

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: Dancor Construction Limited
2150 Oxford Street East

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 Dancor Construction Limited relating to the property located at 2150 Oxford Street East:

- (a) The proposed by-law attached hereto as Appendix "A" BE INTRODUCED at the Municipal Council meeting on March 6, 2018 to amend the Official Plan by **ADDING** a policy to section 10.1.3 – Policies for Specific Areas;
- (b) The proposed by-law attached hereto as Appendix "B" BE INTRODUCED at the Municipal Council meeting on March 6, 2018 to amend Zoning By-law No. Z.-1, in conformity with the Official Plan as amended in part (a) above, to change the zoning of the subject property **FROM** a Holding Light Industrial (h-199*h-200*LI1/LI2/LI4/LI5) Zone, **TO** a Holding Light Industrial Special Provision (h-199*h-200*LI1/LI2/LI4(_)/LI5) Zone;
- (c) The proposed by-law attached hereto as Appendix "C" **BE INTRODUCED** at a future Council meeting, to amend The London Plan by **ADDING** new policies to the Specific Policies for the Light Industrial Specific Policies **AND ADDING** the subject lands to Map 7 – Specific Policy Areas – of The London Plan **AND** that three readings of the by-law enacting The London Plan amendments **BE WITHHELD** until such time as The London Plan is in force and effect.

Executive Summary

Summary of Request

The requested amendment is to permit Offices as an additional permitted use at a total gross floor area of 2,200m² specific to Phase II of the overall development on the subject site.

Purpose and the Effect of Recommended Action

The purpose and effect of the recommended Official Plan amendment would add a Specific Area Policy to Chapter 10 and that would permit Office uses as an additional permitted use with a maximum total gross floor area of 2,200m². The recommended zoning amendment will mirror the recommended Chapter 10 policy and implement the office use and 2,200m² of gross floor area.

Rationale of Recommended Action

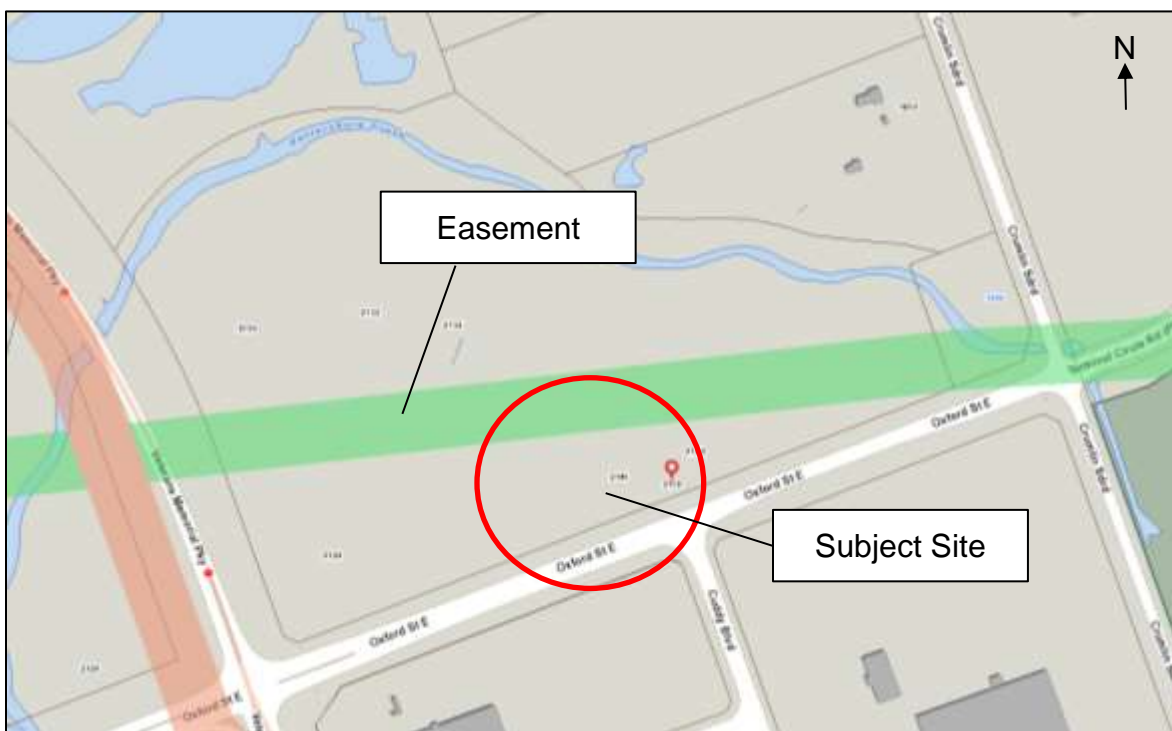
1. The recommended amendment is consistent with the Provincial Policy Statement 2014.
2. The recommended amendment is consistent with the Policies for Specific Areas of the Official Plan.
3. The site's location at a gateway to the City from Highway 401 and in close proximity to the Airport lends itself to accommodate a wider range of office-type uses.
4. The recommended amendment provides flexibility for the site to adjust to future market demands.

Analysis

1.0 Site at a Glance

1.1 Property Description

The subject site is a large light industrial lot that has an imperial oil easement splitting the lot into two separate portions as development cannot occur over this easement. The south portion of the site has already received site plan approval on two phases (Phase 1 and Phase 3) of the three phases of development and the north portion of the site will be developed in the future for Phase 4. The rezoning application is specific to Phase 2 of this development located on the portion of land on the south side of the easement directly between Phase 1 and Phase 3 which are currently being developed. The site is surrounded by the Pottersburg creek to the north, east and west with Light industrial uses directly south.



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

- Official Plan Designation – Light Industrial
- The London Plan Place Type – Light Industrial
- Existing Zoning – h-199*h-200*LI1/LI2/LI4/LI5 Zone

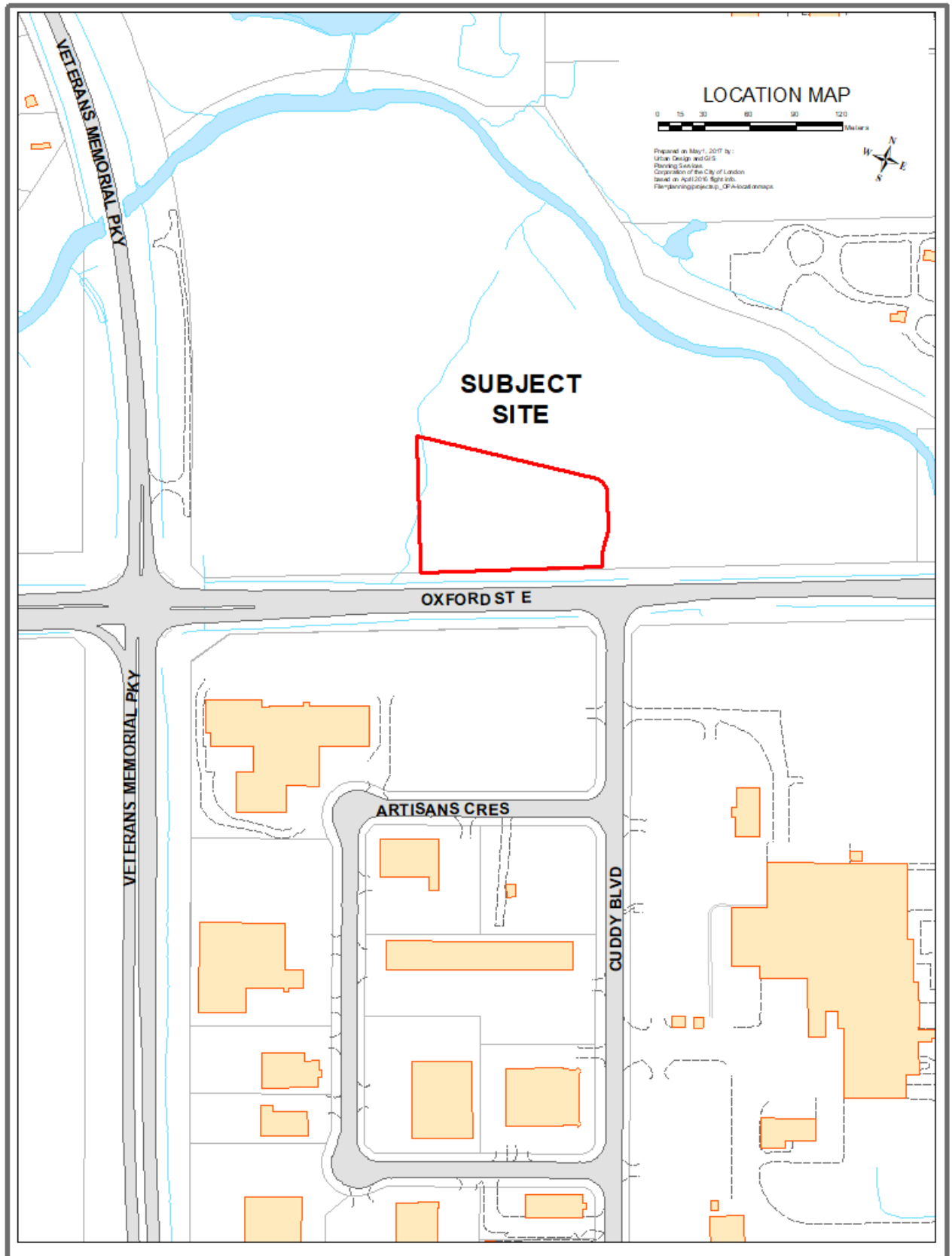
1.3 Site Characteristics (Phase II)

- Current Land Use – Vacant
- Frontage – 125.33 m (411 feet))
- Depth – approximately 75 m (246 feet))
- Area – 1.17 ha (2.88 acres)
- Shape – Irregular

1.4 Surrounding Land Uses

- North –Open Space/Pottersburg Creek
- East –Open Space/Airport/General Industrial
- South – Light Industrial
- West – Open Space/Light Industrial

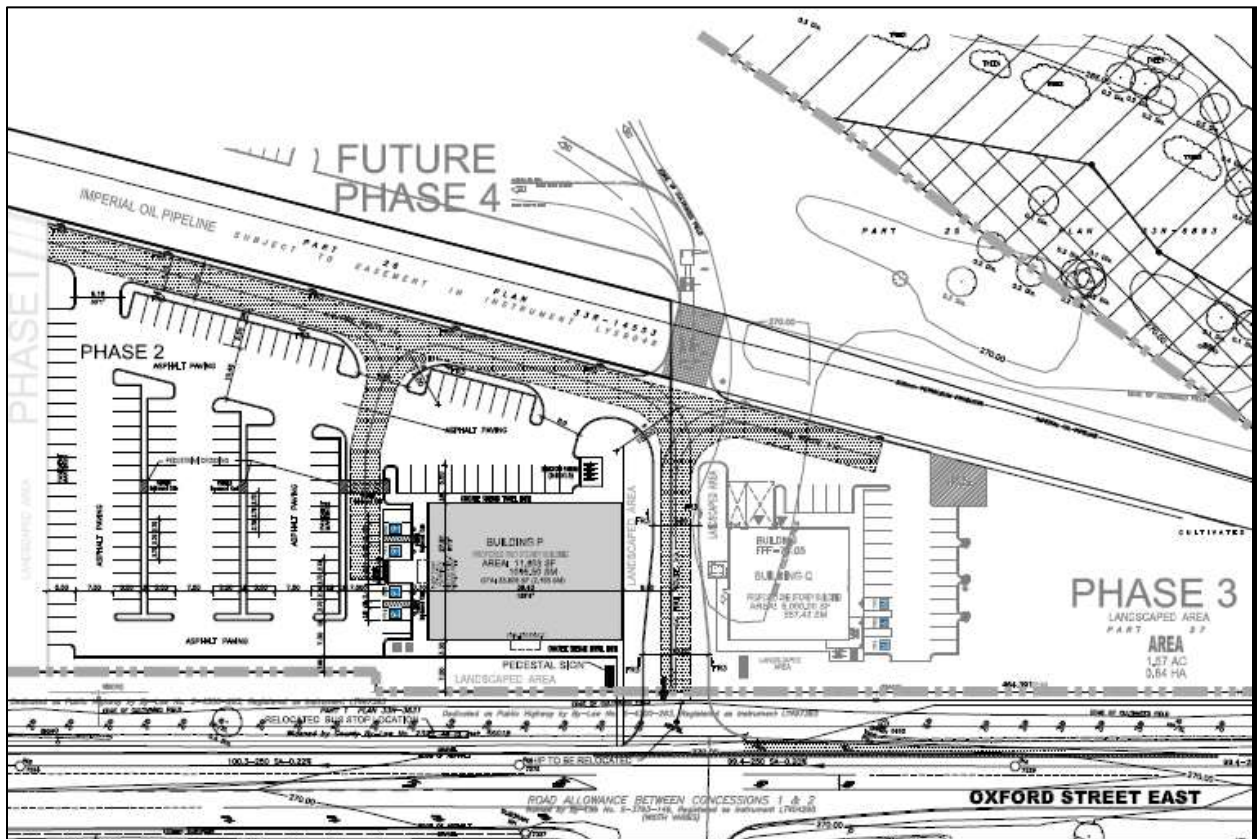
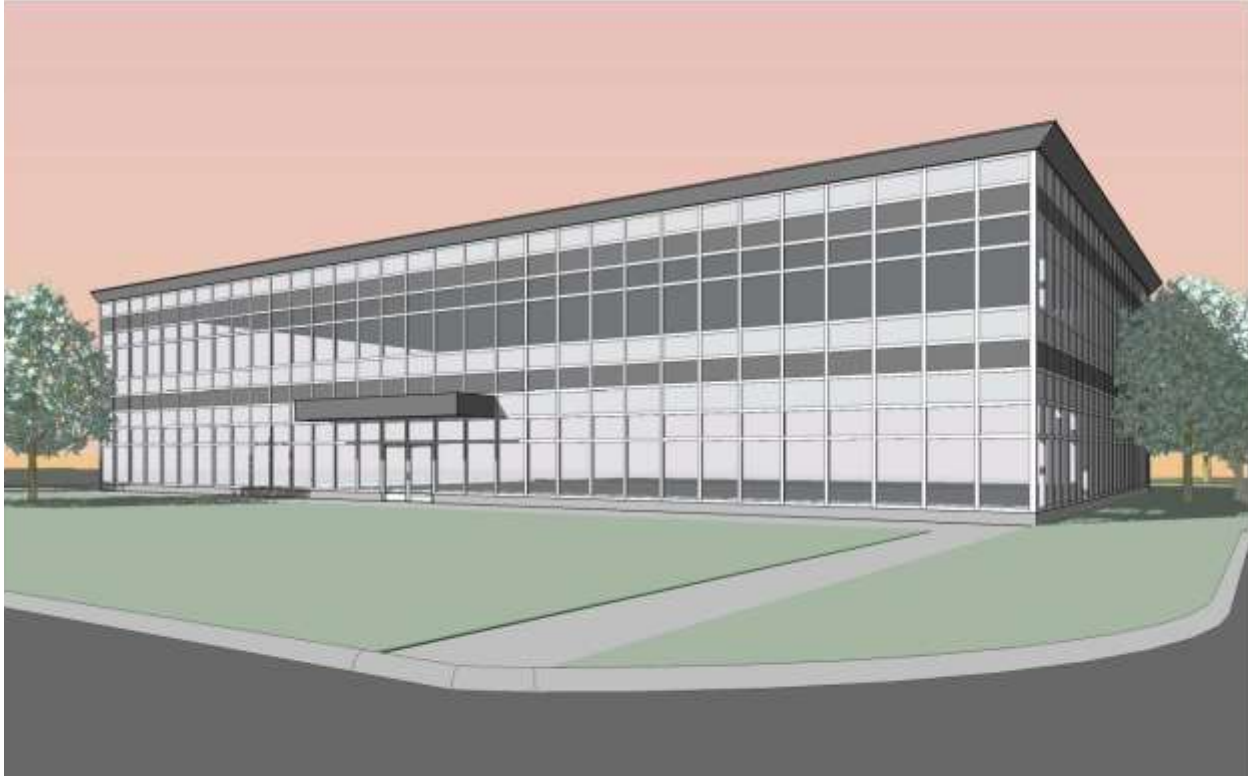
1.5 Location Map



2.0 Description of Proposal

2.1 Development Proposal

The applicant is proposing a 2,200m² office-style building designed with a high percentage of windows and glazing and the ability to be used for light industrial uses and/or office space. The building has been brought up to the front of the property along Oxford Street East and is located next to a future entrance into the site which is currently adjacent to a new 557m² industrial building (Phase 3) on the east side of the entrance. No special provisions are required for the development itself as it adheres to the requirements of the existing light industrial zone regulations. The proposed building is approximately 30 metres south of the Imperial Oil easement that runs through the property to the north.



3.0 Relevant Background

3.1 Planning History

The subject site has been through two site plan approval processes. Phase 1 of the development is located at the southwest corner of the subject site and has received approval for a 2,771m² industrial building while Phase 3 of the development is located on the east side of the property along Oxford Street and has approval for a 557m² building. The applicant has also identified that Phase 4 will be developed north of the oil easement and may include up to 3 large industrial buildings, however an application for site plan approval for Phase 4 has not been submitted to date.

3.2 Requested Amendment

The applicant has requested an amendment the Official Plan to add a Chapter 10 Specific Area policy to permit Offices as an additional permitted use with a total gross floor area of 2,200m². An accompanying Zoning By-law amendment was also submitted in order to implement the requested specific area policy through a special provision to permit Offices at 2,200m² while maintaining the full range of permitted uses in the existing Light Industrial zones.

3.3 Community Engagement (see more detail in Appendix B)

Through the community engagement process no public concern was raised. City Staff also had limited concerns with the proposed development as two portions of the site have already received site plan approval and any significant engineering concerns have been addressed through earlier phases.

3.4 Policy Context (see more detail in Appendix C)

Provincial Policy Statement (2014)

The Provincial Policy Statement (PPS) 2014 provides policy direction on matters of provincial interest related to land use and development. Section 1.1 Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns of the PPS encourages healthy, livable and safe communities which are sustained by accommodating an appropriate range and mix of residential, employment and institutional uses to meet long-term needs. It also promotes cost-effective development patterns and standards to minimize land consumption and servicing costs. The PPS encourages settlement areas (1.1.3 Settlement Areas) to be the main focus of growth and development.

Section 1.3 *Employment* of the PPS requires planning authorities to promote economic development and competitiveness by providing for an appropriate mix and range of employment uses, and providing opportunities for a diversified economic base. The PPS ensures that planning authorities protect and preserve employment areas for current and future uses and that the necessary infrastructure is provided to support current and projected needs while placing an emphasis on protecting those employment areas in proximity to major goods movement facilities and corridors for uses that require those locations. (1.3.2 Employment Areas, 1.3.2.1, 1.3.2.3)

Section 1.7 *Long-Term Economic Prosperity* in the PPS supports opportunities for economic development and community investment-readiness. The recommended amendment increases the ability of the subject site to attract businesses for potential expansion or allow for flexibility in the range of uses if a vacancy occurs thereby supporting the long term prosperity of the site.

Official Plan

The range of permitted uses identified in the existing Light Industrial designation do not include the requested office use. The Official Plan provides Council the ability to implement alternative land uses where the application of existing policies would not accurately reflect the intent of Council with respect to the future use of the land. The recommended adoption of Policies for Specific Areas may be considered where one or more of the following conditions apply:

- i) The change in land use is site specific, is appropriate given the mix of uses in the area, and cannot be accommodated within other land use designations without having a negative impact on the surrounding area.
- ii) The change in land use is site specific and is located in an area where Council wishes to maintain existing land use designations, while allowing for a site specific use.
- iii) The existing mix of uses in the area does not lend itself to a specific land use designation for directing future development and a site specific policy is required.
- iv) The policy is required to restrict the range of permitted uses, or to restrict the scale and density of development normally allowed in a particular designation, in order to protect other uses in an area from negative impacts associated with excessive noise, traffic, loss of privacy or servicing constraints.

In the case of the requested amendment policy 10.1.1 (ii) has been identified to apply. Requested amendments to add new specific area policies also require the completion of a Planning Impact Analysis. (10.1.2. Planning Impact Analysis)

London Plan

The London Plan place type for the subject site is also Light Industrial and the policies are generally consistent with the existing Light Industrial designation. The place type will permit small-scale service office uses and accessory office uses of any scale however general offices will not be permitted.

4.0 Key Issues and Considerations

Through the circulation process no public concern was raised about the proposed development and rezoning application. The main consideration is whether the proposed use, intensity, and form are appropriate and consistent with the policies for specific areas.

4.1 Issue and Consideration # 1 – Permitted Uses

Provincial Policy Statement 2014 (PPS)

The PPS directs municipalities to accommodate an appropriate mix and range of employment uses, including industrial and commercial uses (1.1.1.b). The recommended amendment to add general Office uses to the site increases the range of employment uses and provides a complementary use to the existing range of industrial uses on the site in conformity to the PPS.

The PPS identifies Light Industrial lands as employment areas which are encouraged to be protected and preserved for current and future uses and ensure that the necessary infrastructure is provided to support current and projected needs. The PPS also puts emphasis on protecting those employment areas in close proximity to major good movement facilities and corridors. The subject site is located at a gateway to the City from both Highway 401 and the airport where high volumes of people and freight travel making it an important location to protect for employment uses. The proposed amendment is not removing any opportunities for these lands to be used as employment lands as the existing Light Industrial designation and zoning are being maintained. In fact, the addition of Office uses will only increase the subject site's ability to be used as employment lands for the long term. (PPS 1.3.2 Employment Areas)

Official Plan

The subject site is designated and zoned for light industrial uses which provide for a range of 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. Office uses and retail outlets which are ancillary to any of the above uses are also allowed.

Stand-alone offices may also be permitted as secondary use where their operations perform a Support Office function (7.3.1. Main Permitted Uses). Support Offices consist of a building in which technical or professional consulting services are performed to serve industrial manufacturing, assembly, processing or repair establishments such as an architect, a surveyor, an engineer, and an industrial training facility for manufacturing, assembly, processing or repair skills (Zoning By-law Z.-1, Section 2). The existing industrial zones currently permit up to 2,000m² of total gross floor area for all permitted office-type uses.

The effect of the recommended amendment would be to expand the range of stand-alone offices currently permitted (Support Offices) to also permit stand-alone general Offices, comprised of Professional Offices and Support Offices. Recognizing that the general Office uses are not contemplated by the Official Plan, the recommended amendment seeks to limit the area in which the general Office use may be permitted to Phase 2 of the overall development. This ensures the rest of the site will develop for Light Industrial uses in conformity to the policies.

In order to achieve the desired Office use at a total GFA of 2,200m² the applicant has applied for an amendment to Chapter 10 (Policies for Specific Areas) along with a Zoning By-law amendment to implement the proposed Chapter 10 amendments. Policies for Specific Areas may be applied where the application of existing policies would not accurately reflect the intent of Council with respect to the future use of the land. The adoption of policies for Specific Areas may be considered when the change in land use is site specific and is located in an area where Council wishes to maintain existing land use designations, while allowing for a site specific use.

The London Plan

The London Plan policies effectively mirror the current Light Industrial policies of the Official Plan. The Light Industrial Place Type contemplates stand-alone, small-scale Service Office uses and accessory office uses (1115_4 & 1115_5) while prohibiting general Office uses (1115_6). The policies also require that the City ensure that the Downtown office market is not undermined by allowing for large amounts of non-accessory office developments outside of the core (1113_3).

In the case of this application the subject site is located within a unique context as the intersection of Oxford Street East and Veterans Memorial Parkway has emerged with the potential to be niche Office node. There is already 5,000m² of approved stand-alone office uses on the property located at the southwest corner of the intersection with another accessory office to a light industrial use located at the southeast corner of the intersection. The site is also located at a Gateway into the City from the London International Airport and from the Highway 401 Corridor. This intersection provides an opportunity to capture a niche market of office users that require proximity to these modes of transportation and/or the local industrial base, and conversely would not compete for the Downtown office space. The site is also constrained by the oil easement which limits the potential building size and ultimately limits the potential for a use that would be seeking to develop a large industrial floorplate on the property. By providing for an alternative use it will help contribute to the long-term viability of the site for a use that is complementary to the surrounding uses.

This gateway to the City provides the public an initial view and experience of the City and the proposed office-style building will help enhance the character of the area and complement the existing accessory Office space to the industrial use across the street. This new development together with the existing forms of development and potential future office development on the southwest corner will help create a welcoming corridor when coming to and from the airport or Highway 401. The recommended amendment provides an opportunity for a site-specific Office use at an appropriate scale in an area where Council wishes to maintain the existing Light Industrial land use designation. The Light Industrial designation has been carried through to The London Plan and the existing light industrial zones will be maintained.

4.2 Issue and Consideration # 2 – Intensity of Office Uses

Provincial Policy Statement 2014 (PPS)

The PPS directs land use patterns within settlement areas to be based on densities and a mix of uses that efficiently use land and resources (1.1.3.2.a.1).

Official Plan

The Official Plan provides guidance on the amount of ancillary or Support Office uses permitted in Light Industrial areas by restricting the scale of development to small-scale (7.3.6). The Official Plan defines *Small-scale* as Office development with a floor area of less than 2,000m² (5.2.4). In the case of the proposed development the applicant is proposing a maximum gross floor area 2,200m² for general Office uses which is a 10% increase above the current policy permissions. This amount of gross floor area would match the size of the building proposed for Phase 2.

The recommended amendment is supportive of the requested increase in gross floor area to coincide with the floor area of the proposed building. Should Council support the amendment to increase the range of Office uses that could be permitted in Phase 2 of the proposed development (described in section 4.1), it is reasonable to allow that potential future office use to occupy up to the entirety of the 2,200m² building area.

The London Plan

The policies of The London Plan place no limit on the scale of development for accessory offices in the Light Industrial Place Type (1115_5). Similar to the current Official Plan, small-scale Service Offices may be permitted in the Light Industrial Place Type. (1115_4). The London Plan defines small-scale as a building containing 2,000m² of Office uses or less (1795). Since the proposed development is not an accessory office to an industrial use nor is it considered small-scale a new Specific Area Policy is required to permit the requested amendment when The London Plan comes into effect. Similar to the rationale to support an amendment to the current Official Plan, the proposed development for Phase 2 anticipates the construction of a 2,200m² building. Should an expanded range of Office uses be permitted by Council, it is reasonable to permit the office use to occupy up to the entirety of the 2,200m² building floor area. An additional amendment to The London Plan which mirrors the amendment to the current Official Plan is included as an appendix to this report.

4.3 Issue and Consideration # 3 – Form of Development

Provincial Policy 2014

The PPS ensures that municipalities are supporting long-term economic prosperity (1.7) and one way the PPS does this is by directing municipalities to encouraging a sense of place, by promoting well-designed built form (1.7.1.(b)). The proposed form of development will have the appearance of an office building while allowing the flexibility to be converted to an industrial use. This is important as the site could function as an industrial use given the Light Industrial designation and zoning that still will remain in effect on the site. The building is proposed to be located near the front of the site to complement the location of the accessory office use across the street. The result is a well-designed built form that establishes a sense of place at a gateway into the City in conformity to the policies of the PPS.

Official Plan

The industrial policies of the Official Plan promote an aesthetically pleasing form of development along major roads and entrances to the City while maintaining compatibility through appropriate separation, buffering, and landscaping provide visual compatibility among adjacent land uses (7.1.1.ii and 7.3.5 iii). The benefit of developing

an office-type building is that it provides for an aesthetically pleasing form of development at a major gateway to the City. The Site Plan Control By-law and existing Light Industrial zoning regulations also ensure that appropriate separation, buffering and landscaping are provided on industrial sites in order to reduce any impacts on abutting land uses. Although an Office use is being recommended as an additional use on the site, the development is still required to conform to the existing industrial regulations. This ensures compatibility with the surrounding industrial uses if an industrial use were to occupy the proposed development.

The London Plan

The London Plan also provides direction on how development within industrial sites should occur. Industrial sites along the Veterans Memorial Parkway will be developed with high-quality design and enhanced landscaping with an abundance of tree planting to contribute to the iconic parkway image as a monument to Canada's war veterans. It also directs any office component of industrial buildings to be strategically located to take advantage of important views from entrances to industrial parks or from adjacent streets (1125_4 and 1125_8). As previously mentioned the current policy context strives to achieve similar goals and many of these issues will be addressed through the Site Plan Approval process. The current site layout and building design also strive to achieve these goals and the use of windows and glazing on a large percentage of the building provides an attractive building while the proposed location of the building is next to Oxford Street East frames the corridor and entrance into the industrial site. There is also an existing holding provision (h-200) on the site to ensure that a high level of design, landscaping and the overall site functionality is achieved. The holding provision will remain on the site through this rezoning process and will be cleared once Site Plan Approval is complete. The holding provision reads as follows:

Purpose: To ensure that urban design is addressed at site plan, a development agreement shall be entered into that incorporates high quality urban design features that recognize the prominent gateway location of the site, including enhanced building and landscape design, screened service and loading areas, and building orientation and setbacks. The "h-200" symbol shall not be deleted until building elevations and site plan have been submitted that recognizes the prominent gateway location of the site, to the satisfaction of the City Planner.

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

5.0 Conclusion

The requested amendment to permit Office uses with a total gross floor area of 2,200m² through a Chapter 10 amendment and Zoning By-law amendment is appropriate as the site is located at a gateway to the City from Highway 401 and in close proximity to the Airport which lends itself to capture a niche office market that is not anticipated to compete with Downtown. The Office use will contribute to the long term viability of the site and provide flexibility for the site to adjust to future market demands. The proposed form of development is in keeping with the surrounding land uses and the site is located in an area where Council wishes to maintain the existing land use designation while permitting an appropriate alternative use.

Prepared by:	Mike Corby, MCIP, RPP 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
MC/mc

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Appendix A

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

By-law No. C.P.-1284-
A by-law to amend the Official Plan for
the City of London, 1989 relating to 2150
Oxford Street East

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 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 NO.
to the
OFFICIAL PLAN FOR THE CITY OF LONDON

A. PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is to add a policy in Section 10.1.3 of the Official Plan for the City of London to allow Office uses at a maximum gross floor area of 2,200m².

B. LOCATION OF THIS AMENDMENT

This Amendment applies to lands located at 2150 Oxford Street East in the City of London.

C. BASIS OF THE AMENDMENT

The recommended amendment is consistent with Provincial Policy Statement 2014 and Policies for Specific Areas of the Official Plan. The use of Policies for Specific Areas will maintain the existing designation, which is in keeping with the Place Type identified through the London Plan, while facilitating a use to help enhance a gateway to the City while providing for flexibility for the site to adjust to market demands.

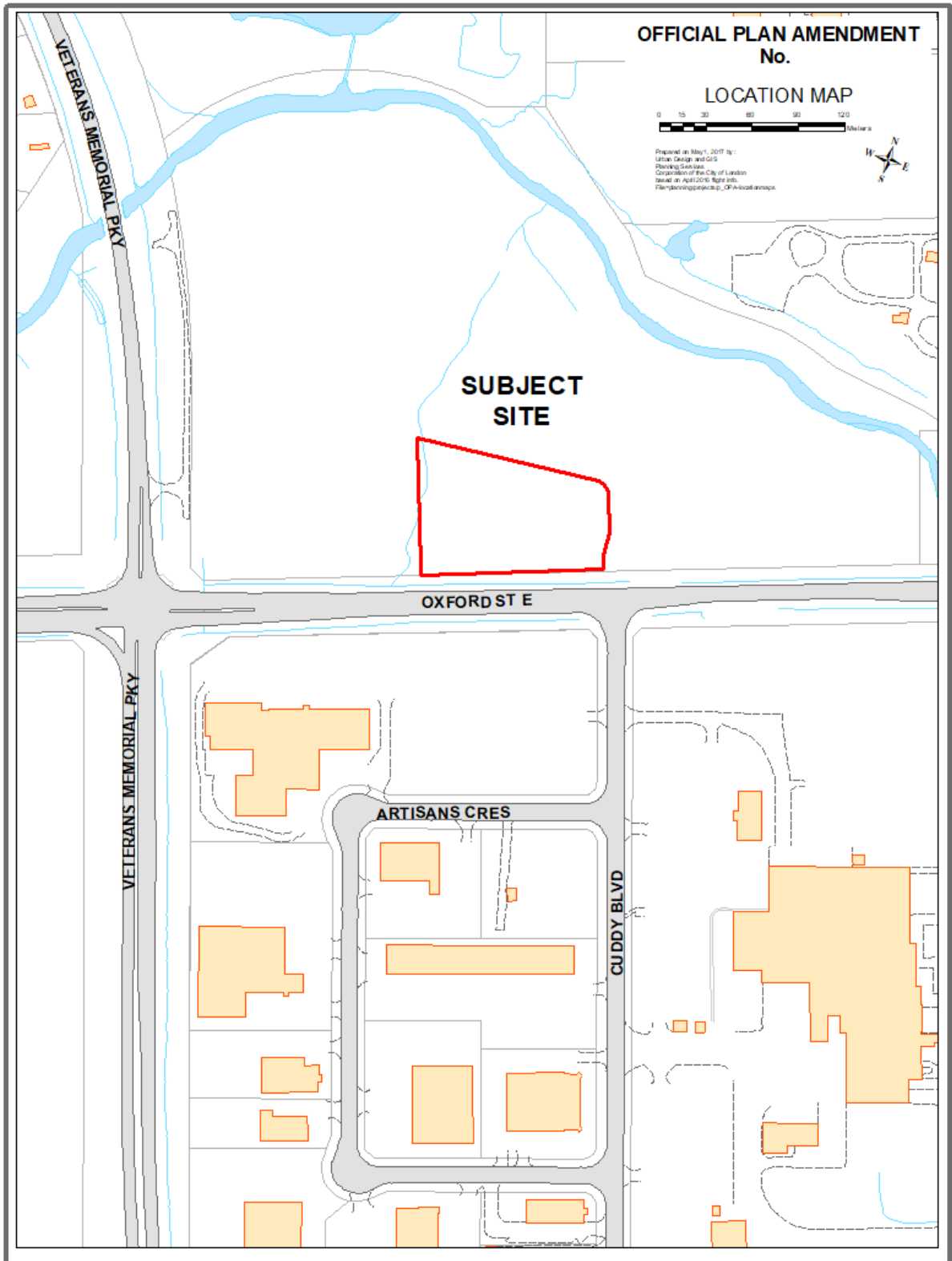
D. THE AMENDMENT

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

1. Section 10.1.3 – Policies for Specific Areas of the Official Plan for the City of London is amended by adding the following:

2150 Oxford Street East

In the Light Industrial designation at 2150 Oxford Street East, in addition to the uses permitted in the Light Industrial Designation, Offices will be permitted in Phase 2 of the development up to a maximum gross floor area of 2,200m² (23,680.6sq.ft.).



Appendix "B"

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 2150
Oxford Street East.

WHEREAS Dancor Construction Limited has applied to rezone an area of land located at 2150 Oxford Street East, 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:

- 1) Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to a portion of the lands located at 2150 Oxford Street East, as shown on the attached map comprising part of Key Map No. A.104, from a Holding Light Industrial (h-199*h-200*LI1/LI2/LI4/LI5) Zone to a Holding Light Industrial Special Provision (h-199*h-200*LI1/LI2/LI4()/LI5) Zone.
- 2) Section Number 40.4 of the Light Industrial (LI4) Zone is amended by adding the following Special Provision:
 -) LI4() 2150 Oxford Street East
 - a) Additional Permitted Use
 - i) Offices
 - b) Regulation[s]
 - i) Gross Floor Area 2,200m² (23,680.6sq.ft.)
for Office uses
(maximum)

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.

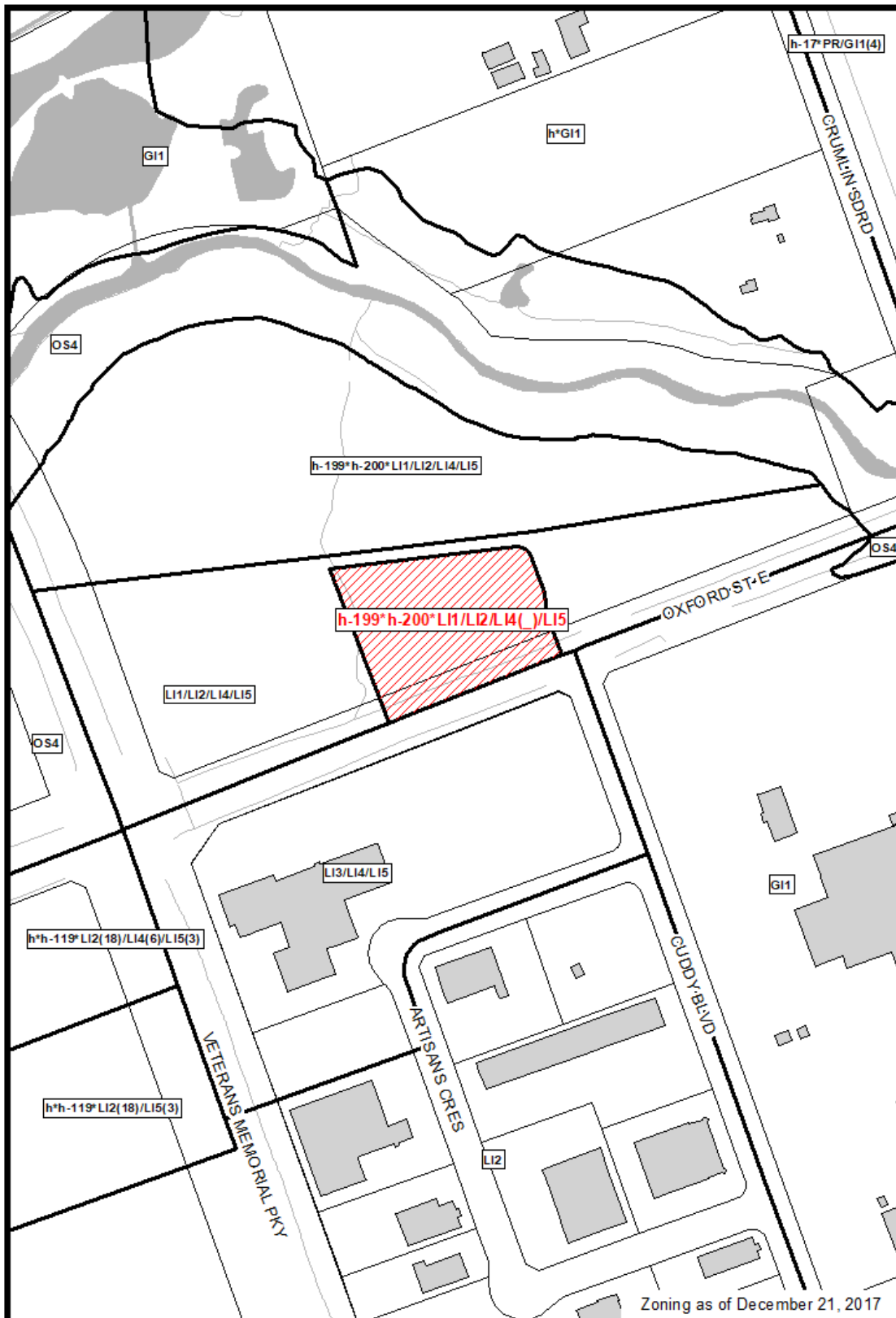
PASSED in Open Council on March 6, 2018.


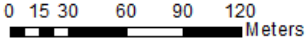

Matt Brown
Mayor

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)



<p>File Number: OZ-8851 Planner: MC Date Prepared: 2018/01/22 Technician: MB By-Law No: Z.-1-</p>	<p>SUBJECT SITE </p> <p>1:3,000</p> <p> Meters</p> <p></p>
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Geotitles

Appendix "C" (insert before By-law for ZBA)

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

By-law No. C.P.- ____

A by-law to amend The London Plan for
the City of London, 2016 relating to 2150
Oxford Street East.

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 London Plan for
the City of London Planning Area – 2016, 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

Matt Brown
Mayor

Catharine Saunders
City Clerk

First Reading –
Second Reading –
Third Reading –

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

A. PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is to add new policies to the Light Industrial Specific Policies to allow Office uses at a maximum gross floor area of 2,200m² and adding the subject lands to Map 7 – Specific Policy Areas – of The London Plan.

B. LOCATION OF THIS AMENDMENT

This Amendment applies to lands located at 2150 Oxford Street East in the City of London.

C. BASIS OF THE AMENDMENT

The recommended amendment is consistent with Provincial Policy Statement 2014 and contributes to Veteran’s Memorial Parkway’s iconic image as a monument to Canada’s war veterans in conformity to The London Plan. The additional Office use will help enhance a gateway to the City while providing for flexibility for the site to adjust to market demands.

D. THE AMENDMENT

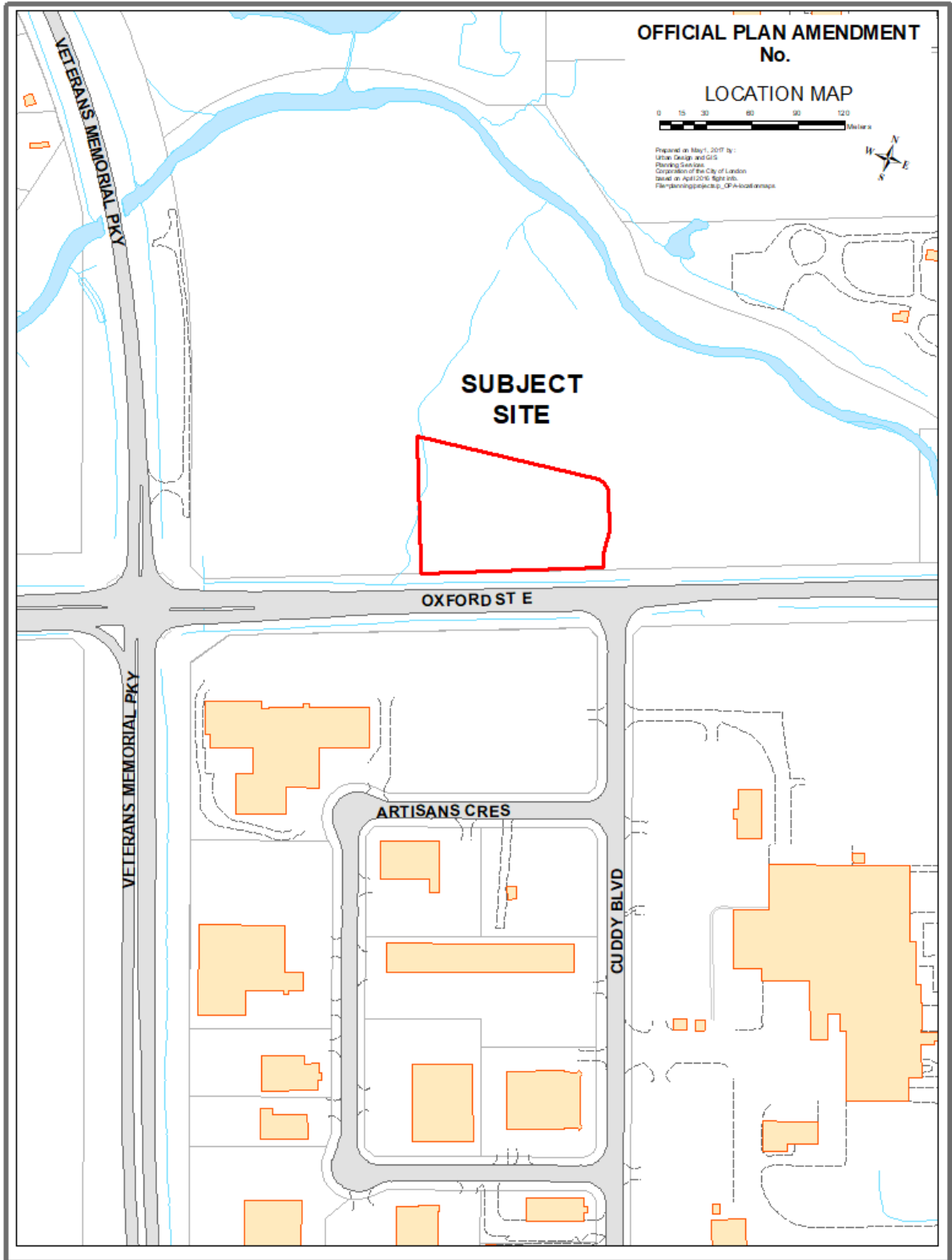
The Official Plan for the City of London is hereby amended as follows:

1. Light Industrial Specific Polies of The London Plan for the City of London is amended by adding the following:

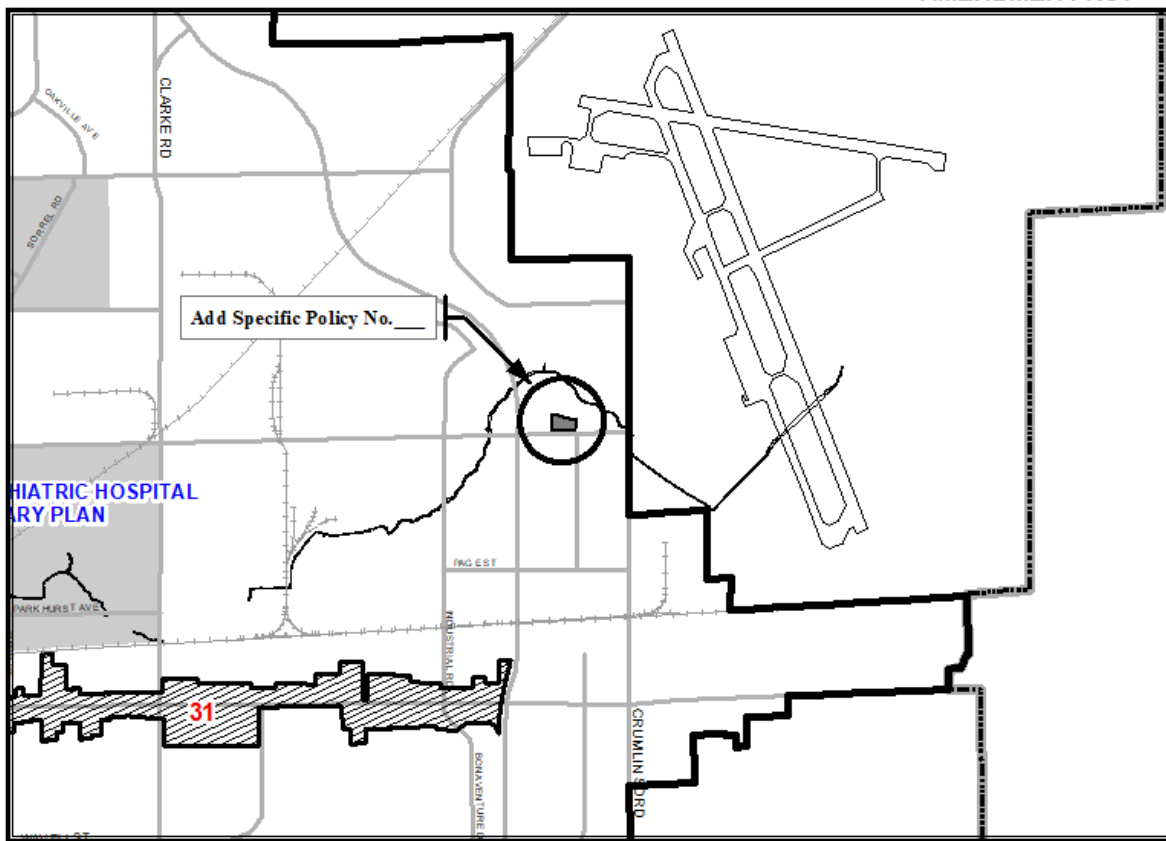
2150 Oxford Street East

In the Light Industrial Place Type at 2150 Oxford Street East in addition to the uses permitted in the Light Industrial Designation, Offices will be permitted in Phase 2 of the development up to a maximum gross floor area of 2,200m² (23,680.6sq.ft.).

2. Map 7 – Specific Policies Areas, to The London Plan for the City of London Planning Area is amended by adding a specific policy area for the lands located at 2150 Oxford Street East in the City of London, as indicated on “Schedule 1” attached hereto.



AMENDMENT NO: _____



LEGEND

- Specific Policies
- Rapid Transit and Urban Corridor Specific-Segment Policies
- Near Campus Neighbourhood
- Secondary Plans

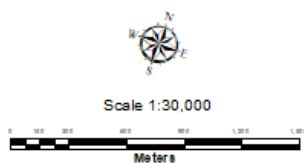
BASE MAP FEATURES

- Streets (See Map 3)
- Railways
- Urban Growth Boundary
- Water Courses/Ponds

This is an excerpt from the Planning Division's working consolidation of Map 7 - Special Policy Areas of the London Plan, with added notations.

**SCHEDULE #
 TO
 THE LONDON PLAN**
 AMENDMENT NO. _____

PREPARED BY: Planning Services



FILE NUMBER: OZ-8851
 PLANNER: MC
 TECHNICIAN: MB
 DATE: 2/1/2018

Appendix B – Public Engagement

Community Engagement

Public liaison: On November 15, 2017, Notice of Application was sent to 13 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 16, 2017. A “Planning Application” sign was also posted on the site.

0 replies were received

Nature of Liaison: The purpose and effect of this Official Plan and zoning change is to permit Office uses on the subject site at a total gross floor area of 2200m².

Change Official Plan to add a Specific Area Policy to Chapter 10 to permit the proposed office use at a total gross floor area of 2200m².

Change Zoning By-law Z.-1 from a Holding Light Industrial (h-199*h-200*LI1/LI2/LI4/LI5) Zone which permits a range of industrial and associated secondary use, to Holding Light Industrial Special Provision (h-199*h-200*LI1/LI2/LI4()/LI5) Zone to permit Offices at a total gross floor area of 2200m².

Agency/Departmental Comments

Wastewater and Drainage Division – November 23, 2017

WADE has no further comment.

The comment made is already included in Appendix 1, “City Record of Pre-Application Consultation” under the Planning Justification Report.

Previous Comments:

The municipal sanitary outlet available is the 600mm sanitary sewer on Oxford Street at VMP to the west of the subject lands. These lands are tributary to the Clarke Road pumping station and ultimately the Pottersburg Pollution Control Plant.

The Owner is required to provide an inspection manhole wholly on private property but as close to the property line as possible. A new PDC to City standards will be required.

There are multiple municipal sanitary sewers in proximity to this site namely those found within Oxford St being a 250mm and 450mm diameter sewer and a 450mm diameter along VMP. If proposing connections to the 250mm diameter sanitary on Oxford the Owner will need to make improvements to the sanitary sewer system such as upsizing the 250mm diameter sanitary sewer to accommodate these lands.

Transportation Planning & Design – November 28, 2017

Transportation has no comments to offer regarding the zoning application for 2150 Oxford Street East, OZ-8851.

UTRCA – November 30, 2017

The UTRCA has no objections to this application to permit office uses on the subject lands. As indicated, the property is regulated and prior to undertaking any site alteration

or development within the regulated area, the landowner may be required to obtain written approval from the Conservation Authority.

Development Services – December 5, 2017

The City of London's Environmental and Engineering Services Department has not identified any concerns with respect to the aforementioned Official Plan and Zoning By-Law amendments application.

Please note that there is a major pipeline traversing the subject property which may have a significant impact on the limits of development of the subject property. Please be sure to address this issue.

Environmental and Parks Planning – December 7, 2017

E&PP have no concerns. Parkland dedication, pathway alignments and riparian restoration works have been included in the site plan process.

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 2017

1.1 Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns

1.1.1 a, b, c, e

1.1.3 Settlement Areas

1.1.3.1, 1.1.3.2, 1.1.3.3, 1.1.3.4, 1.1.3.6

1.3 Employment

1.3.2 Employment Areas

1.3.2.1

1.3.2.3

1.7 Long-Term Economic Prosperity

Official Plan

Chapter 7 – Industrial Land Use Designations

7.3.1. Main Permitted Uses

7.3.5. Area and Site Design Criteria

7.3.6. Scale of Development

Chapter 10 – Policies for Specific Areas

10.1.1. Criteria

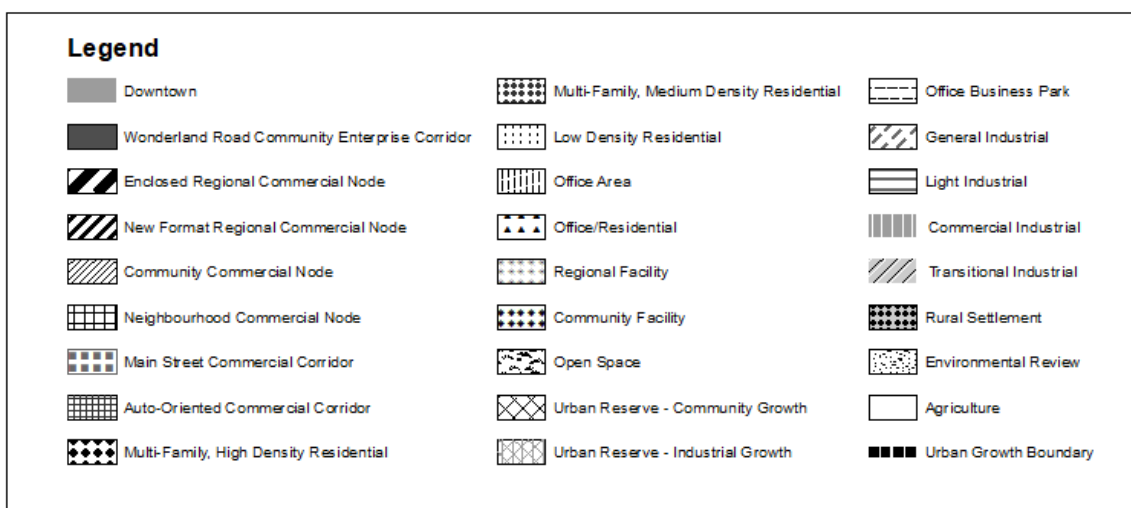
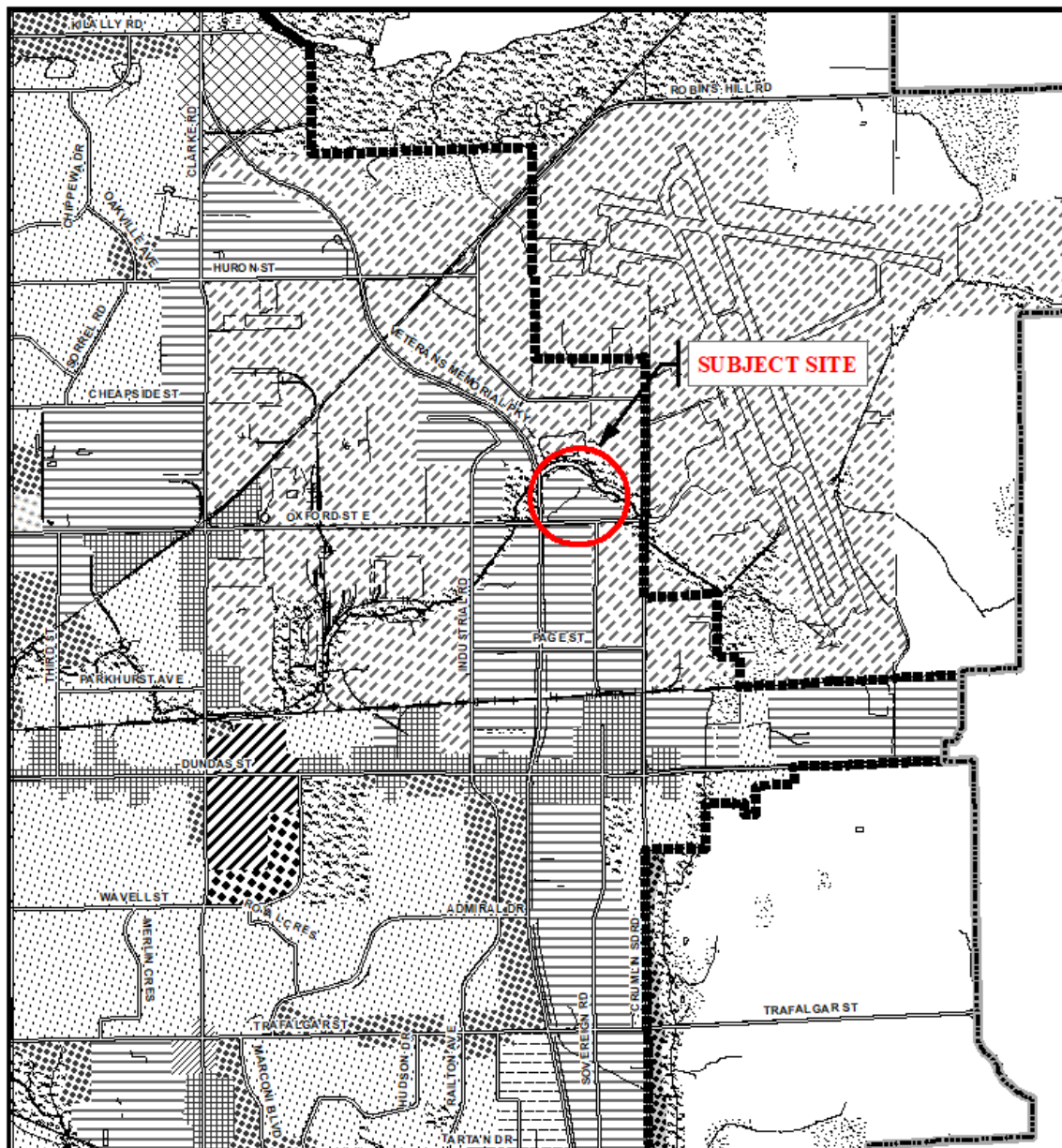
10.1.2. Planning Impact Analysis

London Plan

Permitted uses in Light Industrial Place Type - 1115

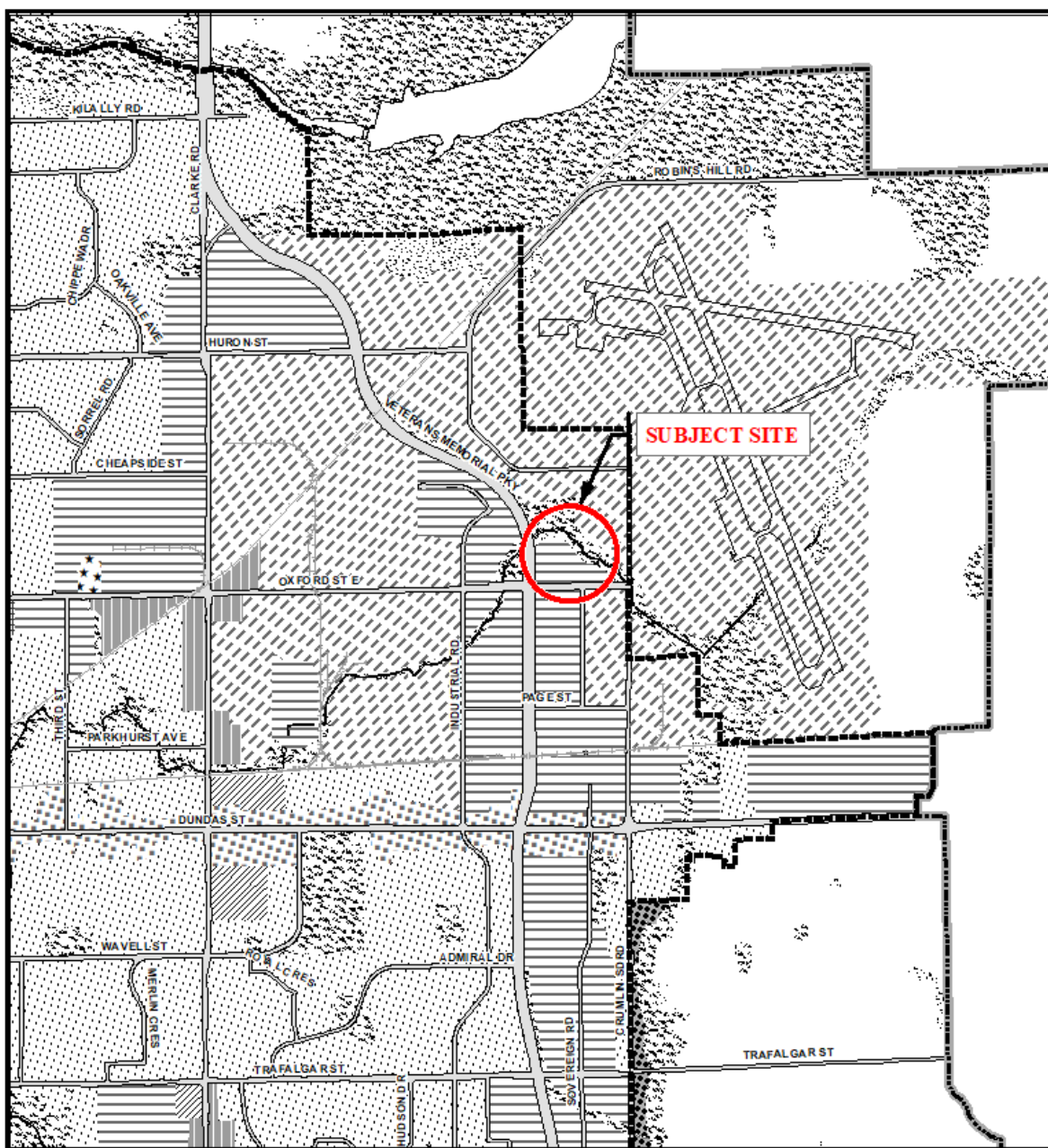
Appendix D – Relevant Background

Additional Maps



<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 style="text-align: center;"> Scale 1:30,000 </p>	<p>FILE NUMBER: OZ-8851 PLANNER: MC TECHNICIAN: MB DATE: 2018/01/22</p>
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PROJECT LOCATION: e:\planning\projects\p_officialplan\work\cons\100\excerpts\mxd_templates\scheduleA_b&w_8x14_with_SWAP.mxd



Legend

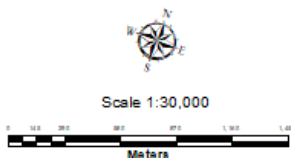
- | | | |
|------------------------|--------------------------|-----------------------------------------|
| Downtown | Future Community Growth | Environmental Review |
| Transit Village | Heavy Industrial | Farmland |
| Shopping Area | Light Industrial | Rural Neighbourhood |
| Rapid Transit Corridor | 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.

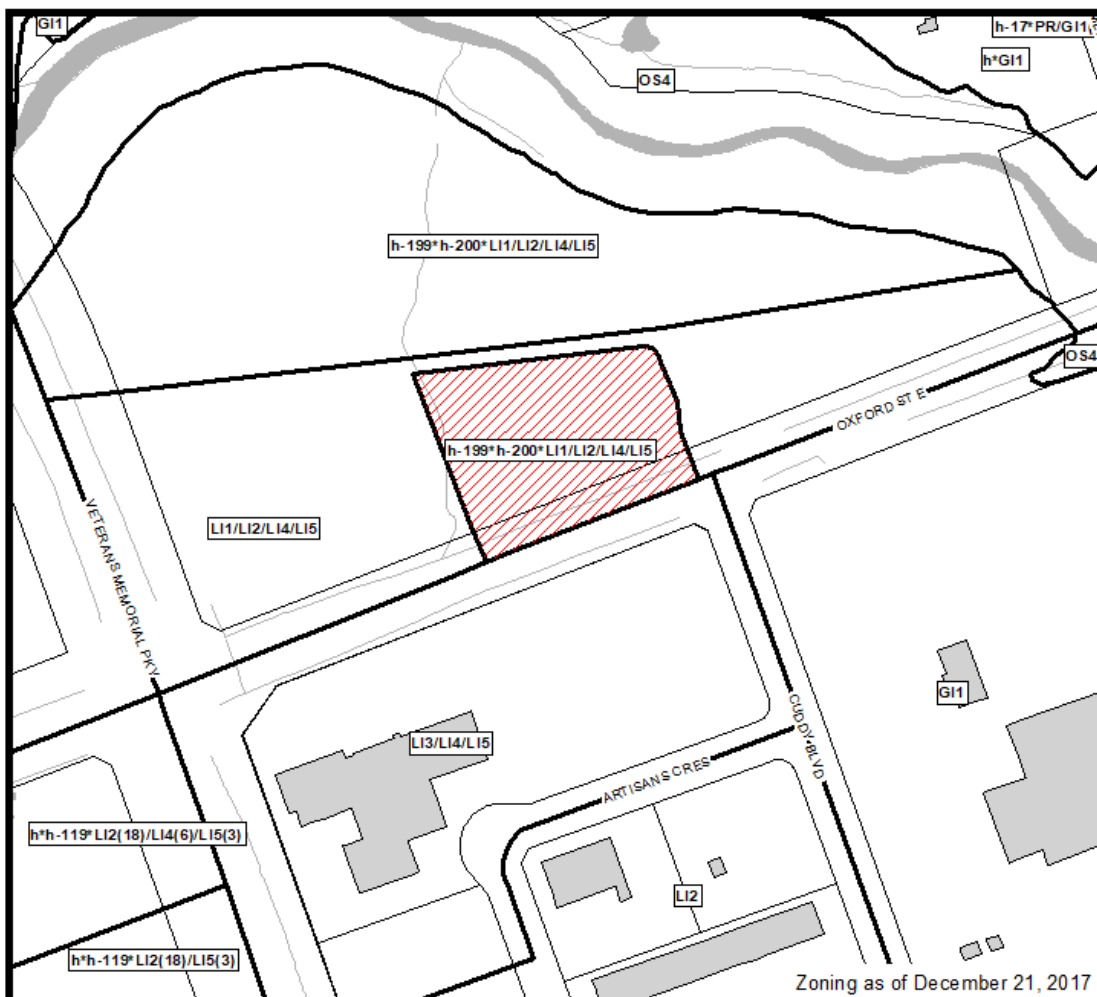
At the time of the printing of this map, the Rapid Transit EA is in progress. This map shows the Rapid Transit Corridors and Urban Corridors to recognize potential alignments. These Place Types will be modified to align with the results of the EA process for the final version of The London Plan.

CITY OF LONDON
 Planning Services /
 Development Services

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



File Number: OZ-8851
Planner: MC
Technician: MB
Date: January 22, 2018



Zoning as of December 21, 2017



COUNCIL APPROVED ZONING FOR THE SUBJECT SITE: h-199°h-200°L11/L12/L14/L15

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:

OZ-8851 MC

MAP PREPARED:

2018/01/22 MB

1:3,000

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