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OZ-8034
Planner: C. Smith

TO:	CHAIR AND MEMBERS PLANNING & ENVIRONMENT COMMITTEE
FROM:	JOHN M. FLEMING DIRECTOR, LAND USE PLANNING AND CITY PLANNER
SUBJECT:	APPLICATION BY: CITY OF LONDON 585, 613, 687 & 604-650 SOVEREIGN ROAD PUBLIC PARTICIPATION MEETING ON JUNE 18, 2012

RECOMMENDATION

That, on the recommendation of the Director, Land Use Planning and City Planner, the following actions be taken with respect to the application of the City of London relating to the property located at 585, 613, 687 & 604-650 Sovereign Road:

- (a) the proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting on June 26, 2012 to amend the Official Plan to:
 - i) Amend Schedule "A" Land Use to change the designation of 585-613-687 Sovereign Road **FROM** an Open Space designation, **TO** a Light Industrial designation, to permit Light Industrial uses including uses permitted by the existing zoning;
 - ii) Amend Schedule B-1- Natural Heritage Features, **TO DELETE** "Woodlands" from 585-613-687 Sovereign Road;
 - iii) Amend Schedule "A" Land Use to change the designation of 604-650 Sovereign Road **FROM** Light Industrial **TO** Open Space to allow for passive recreational uses including woodlands;
 - iv) Amend Schedule B-1- Natural Heritage Features, **TO DELETE** "Unevaluated Vegetation Patch" and **TO ADD** "Woodlands" to 604-650 Sovereign Road: and

- (b) the proposed by-law attached hereto as Appendix "B" **BE INTRODUCED** at the Municipal Council meeting on June 26, 2012 to amend Zoning By-law No. Z.-1, in conformity with the Official Plan as amended in part (a) above, to:
 - i) Change the zoning of 585 and 613 Sovereign Road **FROM** a Light Industrial (LI2/LI7) Zone which permits manufacturing uses **TO** a Holding Light Industrial (h-h-(_)*LI2/LI7) Zone which permits manufacturing uses and requires that site plan approval be obtained, a development agreement be entered into and a tree management plan is prepared and all mitigation measures, including measures that support the revegetation plan of the lands on the east side at 604-650 Sovereign Road, are implemented to the satisfaction of Council; and
 - ii) Change the zoning of 604-650 Sovereign Road **FROM** a Light Industrial (LI1) Zone which permits manufacturing uses **TO** an Open Space (OS5) Zone to allow for passive recreational uses including woodlands.

- (c) The Site Plan Approval Authority **BE REQUESTED** to consider the following design issues through the site plan process:
 - i) That the east elevation include a masonry base; and upper storey windows in the

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- arrangement shown on the west elevation (attached figure 4);
 - ii) That the existing natural vegetation be retained as much as possible on the east and north property frontages and to be included into site landscaping; and
 - iii) That densely planted trees implementing the required tree management plan supplements site landscaping in areas where existing mature vegetation is removed on the north and east property frontages;
- (d) That Parks Planning and Design Section **BE DIRECTED** to allocate \$15,000 (fifteen thousand) towards the City led Forest Management Plan, including implementing the re-vegetation of the lands at 604-650 Sovereign Road;
- (e) That staff **BE DIRECTED** to initiate an Official Plan and Zoning By-law amendment for the lands at 3841 Cheese Factory Road from Light Industrial uses to Open Space uses resulting in the designation of approximately 4.6ha of existing wooded lands in a City of London owned industrial subdivision.

PREVIOUS REPORTS PERTINENT TO THIS MATTER
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M-251- City of London, registered plan of subdivision November 7, 1989

PURPOSE AND EFFECT OF RECOMMENDED ACTION

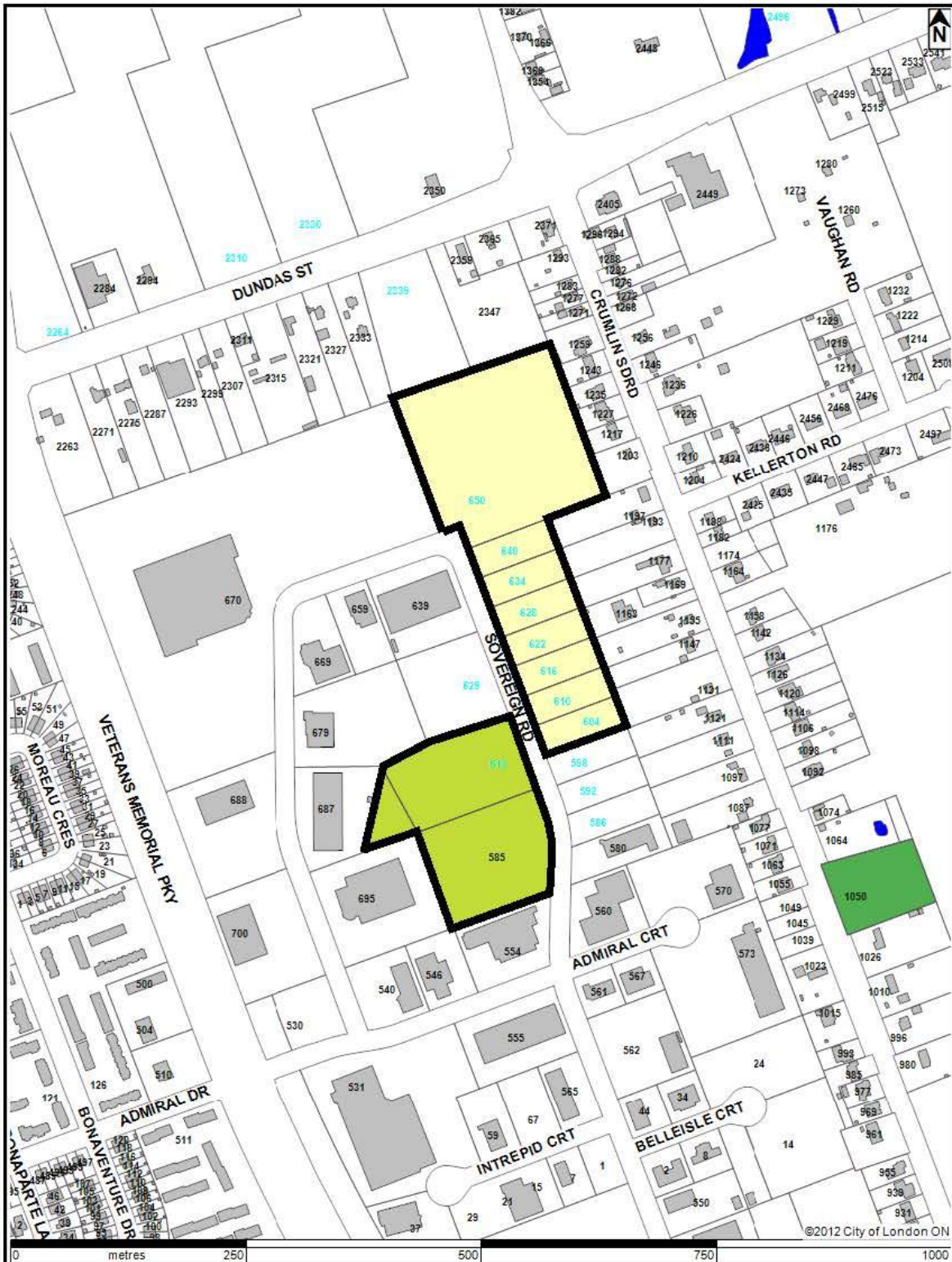
The intent of the proposed amendments are to allow for the expansion of an existing industrial use on the west side of Sovereign Road onto abutting lands which are currently designated woodlands on Schedule B-1 of the Official Plan but are zoned Light Industrial (LI2/LI7) which permits light industrial uses (approx 2.5ha) (see attached Schedule 1). The proposed amendment will allow for the lands on the easterly portion of Sovereign Road to be designated and zoned to allow for enhancement and expansion of an existing unevaluated vegetative patch (approx 5.1ha) through a City-led Forest Management Plan (Figure 2).

RATIONALE

1. The recommended amendments are consistent with the policies of the *Provincial Policy Statement, 2005*
2. The recommended amendments are consistent with the Protection of Employment Lands and Natural Heritage policies of the Official Plan.
3. The recommended amendments are consistent with the general purposes of the existing Light Industrial Zones.
4. The recommended Zoning By-law amendment includes holding provision for site plan approval and will require implementation of tree and forest management plans.

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<p style="text-align: center;">LOCATION MAP</p> <p>Subject Site: 585,613,687 and 604-650 Sovereign Rd Applicant: City Of London c/o Bill Campbell File Number: OZ-8034 Planner: Craig Smith Created By: Cheryl Koteles Date: 2012-03-30 Scale: 1:5000</p>	<p style="text-align: center;">LEGEND</p> <ul style="list-style-type: none"> Subject Site Parks Assessment Parcels Buildings 123 Address Numbers
<p>Corporation of the City of London Prepared By: Planning, Environmental</p>	

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BACKGROUND

Date Application Accepted: March 27, 2012	Agent: City of London c/o Bill Warner, Manager Realty Services
REQUESTED ACTION: The purpose and effect of this Official Plan and Zoning change is to allow for the expansion of an existing industrial use and to provide for the relocation of a natural heritage feature in the area	
585-613-687 Sovereign Road- Possible amendment to Schedule 'A' of the Official Plan FROM Open Space TO Light Industrial and to Amend Schedule 'B-1' of the Official Plan TO delete "woodlands".	
604-650 Sovereign Road- Possible amendment to Schedule 'A' of the Official Plan FROM Light Industrial TO Open Space and to Amend Schedule 'B-1' of the Official Plan TO add "woodlands".	
604-650 Sovereign Road- Possible amendment to the Zoning By-law FROM a Light Industrial (LI1) Zone which permits manufacturing uses TO Open Space (OS5) Zone to allow for passive recreational uses.	

SITE CHARACTERISTICS:
<ul style="list-style-type: none"> • Current Land Use – Woodland and vacant light industrial • Frontage - varied • Depth – varied • Area – 2.5 ha west side Sovereign Road and 5.1 ha east side Sovereign Road • Shape – varied

SURROUNDING LAND USES:
<ul style="list-style-type: none"> • North - Industrial • South - Industrial • East - Industrial/single detached residential • West - Industrial

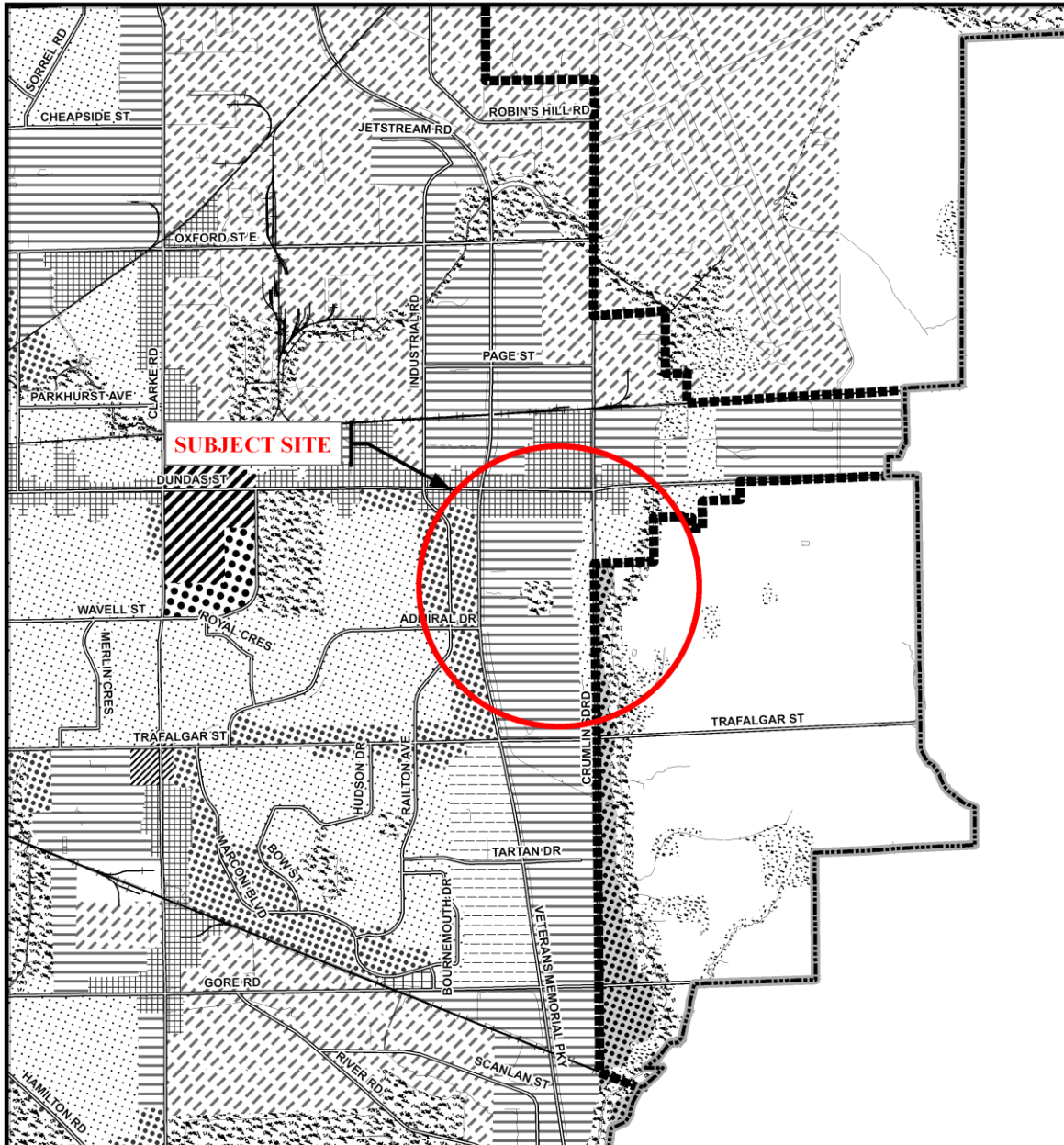
OFFICIAL PLAN DESIGNATION: (refer to Official Plan Map)
<ul style="list-style-type: none"> • Light Industrial/Open Space
EXISTING ZONING: (refer to Zoning Map)
<ul style="list-style-type: none"> • Light Industrial (LI1/LI7)

PLANNING HISTORY

M-251- City of London, registered plan of subdivision November 7, 1989. The industrial subdivision was developed and is owned by the City of London. The existing woodland was designated Open Space during the subdivision process but was zoned Light Industrial (LI2/LI7). There have been studies of the woodlands, the most recent by EarthTech dated March 1, 2012.

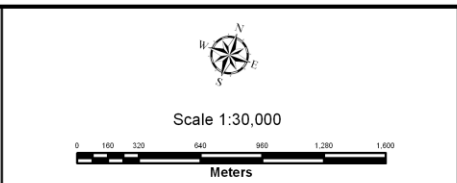
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Legend	
	Downtown Area
	Enclosed Regional Commercial Node
	New Format Regional Commercial Node
	Community Commercial Node
	Neighbourhood Commercial Node
	Main Street Commercial Corridor
	Auto-Oriented Commercial Corridor
	Multi-Family, High Density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

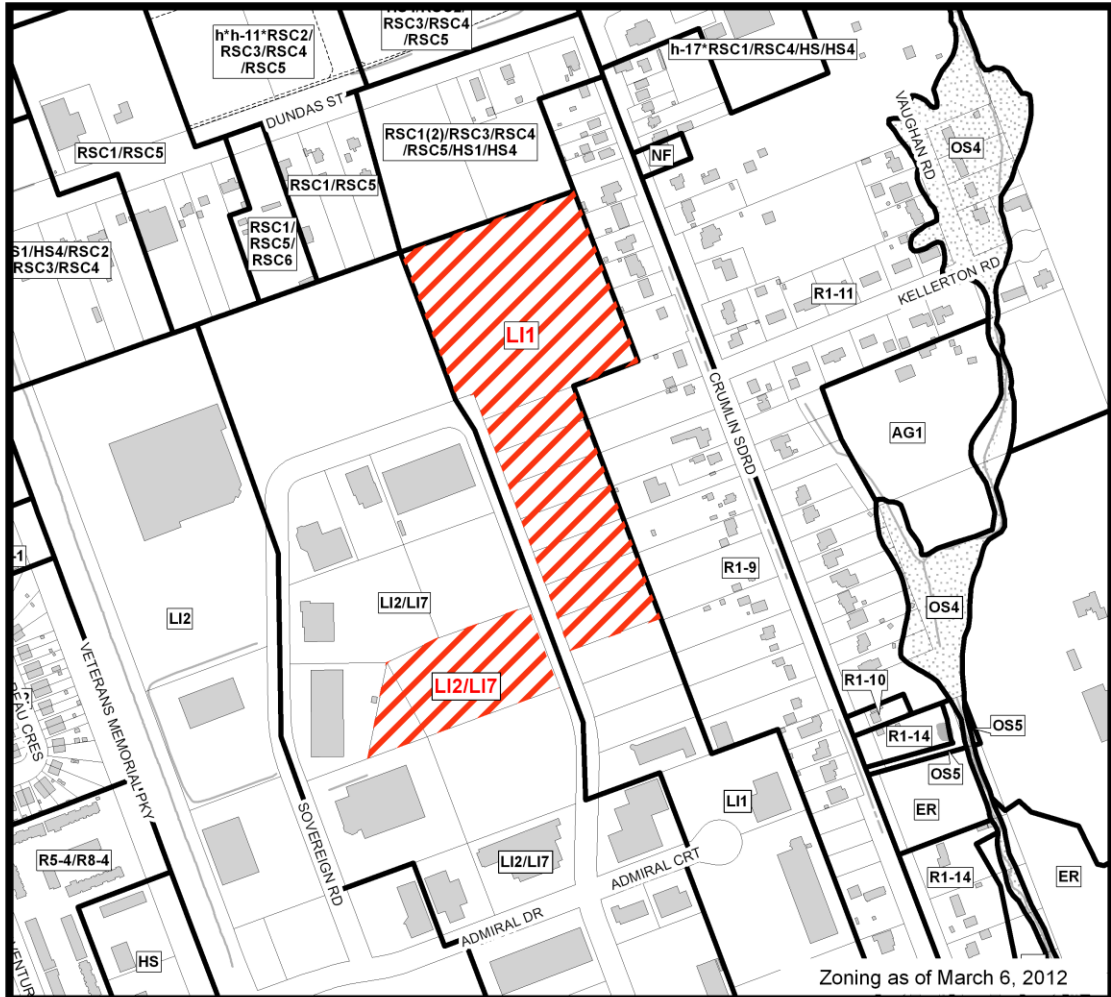
CITY OF LONDON
 Department of
 Planning and Development
 OFFICIAL PLAN SCHEDULE A
 - LANDUSE -
 PREPARED BY: Graphics and Information Services



FILE NUMBER: OZ-8034
 PLANNER: CS
 TECHNICIAN: CK
 DATE: 2012/05/08

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COUNCIL APPROVED ZONING FOR THE SUBJECT SITE: L11 & L12/L17

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

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

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

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

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

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

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

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

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

2) ANNEXED AREA APPEALED AREAS

CITY OF LONDON
PLANNING, ENVIRONMENTAL AND ENGINEERING SERVICES

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

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

FILE NO:	
OZ-8034	CS
MAP PREPARED:	
2012/05/08	CK
1:5,500	
0 25 50 100 150 200 Meters	

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SIGNIFICANT DEPARTMENT/AGENCY COMMENTS**Environment Engineering Services Department**

The City of London's Environmental and Engineering Services Department offers the following comment with respect to the aforementioned Official Plan and Zoning By-Law amendments application:

- *The applicant is advised that the Veterans Memorial Parkway Environmental Assessment (VMPEA) indicates that when interchanges are constructed along Veterans Memorial Parkway (VMP) streets like Admiral Drive will no longer intersect VMP. This will require certain streets, like Sovereign Road, to be extended to Dundas Street to provide access for the area.*
- *Therefore, a portion of 650 Sovereign Road extending the existing road allowance for Sovereign Road northerly to the limit of the property must be reserved for road allowance. The Official Plan and Zoning By-Law amendment should be changed to omit this strip of land as Open Space and/or Wood Lot.*

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.

Parks Planning and Design- Urban Forestry

Further to our review of the above noted application for an Official Plan Amendment and rezoning, Parks Planning and Design offers the following comments. We understand that while the wooded area on 585, 613, and 629 Sovereign Road is designated as Open Space on Schedule A and as a vegetation patch on Schedule B1, it is zoned for industrial uses. This is an anomaly within our mapping that needs to be resolved. Technically, it is likely that a building permit could be issued for a use that meets current zoning, resulting in the removal of the trees.

ASSESSMENT**Lands West of Sovereign Road**

As part of the review of the application for redesignation of the wooded area on 585, 613, and 629 Sovereign Road , site inventories have been carried out by a consultant and by staff and it has been determined that the patch meets the City's test for woodland significance as per Section 15.4.5 of the OP. The core of the woodland – approximately 1.5 Ha in size – is a mature remnant Maple/Beech woodland with abundant large trees (over 50cm trunk). From our assessment, the core of the woodland provides:

- *wildlife habitat for species of conservation value (Coopers Hawk);*
- *contains a high diversity of spring ground flora, and;*
- *shows structural diversity by the presence of well developed pit and mound microtopography.*

The core woodland area and a 10m buffer (from a previous EIS) is approximately 1.7 Ha. The wooded area to the south (1.2 Ha) is dominated by Ash, Maple and Cherry, with buckthorn and would appear to be a second-growth woodland on previous farmland. To the north, a smaller area (0.5 Ha) of ash dominated trees sits on the adjacent lot. These trees have been recently impacted by emerald ash borer. Total vegetation patch area is approximately 3.4 Ha.

RECOMMENDATION:

Retention of the significant woodland as currently shown on Schedule A and B1 is recommended to protect the significant features and functions, as part of the City's Natural Heritage System. Retaining the OS designation would achieve this and the zoning could be changed to OS as well.

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Significant Woodland Guidelines

We understand that there is a desire to permit the lots containing this woodland to be utilized for the zoned industrial uses. If Council supports the redesignation of the woodland west of Sovereign Road to “industrial” and therefore permit its removal, PP&D and Urban Forestry support the second part of the application – the redesignation and rezoning of the 5.2 Ha of industrial lands east of Sovereign Road as part of the “compensation” efforts for the removal of the significant woodland.

The identification and retention of a significant woodland is directed by the City’s Woodland Guideline. Three options are presented in the Guideline:

- a) protection of portions of the patch that will maintain functions;*
- b) replacement or compensation of all or portions of the patch;*
- c) identification of the patch as not significant and development permitted without replacement or compensation.*

The removal of portions of a significant woodland can be supported by the general intent of the Guideline, if it can be shown that removals do not impact the significant features and/or functions of the woodland. For this situation, the core area would be retained and a suitable buffer area protected surrounding it (1.7 Ha), as was done with the development application at 679 Sovereign Road. Total removal of a significant woodland is not something that has been approved previously in any other development application, but this is an anomaly in that it is already zoned for industrial uses.

RECOMMENDATIONS:

If the woodland is not retained, enhanced tree preservation measures should be required at the Site Plan Approval stage to protect groupings of the large trees to retain leaf volume and environmental benefits while revegetation lands are planted and mature (30-40 years). Efforts should be made to retain a block of vegetation along the eastern limit to provide aesthetic screening to the residents on Crumlin Road.

If the woodland is to be removed, no tree cutting shall occur until after the breeding window for the Coopers Hawk is complete – after July 31. Additionally, the tree management plan (which includes tree removal, disposal and protection measures) must be developed by a Registered Professional Forester (R.P.F.) and the removal supervised by a professional to ensure that the ecological values are maintained on the adjacent properties and that the removal and movement of topsoil and other materials are in accordance with the revegetation plan for the area on the east side of Sovereign Road.

To aid in the revegetation of new lands, topsoil (which includes the native plant seed bank) and coarse woody debris from the core woodland area should be relocated to the lands east of Sovereign Road by the developer.

Lands East of Sovereign Road

These lands also contain a wooded patch (approximately 1.0 Ha in size) within the same industrial zone which could be retained, enhanced and managed for long-term benefit. This vegetation patch contains large sugar maple trees as well as a mix of deciduous and coniferous trees associated with the previous farmstead.

RECOMMENDATIONS:

We are supportive of the planned ecological enhancements for the whole of these lands (5.2 Ha), if supported by suitable budget to ensure implementation, monitoring and management. The enhancements include: site preparation for the conversion of the previous vegetation and soil to a condition suitable for the establishment of native vegetation and trees; placement of

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topsoil and coarse woody debris from the west side of Sovereign Road; planting with a variety of native tree, shrub and ground species; stand tending including removal of competing brush and other species; monitoring surveys to ensure the survival and health of the newly established vegetation. The estimated establishment cost for the enhancements is approximately \$100,000 for the first three years, which is the critical establishment and survival of the newly planted trees and vegetation.

To support this effort, PP&D can commit to a multi-year program of volunteer tree planting. Funding in the amount of \$15,000 would permit a good start towards that revegetation effort.

Revegetation of these lands may also benefit the neighbouring residential lands by adding a buffer to the industrial uses.

Other Compensation Lands

We are also supportive of the protection of additional wooded lands at 3841 Cheese Factory Road within the Wilton Grove Industrial Subdivision as proposed by the applicant. Those lands are approximately 4.6 Ha in size and designated and zoned for industrial development. At the time of development, the woodland was not considered to be significant using the Guideline of the day.

Staff have recently assessed this woodland and it contains a high proportion of healthy sugar maple, beech, black cherry and other deciduous trees, and a diverse understory and herbaceous layer. There are also several small seasonal low areas that may support amphibian breeding. Using the current Guideline for the assessment of significant woodlands, this vegetation patch would now be considered significant, meeting 2 of 5 criteria. This woodland is also at the headwaters of a tributary to the Dingman Creek and in proximity to several other vegetation patches.

RECOMMENDATION:

An Official Plan and zoning amendment be initiated by the City to change the landuse from industrial to open space for 3841 Cheese Factory Road.

CONCLUSION

Significant Woodlands should be retained and protected wherever they exist as per OP policy and City Guidelines. The anomaly between the zoning and designation on Sovereign Woods has led to an unusual situation requiring resolution with the best long-term benefit.

Retention of the significant woodland on 585, 613, and 629 Sovereign Road as part of the City's Natural Heritage System is recommended to protect the significant features and functions. If the resolution to the status of the zoning/designation issue is to proceed with redesignation to industrial uses, an extensive compensation plan is recommended, as described above.

When adding up all of the lands recommended for protection and revegetation - the lands east of Sovereign Road and on Cheese Factory Road, the "compensation" area totals 9.8 Ha (5.6 Ha of wooded lands and 4.2 of lands to be revegetated) and is roughly 5.8 times the area of the core woodland area and buffer (1.7 Ha) proposed to be utilized as per the current industrial zoned uses.

Environmental And Ecological Planning Advisory Committee

I hereby certify that the Municipal Council, at its session held on May 22 and 23, 2012 resolved:

- 19. That, the following comments of the Environmental and Ecological Planning Advisory Committee (EEPAC), with respect to the Notice, dated April 2, 2012, from C. Smith, Planner II, relating to an application submitted by the City of London for the properties located at 585-613-687 and 604-650 Sovereign Road, to amend the Official Plan and Zoning By-law to allow for the*

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expansion of an existing industrial use and to provide for the relocation of a natural heritage feature in the area, **BE REFERRED** to the Civic Administration for consideration as part of the application review:

- a) *EEPAC strongly opposes the removal of a significant woodland, noting that this woodland satisfies three (3) of five (5) criteria for identification of Significant Woodlands; those criteria are outlined in Section 15.4.5 of the Official Plan, as:*
 - a. *The Woodland contains natural features and ecological functions that are important to the environmental quality and integrity of the Natural Heritage System;*
 - b. *The Woodland is important for the balanced distribution of open space amenities and passive recreational activities across the urban area; and,*
 - c. *The Woodland contains distinctive, unusual or high quality natural communities or landforms”.*
- b) *the City of London cannot afford to lose any woodland, since it currently has less than 8% woodland cover;*
- c) *the Civic Administration's proposed compensation plan is inadequate and lacks sufficient detail and that any proposed compensation plan should address the following:*
 - a. *replacement of lost leaf area within five (5) years;*
 - b. *replacement of lost basal area within five (5) years; and,*
 - c. *the reclaim and reuse of woodland soils (due to the important seed bank, organic and mineral properties) in any new compensation area;*
- d) *the compensation lands should be located in the same immediate area, on the same landform unit (sand plain); and,*
- e) *any additional compensation measures should include the City of London purchasing another woodland with similar features and functions, which would otherwise be at risk of development, such as a woodland with current non-open space zoning.*

Upper Thames River Conservation Authority

Both the November 2, 2007 EarthTech Report as well a report dated March 1, 2012 titled Sovereign Rd, Woodland Patch.#05006: Forest Assessment prepared by William & Associates Forestry Consultants, have, confirmed that the woodland which is located on the subject lands is significant.

UTRCA Policy 3.3.3.1 Significant Woodlands stipulates that new development and site alteration is not permitted in significant woodlands. Therefore the UTRCA objects to, this application to amend the Official Plan and Zoning By-law which would result in the removal of a significant woodland and recommend that the application be denied.

PUBLIC LIAISON:	On April 2, 2012, Notice of Application was sent to 67 property owners in the surrounding area. Notice of Application was also published in the “Living in the City” section of the London Free Press on April 7, 2012. A “Possible Land Use Change” sign was also posted on the site.	2 written and 2 phone calls were received
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Nature of Liaison: 585-613-687 & 604-650 Sovereign Road– The purpose and effect of this Official Plan and Zoning change is to allow for the expansion of an existing industrial use and to provide for the relocation of a natural heritage feature in the area.

585-613-687 Sovereign Road- Possible amendment to Schedule ‘A’ of the Official Plan FROM Open Space TO Light Industrial and to Amend Schedule ‘B-1’ of the Official Plan TO delete “woodlands”.

604-650 Sovereign Road- Possible amendment to Schedule ‘A’ of the Official Plan FROM Light Industrial TO Open Space and to Amend Schedule ‘B-1’ of the Official Plan TO add “woodlands”.

604-650 Sovereign Road- Possible amendment to the Zoning By-law FROM a Light Industrial (LI1) Zone which permits manufacturing uses TO Open Space (OS5) Zone to allow for passive recreational uses

Responses: 1 written response objecting to the removal of the woodland. States that UTRCA Environmental Policies specifically prohibit development in woodlands and that replacing the woodland will take over 50 years to reach the same ecological function as now exists.

1 written response indicating that if the proposed development occurs that a tree preservation plan and strategy should be required as part of the amendment.

2 phone calls from property owners on Crumlin Side Road; supporting the change from industrial uses to open space uses on the lands directly behind their homes.

ANALYSIS

Subject Lands

The subject lands are located on the east and west side of Sovereign Road. The lands are located within the City of London’s Trafalgar industrial subdivision. The subject lands are zoned Light Industrial and permit a wide range of manufacturing, fabricating and warehouse uses which are typically contained within a building. Through the Veteran’s Memorial Park EA process Sovereign Road has been identified as a future collector street to provide for access from the Trafalgar industrial subdivision onto Dundas Street.

Nature of the Application

The proposed amendments to the Official Plan and Zoning By-law will provide for:

- the expansion of an existing industrial manufacturing use (Centennial Windows) onto an abutting property that is currently zoned to permit their manufacturing use but is designated in the Official Plan as Open Space on Schedule “A” and woodlands on Schedule B-1;
- the enhancement and expansion of an existing wooded area on the east side of Sovereign Road through a City-led Forest Management Plan, resulting in a woodland approximately twice the size of the existing woodland and providing for a vegetative buffer between the industrial uses and the existing residential uses along Crumlin Side Road;
- Parks Planning and Design Section to allocate funds to facilitate the City-led Forest Management Plan;
- Staff to initiate an Official Plan and Zoning By-law on City owned industrial lands (3841 Cheese Factory Road) to designate approximately 4.6ha of additional woodlands; and
- a holding provision to ensure that the future property owners of 585 and 613 Sovereign Road undertake tree management plans as part of any future site plan approvals. The holding provision will not be deleted until a tree management plan has been prepared by a Registered Professional Forester (R.P.F.). The management plan includes supervision

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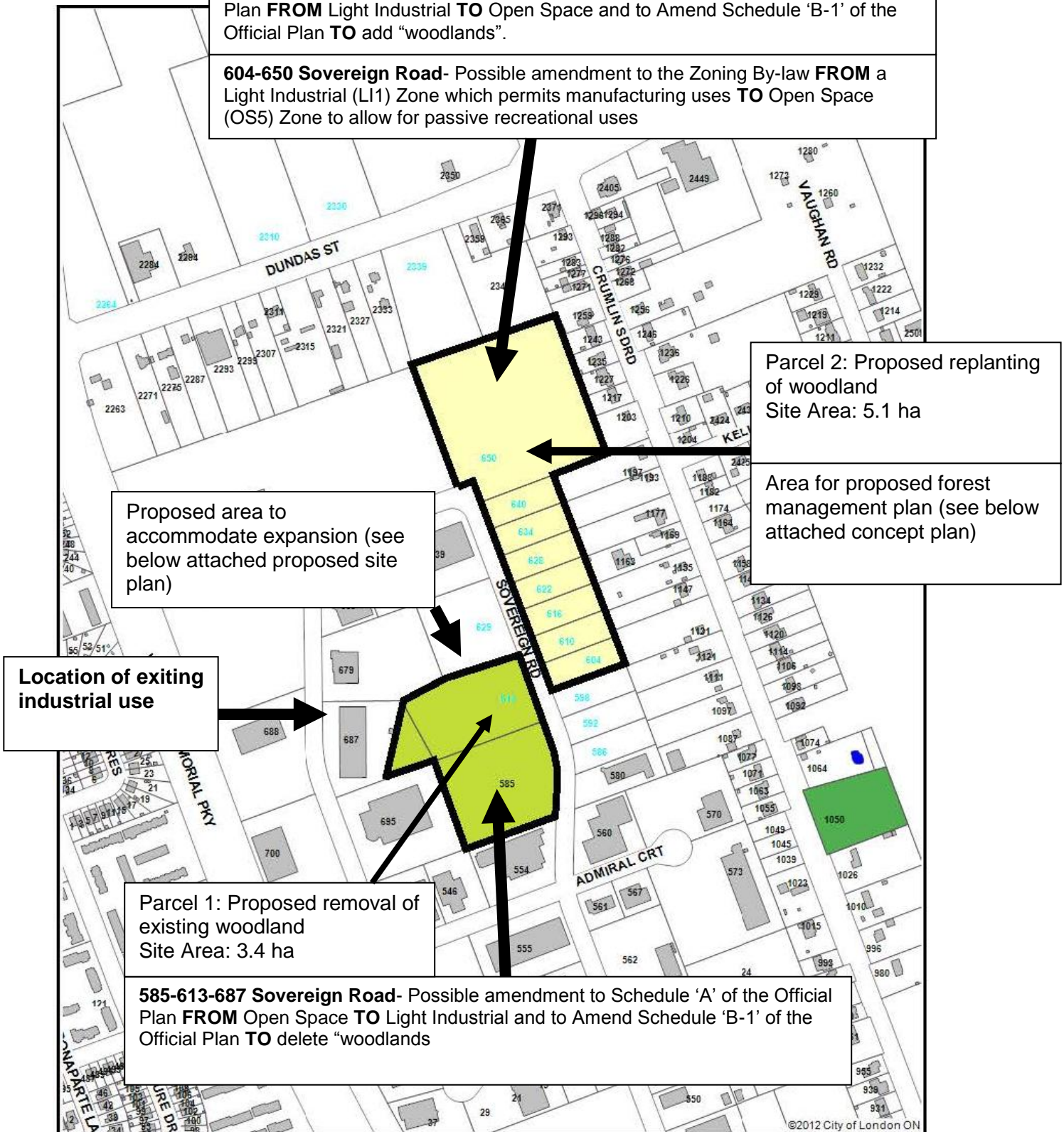
OZ-8034
Planner: C. Smith

of the removal of the trees on 585-613 Sovereign Road by an R.P.F. to ensure that the ecological values are maintained and that the removal and movement of topsoil and other materials are in accordance with the City-led Forest Management plan which includes revegetation of the area on the east side of Sovereign Road (604-650 Sovereign Road).

Figure 1

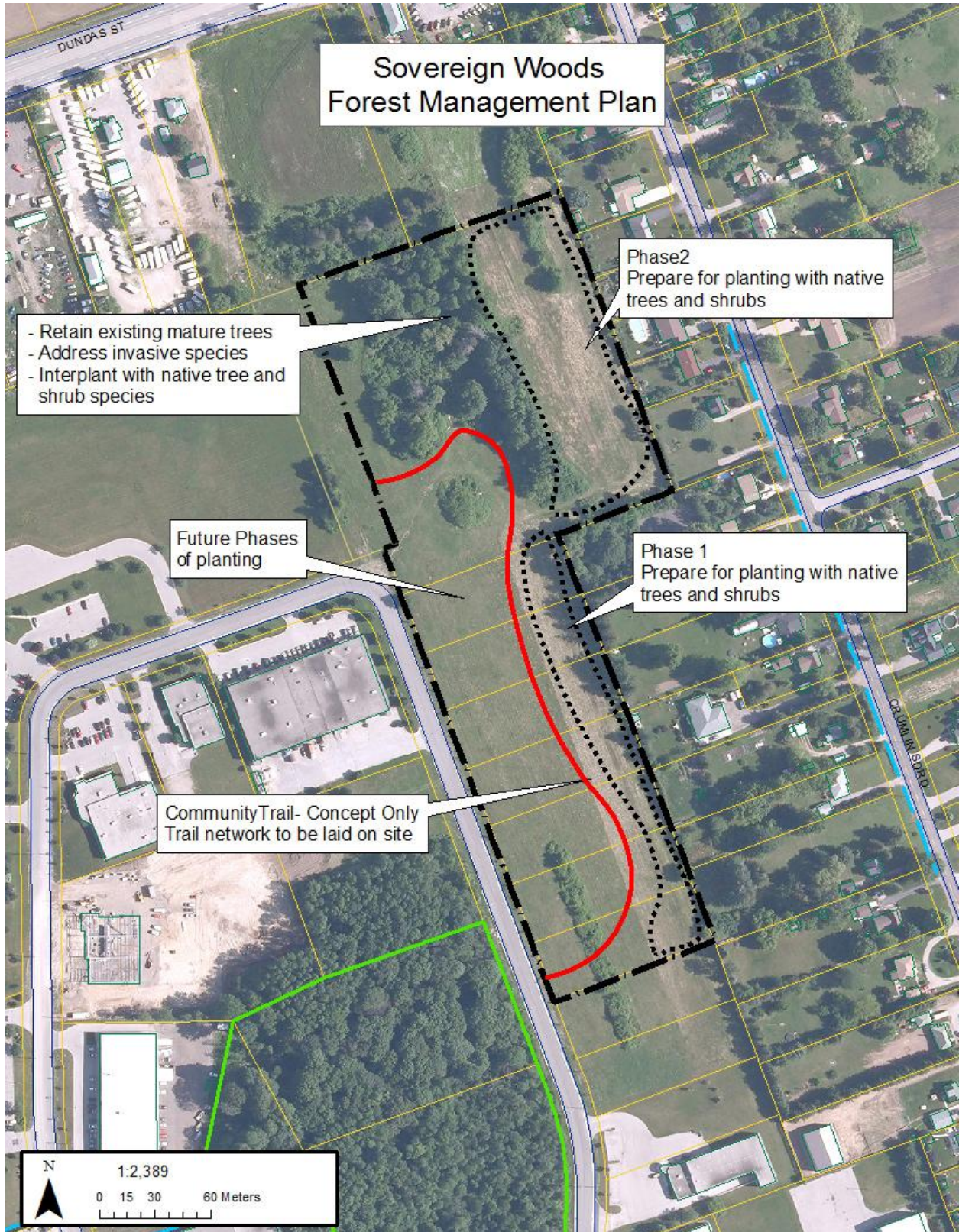
604-650 Sovereign Road- Possible amendment to Schedule 'A' of the Official Plan **FROM** Light Industrial **TO** Open Space and to Amend Schedule 'B-1' of the Official Plan **TO** add "woodlands".

604-650 Sovereign Road- Possible amendment to the Zoning By-law **FROM** a Light Industrial (LI1) Zone which permits manufacturing uses **TO** Open Space (OS5) Zone to allow for passive recreational uses



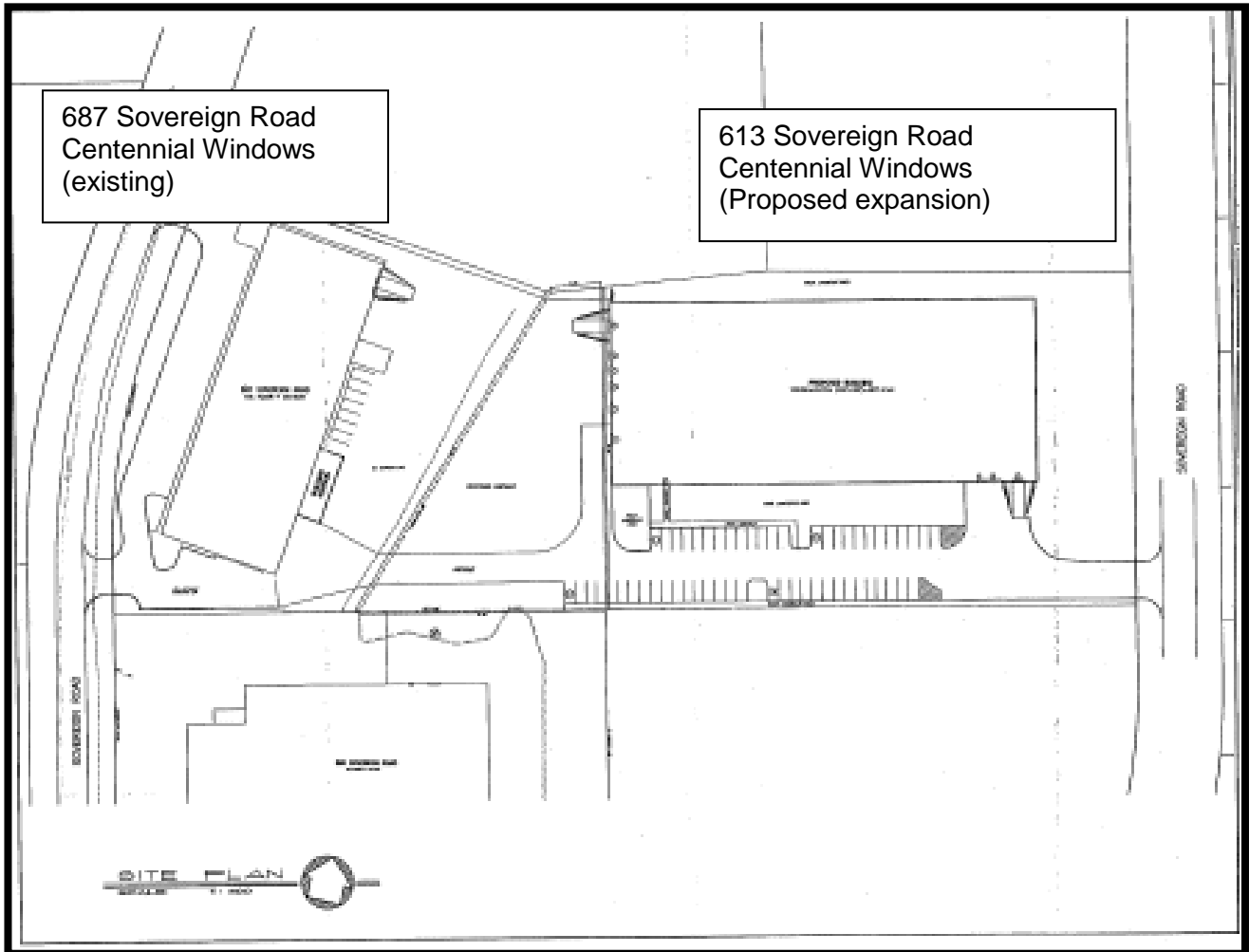
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Figure 2

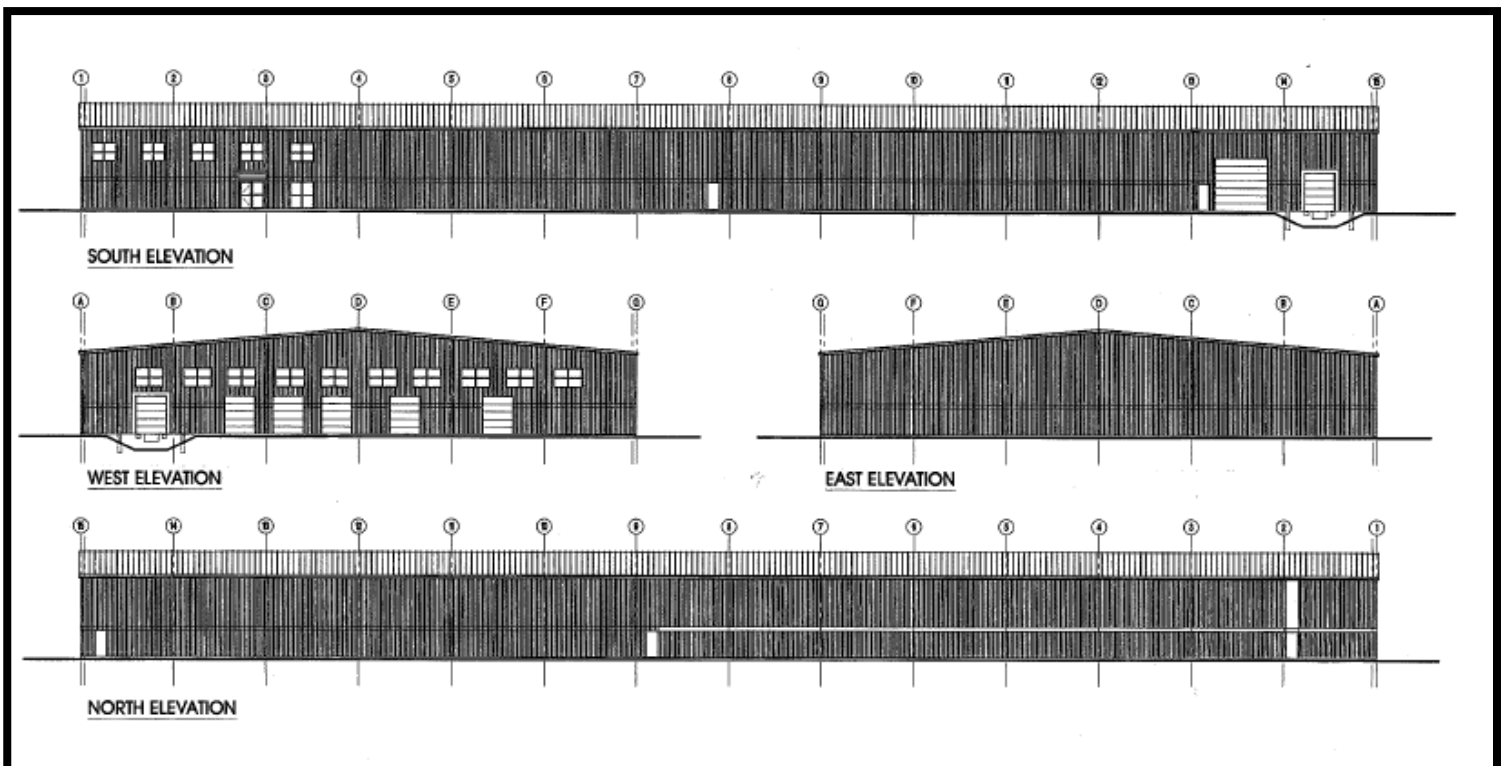


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Proposed Site Plan: Figure 3



Proposed elevations: Figure 4



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Provincial Policy Statement

Part III

A policy-led planning system recognizes and addresses the complex inter-relationships among environmental, economic and social factors in land use planning. The Provincial Policy Statement supports a comprehensive, integrated and long-term approach to planning, and recognizes linkages among policy areas.

The Provincial Policy Statement is more than a set of individual policies. It is intended to be read in its entirety and the relevant policies are to be applied to each situation. A decision-maker should read all of the relevant policies as if they are specifically cross-referenced with each other. While specific policies sometimes refer to other policies for ease of use, these cross-references do not take away from the need to read the Provincial Policy Statement as a whole.

Part V

1.1.1 Healthy, liveable and safe communities are sustained by:

- 1. promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;*
- 2. accommodating an appropriate range and mix of residential, employment (including industrial, commercial and institutional uses), recreational and open space uses to meet long-term needs;*

3.1 Planning authorities shall promote economic development and competitiveness by:

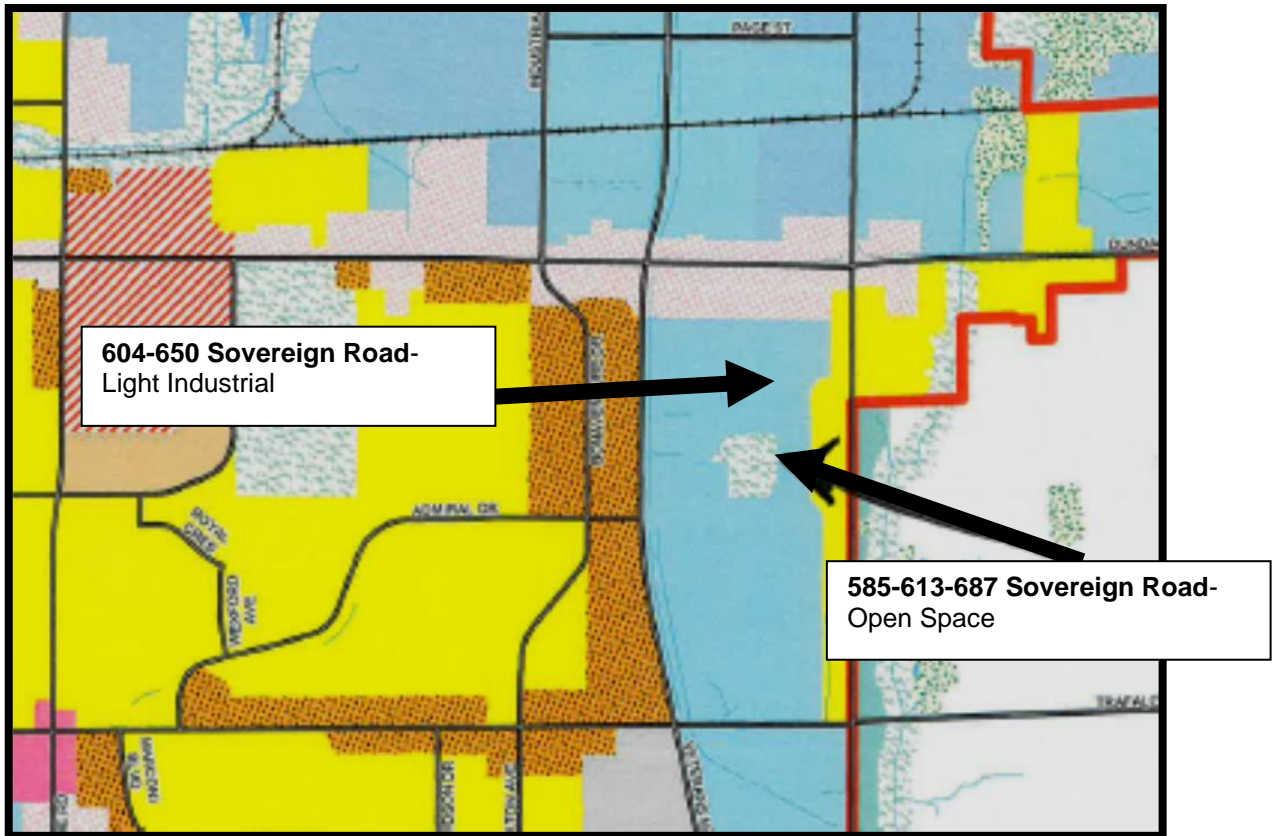
- 1. providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses;*
- 2. planning for, protecting and preserving employment areas for current and future uses;*

The proposed amendment is consistent with the Provincial Policy Statement as it:

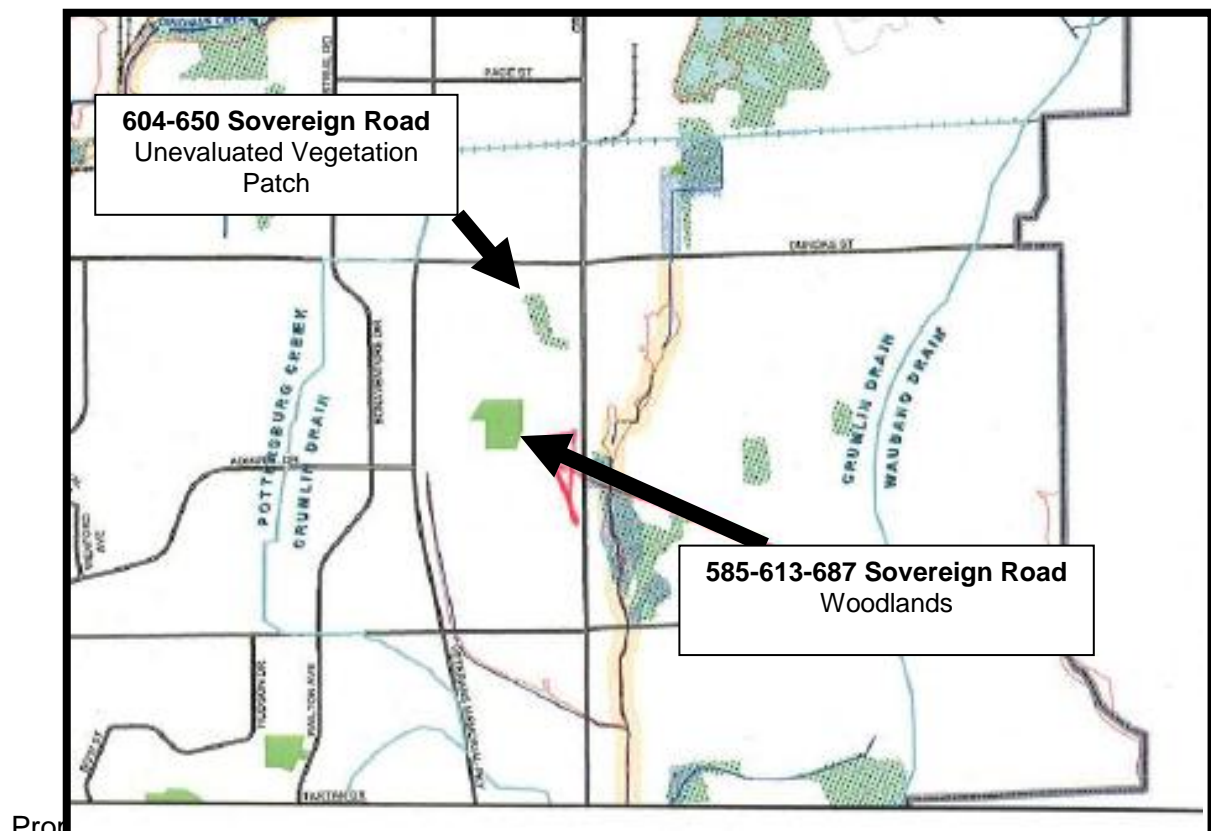
- provides balance and addresses the complex inter-relationship between the environmental, economic and social policies;
- provides for an appropriate mix of land uses;
- protects the existing employment lands at 585-613 Sovereign Road that are currently zoned to permit Light Industrial uses;
- provides a choice of a suitable site to expand an existing manufacturing use in an existing industrial area;
- provides for the retention of an existing manufacturing use by providing for a suitable site to accommodate current and future industrial needs (see attached Schedule 1); and
- provides an opportunity to retain and enhance the natural heritage corridor along the easterly side of Sovereign Road which includes:
 - creating a buffer between the industrial subdivision and existing residential uses along Crumlin Side Road; and
 - maintaining the long term viability of the woodland in the industrial subdivision.

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Official Plan
Current Official Plan Designation
Excerpt Schedule "A": Figure 5



Excerpt Schedule B-1: Figure 6



Pro

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585-613-687 Sovereign Road- The proposed amendment is to change Schedule “A” Land Use designation of from an Open Space designation to a Light Industrial designation and to delete “woodlands” from Schedule B-1- Natural Heritage Features. The proposed amendment will allow for the lands currently zoned Light Industrial (L12/LI7) to be utilized for industrial uses including the proposed expansion of Centennial Windows.

604-650 Sovereign Road- The proposed amendment is to change Schedule “A” Land Use from Light Industrial to Open Space, to delete an unevaluated vegetation patch, and to add woodlands to Schedule B-1- Natural Heritage Features. The proposed amendment will allow for:

- the protection and enhancement the unevaluated vegetative patch along the easterly side of Sovereign Road;
- the long term viability of the woodland in the industrial subdivision;
- an opportunity for improvement to the quality of the natural heritage system in the industrial subdivision;
- a vegetative buffer minimizing potential impacts between the industrial subdivision and existing residential uses along Crumlin Side Road; and
- passive recreational uses for area residents and business employees.

2.2.1. Official Plan Vision Statement

The City of London Official Plan will provide guidance for the physical development of a healthy community that will contribute to the well-being of all Londoners and that is sustainable for the benefit of future generations. Through the implementation of the Plan, City Council will:

- *manage growth and change so that efforts to foster economic development; protect and enhance nature within the City; provide for the efficient movement of people and goods; and promote attractive, cohesive neighbourhoods, are in balance and supportive of each other;*

2.7.4. Protection of Employment Lands

Council will support the protection of existing employment lands in the City, including lands that are designated for manufacturing, warehousing, offices, and their associated retail and ancillary facilities.

2.9.1. Natural Heritage

The City will seek to improve the quality of the Natural Heritage System over the planning period by strengthening linkages and mitigating the negative impacts of activities that impact on the system.

2.9.3. Environmental Strategies

The City shall encourage innovative development patterns and techniques which support and strengthen the Natural Heritage System.

Municipal Council has adopted the City of London Official Plan land use designations implementing the above Vision Statement. The proposed Official Plan and Zoning By-law amendment is consistent with the Vision Statement as it:

- supports the existing manufacturing uses and provides for an opportunity to expand and utilize industrial lands zoned to permit the use;
- will provide for the protection and enhancement of nature within the City by providing an opportunity to retain and enhance the natural heritage corridor along the easterly side of Sovereign Road;
- will provide for an opportunity to maintain the long term viability of the woodland in the industrial subdivision;
- protects the existing employment lands at 585-613 Sovereign Road that are currently zoned to permit Light Industrial uses;
- provides buffering to minimize potential impacts between the industrial subdivision and existing residential uses along Crumlin Side Road;
- provides passive recreational uses to area residents and the employees of the abutting industrial uses; and

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- will provide an opportunity for improvement to the quality of the natural heritage system in the industrial subdivision by utilizing an innovative development pattern as proposed in the City-led Forest Management Plan, which includes enhanced tree preservation measures.

7.1.1. Objectives for all Industrial Designations

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.

- *Minimize any potentially adverse impacts from industrial development on surrounding land uses.*
- *Encourage industrial uses to locate in industrial parks.*
- *Encourage an efficient utilization of land within industrial areas*

The proposed Official Plan and Zoning By-law amendment is consistent in the following ways with the Official Plan policies regarding Objectives for all Industrial Designation;

- the lands at 585-613 Sovereign Road are currently serviced and zoned to permit Light Industrial uses;
- provides a suitable site and location to expand an existing manufacturing use in an existing industrial park;
- utilizes existing zoned and serviced lands that will allow for the accommodation of the expansion of an existing manufacturing use in an existing industrial park; and
- provides an opportunity to retain and enhance the natural heritage corridor along the easterly side of Sovereign Road minimizing potential impacts between the industrial subdivision and existing residential uses along Crumlin Side Road

15.4.14. Other Woodland Patches larger than 0.5 Hectares

Where it is considered appropriate, the protection of trees or other vegetation will be required through measures such as, but not limited to, Tree Preservation Plans for subdivision or site plan applications, acquisition of land through parkland dedication and/or purchase by the City, conservation easements, landowner stewardship initiatives and zoning provisions.

The proposed Official Plan and Zoning By-law amendment is consistent in the following ways with the Official Plan policies regarding Woodland Patches larger than 0.5ha:

- Through the proposed holding provision a tree management plan (which includes tree removal, disposal and protection measures) is to be developed by a Registered Professional Forester (R.P.F.) which includes;
 - enhanced tree preservation measures to protect groupings of large trees to retain leaf volume and environmental benefits;
 - efforts to retain a block of vegetation along the eastern limits of 585-613 Sovereign Road to provide aesthetic screening to the residents on Crumlin Road;
 - that no tree cutting shall occur until after the breeding window for the Coopers Hawk is complete – after July 31;
 - that tree removal and mitigation measures are supervised by a R.P.F. to ensure that the ecological values are maintained on 585-616 Sovereign Road and that the removal and movement of topsoil and other materials are in accordance with the revegetation plan for the area on the east side of Sovereign Road; and
 - that topsoil (which includes the native plant seed bank) and coarse woody debris from the core woodland area at 585-613 Sovereign Road be relocated to the lands east of Sovereign Road.

The proposed protection and enhancement of the unevaluated vegetative patch along the easterly side of Sovereign Road will provide a buffer that will assist in minimizing potential impacts between the industrial subdivision and existing residential uses along Crumlin Side Road. As per the proposed forest management plan the enhanced woodland will provide passive recreational uses to area residents and the employees of the abutting industrial uses.

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Zoning

Existing Zoning

585 and 613 Sovereign Road- Light Industrial (LI2/LI7) Zone which permits wide range of manufacturing, fabricating and warehouse type uses typically wholly contained within a building with minimal outdoor storage. Centennial Windows is a permitted use in the Light Industrial (LI2/LI7) zone.

604-650 Sovereign Road is currently vacant. These lots abut the existing residential uses along Crumlin Side Road and are zoned Light Industrial (LI1), which permits a lesser range of manufacturing uses that would create less impact on the abutting uses.

Proposed Zoning

585 and 613 Sovereign Road- the proposed amendment would permit a Holding Light Industrial (h-h-(_)*LI2/LI7) Zone. The zone allows for the same permitted uses. Holding provisions are proposed to ensure that a development agreement be entered with the City of London through the site plan approval process. A further holding provision is proposed to include that a tree management plan is prepared by a Registered Professional Forester (R.P.F.) and all mitigation measures, including measures that support the revegetation plan of the lands on the east side of Sovereign Road are implemented to the satisfaction of Council.

604-650 Sovereign Road- the proposed amendment would permit an Open Space (OS5) Zone. The OS5 zone will allow for passive recreation uses without structures and will permit the implementation of the City-led Forest Management Plan (Figure 2).

Public and Agency Comments

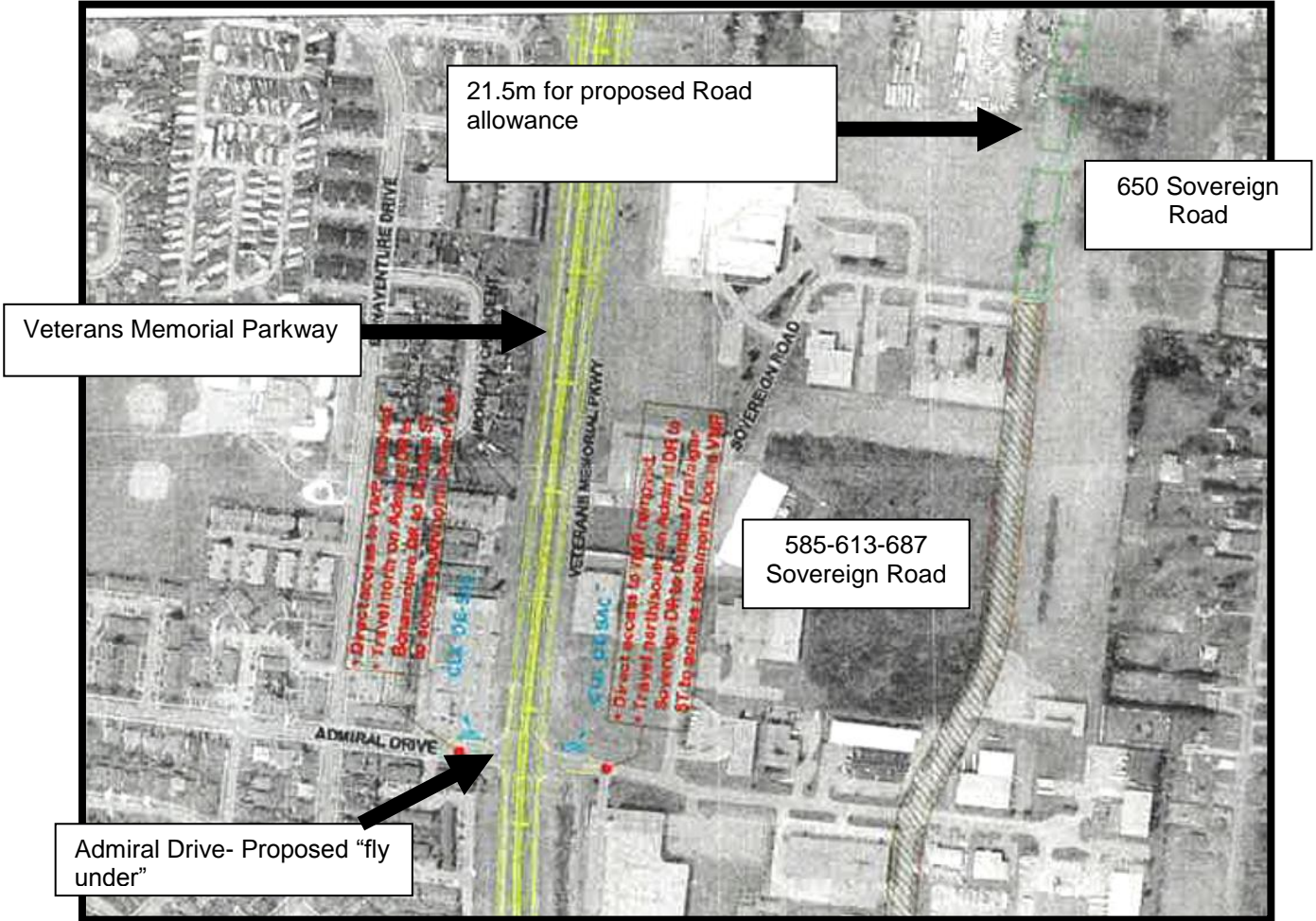
The proposed Official Plan and Zoning By-law amendments are intended to allow lands that are currently zoned to permit industrial uses to be utilized by an existing industrial use. To compensate, a City-led Forest Management Plan is proposed to enhance and expand an unevaluated vegetative patch on the east side of Sovereign Road. Through the holding provision and site plan approval process, mitigation measures will be implemented to provide tree protection and enhancement of the natural heritage in the industrial subdivision.

Transportation

During the Veteran Memorial Parkway EA process it was identified that Admiral Drive will no longer have access onto the VMP. Sovereign Road is proposed to be extended to the north providing access for the industrial subdivision onto Dundas Street. An interchange is proposed to be constructed at Dundas Street and the VMP. A 21.5m wide portion of land has been left out of the proposed Official Plan and Zoning By-law amendment along the west side of 650 Sovereign Road to provide for the future road allowance.

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Figure 7



CONCLUSION

The woodlands at 585 and 613 Sovereign Road are currently zoned Light Industrial (LI2/LI7). An existing industrial use requires the lands to accommodate expansion. The proposed Official Plan and Zoning By-law amendment will permit the retention and expansion of an existing industrial use and the expansion and enhancement of an existing unevaluated vegetation patch. The proposed Forest Management Plan will result in a woodland that is approximately twice the size of the existing woodland. Further it is requested that Staff be directed to initiate an Official Plan and Zoning By-law amendment at 3841 Cheese Factory Road, adding 4.2 ha of Open Space lands within the City. The proposed amendment meets the intent of the industrial and environmental policies of the Official Plan.

Agenda Item # Page #

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OZ-8034
Planner: C. Smith

PREPARED BY:	SUBMITTED BY:
CRAIG SMITH COMMUNITY PLANNING AND URBAN DESIGN SECTION	JIM YANCHULA, MCIP, RPP MANAGER OF COMMUNITY PLANNING AND URBAN DESIGN SECTION
RECOMMENDED BY:	
JOHN M. FLEMING, MCIP, RPP DIRECTOR, LAND USE PLANNING AND CITY PLANNER	

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OZ-8034
Planner: C. Smith

Responses to Public Liaison Letter and Publication in “Living in the City”

<u>Telephone</u>	<u>Written</u>
Peter Graham 1197 Crumlin Side Road	William Van Hemessen
Art Pellegatta 1227 Crumlin Side Road	Sandy Levin 59 Longbow Road

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OZ-8034
Planner: C. Smith

**Bibliography of Information and Materials
OZ-8034**

The following documents were used in the review of this development proposal:

- Provincial Policy Statement, 2005
- City of London Official Plan
- Zoning By-law Z.-1
- All internal and external correspondence sent to C. Smith as contained in the City of London file OZ-8034

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OZ-8034
Planner: C. Smith

Appendix "A"

Bill No. (number to be inserted by Clerk's Office)
2012

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

A by-law to amend the Official Plan for the City of London, 1989 relating to. 585, 613, 687 and 604-650 Sovereign Road

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

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

PASSED in Open Council on June 26, 2012.

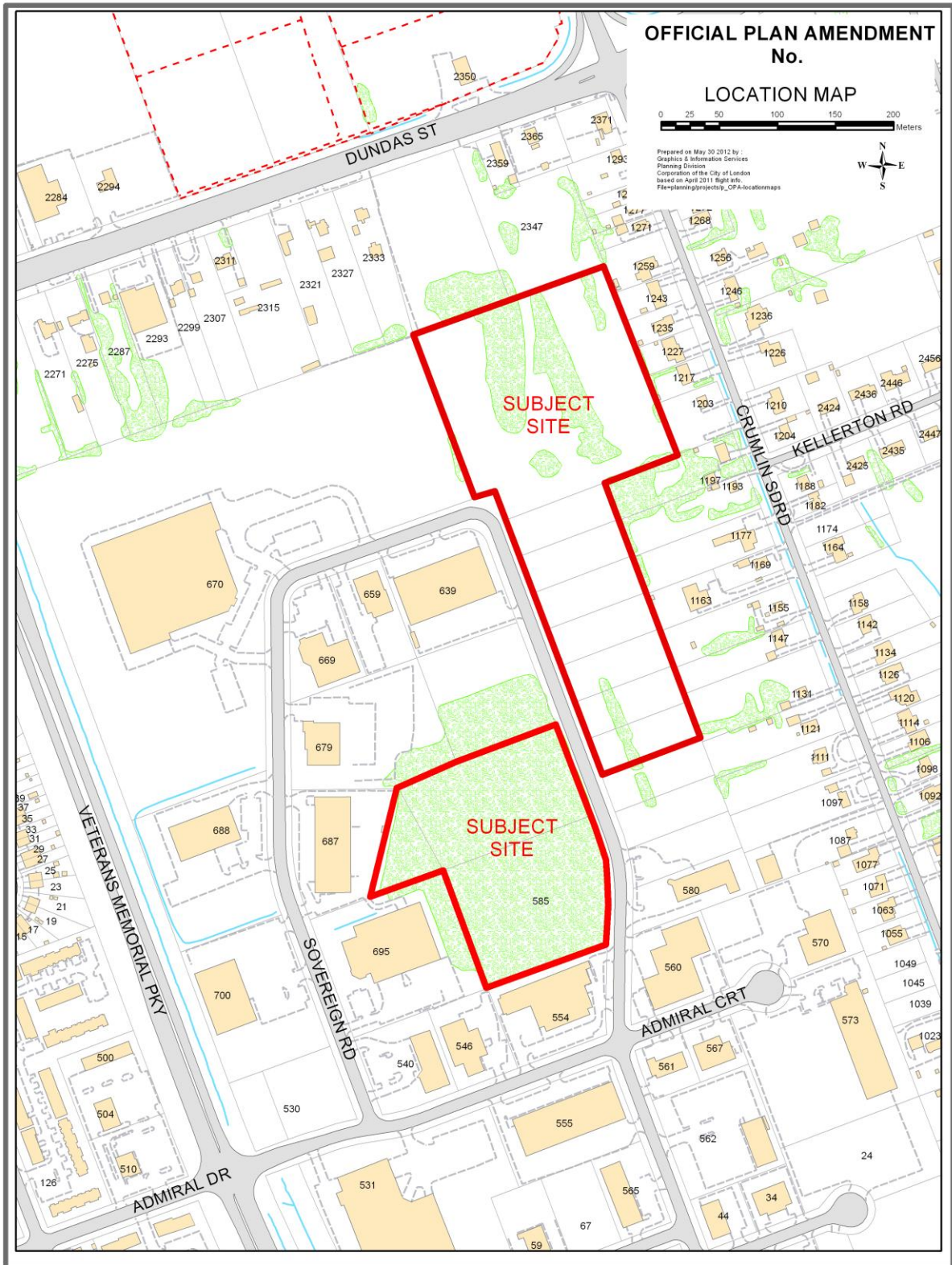
Joe Fontana
Mayor

Catharine Saunders
City Clerk

First Reading – June 26, 2012
Second Reading – June 26, 2012
Third Reading – June 26, 2012

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OZ-8034
Planner: C. Smith



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OZ-8034
Planner: C. Smith

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

A. PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is:

1. Amend Schedule "A" Land Use to change the designation of 585-613-687 Sovereign Road from a Open Space designation, to a Light Industrial designation, to permit Light Industrial uses including uses permitted by the existing zoning;
2. Amend Schedule B-1- Natural Heritage Features, to delete "Woodlands" from 585-613-687 Sovereign Road;
3. Amend Schedule "A" Land Use to change the designation of 604-650 Sovereign Road from Light Industrial to Open Space to allow for passive recreational uses including woodlands;
4. Amend Schedule B-1- Natural Heritage Features, to delete "Unevaluated Vegetation Patch" and to add "Woodlands" to 604-650 Sovereign Road.

B. LOCATION OF THIS AMENDMENT

1. This Amendment applies to lands located at 585, 613 and 687 & 604-650 Sovereign Road

C. BASIS OF THE AMENDMENT

The amendments are consistent with the policies of the *Provincial Policy Statement, 2005* and are consistent with the Industrial and Environmental policies of the Official Plan.

The recommended amendments allow for the expansion of an existing industrial manufacturing use onto an abutting property and for the enhancement and expansion of an existing wooded area on the east side of Sovereign Road

D. THE AMENDMENT

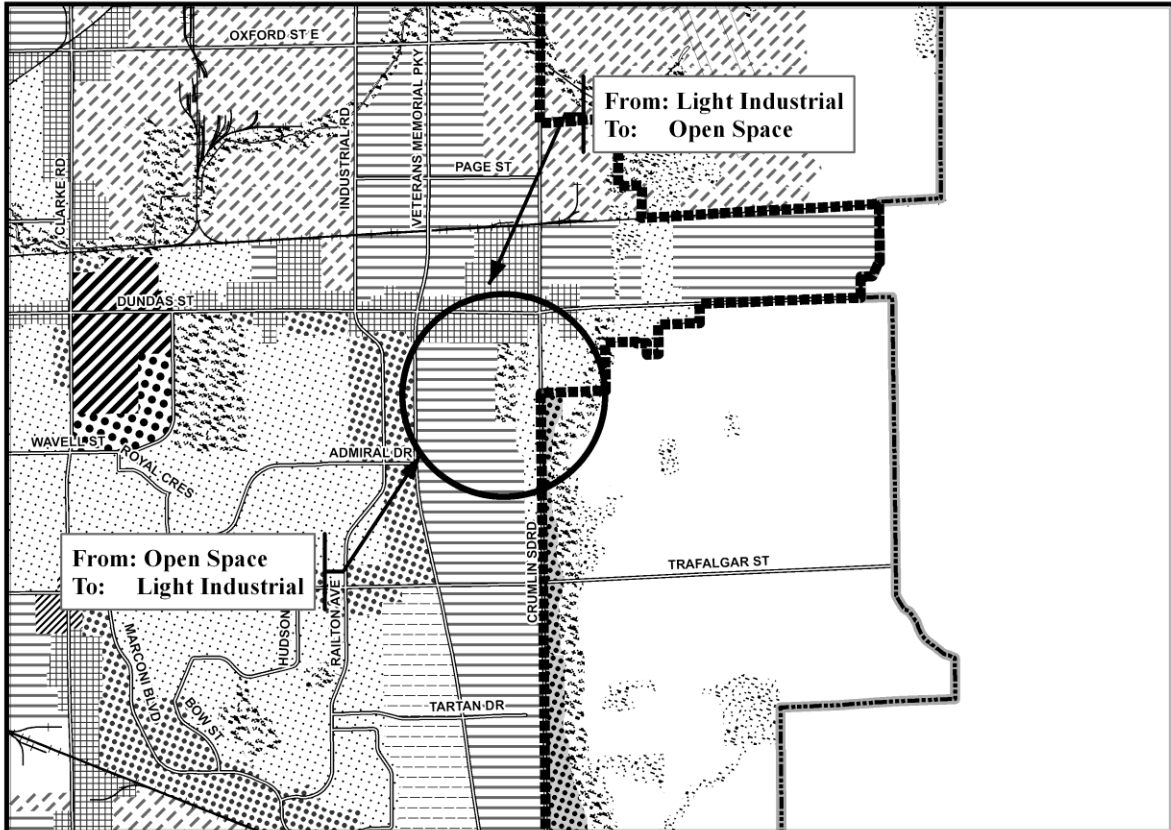
The Official Plan for the City of London is hereby amended as follows:

1. Amend Schedule "A" Land Use to change the designation of 585-613-687 Sovereign Road from a Open Space designation, to a Light Industrial designation, to permit Light Industrial uses including uses permitted by the existing zoning;
2. Amend Schedule B-1- Natural Heritage Features, to delete "Woodlands" from 585-613-687 Sovereign Road;
3. Amend Schedule "A" Land Use to change the designation of 604-650 Sovereign Road from Light Industrial to Open Space to allow for passive recreational uses including woodlands;
4. Amend Schedule B-1- Natural Heritage Features, to delete "Unevaluated Vegetation Patch" and to add "Woodlands" to 604-650 Sovereign Road;

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OZ-8034
Planner: C. Smith

AMENDMENT NO:



Legend

- | | |
|---|--|
| <ul style="list-style-type: none"> Downtown Area Enclosed Regional Commercial Node New Format Regional Commercial Node Community Commercial Node Neighbourhood Commercial Node Main Street Commercial Corridor Auto-Oriented Commercial Corridor Multi-Family, High Density Residential Multi-Family, Medium Density Residential Low Density Residential Office Area Office/Residential | <ul style="list-style-type: none"> Office Business Park General Industrial Light Industrial Regional Facility Community Facility Open Space Urban Reserve - Community Growth Urban Reserve - Industrial Growth Rural Settlement Environmental Review Agriculture Urban Growth Boundary |
|---|--|

This is an excerpt from the Planning Division's working consolidation of Schedule A to the City of London Official Plan, with added notations.

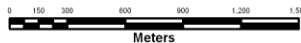
**SCHEDULE 1
TO
OFFICIAL PLAN**

AMENDMENT NO. _____

PREPARED BY: Graphics and Information Services



Scale 1:30,000



FILE NUMBER: OZ-8034

PLANNER: CS

TECHNICIAN: CK

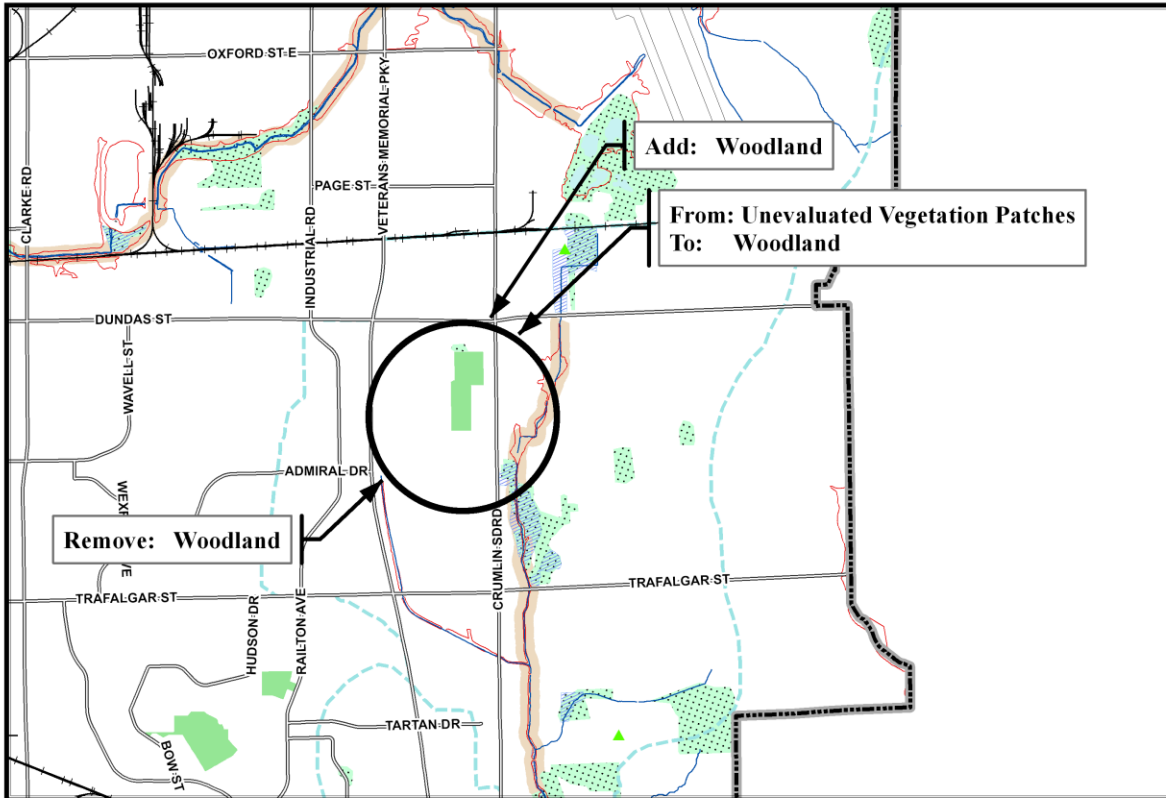
DATE: 2012/05/09

PROJECT LOCATION: e:\planning\projects\p_officialplan\work\consolid\amendments\oz-8034\mxds\scheduleA_NEW_b&w_8x11.mxd

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OZ-8034
Planner: C. Smith

AMENDMENT NO: _____



NATURAL HERITAGE SYSTEM

- ESAs
- Potential ESAs
- Significant Woodlands
- Woodlands
- Unevaluated Vegetation Patches
- Significant River, Stream, and Ravine Corridors
- Unevaluated Stream and Ravine Corridors
- Provincially Significant Wetlands
- Locally Significant Wetlands
- Unevaluated Wetlands
- Potential Naturalization Areas
- Potential Upland Corridors
- Ground Water Recharge Areas

NATURAL HAZARDS

- Maximum Hazard Line
- NOTE 1: Hazard Lines shown on this map are approximate. The precise delineation of hazard line mapping available from the Conservation Authority having jurisdiction.
- NOTE 2: Flood Fringe mapping for certain areas of the city is available from the Upper Thames River Conservation Authority.

Base Map Features

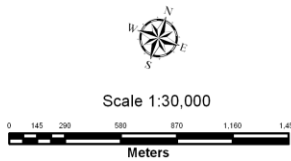
- Railways
- Water Courses/Ponds
- Streets (refer to Schedule "C")
- Conservation Authority Boundary
- Subwatershed Boundary
- Big Picture Meta-Cores and Meta-Corridors

This is an excerpt from the Planning Division's working consolidation of Schedule B1 to the City of London Official Plan, with added notations.

**SCHEDULE 2
TO
OFFICIAL PLAN**

AMENDMENT NO. _____

PREPARED BY: Graphics and Information Services



FILE NUMBER: OZ-8034

PLANNER: CS

TECHNICIAN: CK

DATE: 2012/05/09

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OZ-8034
Planner: C. Smith

Appendix "B"

Bill No. (number to be inserted by Clerk's Office)
2012

By-law No. Z.-1-12_____

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 585 and 613, and 604-650 Sovereign Road.

WHEREAS The City of London has applied to rezone an area of land located at 585 and 613 and 604-650 Sovereign Road, as shown on the map attached to this by-law, as set out below;

AND WHEREAS upon approval of Official Plan Amendment Number (number to be inserted by Clerk's Office) this rezoning will conform to the Official Plan;

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

Schedule "A" to By-law No. Z-1 is amended by;

1. changing the zoning applicable to lands located at 604-650 Sovereign Road, as shown on the attached map comprising part of Key Map No. 91, from a Light Industrial (LI1) Zone to an Open Space (OS5) Zone;
2. changing the zoning applicable to lands located at 585-613 Sovereign Road, as shown on the attached map comprising part of Key Map No. 91, from from a Light Industrial (LI2/LI7) Zone to a Holding Light Industrial (h*h(_)*LI2/LI7) Zone; and
3. Section Number 3.8(2) of the Holding Zone Provisions Section to By-law No. Z.-1 is amended by adding the following holding provision:

) h- Purpose: to ensure that the future property owners of 585 and 613 Sovereign Road undertake tree management plans as part of any future site plan approvals, the holding provision will not be deleted until a tree management plan has been prepared by a Registered Professional Forester (R.P.F.), the management plan includes supervision of the removal of the trees on 585-613 Sovereign Road by a R.P.F., and that the removal and movement of topsoil and other materials are in accordance with the City-led Forest Management plan which includes revegetation of the area on the east side of Sovereign Road (604-650 Sovereign Road).

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 June 26, 2012.

Agenda Item # Page #

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OZ-8034
Planner: C. Smith

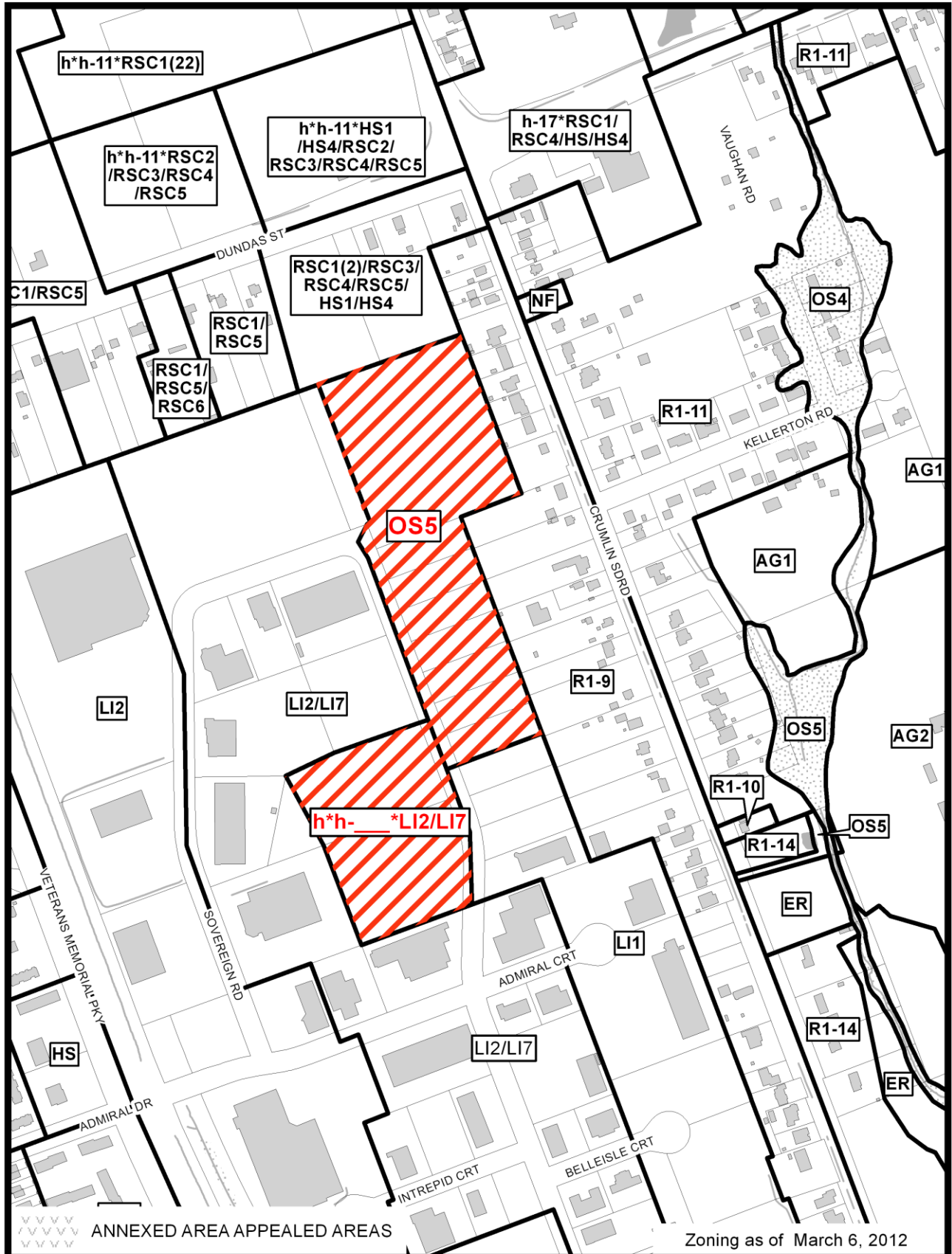
Joe Fontana
Mayor

Catharine Saunders
City Clerk

First Reading - June 26, 2012
Second Reading - June 26, 2012
Third Reading - June 26, 2012



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



File Number: OZ-8034

Planner: CS

Date Prepared: 2012/05/28

Technician: CK

By-Law No: Z.-1-

SUBJECT SITE 

1:5,000

0 25 50 100 150 200 Meters



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Schedule 1



701-380 Wellington Street London, Ontario, Canada N6A 5B5
 T 519.661.4545 TF 800.327.2428 F 519.661.5331
www.ledc.com

City of London
 300 Dufferin Ave., London, ON.
 N6A 4L9

June 5th, 2012

CENTENNIAL WINDOWS & DOORS- NOTES TO FILE:

Benefits - Current Jobs and Growth

Centennial Windows & Doors, located at 687 Sovereign Road, operates an established manufacturer of vinyl windows and doors out of a 40,000 sq. ft facility located at 687 Sovereign Road and a 22,000 sq. ft. leased facility at 695 Sovereign Road.

Centennial currently has 188 people working out of London. They expect to be at close to 200 people by the end of the year. Of its 188 employees, 35 walk from their East London neighborhood to the existing facility.

Known as an environmental leader and advocate in their industry, Centennial Windows & Doors has won numerous awards for having the most energy efficient and environmentally friendly products. ENERGY STAR has recognized the company numerous times for their sustained excellence. And the Better Business Bureau of London has awarded them their Western Ontario Business Integrity Award and they have been nominated by the London Chamber of Commerce for a Business Achievement Award.

A Leader in environmental and recycling processes in the building products industry, Centennial anticipates significant growth with their expansions in the GTA market

Centennial's strongest growth markets are in the K-W - Mississauga- Western Golden Horseshoe area – they are going to be opening 3 new locations in this area over the next 6 months. Each new centre that opens in other communities creates 15 jobs in London.

Centennial is a key purchaser and the largest customer to several London companies including North Pole Trim, London Stair and Railing, South-West Glass, Boncor Building Products, Copp's Buildall as well as being a major revenue driver for Try Recycling.

Expansion Opportunities

As the company has experienced rapid growth over the past few years, there is now an urgent need to initially expand another 54,000 sq ft. The company has spent the last 2 years attempting to purchase the abutting property (695 Sovereign Road) but were unsuccessful, so the tree lot east of their current facility is their final option.

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701-380 Wellington Street London, Ontario, Canada N6A 5B5
 T 519.661.4545 TF 800.327.2428 F 519.661.5331
www.ledc.com

Risks of Losing Centennial

We are at a strong risk of losing Centennial as a business in London. The owner, George Warren, has a standing offer on the current London building, and is currently assessing sites outside London.

Benefits to the City and residents located directly east of proposed new woodlot:

- Long term establishment and protection of woodland adjacent to homes on Crumlin Side Road
- Increased property values for neighboring residential properties.
- Potential recreational opportunities in restored area on east side of Sovereign Road where none exist currently
- No industrial development adjacent to residents on Crumlin Side Road
- Excellent potential to involve community groups in the planting of trees and native shrub and plant species
- This initiative is directly linked to the City strategic goals/results identified of *A Strong Economy, A Vibrant and Diverse Community, A green and Growing City, A Caring Community*

The expansion of Centennial Windows & Doors offers a significant economic advantage to London in creating and maintaining high-quality skilled jobs. A vital part of London's building products value chain, Centennial Windows & Doors is a key purchaser and supplier of local goods and services. The LEDC has worked with Centennial to develop a sustainable plan for expansion and we urge London City Council to review and accept this plan.

Sincerely,

Peter White,
President and CEO, The London Economic Development Corporation