

Report to Planning and Environment Committee

To: Chair and Members
Planning & Environment Committee

From: G. Kotsifas P. Eng.,
Managing Director, Development & Compliance Services and
Chief Building Official

Subject: The Corporation of the City of London
2497 – 2591 Bradley Avenue

Public Participation Meeting on: November 4, 2019

Recommendation

That, on the recommendation of the Director, Development Services with respect to the application of the The Corporation of the City of London relating to the properties located at 2497-2591 Bradley Avenue:

- (a) The proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting on November 12, 2019 to amend the Official Plan by adding a "Special Policy" to Chapter 10 – Policies for Specific Areas – of the Official Plan to permit commercial grain handling facilities, processing and growing of plants and vegetables, processing of meat and poultry products, and research and development uses associated with any material processed at the facility; and
- (b) the proposed by-law attached hereto as Appendix "B" **BE INTRODUCED** at the Municipal Council meeting on November 12, 2019 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 properties **FROM** an Urban Reserve (UR6) Zone and a Holding Light Industrial Special Provision (h-17*LI6(6)) **TO** a Light Industrial Special Provision (LI1/LI2/LI6(_)) Zone, a holding Light Industrial Special Provision (h-18*LI1/LI2/LI6(_)) Zone and an Open Space (OS1) Zone.

Executive Summary

Summary of Request

The Corporation of the City of London is requesting an amendment to add a Specific policy to the Official Plan and an amendment to Zoning By-law Z.-1 to change the zoning from an Urban Reserve (UR6) Zone and a Holding Light Industrial Special Provision (h-17*LI6(6)) to a Light Industrial Special Provision (LI1/LI2/LI6(_)) Zone and an Open Space (OS1) Zone.

Purpose and the Effect of Recommended Action

The purpose and effect of the recommended amendments is to permit a range of Light Industrial uses. A Special Policy and Special Provisions are being requested to permit commercial grain handling facilities, processing and growing of plants and vegetables, processing of meat and poultry products, and research and development uses associated with any material processed at the facility. No development is proposed at this time.

Rationale of Recommended Action

1. The recommended amendments are consistent with the policies of the *Provincial Policy Statement, 2014*, which promote healthy, liveable and safe communities by encouraging efficient development and land use patterns and by accommodating an appropriate range and mix of land uses to meet current and projected needs of the Municipality.

2. The recommended amendment is consistent with the City of London 1989 Official Plan policies and the in-force policies of The London Plan including, but not limited to, the Light Industrial Place Type policies. The recommended amendments will allow for light industrial uses. Overall, the proposed uses will serve the intended function of the existing Light Industrial designation as outlined in the London Plan and the 1989 Official Plan while providing for additional economic opportunities in a manner which respects the intended form and character of the area through conformity with the Airport Road South Business Park Urban Design Guidelines.
3. The proposed Zoning By-law Z.-1 amendment conforms to the City of London 1989 Official Plan policies and the in force policies of The London Plan including but not limited to the policies of the Light Industrial Place Type, conforms to the Airport Road South Area Plan, and provides for uses that are appropriate to develop on this site.
4. A holding provision has been recommended on a portion of the subject lands to ensure all archaeological reports are cleared by the Ministry of Tourism, Culture and Sport.

Analysis

1.0 Site at a Glance

1.1 Property Description

The subject site is located in the southeast area of London within the Innovation Industrial area, and is bounded by Veterans Memorial Parkway to the east, Bradley Ave to the north, Highway 401 to the south and the City Boundary to the west. The total land area constitutes seven (7) properties and is approximately 85 hectares. There is an existing woodlot on the southwest corner of the subject site approximately 1 hectare in size along with existing dwellings and farm structures, including a heritage structure. Currently, the lands are being used for agricultural purposes. It is important to note the lands are bisected by a Hydro corridor.

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

- Official Plan Designation – Light Industrial
- The London Plan Place Type – Light Industrial Place Type
- Existing Zoning – Urban Reserve (UR6) Zone and a Holding Light Industrial Special Provision (h-17*LI6(6))

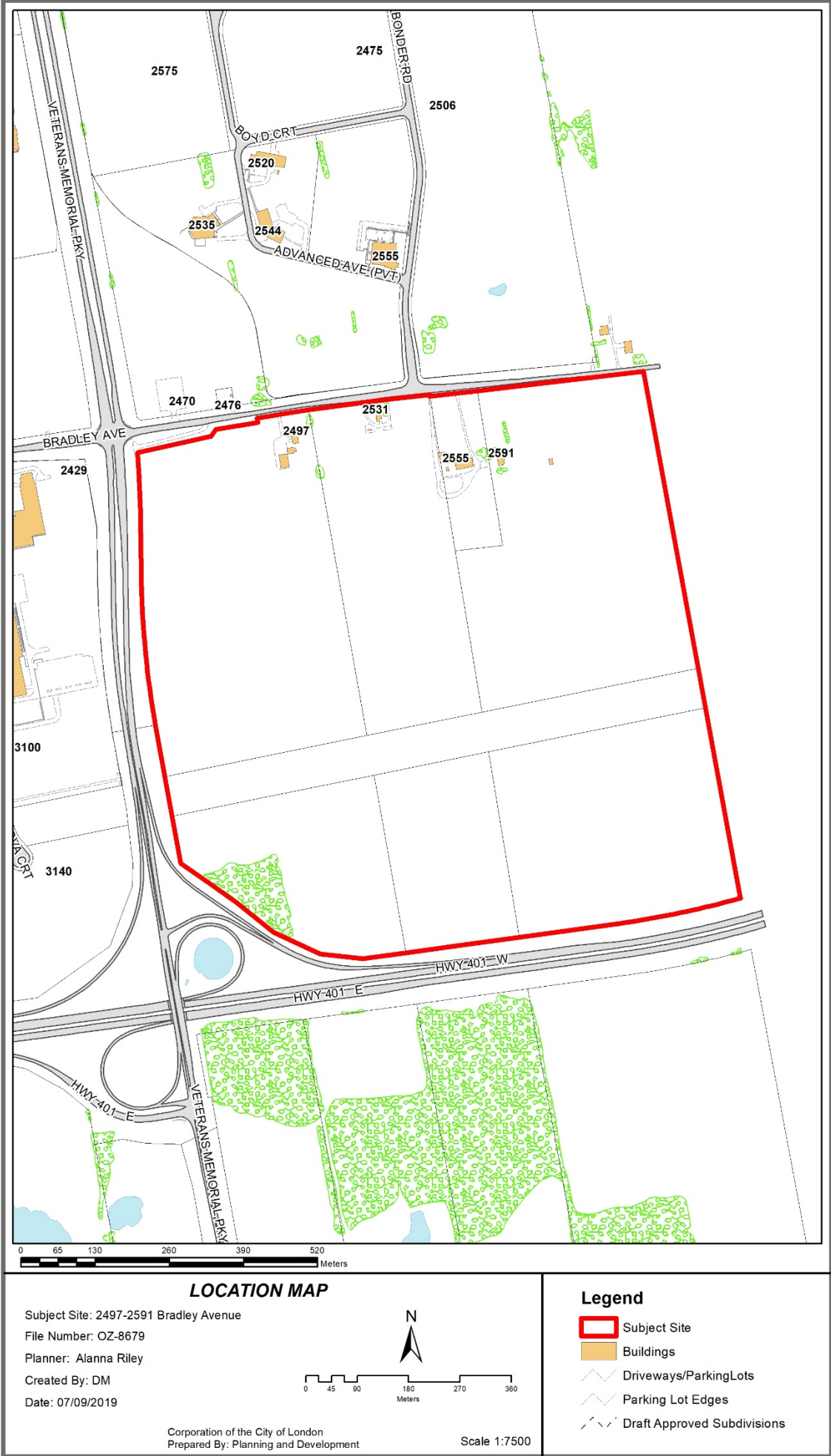
1.3 Site Characteristics

- Current Land Uses – agricultural
- Frontage – N/A
- Area – approximately 85 hectares
- Shape – irregular

1.4 Surrounding Land Uses

- North – Innovation Park Phase 4 Industrial Subdivision, University of Western Research Centre
- East – City Boundary, agricultural uses
- South – Highway 401
- West – Innovation Park Phase 3 Industrial Subdivision, Dr. Oetker, other existing industrial uses.

1.6 Location Map



2.0 Description of Proposal

2.1 Development Proposal

The subject lands have recently been acquired by the City of London to be incorporated into the Innovation Park Industrial Area as Phase 5 to expand the serviced, municipal land inventory, as per the approved Industrial Land Purchase Strategy. In addition to the light industrial uses permitted on a portion of the lands, the City of London wants to expand the range of economic opportunities for these lands.

In order to facilitate this request, the application proposes to amend the Official Plan by adding a “Special Policy” to Chapter 10 – Policies for Specific Areas to allow for commercial grain handling facilities, processing and growing of plants and vegetables, processing of meat and poultry products, and research and development uses associated with any material processed at the facility, and to change the zoning of the subject lands from an Urban Reserve (UR6) Zone and a Light Industrial Special Provision (LI6(6)) to a Light Industrial Special Provision (LI1/LI2/LI6(_)) Zone, a holding Light Industrial Special Provision (h-18*LI1/LI2/LI6(_)) Zone and an Open Space (OS1) Zone.

3.0 Relevant Background

3.1 Planning History

The subject lands form part of the Airport Road South Area Plan lands adopted by Municipal Council August 3, 2004. In addition to this, Municipal Council also adopted the Airport Road South Urban Design Guidelines.

3.2 Requested Amendments

Official Plan

Currently, the subject lands are designated Light Industrial in the 1989 Official Plan.

The City of London is requesting an amendment to the 1989 Official Plan to add a “Special Policy” to Chapter 10 – Policies for Specific Areas to allow for commercial grain handling facilities, processing and growing of plant and vegetables, processing of meat and poultry products, and research and development uses associated with any material processed at the facility. It should be noted that no amendments to the London Plan are required as these uses are in conformity to those identified in the Light Industrial Place Type policies and the Airport Road South Innovation Park policies.

Zoning By-law

Currently the subject lands are zoned Urban Reserve (UR6) Zone and a Holding Light Industrial Special Provision (h-17*LI6(6)). The Holding Light Industrial Special Provision (h-17*LI6(6)) Zone provides for and regulates a range of industrial and associated secondary uses. This zone permits all the uses permitted in the LI1 Zone variation, as well as an expanded range of industrial and complementary uses listed in the LI2 Zone. The Urban Reserve (UR6) Zone provides for and regulates existing uses on lands which are primarily undeveloped for urban uses. This zone permits all the uses permitted in the UR1 Zone variation, as well as an expanded range of urban reserve and complementary uses listed in the UR3 Zone variation.

The request is to rezone from an Urban Reserve (UR6) Zone and a Holding Light Industrial Special Provision (h-17*LI6(6)) to a Light Industrial Special Provision (LI1/LI2/LI6(_)) Zone and an Open Space (OS1) Zone.

The Zoning By-law amendment application under consideration is to facilitate the provision of the following:

- i) Commercial grain handling facilities;

- ii) Processing and growing of plants and vegetables;
- iii) Processing of meat and poultry products; and
- iv) Research and development uses associated with any material processed at the facility.

3.3 Community Engagement (see more detail in Appendix B)

There have been no public comments to date.

3.4 Policy Context (see more detail in Appendix C)

Provincial Policy Statement, (PPS), 2014

The Provincial Policy Statement (PPS), 2014 provides policy direction on matters of provincial interest related to land use planning and development. The Provincial Policy Statement encourages healthy, liveable and safe communities that are sustained by accommodating an appropriate range and mix of employment uses, including industrial and commercial to meet long-term needs (1.1.3).

The London Plan

The London Plan is the new Official Plan for the City of London (Council adopted, approved by the Ministry with modifications, and the majority of which is in force and effect). *The London Plan* policies under appeal to the *Local Planning Appeals Tribunal* (Appeal PL170100) and not in force and effect are indicated with an asterisk throughout this report. *The London Plan* policies under appeal are included in this report for informative purposes indicating the intent of City Council, but are not determinative for the purposes of this planning application.

The subject lands are within the Light Industrial Place Type where industries generating minimal planning impacts are permitted (1110). The Light Industrial Place Type is where industrial uses with more minimal impact uses will be directed to. Permitted uses will have a tolerance for planning impacts created by a broad range of light industrial uses that are unlikely to impose significant impacts on surrounding areas. Also, industrial uses with large amounts of outdoor storage may not be permitted, dependent upon the character of the surrounding area.(1115_).

More specifically, the subject lands are within the Airport Road South Innovation Park. It is expected that these lands will develop as a high-quality, well-designed prestige innovation park, including an appropriate mix of light industrial, research and development, and high-tech uses (1142_).

Official Plan (1989)

The City's Official Plan contains Council's objectives and policies to guide the short-term and long-term physical development of the municipality. The policies promote orderly urban growth and compatibility among land uses. While objectives and policies in the Official Plan primarily relate to the physical development of the municipality, they also have regard for relevant social, economic and environmental matters.

The subject lands are designated Light Industrial in the 1989 Official Plan.

The Light Industrial designation is intended for industries which have a limited impact on the surrounding environment and which are small in scale. Such industries can normally be located in closer proximity to other land uses without significant conflicts if appropriate site planning techniques are utilized. Uses permitted in the Light Industrial designation will be required to meet higher development and operating standards when located near residential areas and major entryways to the City. Certain non-industrial uses may also be permitted, provided that they are complementary to, and supportive of, the surrounding industrial area. Main permitted uses include a broad range of industrial uses including assembling, fabricating, manufacturing, processing and/or

repair activities.

The subject lands are also part of the Airport Road South Industrial Area Plan Specific Policies in the Official Plan. These policies are intended for high standard light industrial development and will be promoted and designed to attract office or technology oriented business.

Airport Road South Area Plan

The subject lands are within the Airport Road South Area Plan as adopted by Municipal Council August 3, 2004. This plan provides a land use framework to guide development in this area and assists in creating a distinct and strong sense of place within the City.

Airport Road South Urban Design Guidelines

All new development is required to comply with these guidelines which outline the City's design preferences and expectations for public works and site developments.

4.0 Key Issues and Considerations

4.1 Use

Section 1.3 of the PPS contains the Employment policies, which promote economic development and competitiveness by providing an appropriate mix and range of employment uses (1.3.1a). The PPS encourages employment areas where it can be accommodated.

Employment Area: means those areas designated in an official plan for clusters of business and economic activities including, but not limited to, manufacturing, warehousing, offices and associated retails and ancillary facilities.

The subject site is located within an existing Light Industrial designated area and Light Industrial Place Type which forms part of the City's economy and employment sector. Adding the additional uses through a site specific policy and zoning amendment will allow for a broader employment use within this industrial area, and will accommodate an appropriate range and mix of land uses to meet current and projected needs of the Municipality.

Land use within employment areas shall provide 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 (1.3.1.1). The proposed additional uses, in addition to the permitted light industrial uses, maintains the industrial nature of the area and moderately diversifies the permitted uses which enhances the viability of the industrial area overall and will provide for a modest expansion to the existing range and mix of employment uses without compromising the industrial nature of the primary uses or the broader area. Further, the subject site is close to Highway 401, a major transportation corridor, in accordance with the PPS (1.3.2.3).

Within the Light Industrial Place Type of The London Plan, a broad range of industrial uses that are unlikely to impose significant impacts on surrounding light industrial land uses due to their emissions such as noise, odour, particulates and vibration may be permitted (1115_). Furthermore, the policies within the Airport Road South Innovation Park include an appropriate mix of light industrial, research and development, and high-tech uses. (1142_) Also, the lands are adjacent to Highway 401 and Veterans Memorial Parkway with convenient access as well as a high degree of visibility from the major entryways to the City. The policy indicates these areas are intended for a high standard of light industrial development. (1143_). The proposed additional uses meet the intent of these policies which will not impose on the industrial and agricultural operations of the surrounding lands.

The subject lands are designated Light Industrial in the 1989 Official Plan. The main permitted uses in the Light Industrial designation include a broad range of industrial

uses including assembling, fabricating, manufacturing, processing and/or repair activities.

The subject lands are within the Airport Road South Area Plan adopted by Council August 3, 2004. Through this study these lands were designated Light Industrial. A site-specific Official Plan policy is required to permit the additional requested uses. The purpose of the Chapter 10 amendment is to permit specific uses that would otherwise not be permitted by the more general land use policies of the Official Plan.

Through the 1989 Official Plan, Council has the ability to apply Specific Area policies like the one mentioned above. The adoption of Policies for Specific Areas may be considered where 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 subject lands are part of the City of London's Industrial Innovation Park. The recommended amendment seeks to build upon this premise by allowing four (4) additional uses to broaden its scope of activity. This amendment to apply a Specific Area Policy on the subject lands is appropriate as it would be site-specific and recognize the proposed permitted uses would accurately reflect the intent of Council with respect to the future use of the land. Adding commercial grain handling facilities, processing and growing of plant and vegetables, processing of meat and poultry products, and research and development uses associated with any material processed at the facility in association with the permitted light industrial uses, would be permitted in the future policy context outlined in the London Plan and the recommended Specific Area Policy is appropriate to facilitate these uses until future policies are in-force and effect.

4.2 Compatibility

The PPS provides direction to avoid development and land use patterns which may cause environmental or public health and safety concerns (PPS 1.1.1 c)). The subject lands are within the Urban Growth Boundary with access to municipal services. Adjacent to the subject lands to the south is a provincially significant transportation system, Highway 401. Other surrounding land uses include agriculture to the south, Innovation Park Phase 4 Industrial Subdivision, and the University of Western Research Centre to the North, the city boundary and agricultural uses to the east, and innovation Park Phase 3 Industrial Subdivision, Dr. Oetker and other existing industrial uses to the west. The proposed additional uses are complementary to the existing industrial uses in the area.

The request to add commercial grain handling facilities, processing and growing of plant and vegetables, processing of meat and poultry products, and research and development uses associated with any material processed at the facility, can be considered to be similar to other proposed uses in the Light Industrial designation and Zone. This should not have any significant impacts on surrounding properties and conforms to the Light Industrial designation in the Official Plan, and Light Industrial Place Type in the London Plan.

The subject lands are surrounded by a mix of Light Industrial and agricultural uses which are not anticipated to be negatively impacted by the additional uses. There are no sensitive land uses located close to the subject lands. Visual compatibility including mitigation measures will be implemented through the recommended zoning and the Airport Road South Urban Design Guidelines.

4.3 Form

The subject lands are within the Airport Road South Innovation Park Policies in The London Plan which permit an appropriate mix of light industrial, research and development, and high-tech uses. These policies clearly indicate these lands are intended for a high standard of light industrial development within the Industrial Innovation Park, and clearly direct planning and development applications to have regard for the *Airport Road South Business Park Urban Design Guidelines*. (1142_)

Furthermore, development within these lands will be sensitive to the natural environment, and provide for additional economic opportunities in a manner which respects the intended form and character of the area through high standards of building and site design.

Additionally, these policies direct a high standard development of the subject lands on areas adjacent to Highway 401 and Veterans Memorial Parkway through gateway treatments to attract industry and define the character as a prestige Business Park.

The Airport Road South Business Park Urban Design Guidelines, adopted by Municipal Council in encourage high quality building and site design, and ensure development is safe, accessible, functional and aesthetically pleasing. Design elements that are addressed in the guidelines include streetscapes, gateway treatments, trails, transit routes, stormwater management facilities, site circulation, landscape design, lighting, building design, signage and planting species.

These Guidelines will ensure that the ultimate form of development in the future contributes to the creation of Innovation Park Industrial Area as Phase 5 realm and provides a positive interface with the surrounding uses including Highway 401. Proposed zoning special provisions are included to ensure enhanced landscaping, screening, loading and outdoor storage are properly addressed through development.

4.4 Zoning By-law

The Zoning By-law is a comprehensive document used to implement the policies of the Official Plan by regulating the use of land, the intensity of the permitted use, and the built form. This is achieved by applying various zones to all lands within the City of London which identify a list of permitted uses and regulations that frame the context within which development can occur. Collectively, the permitted uses and regulations assess the ability of a site to accommodate a development proposal. It is important to note that all three criteria of use, intensity, and form must be considered and deemed to be appropriate prior to the approval of any development proposal.

Section 40.1 – General Purpose of the LI Zone – describes the rationale behind the Light Industrial zone variations. This Zone provides for and regulates a range of industrial and associated secondary uses. In addition to the uses permitted in the LI6 Zone variation, an expanded range of industrial and complementary uses may be permitted, at appropriate locations, through other zone variations.

Although the requested commercial grain handling facilities, processing and growing of plant and vegetables, processing of meat and poultry products, and research and development uses associated with any material processed at the facility uses are not identified as a primary permitted use in the LI zones, a site specific Zoning By-law amendment can add these uses if deemed appropriate.

The recommended zoning will also ensure the ultimate built form is consistent with the Airport Road South Urban Design Guidelines. Unique site design and landscaping features will provide an attractive interface with future industrial uses and Veterans Memorial Parkway and Highway 401. To ensure the recommended amendments will provide greater assurances that the ultimate form of development is a good fit with the character of the area, special provisions are recommended through the Zoning By-law provisions to permit the requested uses, to prohibit certain uses, setback, landscaping and screening requirements as follows:

LI6() 2497 – 2591 Bradley Avenue

- a) Additional Permitted Uses
 - i) Commercial Grain Handling Facilities
 - ii) Processing and Growing of Plants and Vegetables
 - iii) Processing of Meat and Poultry Products
 - iv) Research and Development Uses Associated with any Material Processed at the Facility

- b) Prohibited Uses:
 - i) Notwithstanding the definition of a warehouse establishments as contained in Section 2 (355) of Zoning By-law No. Z-1, a Self Storage Establishment is not permitted.
 - ii) Notwithstanding the definition of a manufacturing and assembly industry as contained in Section 2 (217) of Zoning by-law No. Z-1, a waste recycling depot is not permitted.

- c) Regulations for those properties adjacent to Veterans Memorial Parkway:
 - i) No loading and open storage is permitted in the required rear yard. Where a loading space and/or open storage area is located in a yard adjacent to Veterans Memorial Parkway, lateral screening is required. Lateral screening shall be the full length of the loading space and open storage area and at least 3 metres in height above the finished grade to effectively conceal the view of these areas from Veterans Memorial Parkway. The lateral screening shall be compatible with the colour and materials of the main buildings.

 - ii) Landscaped Open Space - a minimum 5 metre wide landscape strip shall be located on the portions of any yard adjacent to the Veterans Memorial Parkway corridor.

The following holding provision has been recommended that requires sufficient archaeological assessment be undertaken prior to development.

h-18 The proponent shall retain an archaeologist, licensed by the Ministry of Tourism, Culture and Sport under the provisions of the Ontario Heritage Act (R.S.O. 1990 as amended) to carry out a Stage 1 (or Stage 1-2) archaeological assessment of the entire property and follow through on recommendations to mitigate, through preservation or resource removal and documentation, adverse impacts to any significant archaeological resources found (Stages 3-4). The archaeological assessment must be completed in accordance with the most current Standards and Guidelines for Consulting Archaeologists, Ministry of Tourism, Culture and Sport.

All archaeological assessment reports, in both hard copy format and as a PDF, will be submitted to the City of London once the Ministry of Tourism, Culture and Sport has accepted them into the Public Registry.

Significant archaeological resources will be incorporated into the proposed development through either in situ preservation or interpretation where feasible, or may be commemorated and interpreted through exhibition development on site including, but not limited to, commemorative plaquing.

No demolition, construction, or grading or other soil disturbance shall take place on the subject property prior to the City's Planning Services receiving the Ministry of Tourism, Culture and Sport compliance letter indicating that all archaeological licensing and technical review requirements have been satisfied.

The recommended zoning will allow industrial development in conformity with the Airport Road South Innovation Park policies of The London Plan.

Zoning to allow a broad range of light industrial uses should not adversely impact the surrounding area and is consistent with the PPS, the Official Plan and The London Plan.

4.5 Natural Heritage, Natural Hazards and Natural Resources

There was an approximate 2.5 hectare woodlot at the southwest corner of the subject lands. The woodlot consisted of a variety of forest habitats and was the subject of an environmental assessment. A portion of this woodlot was removed for the expansion of the Highway 401/VMP interchange. Approximately 1 hectare of woodlot remains which will be zoned Open Space (OS5).

There are no Upper Thames River Conservation regulated lands on the subject lands.

4.6 Transportation

As noted previously, the subject lands are bounded by Bradley Ave, Veterans Memorial Parkway and Highway 401. An Environmental Assessment was completed for the expansion of the VMP/Highway 401 resulting in road widening taken through the expansion of the interchange and extension of VMP. Through this process a traffic impact analysis was conducted and accepted by the City's Transportation Division 2014 and the Ministry of Transportation 2016. A revised version was conducted in 2016 and accepted by the City.

4.7 Archaeological

Archaeological potential has been identified on the subject lands. Clearance by the Ministry has been given for a portion of the lands. A holding provision has been applied to the remainder of these lands to ensure further studies are completed and cleared by the Ministry.

4.8 Heritage

2591 Bradley Ave, contains a significant built heritage resource identified through the Airport Road South Area Plan and a Heritage Impact Statement (Stantec, November 2, 2016). The City of London Realty Services is maintaining the house while preparing the lands for sale for light industrial. The purchase of these lands as part of the Innovation Industrial Park Phase 5 was approved by Council through the Industrial Land Development Strategy.

The Heritage Impact Statement was reviewed by the City of London's Heritage Planner and together with Stantec recommended mitigation measures be put in place to ensure any adverse impacts identified were mitigated.

Should it be required, a demolition permit to decommission this heritage structure be presented to PEC at a future date.

5.0 Conclusion

The recommended Official Plan and Zoning By-law amendments have been supported by the foregoing planning analysis. The recommended amendments have been evaluated in the context of the applicable land use policy and are consistent with the policies of the *Provincial Policy Statement, 2014*, which promote healthy, liveable and safe communities by accommodating an appropriate range and mix of land uses within the municipality. The recommended amendments will provide for additional economic opportunities to diversify the local economic base in Innovation Industrial Park Phase 5 while striking an appropriate balance with The London Plan, the Airport Road South Area Plan and other Official Plan objectives related to land use compatibility. The Airport Road South Business Park Urban Design Guidelines provide an opportunity to accommodate light industrial development on the subject lands in a manner which creates a distinct and strong sense of place within the City and minimizes potential impacts on the adjacent road network and surrounding properties. Given the foregoing, the recommended amendments represent sound land use planning.

Prepared by:	Alanna Riley, MCIP, RPP Senior Planner, Development Services
Recommended by:	Paul Yeoman, RPP, PLE Director, Development Services
Submitted by:	George Kotsifas, P.ENG Managing Director, Development and Compliance Services and Chief building Official
Note: The opinions contained herein are offered by a person or persons qualified to provide expert opinion. Further detail with respect to qualifications can be obtained from Development Services.	

August 14, 2019
AR/ar

Appendix A

Bill No. (number to be inserted by Clerk's Office)
2019

By-law No. C.P.-1284-
A by-law to amend the Official Plan for
the City of London, 1989 relating to
2497-2591 Bradley Avenue

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 Amendment shall come into effect in accordance with subsection 17(27) of the *Planning Act, R.S.O. 1990, c.P.13*.

PASSED in Open Council on November 12, 2019.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – November 12, 2019
Second Reading – November 12, 2019
Third Reading – November 12, 2019

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 – Policies for Specific Areas – of the Official Plan for the City of London to permit commercial grain handling facilities, processing and growing plants and vegetables, processing of meat and poultry products, and research and development uses associated with any material processed at the facility.

B. LOCATION OF THIS AMENDMENT

This Amendment applies to lands located at 2497-2591 Bradley Avenue in the City of London.

C. BASIS OF THE AMENDMENT

The recommended amendment is consistent with the Provincial Policy Statement, 2014 and is in conformity with the 1989 Official Plan. The recommended amendment will allow for light industrial uses. Overall, the proposed uses will serve the intended function of the existing Light Industrial designation as outlined in the Official Plan while providing for additional economic opportunities

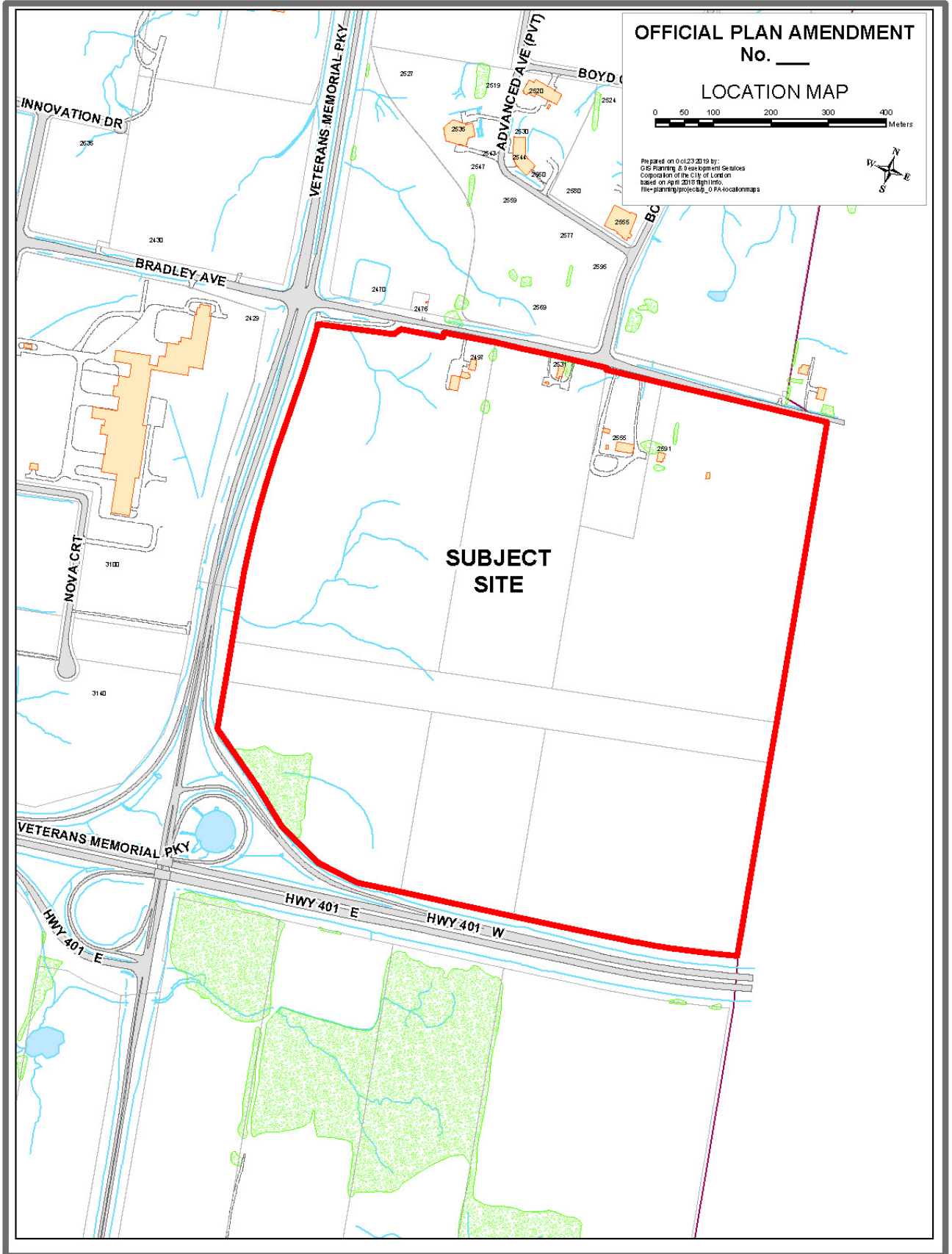
D. THE AMENDMENT

Section 10 – Policies for Specific Areas – of the Official Plan for the City of London is hereby amended by adding the following:

10.1.3 Specific Areas:

2497 – 2591 Bradley Avenue

- _) In Innovation Industrial Park Phase 5 at 2497 – 2591 Bradley Avenue, in addition to the uses permitted in the Light Industrial designation, commercial grain handling facilities, processing and growing of plants and vegetables, processing of meat and poultry products, and research and development uses associated with any material processed at the facility may also be permitted.



Appendix B

Bill No.(number to be inserted by Clerk's Office)
(2019)

By-law No. Z.-1-19_____

A by-law to amend By-law No. Z.-1 to
rezone lands located at 2497 – 2591
Bradley Avenue.

WHEREAS the Corporation of the City of London has applied to rezone
2497 – 2591 Bradley Avenue 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
lands located at 2497 – 2591 Bradley Avenue, as shown on the attached map, from
an Urban Reserve (UR6) Zone and a Light Industrial Special Provision (h-17*LI6(6))
Zone to a Light Industrial Special Provision (LI1/LI2/LI6(_)) Zone, a Light Industrial
Special Provision (h-18*LI1/LI2/LI6(_)) Zone and an Open Space (OS1) Zone.
- 2) Section Number (40.3) of the Light Industrial (LI6) Zone is amended by adding the
following Special Provision:

LI6() 2497 – 2591 Bradley Avenue

a) Additional Permitted Uses

- i) Commercial Grain Handling Facilities
- ii) Processing and Growing of Plants and Vegetables;
- iii) Processing of Meat and Poultry Products
- iv) Research and Development Uses Associated with any
Material Processed at the Facility

b) Prohibited Uses:

- i) Notwithstanding the definition of a warehouse
establishments as contained in Section 2 (355) of
Zoning By-law No. Z-1, a Self Storage Establishment
is not permitted.
- ii) Notwithstanding the definition of a manufacturing and
assembly industry as contained in Section 2 (217) of
Zoning by-law No. Z-1, a waste recycling depot is not
permitted.

c) Regulations for those properties adjacent to Veterans
Memorial Parkway:

- i) No loading and open storage is permitted in the
required rear yard. Where a loading space and/or
open storage area is located in a yard adjacent to
Veterans Memorial Parkway, lateral screening is
required. Lateral screening shall be the full length of
the loading space and open storage area and at least

3 metres in height above the finished grade to effectively conceal the view of these areas from Veterans Memorial Parkway. The lateral screening shall be compatible with the colour and materials of the main buildings.

- ii) Landscaped Open Space - a minimum 5 metre wide landscape strip shall be located on the portions of any yard adjacent to the Veterans Memorial Parkway corridor.

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.

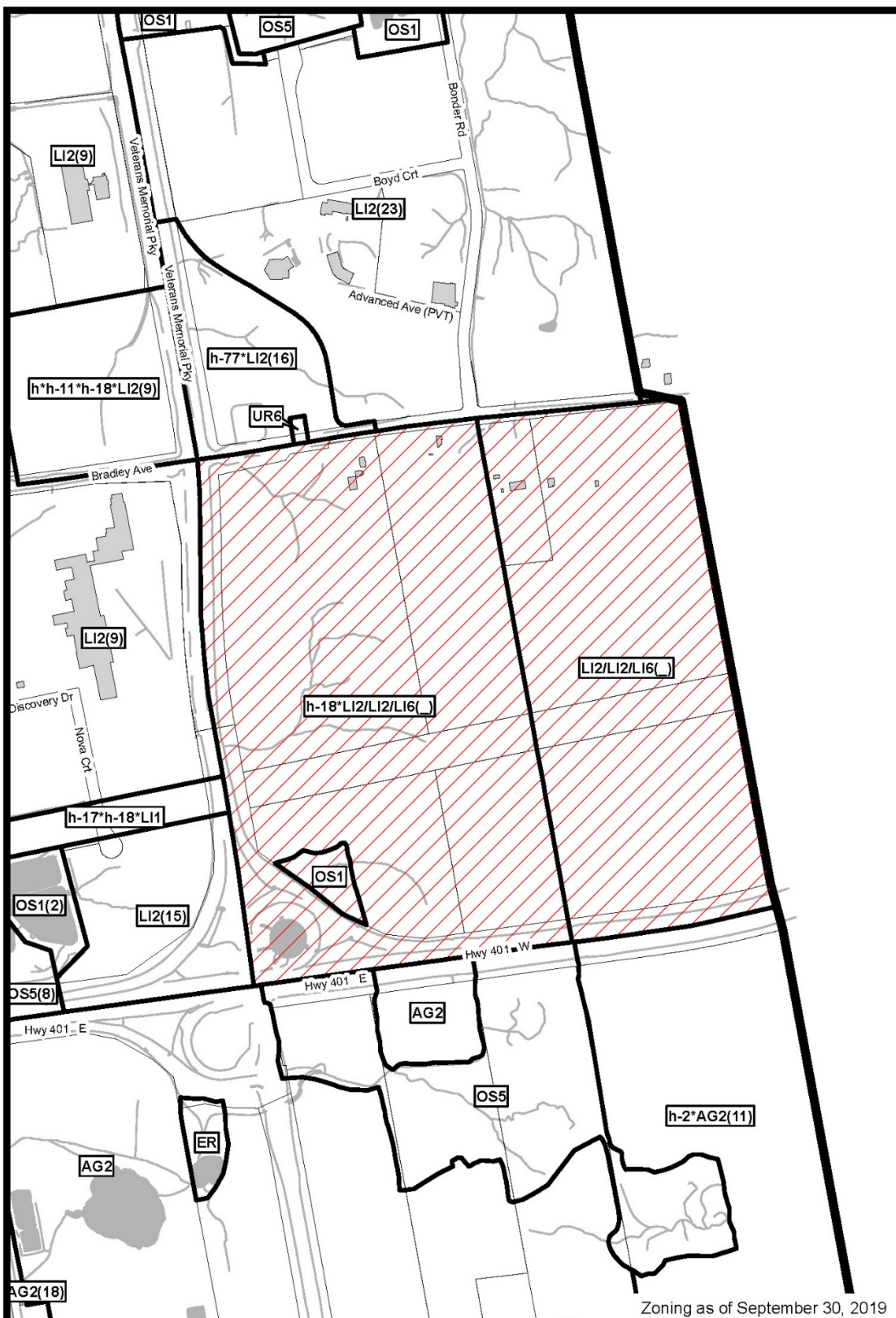
PASSED in Open Council on November 12, 2019.



Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – November 12, 2019
Second Reading – November 12, 2019
Third Reading – November 12, 2019

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



<p>File Number: OZ-8679 Planner: AR Date Prepared: 2019/10/23 Technician: RC By-Law No: Z.-1</p>	<p>SUBJECT SITE </p> <p>1:9,000</p> <p>0 45 90 180 270 360 Meters</p> 
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Appendix C – Public Engagement

Community Engagement

Public liaison: On October 2, 2019, Notice of Application was sent to property owners in the surrounding area. Notice of Application was also published in the *Public Notices and Bidding Opportunities* section of *The Londoner* on October 3, 2019. A “Planning Application” sign was also posted on the site.

No replies were received

Nature of Liaison:

Request to add a site-specific policy under Chapter 10 - Policies for Specific Areas to permit an expanded range of uses including commercial grain handling facilities, processing and growing of agricultural and cannabis products, processing of meat and poultry products, and research and development uses associated with any material processed at the facility. Request to change the zoning from an Urban Reserve (UR6) Zone and a Light Industrial special provision (LI6(6)) Zone to a Light Industrial special provision (LI1/LI2/LI6(_)) Zone and an Open Space (OS1) Zone. The Light Industrial zones permit a range of light industrial uses. Special provisions are being requested to permit commercial grain handling facilities, processing and growing of agricultural and cannabis products, processing of meat and poultry products, and research and development uses associated with any material processed at the facility.

Agency/Departmental Comments

Parks Planning

Parks Planning and Design do not have concerns with the proposed application.

Heritage

Please be aware that there is Archaeological Potential identified on this property,

A heritage property has been identified on a portion of these lands.

Development Services – Engineering

No comments for the re-zoning application.

London Hydro

This site is presently serviced by London Hydro. Contact the Engineering Dept. a service upgrade is required to facilitate the new building /addition Any new and/or relocation of existing infrastructure will be at the applicant’s expense. Above-grade transformation is required. Note: Transformation lead times are minimum 16 weeks. Contact Engineering Dept. to confirm requirements & availability.

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, 2014

- 1.1.1 c – avoid land use conflicts
- 1.1.3.1 – settlement areas
- 1.1.3.2 – efficient use of land
- 1.1.3a – mix and range of employment uses
- 1.3.1 b – diversified economic base

1989 Official Plan

Chapter 7: Light Industrial Designation

The London Plan

- 1107 – Transitioning industrial areas
- 1110 – Light Industrial Place Type
- 1115* – Permitted Uses
- 1138 – D-6 Guidelines
- 1142 and 1143 – Airport Road South Innovation Park

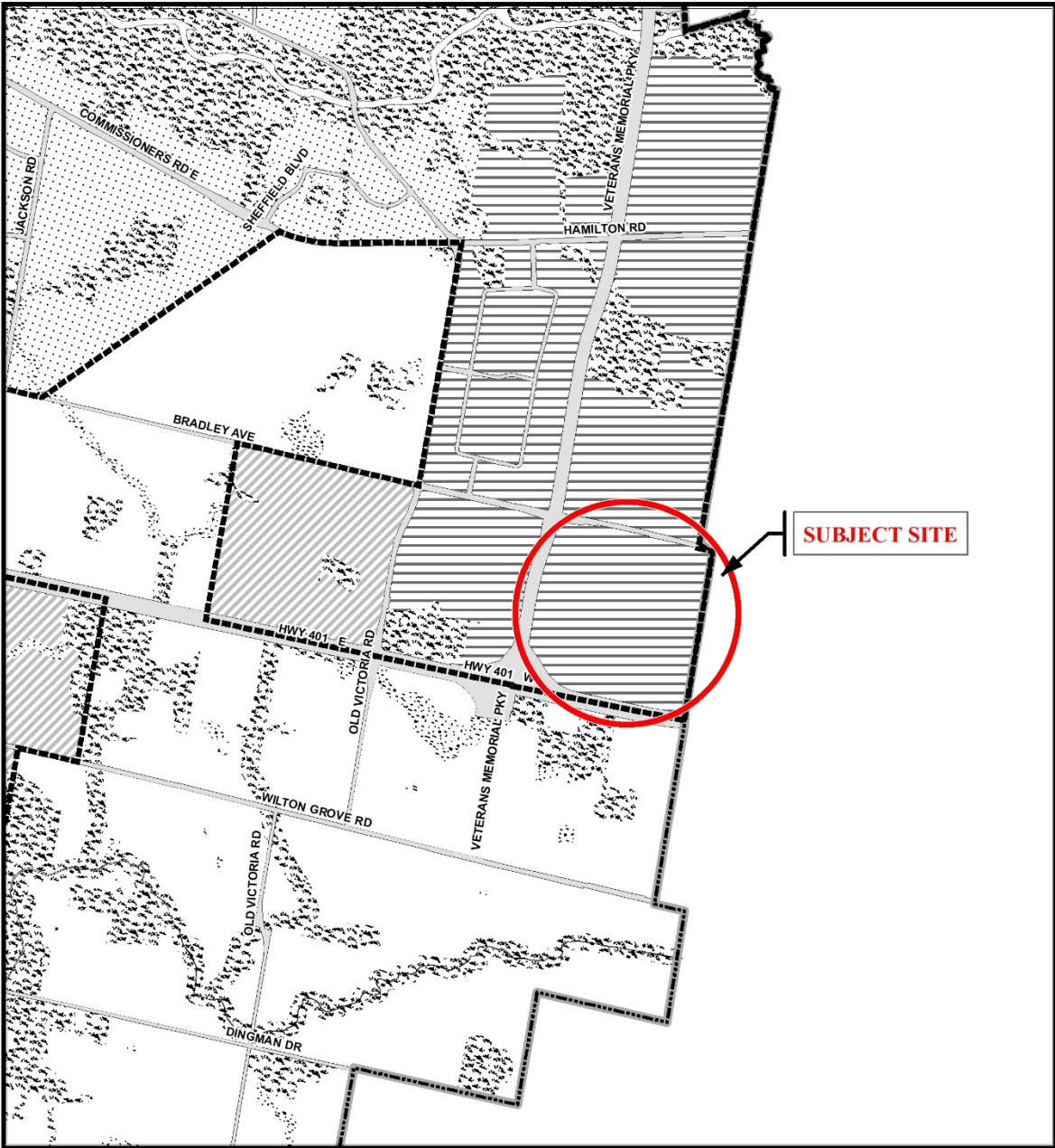
Airport Road South Area Plan

Airport Road South Business Park Urban Design Guidelines

Appendix D – Relevant Background

Additional Maps

The London Plan Map 1 – Land Use



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	

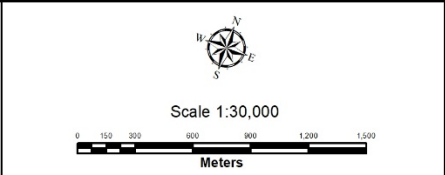
This is an excerpt from the Planning Division's working consolidation of Map 1 - Place Types of the London Plan, with added notations.

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 /
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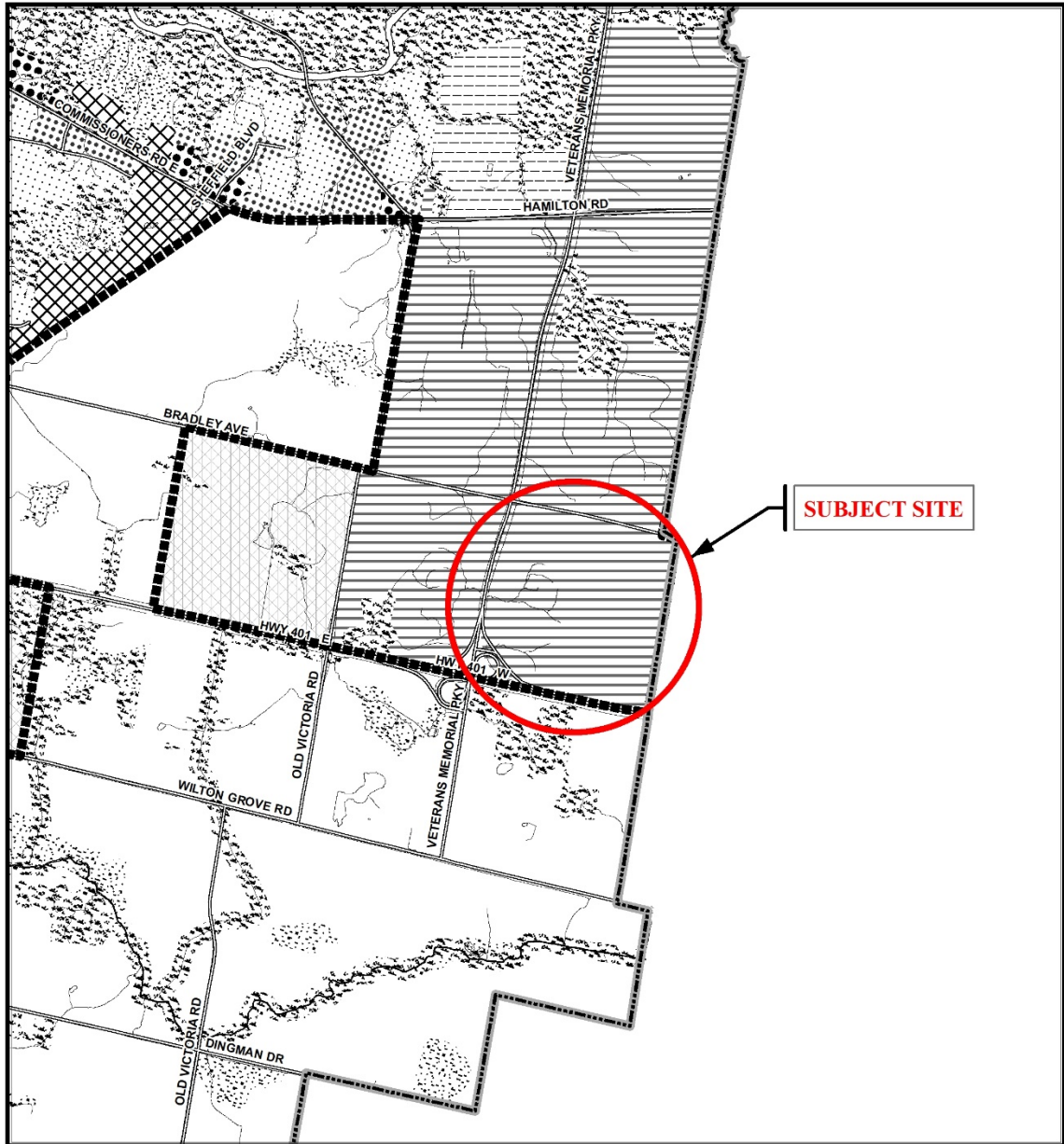
**LONDON PLAN MAP 1
 - PLACE TYPES -**

PREPARED BY: Planning Services



File Number: Z-8679
Planner: AR
Technician: DM
Date: July 9, 2019

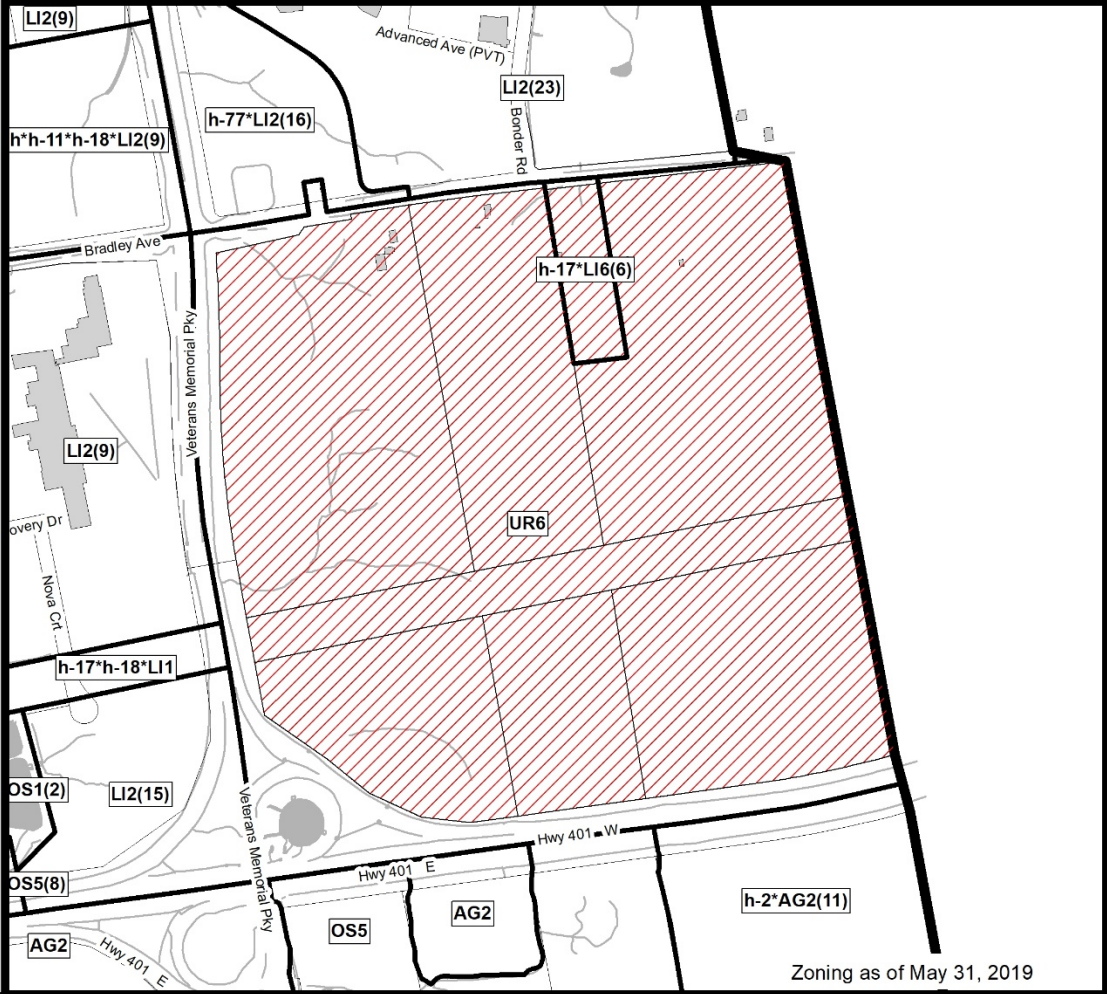
1989 Official Plan Schedule A – Land Use



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

<p>CITY OF LONDON Planning Services / Development Services OFFICIAL PLAN SCHEDULE A - LANDUSE -</p> <p>PREPARED BY: Graphics and Information Services</p>	<p>Scale 1:30,000</p> <p>0 100 200 300 400 500 600 700 800 900 1,000</p> <p>Meters</p>	<p>FILE NUMBER: OZ-8679</p> <p>PLANNER: AR</p> <p>TECHNICIAN: DM</p> <p>DATE: 2019/07/09</p>
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Zoning By-law Z.-1 Map



Zoning as of May 31, 2019

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

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 | |
| R7 - SENIOR'S HOUSING | OS - OPEN SPACE |
| R8 - MEDIUM DENSITY/LOW RISE APTS. | CR - COMMERCIAL RECREATION |
| R9 - MEDIUM TO HIGH DENSITY APTS. | ER - ENVIRONMENTAL REVIEW |
| R10 - HIGH DENSITY APARTMENTS | |
| R11 - LODGING HOUSE | OB - OFFICE BUSINESS PARK |
| | LI - LIGHT INDUSTRIAL |
| DA - DOWNTOWN AREA | GI - GENERAL INDUSTRIAL |
| RSA - REGIONAL SHOPPING AREA | HI - HEAVY INDUSTRIAL |
| CSA - COMMUNITY SHOPPING AREA | EX - RESOURCE EXTRACTIVE |
| NSA - NEIGHBOURHOOD SHOPPING AREA | UR - URBAN RESERVE |
| BDC - BUSINESS DISTRICT COMMERCIAL | |
| AC - ARTERIAL COMMERCIAL | AG - AGRICULTURAL |
| HS - HIGHWAY SERVICE COMMERCIAL | AGC - AGRICULTURAL COMMERCIAL |
| RSC - RESTRICTED SERVICE COMMERCIAL | RRC - RURAL SETTLEMENT COMMERCIAL |
| CC - CONVENIENCE COMMERCIAL | TGS - TEMPORARY GARDEN SUITE |
| SS - AUTOMOBILE SERVICE STATION | RT - RAIL TRANSPORTATION |
| 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-8675 AR

MAP PREPARED:
 2019/07/09 DM

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 0 45 90 180 270 360
 Meters