/or zoning amendment. Any new or relocation of the existing services will be at the expense of the owner.

Appendix C – Policy Context

The following policy and regulatory documents were considered in their entirety as part of the evaluation of this requested land use change. The most relevant policies, by-laws, and legislation are identified as follows:

Provincial Policy Statement

Policy 1.3.1: Planning authorities shall promote economic development and competitiveness by:

- a) providing for an appropriate mix and range of employment and institutional uses to meet long-term needs;
- b) providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses;

Policy 1.3.2.1: Planning authorities shall plan for, protect and preserve employment areas for current and future uses and ensure that the necessary infrastructure is provided to support current and projected needs.

Policy 1.3.2.2: 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.

Policy 1.3.2.3: Planning authorities shall protect employment areas in proximity to major goods movement facilities and corridors for employment uses that require those locations.

Policy 4.7: The official plan is the most important vehicle for implementation of this Provincial Policy Statement. Comprehensive, integrated and long-term planning is best achieved through official plans.

Official plans shall identify provincial interests and set out appropriate land use designations and policies. To determine the significance of some natural heritage features and other resources, evaluation may be required.

Official plans should also coordinate cross-boundary matters to complement the actions of other planning authorities and promote mutually beneficial solutions. Official plans shall provide clear, reasonable and attainable policies to protect provincial interests and direct development to suitable areas.

In order to protect provincial interests, planning authorities shall keep their official plans up-to-date with this Provincial Policy Statement. The policies of this Provincial Policy Statement continue to apply after adoption and approval of an official plan.

Official Plan (1989)

Policy 7.1.1: Objectives for All Industrial Designations

- i) Designate sufficient industrial land to accommodate the growth anticipated during the planning period, including an adequate supply of available serviced land and an allowance for sufficient choice in terms of location, size of properties, and servicing requirements.
- ii) Promote an aesthetically pleasing form of development along major road and rail entrances to the City.

iii) Minimize any potentially adverse impacts from industrial development on surrounding land uses.

iv) Encourage industrial uses to locate in industrial parks.

•
v) Encourage an efficient utilization of land within industrial areas.

•
vi) Support the implementation of the City of London Economic Development Strategy. (Clause

vi) added by OPA No. 88 - OMB Order No. 2314 - approved 99/12/23)

vii) Limit non-industrial uses in industrial areas to those that directly support the industrial area. (OPA 578)

Policy 7.1.3: Light Industrial Objectives

i) Provide for the development and use of industrial lands for a range of activities which are likely to have a minimal impact on surrounding uses.

ii) Guide the development of older industrial areas in close proximity to residential neighbourhoods for industries which can meet appropriate operation, design and scale criteria.

Policy 7.3.1: Main Permitted Uses

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

Policy 7.3.2: Uses Permitted By Site Specific Zoning

In addition to the uses permitted above, the following uses may be permitted by site specific zoning, subject to the criteria in Section 7.6. Planning Impact Analysis. These uses are not permitted within 300m of any lands zoned for General Industrial (GI) or Heavy Industrial (HI) uses. (OPA 578)

iv) private clubs and commercial recreation establishments; (Clause iv) amended by OPA No. 95 - OMB Order No. 1596 - approved 98/06/25)

v) daycares

Policy 7.8: Planning Impact Analysis

Policy 7.8.1: Purpose

Planning Impact Analysis will be used to evaluate applications for an Official Plan amendment and/or zone change, to determine the appropriateness of a proposed change in land use and to identify ways of reducing any adverse impacts on surrounding uses. Planning Impact Analysis is intended to document the majority of

criteria reviewed by municipal staff through the application review process to assess an application for change. Depending upon the situation, other criteria may be considered.

Policy 7.8.2 Scope of Planning Impact Analysis

Planning Impact Analysis will be undertaken by municipal staff and will provide for participation by the public in accordance with the provisions for Official Plan amendments and/or zone change applications as described in Section 19.12. of this Plan.

General Proposals

i) Where an Official Plan amendment and/or zone change application is for a general change in land use and does not relate to a specific development proposal, or where site specific information on the future development of the site is not required, all or some of the following criteria may be considered:

(a) compatibility of proposed uses with surrounding land uses, and the likely impact of the proposed development on present and future land uses;

(b) the size and shape of the parcel of land on which a proposal is to be located, and the ability of the site to provide adequate services for industrial development;

(c) the supply of vacant land in the area which is already designated and/or zoned for the proposed use;

(d) the location of any proposal for industrial development where there is good access to arterial roads and/or rail lines;

(e) impacts of the proposed change on the transportation system, including transit; and (Clause (e) added by OPA 438 Dec. 17/09)

(f) For non-industrial uses within industrial designations the potential of the proposed uses to deter future industrial development; and, (OPA 578)

(g) Secondary uses which may be considered as sensitive land uses are not to be located within 300m of an area designated General Industrial and are located on either a primary collector or arterial road. (OPA 578)

Site Specific Proposals

ii) Where an Official Plan amendment and/or zone change is for a specific development proposal, or where more site specific detailed information on the type and nature of future development is required, all, or some of the following criteria may be considered:

(a) all of the criteria listed in policy 7.6.1. i) of the Plan;

(b) compliance with Ministry of the Environment standards and guidelines and the City's Waste Discharge By-law, relating to the compatibility of the proposed use with existing uses; and the potential impact of any noise, odour or other emissions on surrounding land uses;

(c) the height, location and spacing of any buildings in the proposed development, and any potential impacts on surrounding land uses;

(d) the extent to which the proposed development provides for the retention of any desirable vegetation or natural features that contribute to the visual character of the surrounding area;

(e) the location of vehicular access points and their compliance with the City's road access policies and Site Plan Control By-law, and the likely impact of traffic generated

by the proposal on City streets, on pedestrian and vehicular safety, and on surrounding properties;

(f) the exterior design in terms of the bulk, scale, and layout of buildings, and the integration of these uses with present and future land uses in the area;

(g) the potential impact of the proposed development on surrounding natural features and heritage resources;

(h) compliance of the proposed development with the provisions of the City's Official Plan and Zoning By-law, Site Plan Control By-law, and Sign Control By-law; and

(i) measures planned by the applicant to mitigate any adverse impacts on surrounding land uses and streets which have been identified as part of the Planning Impact Analysis.

The London Plan

Policy 1110: 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 1112: The Commercial Industrial Place Type is where commercial uses will be directed that do not fit well within our commercial and mixed use place types, due to the planning impacts that they may generate. Permitted commercial uses will have a tolerance for planning impacts created by a limited range of light industrial uses which may also be located within this place type. The Commercial Industrial Place Type will be located in automobile and truck dominated environments, away from neighbourhoods and pedestrian-oriented streetscapes.

Policy 1113: We will realize our vision for the Industrial Place Types by implementing the following in all the planning we do and the public works we undertake:

1. Separate heavy and light industrial uses to avoid land use conflicts.
2. Understand the needs and demands of the sectors we hope to attract, and plan for industrial lands in strategically attractive locations.
3. Promote a broad industrial land base in the City of London through the provision of a wide choice of locations, lot sizes, services, and street and rail access in order to accommodate a wide range of target industrial sectors and industrial uses.
4. Extend services in a logical fashion to maximize opportunities while growing in an efficient and cost-effective way.
5. Prepare and implement a long-term industrial land development strategy to invest in servicing, and develop industrial parks that attract industrial enterprises to London.
6. Design and develop industrial parks that have strong amenities for employees and attractive settings for industrial investment.
7. Attract and establish facilities and industrial-related centres of excellence that create a competitive industrial advantage for London and support the growth of industrial sectors.
8. Capitalize upon our proximity to the 401 and 402 highway corridors by providing opportunities for highway frontage and sites that are highly accessible to these highways.

9. In accordance with the Ministry of Transportation's applicable regulations and guidelines, improve the aesthetic quality and character of the Highway 401 and 402 corridors by establishing a plan for theming segments of the corridor, introducing enhanced landscaping in rear yards, and establishing public monuments and public realm enhancements, screening open storage areas and ensuring that future development along these corridors enhances London's image through site layout and building design.
10. Beautify the Veterans Memorial Parkway, creating a strong linkage of industrial opportunity between the airport and Highway 401.
11. Create strong north-south connections on the eastern and western extremities of our city.
12. Protect and enhance London's freight rail services, in collaboration with the relevant railways.
13. Ensure that we do not undermine our critical Downtown office market by allowing for large amounts of non-accessory office development outside of the core – either through large-scale office buildings or through the aggregate of many medium- or small-scale office buildings.
14. Explore ways to coordinate with other municipalities within our southwestern Ontario region to develop mutually beneficial infrastructure that will assist the region as a whole.
15. Keep the majority of commercial uses out of our Heavy and Light Industrial Place Types.
16. Direct commercial uses that do not fit well within our commercial and mixed-use place types to identified Commercial Industrial areas.
17. City Council may prepare a community improvement plan where, in the opinion of Council, one is desirable because of age, dilapidation, overcrowding, faulty arrangement, unsuitability of buildings or for any other environmental, social, or community economic development reason.
18. City Council may prepare secondary plans or guidelines that allow for the development of industrial areas in a coordinated fashion.

Policy 1115: The following uses may be permitted in the Light Industrial Place Type:

1. 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, may be permitted.
2. Industrial uses with large amounts of outdoor storage may not be permitted in the Light Industrial Place Type, dependent upon the character of the surrounding industrial area, specific policies at the end of this chapter, or any applicable guideline documents.
3. Warehouses may be permitted.
4. Small-scale service office uses may be permitted.
5. Accessory office uses of any scale will be permitted.
6. General offices will not be permitted.

7. Uses that are not compatible with light industrial uses will not be permitted, to ensure that there are no encumbrances to the operation of the uses primarily intended for this place type.
8. Service trades and contractors shops may be permitted.
9. The Province's D-series Guidelines will be implemented to ensure that industrial uses and sensitive land uses are not located inappropriately close to one another.
10. The following uses may be permitted only in appropriate locations, subject to a zoning by-law amendment application and full planning analysis:
 - a. Automotive body shops, provided that their location and operation will not detract from the industrial operations of the surrounding area.
 - b. Automobile service stations or gas bars if they are located on a Civic Boulevard.
 - c. To provide convenient services to those who work in the Light Industrial Place Type, small-scale retail and service commercial uses that will not detract from the industrial operations of the surrounding lands may be permitted, up to 1,000m². Uses within these categories that generate high automobile traffic will not be permitted.
 - d. Recycling and composting facilities in conformity with the Diversion - Reducing, Reusing, Recycling, Composting and Recovery policies in the Civic Infrastructure chapter and the Specific Policies for Composting and Recycling Facilities section in this chapter.

Policy 1118: The Commercial Industrial Place Type will accommodate commercial uses that do not fit well within the context of our commercial and mixed-use place types. These commercial uses tend to have a quasi-industrial character, whereby they may be designed with large outdoor storage areas, impound areas with high fences, heavy equipment on-site, or large warehouse components that don't integrate well within streetscapes and neighbourhoods. They may also generate noise, vibration, emissions and other planning impacts beyond those that would be expected within a commercial or mixed-use context.

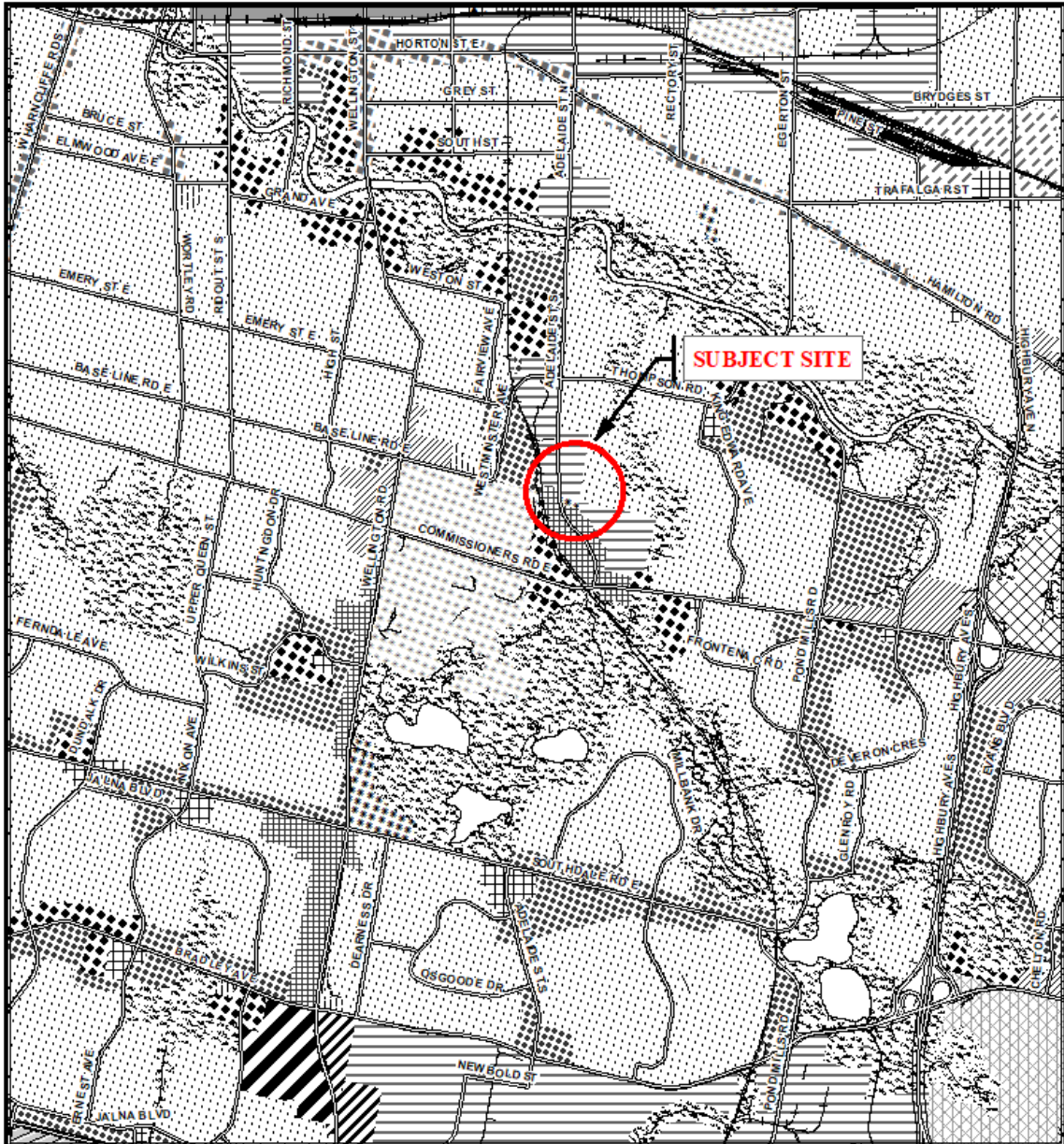
Policy 1119: The following uses may be permitted in the Commercial Industrial Place Type:

1. Commercial uses that do not fit well within the Downtown, Transit Village, Rapid Transit Corridor, Urban Corridor, Shopping Area, and Main Street Place Types due to their planning impacts may be permitted. Such impacts may stem from:
 - a. Large outdoor storage areas.
 - b. Impound areas.
 - c. Large warehouses.
 - d. Storage, display, or parking of heavy equipment.
 - e. Noise, vibration or emission impacts that exceed those that are expected within a commercial context.
 - f. Large volumes of regular truck traffic.
 - g. Large structures that have a negative visual impact, such as domes or large out-buildings.

2. Commercial recreation, places of assembly and places of worship may be permitted where appropriate.
3. Commercial uses intended for the Downtown, Transit Village, Rapid Transit Corridor, Urban Corridor, Shopping Area, and Main Street Place Types will not be permitted.
4. Commercial uses that are sensitive to noise, vibration, emissions, the visual impact of outdoor storage, and the other potential impacts that may be generated by uses in this place type will not be permitted.
5. Self-storage warehouses may be permitted.
6. A very limited amount of small-scale retail and service uses may be permitted in these areas to serve those that work in these place types or surrounding employment areas. Such uses will be located on the periphery of the place type, adjacent to a Civic Boulevard.
7. A limited range of light industrial uses may be permitted that are compatible with the commercial uses permitted in this place type.
8. The Province's D-series Guidelines will be implemented to ensure that the uses permitted in this place type and sensitive land uses are not located inappropriately close to one another.
9. The full range of uses described above will not necessarily be permitted on all sites within the Commercial Industrial Place Type.

Appendix D – Relevant Background

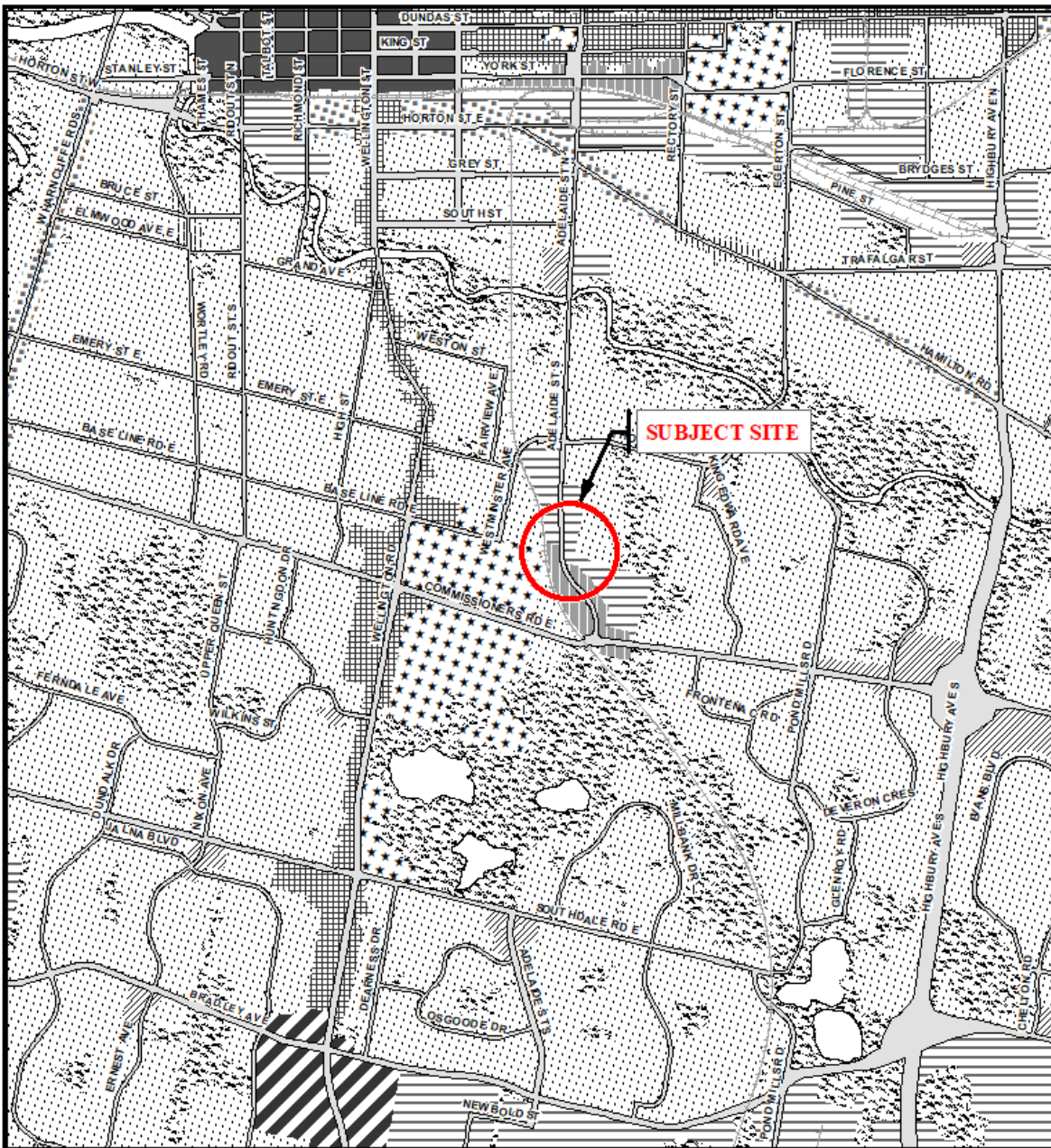
Additional Maps



Legend		
Downtown	Multi-Family, Medium Density Residential	Office Business Park
Wonderland Road Community Enterprise Corridor	Low Density Residential	General Industrial
Enclosed Regional Commercial Node	Office Area	Light Industrial
New Format Regional Commercial Node	Office/Residential	Commercial Industrial
Community Commercial Node	Regional Facility	Transitional Industrial
Neighbourhood Commercial Node	Community Facility	Rural Settlement
Main Street Commercial Corridor	Open Space	Environmental Review
Auto-Oriented Commercial Corridor	Urban Reserve - Community Growth	Agriculture
Multi-Family, High Density Residential	Urban Reserve - Industrial Growth	Urban Growth Boundary

<p>CITY OF LONDON Planning Services / Development Services OFFICIAL PLAN SCHEDULE A - LANDUSE -</p> <p><small>PREPARED BY: Graphics and Information Services</small></p>	<p>Scale 1:30,000</p> <p>Meters</p>	<p>FILE NUMBER: Z-8853</p> <p>PLANNER: MK</p> <p>TECHNICIAN: MB</p> <p>DATE: 2018/01/11</p>
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PROJECT LOCATION: e:\planning\projects\p_officialplan\work\coos\100\excerpts\mod_templates\scheduleA_b&w_8x14_with_SWAP.mxd



Legend

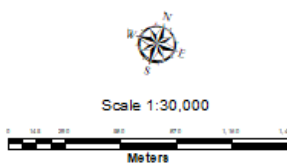
- | | | |
|------------------------|--------------------------|---|
| Downtown | Future Community Growth | Environmental Review |
| Transit Village | Heavy Industrial | Farmland |
| Shopping Area | Light Industrial | Rural Neighbourhood |
| Rapid Transit Corridor | Future Industrial Growth | Waste Management Resource Recovery Area |
| Urban Corridor | Commercial Industrial | Urban Growth Boundary |
| Main Street | Institutional | |
| Neighbourhood | Green Space | |

This is an excerpt from the Planning Division's working consolidation of Map 1 - Place Types of the London Plan, with added notations.

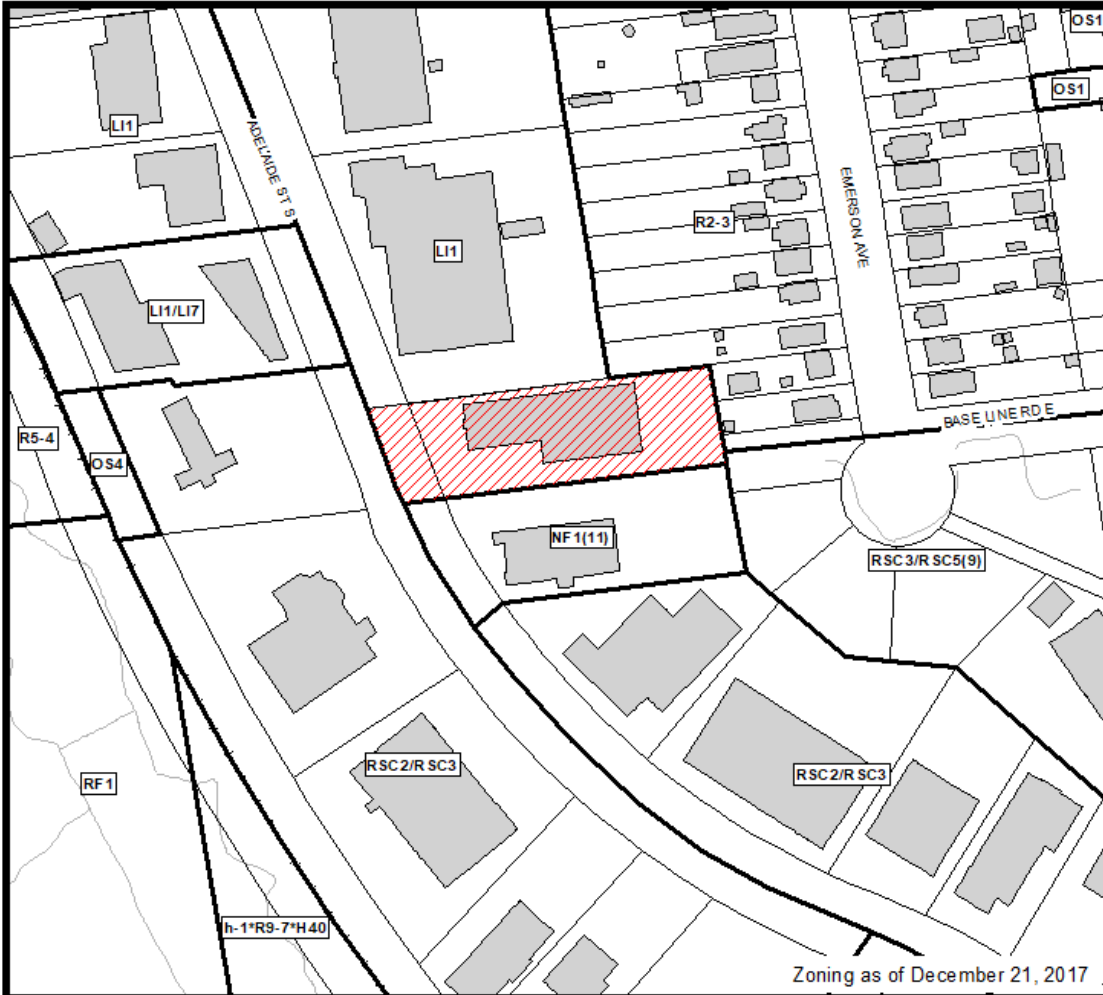
At the time of the printing of this map, the Rapid Transit EA is in progress. This map shows the Rapid Transit Corridors and Urban Corridors to recognize potential alignments. These Place Types will be modified to align with the results of the EA process for the final version of The London Plan.

CITY OF LONDON
 Planning Services /
 Development Services


LONDON PLAN MAP 1
- PLACE TYPES -
 PREPARED BY: Planning Services



File Number: Z-8853
Planner: MK
Technician: MB
Date: January 11, 2018



Zoning as of December 21, 2017

 **COUNCIL APPROVED ZONING FOR THE SUBJECT SITE: L11**

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

- | | |
|---|-----------------------------------|
| R1 - SINGLE DETACHED DWELLINGS | RF - REGIONAL FACILITY |
| R2 - SINGLE AND TWO UNIT DWELLINGS | CF - COMMUNITY FACILITY |
| R3 - SINGLE TO FOUR UNIT DWELLINGS | NF - NEIGHBOURHOOD FACILITY |
| R4 - STREET TOWNHOUSE | HER - HERITAGE |
| R5 - CLUSTER TOWNHOUSE | DC - DAY CARE |
| R6 - CLUSTER HOUSING ALL FORMS | OS - OPEN SPACE |
| R7 - SENIOR'S HOUSING | CR - COMMERCIAL RECREATION |
| R8 - MEDIUM DENSITY/LOW RISE APTS. | ER - ENVIRONMENTAL REVIEW |
| R9 - MEDIUM TO HIGH DENSITY APTS. | OB - OFFICE BUSINESS PARK |
| R10 - HIGH DENSITY APARTMENTS | LI - LIGHT INDUSTRIAL |
| R11 - LODGING HOUSE | GI - GENERAL INDUSTRIAL |
| DA - DOWNTOWN AREA | HI - HEAVY INDUSTRIAL |
| RSA - REGIONAL SHOPPING AREA | EX - RESOURCE EXTRACTIVE |
| CSA - COMMUNITY SHOPPING AREA | UR - URBAN RESERVE |
| NSA - NEIGHBOURHOOD SHOPPING AREA | AG - AGRICULTURAL |
| BDC - BUSINESS DISTRICT COMMERCIAL | AGC - AGRICULTURAL COMMERCIAL |
| AC - ARTERIAL COMMERCIAL | RRC - RURAL SETTLEMENT COMMERCIAL |
| HS - HIGHWAY SERVICE COMMERCIAL | TGS - TEMPORARY GARDEN SUITE |
| RSC - RESTRICTED SERVICE COMMERCIAL | RT - RAIL TRANSPORTATION |
| CC - CONVENIENCE COMMERCIAL | |
| SS - AUTOMOBILE SERVICE STATION | |
| ASA - ASSOCIATED SHOPPING AREA COMMERCIAL | |
| OR - OFFICE/RESIDENTIAL | "h" - HOLDING SYMBOL |
| OC - OFFICE CONVERSION | "D" - DENSITY SYMBOL |
| RO - RESTRICTED OFFICE | "H" - HEIGHT SYMBOL |
| OF - OFFICE | "B" - BONUS SYMBOL |
| | "T" - TEMPORARY USE SYMBOL |

CITY OF LONDON

PLANNING SERVICES / DEVELOPMENT SERVICES

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



THIS MAP IS AN UNOFFICIAL EXTRACT FROM THE ZONING BY-LAW WITH ADDED NOTATIONS

FILE NO:
 Z-8853 MK

MAP PREPARED:
 2018/01/11 MB

