

## Report to Planning and Environment Committee

**To:** Chair and Members  
Planning & Environment Committee

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

**Subject:** LIUNA 1059 Training Fund Management Inc.  
635 Wilton Grove Road

**Public Participation Meeting on:** January 6, 2020

## Recommendation

That, on the recommendation of the Director, Development Services, with respect to the application of LIUNA 1059 Training Fund Management Inc. relating to the property located at 635 Wilton Grove Road, the proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council Meeting January 14, 2020 to amend Zoning By-law No. Z.-1, in conformity with the Official Plan, to change the zoning of the subject property **FROM** a Light Industrial (LI1) Zone, **TO** a Light Industrial Special Provision (LI4(\_)) Zone.

## Executive Summary

### Summary of Request

The requested action is to rezone the subject property to permit a limited range of uses within the existing building which are intended to serve the needs of the surrounding industrial area.

### Purpose and the Effect of Recommended Action

The purpose and effect of the recommended amendment is to permit a broader range of non-industrial uses that are identified as secondary permitted uses, within the existing building, which cater to the needs of the local industrial area, and add a business office with accessory meeting rooms to the requested zone.

### Rationale of Recommended Action

1. The recommended amendment is consistent with the PPS, 2014;
2. The recommended amendment conforms to the in-force policies of The London Plan, including but not limited to the Light Industrial Place Type;
3. The recommended amendment conforms to the in-force policies of the 1989 Official Plan, including but not limited to the Light Industrial designation; and
4. The recommended amendment conforms to the Southwest Area Secondary Plan.

## Analysis

### 1.0 Site at a Glance

#### 1.1 Property Description

The subject property is located in the northeast corner of the intersection of Wilton Grove Road and Roxburgh Road. The site is currently occupied by an existing building previously utilized for the purpose of offices, warehousing, and various commercial uses by existing tenants. It being noted that portions of the existing building have been vacant for an extended period of time.

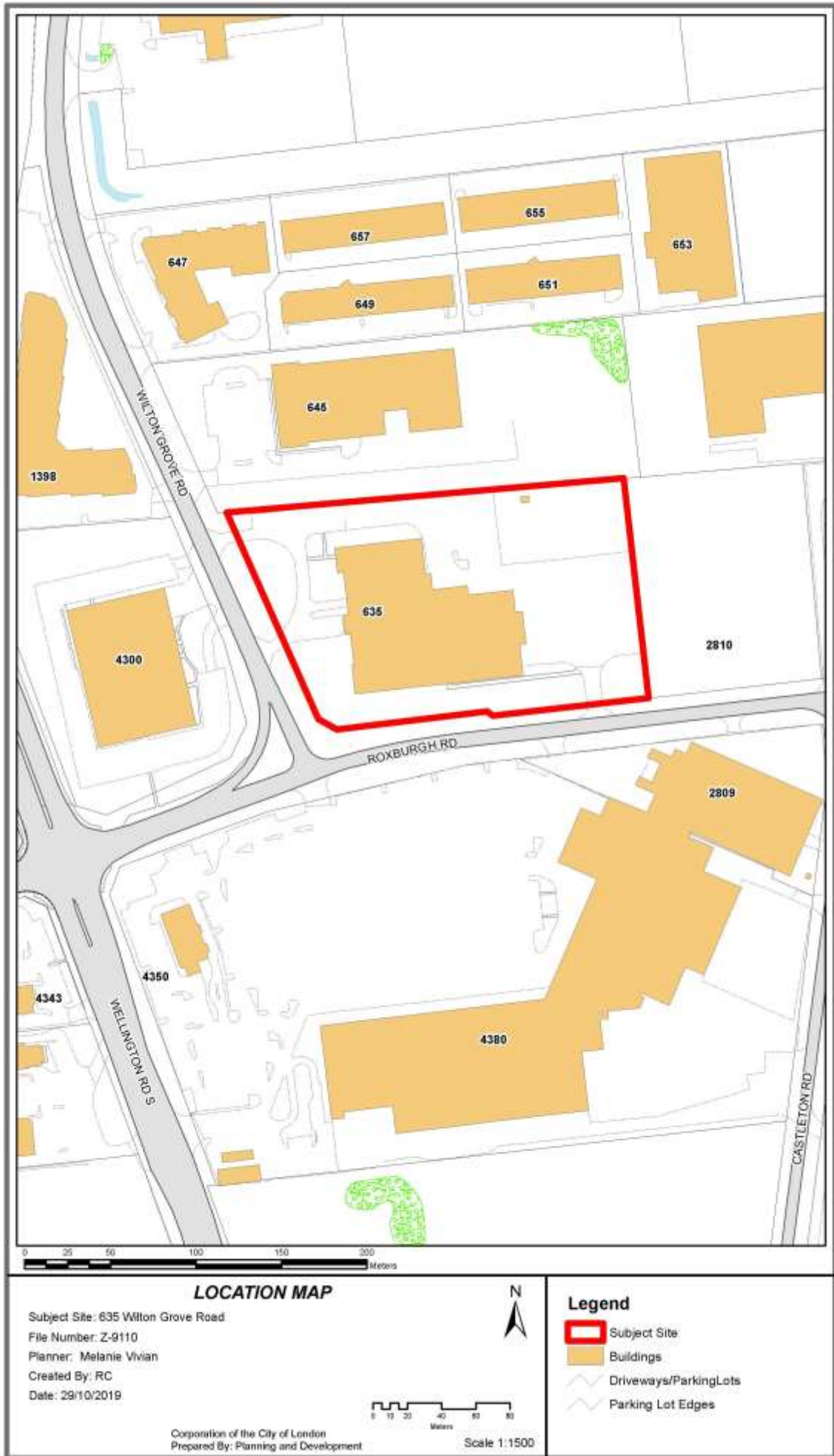


Figure 1: Subject Site (Corner of Wilton Grove Road and Roxburgh Road)



Figure 2: Subject site (view off of Wilton Grove Road)

### 1.2 LOCATION MAP



**1.3 Current Planning Information (see more detail in Appendix D)**

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

**1.4 Site Characteristics**

- Current Land Use – Existing industrial building
- Frontage – 132.94 metres (436.15 feet)
- Depth – 233.03 metres (764.53 feet)
- Area – 2.80 hectares (6.94 acres)
- Shape – Irregular

**1.5 Surrounding Land Uses**

- North – Light Industrial Uses
- East – Vacant Parcel/Light Industrial Uses
- South – Commercial Plaza
- West – Commercial

**2.0 Description of Proposal**

**2.1 Development Proposal**

The applicant is requesting to rezone the property at 635 Wilton Grove Road to allow the LIUNA 1059 Training Fund Management Inc. to operate on the subject lands within the existing building. The applicant is proposing to rezone the subject property to add the use of a medical/dental and support office. Other uses permitted within the Light Industrial (LI4) Zone, through the requested rezoning, include restricted automotive uses, clinics, convenience service establishments, convenience stores, day care centres, financial institutions, personal service establishments and restaurants. The intent of the uses permitted by the requested Light Industrial (LI4) Zone is to serve the surrounding light industrial community and their employees. The applicant is also requesting special provisions to add the use of a business office and meeting rooms, accessory to the business office use, by way of a special provision to the requested zone. No external changes are proposed.

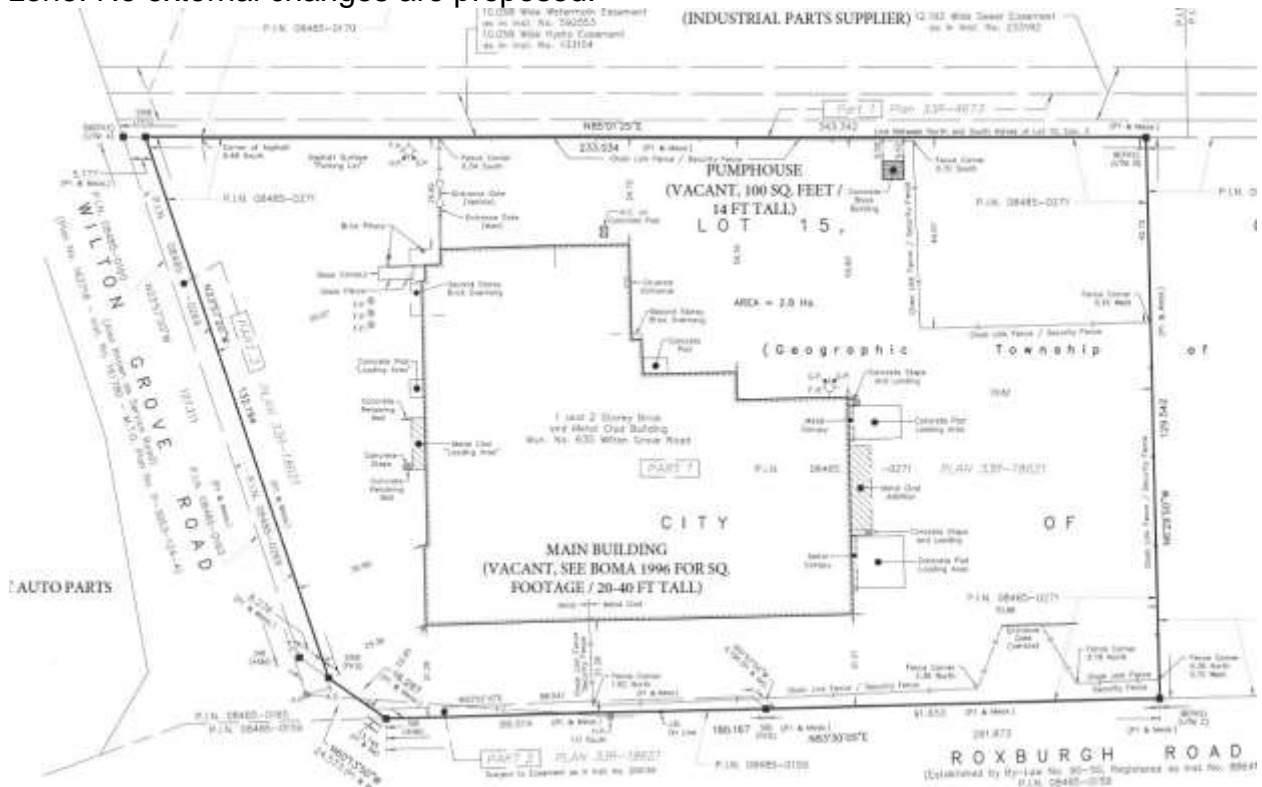


Figure 3: Site concept plan, existing conditions.

## 3.0 Relevant Background

### 3.1 Planning History

In 2004, a Minor Variance Application (A.029/04) was granted conditionally to permit the location of loading docks in the front yard, whereas loading docks are permitted in the rear and side yards under Twp. By-law 2000. The associated conditions included obtaining a building permit prior to the commencement of construction and that there be no storage of transport trucks or trailers in the front yard.

An Application for Consent (B.013/13) was approved in 2013 for the severance of approximately 13,254 square metres from 635 Wilton Grove Road for future light industrial uses and to retain approximately 50,767 square metres for existing light industrial uses. A Certificate of Consent was issued on July 4, 2013 which resulted in the creation of the abutting property, 2810 Roxburgh Road.

### 3.2 Requested Amendment

The applicant is requesting to rezone 635 Wilton Grove Road from a Light Industrial (LI1) Zone to a Light Industrial Special Provision (LI4(\_)) Zone to add a medical/dental office and support office uses. Special provisions are requested to add a business office as a permitted use and meeting rooms, accessory to the business office use. The requested amendment would facilitate the LIUNA 1059 Training Fund Management Inc. to operate within the existing building.

### 3.3 Community Engagement (see more detail in Appendix B)

Staff received two written responses from members of the public; one seeking further clarification and the other supporting the subject application, addressed in Appendix "B" of this report.

### 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 relating to land use planning and development. All decisions affecting land use planning matters shall be "consistent with" the policies of the PPS.

Section 1.3 of the PPS, *Employment*, encourages planning authorities to promote economic development and competitiveness by providing for an appropriate mix and range of employment and institutional uses to meet long-term needs (1.3.1.a)). Furthermore, Section 1.1 of the PPS, *Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns* encourages planning authorities to promote cost-effective development patterns and standards to minimize land consumption and servicing costs (1.1.1.e)).

#### ***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 property is located in the Light Industrial Place Type of The London Plan, in accordance with \*Map 1, with frontage along a Civic Boulevard, in accordance with \*Map 3. The intent of the Light Industrial Place Type is to allow for industries generating minimal planning impacts as it is appropriate to separate these uses from heavier

industrial uses in order to avoid land use conflicts, and to allow for positive industrial environments (1110\_). The vision of the Light Industrial Place Type is to attract and establish facilities and industrial-related centres that create a competitive industrial advantage and support the growth of industrial sectors (1113\_7). Within all Industrial Place Types, industrial uses are encouraged to utilize land efficiently with high building coverage ratios and high employment densities, wherever possible (1124\_1).

### **1989 Official Plan**

The subject property is designated Light Industrial in the (1989) Official Plan, in accordance with Schedule A. The objectives of the Light Industrial designation is to provide for the development, and use of lands, for a range of activities which are likely to have minimal impacts on surrounding uses (7.1.3.i)). The designation is intended for industries which have a limited impact on the surrounding environment and are frequently small in scale (7.3.). The Light Industrial designation identifies uses permitted by site-specific zoning which includes the use of medical/dental offices subject to a Planning Impact Analysis, as identified in Section 7.8.

Section 7.8 of the (1989) Official Plan outlines criteria for a Planning Impact Analysis to evaluate applications for an Official Plan amendment and/or Zoning By-law amendment, to determine the appropriateness of a proposed change in land use and identify ways of reducing any adverse impacts on surrounding uses (7.8.1.). Throughout the review of the submitted application, all criteria were evaluated however, as the building and site layout are existing, the most applicable criteria are as follows:

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

The requested uses proposed to be added through the amendment, including a medical/dental office, support office, business office and meeting rooms accessory to the business office use, at the subject property are compatible with the existing light industrial uses surrounding the subject property. As no development is proposed no impacts to present and future land uses in the area are expected to occur.

*(f) For non-industrial uses within industrial designations the potential of the proposed uses to deter future industrial development*

The recommended medical/dental and support office are uses permitted as-of-right by the Light Industrial (LI4) Zone, which permits a range of secondary uses within the industrial designation. The requested special provision to add the additional uses of a business office and meeting rooms accessory to the business office use, are uses of similar nature to the as-of-right permitted uses.

### **Southwest Area Secondary Plan**

The subject site is located within the Southwest Area Secondary Plan, specifically within the Brockley Industrial Neighbourhood. The function and purpose of the Brockley Industrial Neighbourhood is to promote opportunities for a limited range of compatible industrial land uses that support the City's long-term industrial strategy and promote the development of employment lands (20.5.14.i)). Located within the west portion of the Brockley Industrial Neighbourhood, the intent of this location is to accommodate a broad range of light industrial uses but discourages light industrial uses that emit noise, dust or odour (20.5.14.i)).



## 4.0 Key Issues and Considerations

### 4.1 Issue and Consideration # 1: Permitted Uses

#### *Provincial Policy Statement, 2014 (PPS)*

The PPS states that planning authorities shall promote economic development and competitiveness by providing for an appropriate mix and range of employment and institutional uses to meet long-term needs (1.3.1.a)). The PPS further states that planning authorities shall promote economic development and competitiveness by 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 (1.3.1.b)). Furthermore, the PPS identifies that planning authorities shall promote land use patterns within *settlement areas* which shall be based on densities and a mix of land uses which are appropriate for, and efficiently use, the *infrastructure* and *public service facilities* which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion (1.1.3.2.a).2.). As the requested amendment would broaden the range of permitted uses on the subject property, facilitate the adaptive reuse of a building that has experienced extended vacancies, and in effect, diversify the existing industrial area, the proposed uses provide for an efficient range of uses. As the requested amendment is proposed to be within the existing industrial building, infrastructure and public service facilities would not be expanded.

#### *The London Plan*

The subject property is located within the Light Industrial Place Type where the overall vision of the Place Type is to promote a broad industrial land base in the City through the provision of a wide choice of locations, lot sizes, services, and street and rail access in order to accommodate a wide range of target industrial sectors and industrial uses (1113\_3). The Light Industrial Place Type permits a broad range of industrial uses which are unlikely to impose significant impacts on surrounding light industrial land uses due to their emissions such as noise, odour, particulates and vibration (1115\_1). The permitted uses in the Light Industrial Place Type further identify accessory office uses of any scale to be permitted as well as service trades and contractor shops, which may also be permitted (1115\_4 and 1115\_8).

The permitted uses, as-of-right, within the requested Light Industrial (LI4) Zone include uses such as clinics; medical/dental offices; personal service establishments; convenience stores; day care centres; restaurants; support offices; warehouse establishments; bakeries; paper and allied products industries excluding pulp and paper and asphalt roofing industries; service trade; and custom workshops, among others. The requested added uses of a business office, and meeting rooms accessory to the business office use, are uses that are complementary to the as-of-right uses permitted by the LI4 zone and are keeping with the intent of the Light Industrial Place Type. As such, the proposed uses on site are not anticipated to have significant impacts and would complement the existing light industrial uses within the surrounding area.

#### *1989 Official Plan*

The subject property is designated Light Industrial in the (1989) Official Plan which permits uses that are located within enclosed buildings, and unlikely to cause adverse effects with respect to air, odour, water pollution, or excessive noise levels (7.3.1.). Uses permitted within the Light Industrial designation include uses which are likely to have minimal adverse effect on surrounding uses in terms of noise, smoke, odour or visual appearance (7.3.3.). Notwithstanding the above, the Light Industrial designation also contemplates office uses as a permitted use, subject to policy 7.5.3., ancillary to any of the main permitted uses. Policy 7.5.3. identifies area and site design criteria which contemplate, buffering, traffic, compatibility and limited access. As the subject site contains an existing building with no proposed exterior works, office uses within the existing building are considered to be appropriate at this location. Furthermore, office

development which is not ancillary and incidental to a main permitted use is restricted to a small scale within the Light Industrial designation (7.3.6.). The (1989) Official Plan identifies office development of less than 2,000 square metres of gross floor area to normally be considered as "small scale" (5.2.4.). As the total amount of existing leasable office space within the existing building is 1,763.6 square metres, the existing and recommended uses are small in scale and compatible with surrounding land uses.

The subject property is located within an existing, established industrial area where the renovation and rehabilitation of older industrial buildings for new industrial uses, which are compatible with surrounding land uses, are encouraged (7.9.2.). In this scenario, the existing building had not been operating to its full capabilities with a large amount of leasable space underutilized. The added uses to the subject property will allow for the rehabilitation of an existing building to be fully utilized with uses compatible and complementary to the surrounding area.

#### *Southwest Area Secondary Plan*

The subject site is located within the Southwest Area Secondary Plan, specifically within the Brockley Industrial Neighbourhood. As the subject site is located east of Wellington Road, light industrial uses located within enclosed buildings, require no outdoor storage and are unlikely to cause adverse effects with respect to matters such as air, odour, water pollution, dust, excessive vibration and noise levels may be permitted (20.5.14.1.i)). The Brockley Industrial Neighbourhood also identifies office uses, ancillary to any of the permitted uses, are also permitted (20.5.14.1.i)). Based on the identified permitted uses, the added uses to the subject property are keeping within the intent of the Southwest Area Secondary Plan.

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



## **5.0 Conclusion**

The recommended amendment is consistent with the Provincial Policy Statement, 2014 and conforms to the in force policies of The London Plan and the (1989) Official Plan. The recommended amendment will allow the LIUNA 1059 Training Fund Management Inc. to operate out of an existing industrial building, in a desired location, effectively providing services to more trades within the City of London. The added uses allows for a broader range of uses on the lands that are considered compatible with the surrounding land uses.

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| <b>Prepared by:</b>  | <b>Melanie Vivian,<br/>Planner I, Development Services</b>   |
| <b>Recommended by:</b>   | <b>Paul Yeoman, RPP, PLE<br/>Director, Development Services</b>  |
| <b>Submitted by:</b>   | <b>George Kotsifas, P.ENG<br/>Managing Director, Development and Compliance<br/>Services and Chief building Official</b> |
| 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. |  |

December 16, 2019

cc: Michael Tomazincic, MCIP, RPP, Manager, Current Planning

## Appendix A

Bill No. (number to be inserted by Clerk's Office)  
2020

By-law No. Z.-1-20 \_\_\_\_\_

A by-law to amend By-law No. Z.-1 to  
rezone an area of land located at 635  
Wilton Grove Road.

WHEREAS LIUNA 1059 Training Fund Management Inc. has applied to  
rezone an area of land located at 635 Wilton Grove Road, as shown on the map attached  
to this by-law, as set out below;

AND WHEREAS this rezoning conforms to the Official Plan;

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

- 1) Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to  
lands located at 635 Wilton Grove Road, as shown on the attached map comprising  
part of Key Map No. A112, from a Light Industrial (LI1) Zone to a Light Industrial  
Special Provision (LI4(\_)) Zone.
- 2) Section Number 40.4 of the Light Industrial (LI4) Zone is amended by adding the  
following Special Provision:
  - ) LI4 ( ) 635 Wilton Grove Road
    - a) Additional Permitted Use[s]
      - i) Office, business
      - ii) Meeting rooms, accessory to the business office

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.

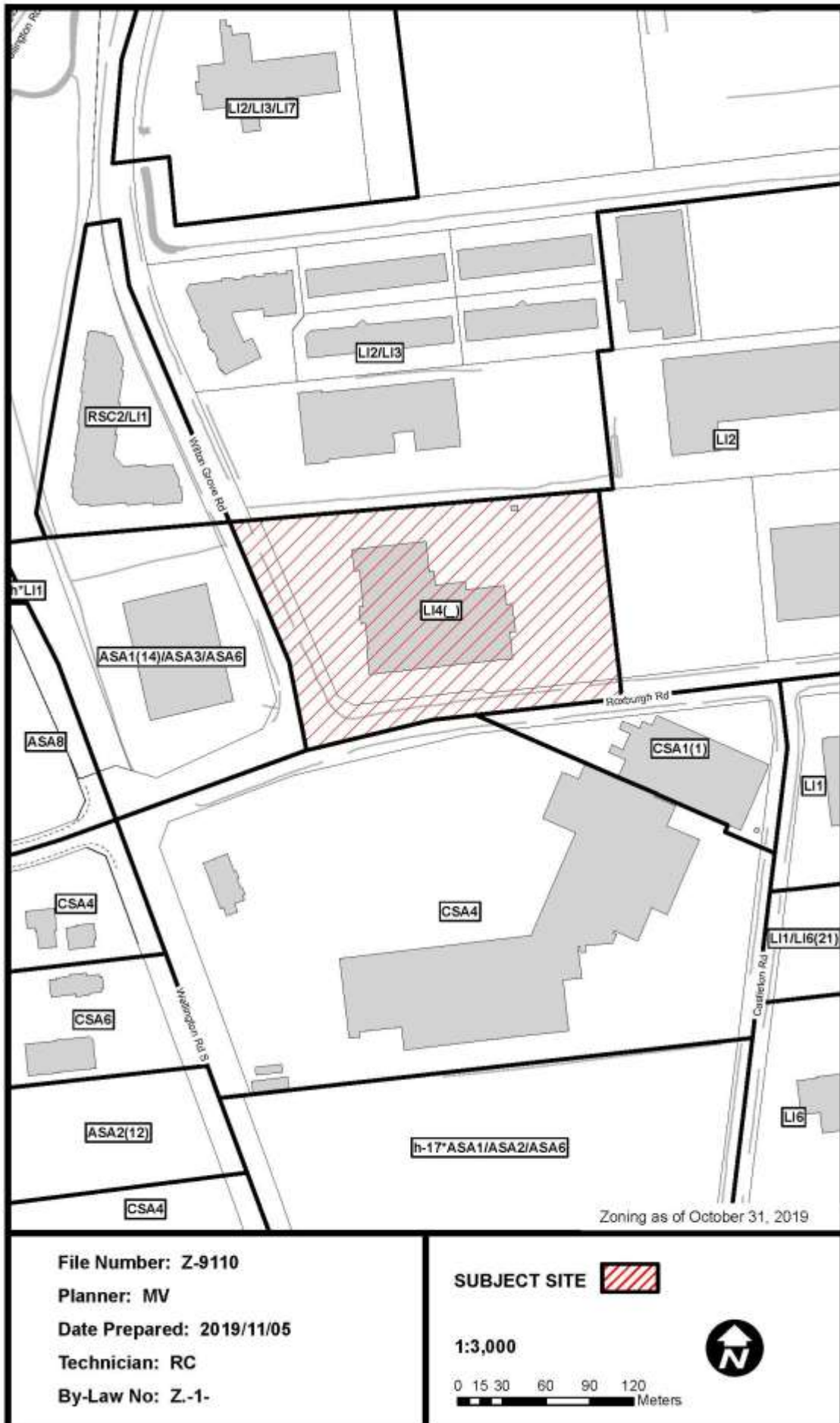
PASSED in Open Council on January 14, 2020

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – January 14, 2020  
Second Reading – January 14, 2020  
Third Reading – January 14, 2020

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



## Appendix B – Public Engagement

### Community Engagement

**Public liaison:** On September 18, 2019, Notice of Application was sent to 15 property owners in the surrounding area. Notice of Application was also published in the *Public Notices and Bidding Opportunities* section of *The Londoner* on September 19, 2019. A “Planning Application” sign was also posted on the site.

Two (2) replies were received with one seeking clarification and one in support of the application.

**Nature of Liaison:** Zoning Amendment to allow a range of non-industrial uses that cater to the needs of the local industrial area, to permit a business office use and meeting rooms accessory to the business office use.

**Responses:** A summary of the various comments received include the following:

#### Concern for:

*Question regarding the intended use of the lands as to whether the applicant was building offices or proposing a training centre. The member of the public was provided with further information regarding the proposal and had no further questions.*

*Letter of support received from the neighbouring property stating the proposed uses were appropriate for the area.*

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

|                |
|----------------|
| <b>Written</b> |
| Atinar Atinar  |
| Brian Gibson   |

**From:** atinar atinar [REDACTED]  
**Sent:** Friday, September 20, 2019 1:18 PM  
**To:** Vivian, Melanie <mvivian@london.ca>  
**Subject:** [EXTERNAL] 635 Wilton Grove Road Zoning Bylaw Amendment File Z 9110

Good Afternoon Melanie Vivian

We own the 3.2 Acre property, 2810 Roxburgh Road, that abuts the 635 Wilton Grove Road to the east.

We are encouraged that Liuna 1059 Training are planning to locate in this location.

We are in support of the application. Based on information provided. we agree that the proposed uses are appropriate to the area given its proximity to Wellington Road and to the nearby existing commercial, retail and industrial uses.

We request to be advised of meetings or any additional submissions.

With thanks

J Manocha  
Atinar Properties Limited

From: Brian Gibson [REDACTED]  
Sent: Tuesday, September 24, 2019 3:24 PM  
To: Vivian, Melanie <mvivian@london.ca>  
Subject: [EXTERNAL] Zoning By-Law Amendment File: Z-9110

Hi Melanie,

I have a brief question about Zoning By-Law Amendment File: Z-9110 proposed by LIUNA 1059 Training Fund Management Inc. I am curious as to what the intended use of the lands are. Are they building offices as noted in the special provision of the Zoning Amendment? Are they proposing a Training Centre? Or both?

Thanks!

Cheers,

Brian Gibson

### **Agency/Departmental Comments**

#### September 24, 2019 – London Hydro Engineering

The site is presently serviced by London Hydro. Contact the Engineering Dept. if a service upgrade is required to facilitate these changes. Any new and/or relocation of existing infrastructure will be at the applicant's expense. Above-grade transformation is required. London Hydro has no objection to the proposal of a possible official plan and/or zoning amendment. Any new or relocation of the existing service will be at the expense of the owner.

#### October 10, 2019 – Upper Thames River Conservation Authority

The Upper Thames River Conservation Authority (UTRCA) has reviewed this application with regard for the policies in the *Environmental Planning Policy Manual for the Upper Thames River Conservation Authority (June 2006)*. These policies include regulations made pursuant to Section 28 of the *Conservation Authorities Act*, and are consistent with the natural hazard and natural heritage policies contained in the *Provincial Policy Statement (2014)*. The *Upper Thames River Source Protection Area Assessment Report* has also been reviewed in order to confirm whether these lands are located in a vulnerable area. The Drinking Water Source Protection information is being disclosed to the Municipality to assist them in fulfilling their decision making responsibilities under the *Planning Act*.

### **CONSERVATION AUTHORITIES ACT**

#### Dingman Creek Stormwater Servicing Class Environmental Assessment (EA)

The subject lands are situated in the Dingman Creek Subwatershed which is the focus of an ongoing Environmental Assessment (EA) to evaluate Stormwater Servicing and includes an update to existing flood plain modeling by the Conservation Authority. In order to capture those areas within the watershed which may be impacted by revised floodline information (which is still being refined by the UTRCA), a Dingman Subwatershed Screening Area Map has been developed to help guide planning decisions as an interim measure until the EA has been completed.

### **DRINKING WATER SOURCE PROTECTION**

#### Clean Water Act

The subject lands have been reviewed to determine whether or not they fall within a vulnerable area (Wellhead Protection Area, Highly Vulnerable Aquifer, and Significant Groundwater Recharge Areas). Upon review, we can advise that the subject lands **are not** within a vulnerable area. For policies, mapping and further information pertaining to drinking water source protection, please refer to the approved Source Protection Plan at: <https://www.sourcewaterprotection.on.ca/approved-source-protection-plan/>

**COMMENTS & RECOMMENDATION**

The subject lands are located within the Dingman Subwatershed Screening Area. The UTRCA has no objections to the rezoning application, however we remind the applicant that should any additional development (building, structures, grading, etc.) be proposed on these lands, a Section 28 permit application will be required. Please contact the UTRCA prior to undertaking any future works.

October 18, 2019 – Engineering

Below are the only comments received for the re-zoning. It is our understanding that no exterior changes are proposed.

September 24, 2019 – Transportation

Please find below Transportation comments regarding the Zoning Application for 635 Wilton Grove Road, Z-9110:

- Road widening dedication of 18.0m from the centreline required along Wilton Grove Road
- Road widening dedication of 13.0m from the centreline required along Roxburgh Road
- 6.0m x 6.0m daylight triangle required

Through further correspondence with Transportation Engineering, it has been determined that the road widening dedication along Wilton Grove Road, Roxburgh Road and the day light triangle, have been transferred to the City.



## 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.e) Healthy, liveable and safe communities are sustained by promoting cost-effective development patterns and standards to minimize land consumption and servicing costs

1.1.3.2.a) 2. Land use patterns within *settlement areas* shall be based on densities and a mix of land uses which are appropriate for, and efficiently use, the *infrastructure* and *public service facilities* which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion

1.3.1.a) Planning authorities shall promote economic development and competitiveness by providing for an appropriate mix and range of employment and institutional uses to meet long-term needs

1.3.1.b) Planning authorities shall promote economic development and competitiveness by 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

### The London Plan

#### Light Industrial Place Type

1110\_ The Light Industrial Place Type is where industries generating more minimal planning impacts will be permitted. It is appropriate to separate these uses from heavier industrial users, to avoid land use conflicts and to allow for positive industrial environments. It may also be necessary to separate some uses within the Light Industrial Place Type from sensitive land uses on adjacent lands

How will we realize our vision?

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

1113\_3 Promote a broad industrial land base in the City of London through the provision of a wide choice of locations, lot sizes, services, and street and rail access in order to accommodate a wide range of target industrial sectors and industrial uses

1113\_7 Attract and establish facilities and industrial-related centres of excellence that create a competitive industrial advantage for London and support the growth of industrial sectors

#### Permitted Uses in the Light Industrial place Type

1115\_1 A broad range of industrial uses that are unlikely to impose significant impacts on surrounding light industrial land uses due to their emissions such as noise, odour, particulates and vibration, may be permitted.

1115\_4 Small-scale service office uses may be permitted

1115\_8 Service trades and contractors shops may be permitted

Intensity policies for all Industrial Place Types

1124\_1 Industrial uses will be encouraged to utilize land efficiently. High building coverage ratios and high employment densities will be sought wherever possible

### 1989 Official Plan

#### Scale of Development

5.2.4. For the purpose of this Plan, office development of less than 2,000 square metres (21,529 sq. ft.) gross floor area will normally be considered “small scale”, and office development between 2,000 square metres (21,529 sq. ft.) and 5,000 square metres (53,921 sq. ft.) gross floor area will normally be considered “medium scale”.

#### Light Industrial Objectives

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

#### Light Industrial

7.3 This designation is intended for industries which have a limited impact on the surrounding environment and which are frequently 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

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

#### Operation Criteria

7.3.3. Permitted uses in the Light Industrial designation shall include those uses which are likely to have a minimal adverse effect on surrounding uses in terms of noise, smoke, odour or visual appearance, and which can be located in relatively close proximity to other land uses and entryways into the City.

#### Scale of Development

7.3.6. The Zoning By-law may specify maximum building heights and site coverages so that the scale of new industrial development will have a minimal impact on any non-industrial uses in the surrounding area. Office development which is not ancillary and incidental to a main permitted use, as listed in Section 7.3.1. or 7.3.2. of this Plan, will be restricted to a small scale Light Industrial designation.

#### Location

#### Area and Site Design Criteria

#### 7.5.3. Buffering

- i) The Zoning and Site Plan Control By-laws may specify higher standards for setbacks, the location of parking and loading areas, signage, landscaping along major entryways to the City and adjacent to residential areas.

#### Traffic

- ii) Industrial traffic should be directed away from, and not through, residential areas

#### Compatibility

- iii) Separation, buffering, and landscaping may be required to provide visual compatibility among adjacent land uses

#### Limited Access

- iv) The number of access points from Transitional Industrial sites to arterial or primary collector roads should be limited to minimize disruption to traffic flows

### Planning Impact Analysis

#### Purpose

7.8.1. Planning Impact Analysis will be used to evaluate applications for an Official Plan amendment and/or zone change, to determine the appropriateness of a proposed change in land use and to identify ways of reducing any adverse impacts on surrounding uses. Planning Impact Analysis is intended to document the majority of criteria reviewed by municipal staff through the application review process to assess an application for change. Depending on the situation, other criteria may be considered.

#### Scope of Planning Impact Analysis

7.8.2. Planning Impact Analysis will be undertaken by municipal staff and will provide for participation by the public in accordance with the provisions for Official Plan amendments and/or zone change applications as described in Section 19.12. of this Plan. Proposals for changes in the use of land which require the application of Planning Impact Analysis will be evaluated on the basis of criteria relevant to the proposed change. Other criteria may be considered through the Planning Impact Analysis to assist in the evaluation of the proposed change.

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

- (a) compatibility of proposed uses with surrounding land uses, and the likely impact of the proposed development on present and future land uses;
- (b) the size and shape of the parcel of land on which a proposal is to be located, and the ability of the site to provide adequate services for industrial development;
- (c) the supply of vacant land in the area which is already designated and/or zoned for the proposed use;
- (d) the location of any proposal for industrial development where there is good access to arterial roads and/or rail lines;
- (e) impacts of the proposed change on the transportation system, including transit; and
- (f) For non-industrial uses within industrial designations the potential of the proposed uses to deter future industrial development; and, (OPA 578) (g)

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

#### Preservation of Older Industrial Buildings

7.9.2. In established industrial areas the renovation and rehabilitation of older industrial buildings for new industrial uses which are compatible with surrounding land uses shall be encouraged. Council may consider amendments to the Zoning By-law on a site specific basis to allow for developments which improve the efficiency and character of the industrial building and area, but which would not otherwise be permitted.

#### Southwest Area Secondary Plan

##### Brockley Industrial Neighbourhood

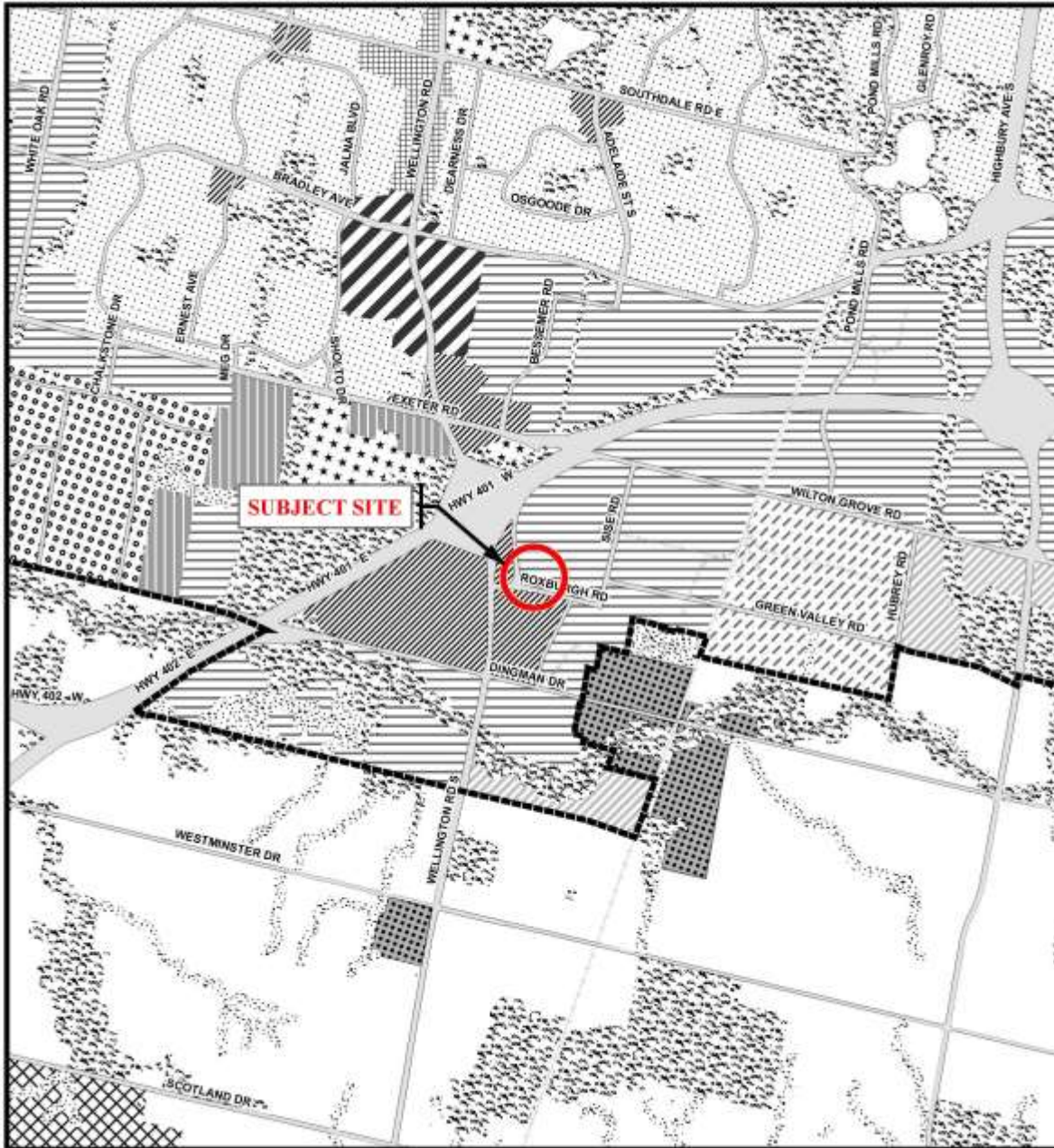
20.5.14.i) It is intended that the Brockley Industrial Neighbourhood will promote opportunities for a limited range of compatible industrial land uses that support the City's long-term industrial strategy, promote the development of employment lands, and capitalize on the importance of the proximity of Highway 401 and the Canadian National Railway. The Brockley Industrial Area is to accommodate a range of light industrial uses that have a high standard of site design that take advantage of the areas in proximity to Highway 401. The west portion of the Brockley Industrial Area is to accommodate a broad a range of light industrial uses. Light industrial uses that emit noise, dust or odour are discouraged. The east portion of the Brockley Industrial Neighbourhood is directly adjacent to the residential development in the Brockley Rural Settlement Neighbourhood. To minimize the impacts of the expansion of existing, or development of new industrial uses on the Brockley Rural Settlement Neighbourhood, specific land use, mitigation and design policies apply in this area. The Brockley Industrial Neighbourhood will accommodate a reduced range of light industrial uses with a focus on logistics type of industrial uses that involve the movement and transfer of goods. Secondary uses permitted in the Light Industrial land use designation are encouraged.

##### Permitted Uses

20.5.14.1.i) On lands west of Wellington Road, the primary permitted uses in the "Light Industrial" designation of the Official Plan will be permitted. Existing Industrial uses are recognized as permitted uses within the Industrial designation of this Secondary Plan and may be recognized as permitted uses in the Zoning By-law. Proposals for the expansion of Industrial uses that are not permitted in the Light Industrial designation shall require an amendment to the Official Plan to redesignate the lands on Schedule A to a General Industrial designation. Such applications will be evaluated on the basis of the potential for an increase in any adverse impacts on adjacent and nearby sensitive land uses, and the policies of Section 7.6 – Planning Impact Analysis, of the Official Plan. On lands east of Wellington Road, light industrial uses that are located within enclosed buildings, require no outdoor storage; and are unlikely to cause adverse effects with respect to such matters as air, odour or water pollution, dust, or excessive vibration and noise levels may be permitted. These include such uses as warehousing, research and communication facilities; laboratories; printing and publishing establishments; warehouse and wholesale outlets; technical, professional and business services such as architectural, engineering, survey or business machine companies; commercial recreation establishments; private clubs; private parks; restaurants; hotels and motels; service trades; and contractor's shops that do not involve open storage. Office uses and retail outlets subject to policy 7.5.3 of the Official Plan, which are ancillary to any of the above uses, are also permitted. All uses adding, emitting, or discharging a contaminant into the natural environment must obtain a Certificate of Approval from the Ministry of the Environment as required by the Environmental Protection Act and associated Regulations are discouraged. Uses permitted in this category will also be required to comply with additional requirements as set out in this Section of the Plan and in the City of London's Waste Discharge By-law.

**Appendix D – Relevant Background**

**Additional Maps**



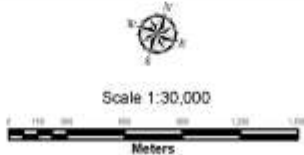
**Legend**

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

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

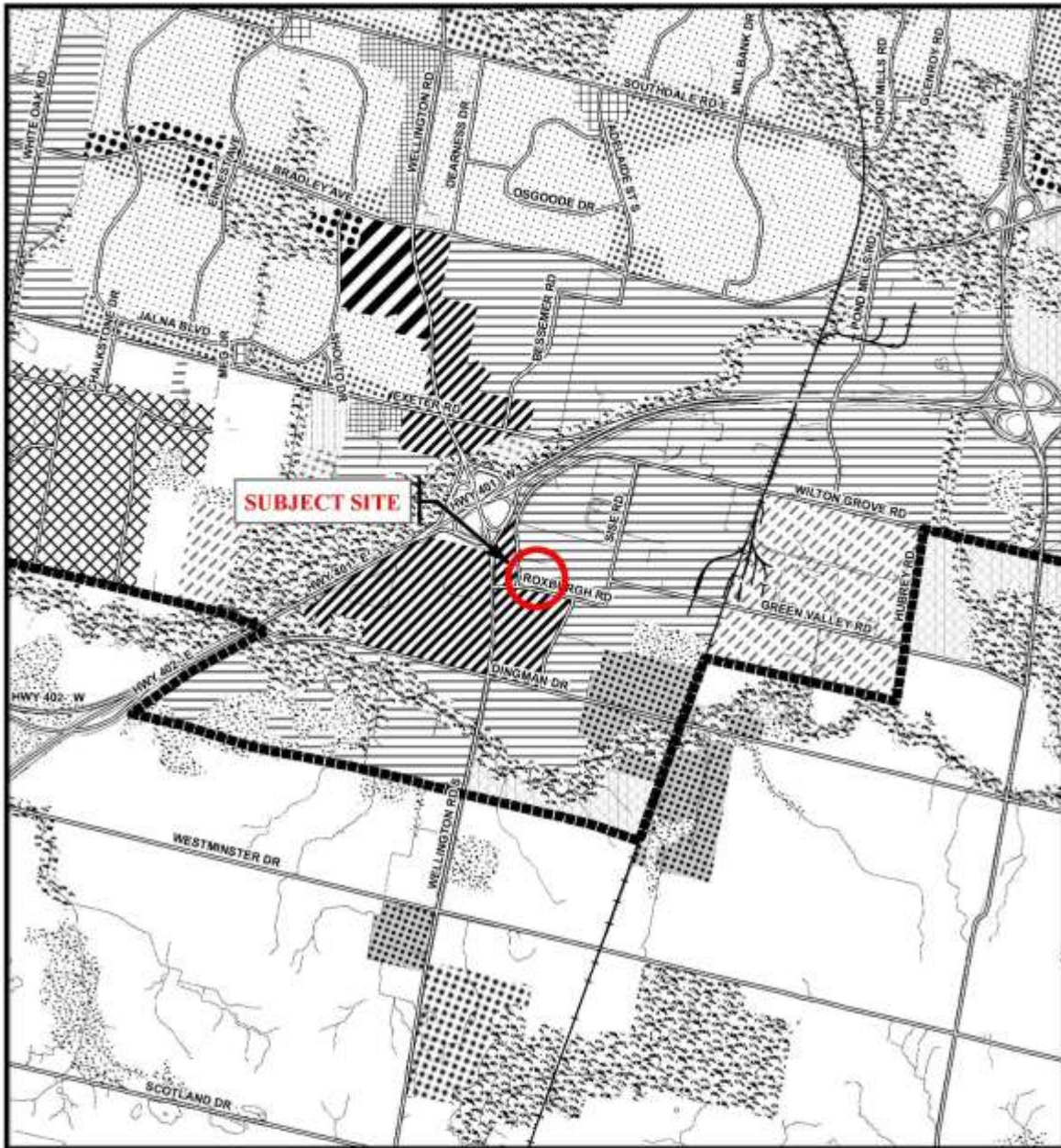
*At the time of the printing of this map, the Rapid Transit EA is in progress. This map shows the Rapid Transit Corridors and Urban Corridors to recognize potential alignments. These Place Types will be modified to align with the results of the EA process for the final version of The London Plan.*

**CITY OF LONDON**  
 Planning Services /  
 Development Services  
**LONDON PLAN MAP 1**  
**- PLACE TYPES -**  
 PREPARED BY: Planning Services



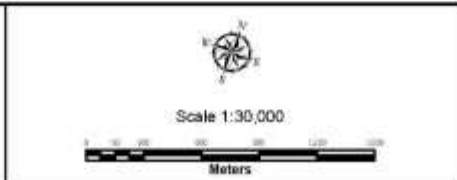
**File Number:** Z-9110  
**Planner:** MV  
**Technician:** RC  
**Date:** November 5, 2019





| Legend |  |
|--------|--|
|        | Downtown                                 |
|        | 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: Z-9110  
 PLANNER: MV  
 TECHNICIAN: RC  
 DATE: 2019/11/05



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

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

- |  |   |
|--|---|
| <ul style="list-style-type: none"> <li>R1 - SINGLE DETACHED DWELLINGS</li> <li>R2 - SINGLE AND TWO UNIT DWELLINGS</li> <li>R3 - SINGLE TO FOUR UNIT DWELLINGS</li> <li>R4 - STREET TOWNHOUSE</li> <li>R5 - CLUSTER TOWNHOUSE</li> <li>R6 - CLUSTER HOUSING ALL FORMS</li> <li>R7 - SENIOR'S HOUSING</li> <li>R8 - MEDIUM DENSITY/LOW RISE APTS.</li> <li>R9 - MEDIUM TO HIGH DENSITY APTS.</li> <li>R10 - HIGH DENSITY APARTMENTS</li> <li>R11 - LODGING HOUSE</li> <br/> <li>DA - DOWNTOWN AREA</li> <li>RSA - REGIONAL SHOPPING AREA</li> <li>CSA - COMMUNITY SHOPPING AREA</li> <li>NSA - NEIGHBOURHOOD SHOPPING AREA</li> <li>BDC - BUSINESS DISTRICT COMMERCIAL</li> <li>AC - ARTERIAL COMMERCIAL</li> <li>HS - HIGHWAY SERVICE COMMERCIAL</li> <li>RSC - RESTRICTED SERVICE COMMERCIAL</li> <li>CC - CONVENIENCE COMMERCIAL</li> <li>SS - AUTOMOBILE SERVICE STATION</li> <li>ASA - ASSOCIATED SHOPPING AREA COMMERCIAL</li> <br/> <li>OR - OFFICE/RESIDENTIAL</li> <li>OC - OFFICE CONVERSION</li> <li>RO - RESTRICTED OFFICE</li> <li>OF - OFFICE</li> </ul> | <ul style="list-style-type: none"> <li>RF - REGIONAL FACILITY</li> <li>CF - COMMUNITY FACILITY</li> <li>NF - NEIGHBOURHOOD FACILITY</li> <li>HER - HERITAGE</li> <li>DC - DAY CARE</li> <br/> <li>OS - OPEN SPACE</li> <li>CR - COMMERCIAL RECREATION</li> <li>ER - ENVIRONMENTAL REVIEW</li> <br/> <li>OB - OFFICE BUSINESS PARK</li> <li>LI - LIGHT INDUSTRIAL</li> <li>GI - GENERAL INDUSTRIAL</li> <li>HI - HEAVY INDUSTRIAL</li> <li>EX - RESOURCE EXTRACTIVE</li> <li>UR - URBAN RESERVE</li> <br/> <li>AG - AGRICULTURAL</li> <li>AGC - AGRICULTURAL COMMERCIAL</li> <li>RRC - RURAL SETTLEMENT COMMERCIAL</li> <li>TGS - TEMPORARY GARDEN SUITE</li> <li>RT - RAIL TRANSPORTATION</li> <br/> <li>"H" - HOLDING SYMBOL</li> <li>"D" - DENSITY SYMBOL</li> <li>"H" - HEIGHT SYMBOL</li> <li>"B" - BONUS SYMBOL</li> <li>"T" - TEMPORARY USE SYMBOL</li> </ul> |
|--|---|

**CITY OF LONDON**

PLANNING SERVICES / DEVELOPMENT SERVICES

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



FILE NO:

Z-9110

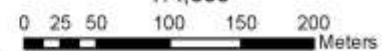
MV

MAP PREPARED:

2019/11/05

RC

1:4,000



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



**Additional Reports**

A.029/04 – Report to Committee of Adjustment: granted conditionally to permit the location of loading docks in the front yard.

B.013/13 – Report to the Consent Authority: Certificate of Consent issued July 4, 2013 for the severance of 13,254 square metres for the purpose of future industrial development and to retain 50,767 square metres for the purpose of existing light industrial uses.