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File: Z-8154
Planner: Amanda-Brea Watson

TO:	CHAIR AND MEMBERS PLANNING & ENVIRONMENT COMMITTEE
FROM:	JOHN M. FLEMING MANAGING DIRECTOR, PLANNING AND CITY PLANNER
SUBJECT:	APPLICATION BY: JOHN KUDELKA 1030 ELIAS STREET PUBLIC PARTICIPATION MEETING ON MAY 28, 2013

RECOMMENDATION

That, on the recommendation of the Managing Director, Planning and City Planner, with respect to the application of John Kudelka relating to the property located at 1030 Elias Street, the proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting on June 11, 2013 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 Special Provision (LI1(4)) Zone which permits manufacturing, warehouse and business service establishments as well as the occasional use of space within an existing industrial building as a private club for pigeon racing enthusiasts and a Light Industrial (LI1/LI7) Zone which permits bakeries, business services establishments, laboratories, manufacturing and assembly industries, support offices, paper and allied products, pharmaceutical and medical product industries, printing, reproduction and data processing industries, research and development establishments, warehouse establishments, wholesale establishments, custom workshops, brewing on premises establishments, service and trades, automobile body shops, automobile repair garages, building or contracting establishments, repair and rental establishments, service and repair establishments, service trades, and truck sales and services establishments, **TO** a Light Industrial Special Provision (LI1(__)/LI7) Zone to permit a commercial recreation establishment (indoor rock climbing) in addition to the above permitted industrial uses, and to reduce the required parking ratio related to the commercial recreation establishment.

PREVIOUS REPORTS PERTINENT TO THIS MATTER
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None

PURPOSE AND EFFECT OF RECOMMENDED ACTION

The purpose and effect of the recommended Zoning By-law amendment is to permit the Guelph Grotto Climbing Company to develop an indoor recreational rock climbing facility within an existing building at this location.

RATIONALE

- i) The proposal is consistent with the policies of the *Provincial Policy Statement, 2005*, which promote healthy, liveable and safe communities by accommodating an appropriate range and mix of employment uses;
- ii) The proposal is consistent with the City of London Official Plan relating to the General Industrial policies and objectives;
- iii) The proposed zone provides complementary uses to the existing Light Industrial (LI1/LI7) Zone and will have no negative effects on the surrounding area; and,
- iv) The recommended Light Industrial Special Provision (LI1(__)/LI7) zone regulates the type of use to ensure compatibility with abutting land uses.

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LOCATION MAP

Subject Site: 1030 Elias St
 Applicant: John Kudelka
 File Number: Z-8154
 Planner: Amanda-Brea Watson
 Created By: Amanda-Brea Watson
 Date: 2013-03-07
 Scale: 1:2500

LEGEND

- Subject Site
- Parks
- Assessment Parcels
- Buildings
- 123 Address Numbers



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BACKGROUND	
Date Application Accepted: February 15, 2013	Agent: John Kudelka
<p>REQUESTED ACTION: Change Zoning By-law Z.-1 from a Light Industrial Special Provision (LI1(4)) Zone which permits the occasional use of space within an existing industrial building as a private club for pigeon racing enthusiasts and a Light Industrial (LI1/LI7) Zone which permits bakeries, business services establishments, laboratories, manufacturing and assembly industries, support offices, paper and allied products, pharmaceutical and medical product industries, printing, reproduction and data processing industries, research and development establishments, warehouse establishments, wholesale establishments, custom workshops, brewing on premises establishments, service and trades, automobile body shops, automobile repair garages, building or contracting establishments, repair and rental establishments, service and repair establishments, service trades, and truck sales and services establishments, to a Light Industrial Special Provision (LI1(__)/LI7) Zone which permits a commercial recreation establishment (indoor rock climbing) in addition to the above permitted industrial uses.</p>	

SITE CHARACTERISTICS:
<ul style="list-style-type: none"> • Current Land Use - Light Industrial/Steel Cutting & Welding Business • Frontage - 59.88 metres (196.46 feet) on Elias Street • Depth - varies • Area - 0.59 hectares (1.45 acres) • Shape - irregular

SURROUNDING LAND USES:
<ul style="list-style-type: none"> • North - CP Railway / Light Industrial Uses/Vacant Land/ Single Detached Dwellings • South - Light Industrial Uses/Vacant Land/ Single Detached Dwellings • East - Light Industrial Uses/Vacant Land/ Single Detached Dwellings • West - Single Detached Dwellings

OFFICIAL PLAN DESIGNATION: (refer to Official Plan Map)
<p>General Industrial</p> <p>The main permitted uses in the General Industrial category include: any industrial use that includes assembling, fabricating, manufacturing, processing, and repairing activities; service trades; public and private utilities and related facilities; large storage facilities, such as wholesale and warehouse establishments, contractors yards, transportation terminals, and heavy equipment sales and service; and residential and other source recycling facilities.</p> <p>In addition to the uses permitted above a number of uses, including private clubs and commercial recreation establishments, may be permitted by site specific zoning.</p>

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<p>EXISTING ZONING: (refer to Zoning Map)</p> <p>LI1(4) and LI1/LI7</p> <p>LI1(4) Purpose: To allow, as a permitted use, the occasional use of space within an existing industrial building as a private club for pigeon racing enthusiasts, of which the gross floor area shall not exceed 300 square metres (3,229 square feet). (Z.-1-02983).</p>
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PLANNING HISTORY

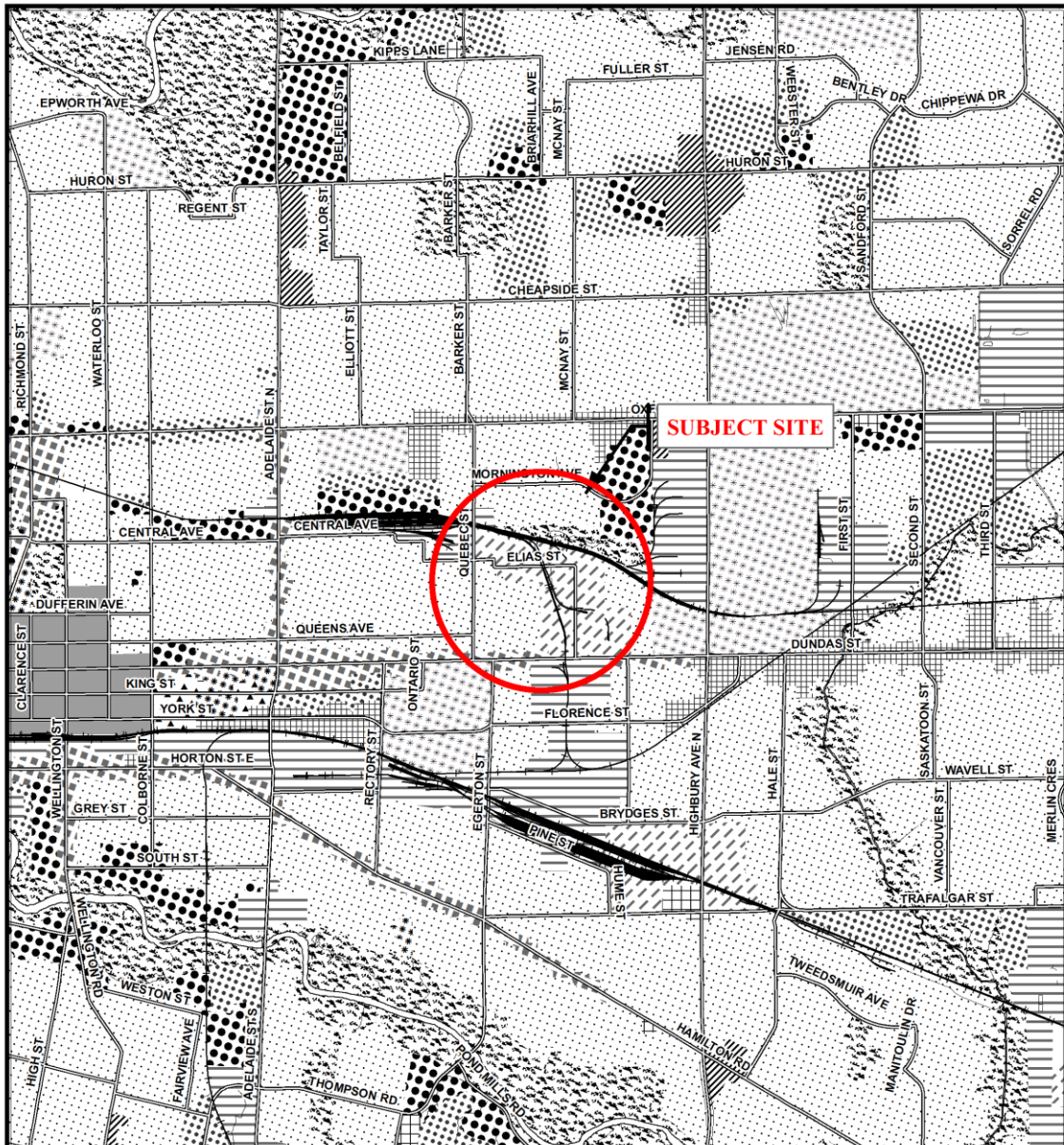
In 1998 the owner of 1020 Elias Street sold a part of the east side of the property to the owner of 1030 Elias Street (Registered Plan 33R-13897); the zoning line, however, remained. The subject property, known as 1030 Elias Street, still has the resultant Light Industrial Special Provision (LI1(4)/LI7) zoning and Light Industrial (LI1/LI7) zoning which reflect the lot addition.

In 1999 a site plan application was received (SP99043) and the industrial building which is now located on 1030 Elias Street was approved. This building was constructed in 2000 to accommodate the assembly of oversized projects such as storage silos. It contained cranes for the offloading of steel material and was designed to permit full sized tractor trailer trucks to drive inside and load finished products.

During the site plan review process a portion of the proposed landscaped open space was reduced to allow for vehicular movement across the front of the property. A minor variance application was subsequently submitted in order to maintain the existing industrial building on the property. On January 22, 2001 Minor Variance (A.169/00) was approved to allow a minimum landscaped open space of 7.0% in place of the minimum 10% as required under Zoning By-law Z.-1.

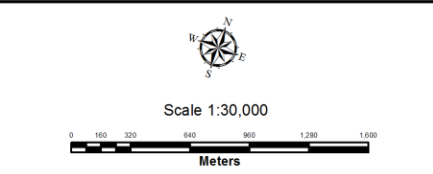
This property lies within the McCormick Study Area. In 2009 Council directed staff to conduct the McCormick Area Study to establish a long term vision for the area and to determine whether policy changes are necessary to pursue this vision, recognizing that the character of this industrial area is in progress and a new policy framework may be required. The McCormick Area Study is intended to set the framework and guidelines to facilitate redevelopment and adaptive reuse of a large area of land within the Urban Growth Boundary and near the core of the City. A new policy framework may result in changes to the land use designations on the subject property and in the surrounding area, as well as possible area specific policies. Staff provided a Status Update about the McCormick Area Study to the Planning & Environment Committee on April 9, 2013.

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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

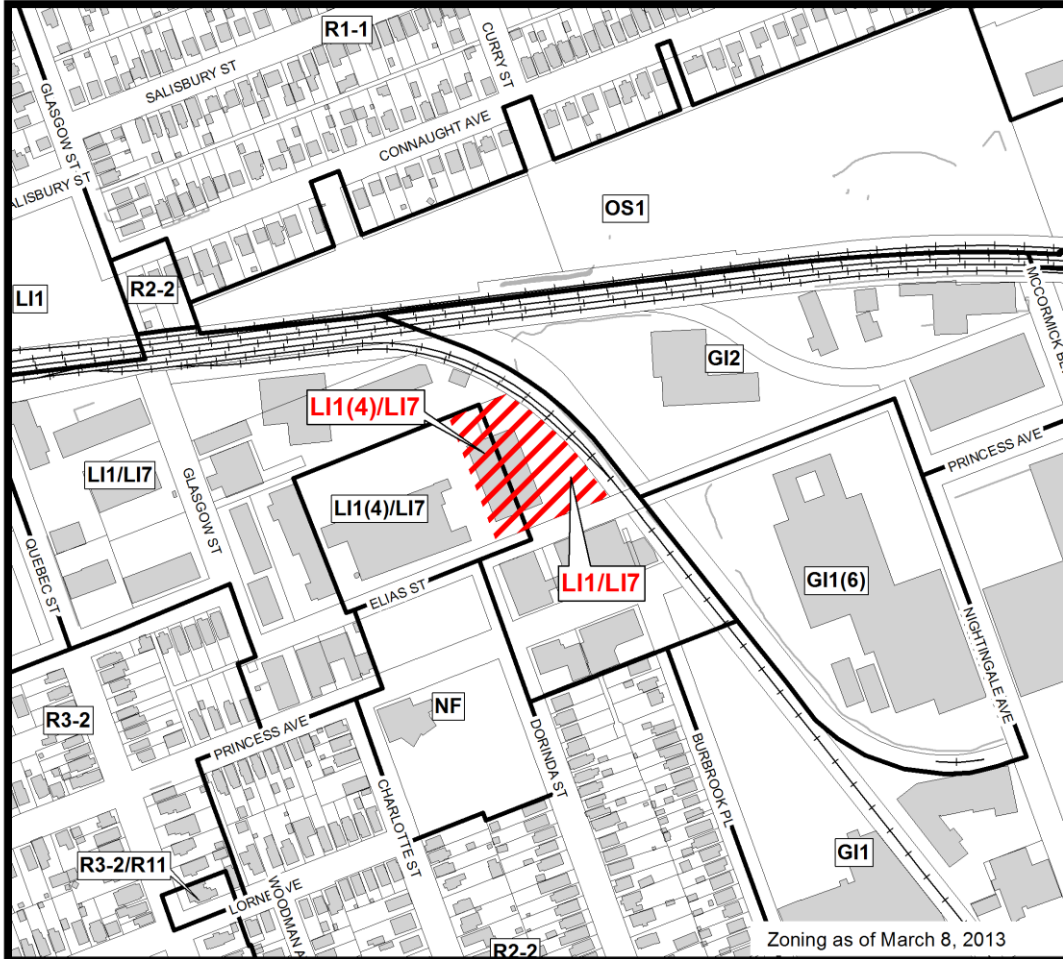
CITY OF LONDON
Department of
Planning and Development
OFFICIAL PLAN SCHEDULE A
- LANDUSE -
PREPARED BY: Graphics and Information Services



FILE NUMBER: Z-8154
PLANNER: AW
TECHNICIAN: CK
DATE: 2013/03/25

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COUNCIL APPROVED ZONING FOR THE SUBJECT SITE: L11(4)/L17 & L11/L17

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

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

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

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

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

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

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

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

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

2) **ANNEXED AREA APPEALED AREAS**

CITY OF LONDON
 PLANNING, ENVIRONMENTAL AND ENGINEERING SERVICES

ZONING BY-LAW NO. Z-1

SCHEDULE A



FILE NO:
 Z-8154 AW

MAP PREPARED:
 2013/03/25 CK

1:3,750
 0 15 30 60 90 120
 Meters

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

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SIGNIFICANT DEPARTMENT/AGENCY COMMENTS

No significant comments were provided by City Staff.

Upper Thames River Conservation Authority

No objections.

The subject property is not affected by any regulations (Ontario Regulation 157/06) made pursuant to Section 28 of the Conservation Authorities Act.

The subject property is located in an area with Highly Vulnerable Aquifers. At this time, certain activities on this property may be considered Moderate and Low Threats to drinking water.

Provincial Policy Statement (PPS, 2005):

Section 2.2.1 states that:

“Planning authorities shall protect, improve or restore the quality and quantity of water by: d) implementing necessary restrictions on development and site alteration to:

- 1. protect all municipal drinking water supplies and designated vulnerable areas; and*
- 2. protect, improve or restore vulnerable surface and ground water features, and their hydrological functions”*

Section 2.2.2 states that:

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

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

PUBLIC LIAISON:	On March 7, 2013, Notice of Application was sent to 27 property owners in the surrounding area. Notice of Application was also published in the <i>Public Notices and Bidding Opportunities</i> section of <i>The Londoner</i> on March 21, 2013. A “Possible Land Use Change” sign was also posted on the site.	8 replies were received
<p>Nature of Liaison: The purpose and effect of the requested Zoning By-law amendment is to permit the Guelph Grotto Climbing Company to operate an indoor rock climbing facility from on existing building on the subject property.</p> <p>Change Zoning By-law Z.-1 from a Light Industrial Special Provisions (LI1(4)) which permits the occasional use of space within an existing industrial building as a private club for pigeon racing enthusiasts and a Light Industrial (LI1/LI7) Zone which permits bakeries, business services establishments, laboratories, manufacturing and assembly industries, support offices, paper and allied products, pharmaceutical and medical product industries, printing, reproduction and data processing industries, research and development establishments, warehouse establishments, wholesale establishments, custom workshops, brewing on premises establishments, service and trades, automobile body shops, automobile repair garages, building or contracting establishments, repair and rental establishments, service and repair establishments, service trades, and truck sales and services establishments, to a Light Industrial Special Provision (LI1(__)/LI7) Zone to permit a commercial recreation establishment (indoor rock climbing) in addition to the above permitted industrial uses.</p>		

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Responses:

Eight respondents were in support of the application and provided the following comments:

- There are currently only two small places that are intended for first time climbers and/or children, which do not cater to the climbers in the area that are interested in forming a tightly knit community of enthusiasts.
- Excited that a climbing gym is opening in London as this is something that is lacking and will make a wonderful addition to the City.
- Rock climbing is a great alternative to a typical gym experience however for too long the London climbing community has had to commute to other cities to enjoy the experience.
- A state of the art climbing center aimed at recreational and competitive climbers alike will make many people happy.
- Look forward to the Grotto bringing this kind of recreation hub into our City.
- No doubt that they are a class act and will thrive here in London.

ANALYSIS

Subject Site:

The subject property, known as 1030 Elias Street, is located 500 metres north of Dundas Street, south of the Canadian Pacific Rail lines and 200 metres east of Glasgow Street. The lands are part of a General Industrial designation which runs from the railroad tracks, south to Elias Street and along Nightingale Avenue. The property is an irregular shape with an area of approximately 0.59 hectares and a frontage of 60 metres. The existing building, constructed in 2000, is approximately 11.5 metres tall with an area of 1,839 m² and was originally used for metal storage and fabrication. The property has previously been through site plan approval which resulted in two entrances onto Elias Street, 40 parking spaces on the east side of the property and landscaping along the front property boundary.



Nature of Application:

The purpose of the application is for the Guelph Grotto Climbing Company to use the existing building for an indoor rock climbing facility. The applicant is applying to remove the Light Industrial Special Provision (LI1(4)) Zone from a portion of the lands and include a new Light Industrial Special Provision (LI1(__)) Zone in addition to the existing Light Industrial (LI7) Zone for the entire property. The effect of the requested Zoning By-law amendment is to add commercial recreation establishment as a use permitted under the Light Industrial (LI1/LI7) Zone.

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Provincial Policy Statement (PPS)

The *Provincial Policy Statement, 2005* (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The PPS promotes healthy, liveable and safe communities by: encouraging efficient development and land use patterns which sustain the financial well-being of the municipality; accommodating an appropriate range and mix of residential, employment (including industrial, commercial and institutional uses) and other land uses; and, promoting cost effective development standards to minimize land consumption and servicing costs.

The proposed rezoning will allow an existing building on a serviced lot to be used in a manner that is compatible with the surrounding land uses. A commercial recreation establishment in addition to other uses permitted in the Light Industrial (LI1/LI7) zone will help sustain the financial well-being of the municipality as it will facilitate the utilization of an existing building located within the built-up area of the City, and create employment as well as recreational opportunities in the area.

The proposal satisfies section 1.1.1 of the PPS which promotes efficient development and land use patterns as well as accommodating a mix of employment (including commercial) and recreational uses.

The proposal satisfies section 1.1.3.3 of the PPS which ensures that planning authorities identify and promote opportunities for intensification and redevelopment where it can be appropriately accommodated.

The proposal also satisfies section 1.5.1 of the PPS which promotes healthy, active communities by providing a full range of publicly-accessible built and natural settings for recreation, including facilities.

The proposed rezoning is consistent with the PPS in that it promotes a healthy community and economic diversity. The proposed commercial recreation establishment will generate new jobs and new recreational opportunities. The re-adaptation of an existing building reduces costs and prevents the expansion of the settlement area and land consumption. The proposed rezoning and limited change to the existing building allows ample options for future use of the site.

Official Plan:

The 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 the 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 property is designated General Industrial in the Official Plan. The planning objectives for General Industrial land use designations have certain criteria which should be maintained including:

7.1.5 Existing Industrial Areas Objectives

- ii) *Provide opportunities within existing industrial areas for the introduction of new industries that are compatible with existing and surrounding land uses.*
- iii) *Encourage the rehabilitation or replacement of functionally obsolete industrial buildings, and the relocation of incompatible uses to more appropriate locations.*

Development of a commercial recreation establishment on the subject property provides an opportunity within an existing industrial area for the introduction of a new use that is compatible with existing and surrounding land uses. The proposed development allows for the rehabilitation of a functionally obsolete industrial building.

7.2.2 Uses Permitted by Site Specific Zoning

Additional uses, including private clubs and commercial recreation establishments, may be permitted by site specific zoning, subject to a Planning Impact Analysis completed by municipal staff.

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The proposed Zoning By-law amendment is in keeping with these planning objectives for the following reasons:

- The rezoning will permit a special provision for an additional service that is in keeping with the character of the area.
- The proposed indoor recreational use would allow future light industrial uses of the facility or on other lands within the area.
- The zoning bylaw amendment will not adversely affect surrounding land uses.

7.6 Planning Impact Analysis

The Planning Impact Analysis is used to evaluate applications for a 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. It is a way to document the majority of criteria reviewed by municipal staff through the application review process to assess an application for change.

The appropriateness of the proposed Light Industrial Special Provision (LI1(__)) zoning, has been reviewed and is deemed to be appropriate and to not have any adverse effects on neighbouring lands for the following reasons:

- The proposed use is not expected to emit any contaminant into the natural environment.
- The proposed use intended under the special provision would not cause any negative impact of noise, odour or other emissions on surrounding lands uses.
- The height, location and spacing of the existing building, landscaping, vehicular access points and buffering have previously been reviewed by the City through the Site Plan Approval process. The building is of a typical style for the area.
- The exterior of the existing building, vehicular access points, and landscaping are proposed to remain unaffected.
- The proposed indoor recreational use is not perceived to cause any negative impacts on surrounding land uses.

The requested Zoning By-law amendment conforms with relevant policies of the Official Plan for the City of London.

Zoning:

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 that all three criteria of use, intensity and form must be considered and deemed to be appropriate to the approval of any development proposal.

40.1 General Purpose of the Light Industrial (LI) Zone

This Zone provides for and regulates a range of industrial and associated secondary uses. In addition to the uses permitted in the LI1 Zone variation, an expanded range of industrial and complementary uses may be permitted, at appropriate locations, through other zone variations.

The property is currently within the Light Industrial Special Provision (LI1(4)) Zone, which permits a range of light industrial uses including the occasional use of space within an existing industrial building as a private club for pigeon racing enthusiasts, as well as Light Industrial (LI1/LI7) Zone, which permits bakeries, business services establishments, laboratories, manufacturing and assembly industries, support offices, paper and allied products, pharmaceutical and medical product industries, printing, reproduction and data processing industries, research and development establishments, warehouse establishments, wholesale establishments, custom workshops, brewing on premises establishments, service and trades, automobile body shops, automobile repair garages, building or contracting establishments, repair and rental establishments, service and repair establishments, service trades, and truck

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File: Z-8154
Planner: Amanda-Brea Watson

sales and services establishments.

The applicant has requested a Light Industrial Special Provision (LI1(__)) Zone which would permit an indoor rock climbing facility, in addition to permitted uses under the Light Industrial (LI1/LI7) Zones. The removal of the existing special provision (LI1(4)) zone and the addition of the recommended Light Industrial Special Provision (LI1(__)/LI7) zone will add indoor rock climbing in addition to the above permitted industrial uses, while maintaining the general (LI1) and (LI7) zones.

The proposed additional recreational use is not anticipated to create negative impacts on neighbouring lands. The hours of operation may be less than those of a light industrial nature. Traffic related to the commercial recreation establishment is not expected to cause any safety issues. The neighbouring property, 1020 Elias Street, has special provisions in addition to the Light Industrial (LI1/LI7) Zoning which allows for occasional pigeon racing. This use has been established and become integrated within the industrial zoned area.

The existing building and site layout including parking and landscaping were approved by the City through the Site Plan Review conducted in 1999. During the Site Plan process a portion of the proposed landscape open space was reduced to allow for vehicular movement across the front of the property. On January 22, 2001, a Minor Variance (A.169/00) was approved to allow a minimum landscaped open space of 7.0% in place of the minimum 10% as required under Zoning By-law Z.-1. The building, therefore, is deemed to conform to the Zoning By-law. The existing setback of the building from the front, rear and side yards are also deemed to be in compliance with zone regulations.

The applicants have advised staff that the climbing facility may occupy between 464.5 and 1,300 square metres (5,000 and 14,000 square feet) of the existing building space, with the remainder being leased to an industrial tenant. The Zoning By-law requires that commercial recreation establishments provide 1 parking space per 20 square metres of gross floor area. The site plan process, undertaken in 1999, considered an industrial use which required significantly less parking but involved the movement of large steel materials by means of cranes, full sized tractor trailer trucks and loading bays. The subject project currently provides over 40 parking spaces with additional loading bays and paved areas to facilitate the movement of large equipment. In keeping with the By-law a total of 92 parking spaces would be required if the entire building was occupied by a commercial recreation establishment.

A rock climbing facility does not, however, promote large assemblies of people akin to an arena, assembly hall, bingo hall, dance hall, swimming pool or other such uses permitted as a commercial recreational establishment. Rock climbing is a partnered activity supportive of carpooling. Unlike team sports there are not generally spectators or great numbers of vehicles convening onsite at the same time. Although the facility is open to all age groups the participants are typically older professionals. A reduction in the parking is therefore appropriate to provide 1 parking space per 30 square metres of gross floor area. The reduced rate would require a total of 62 parking spaces be provided if the entire building was occupied by a commercial recreation establishment.

1 parking space per 20m²

Area of Commercial Use	Commercial Parking (1 per 20 m ²)	Commercial Parking (1 per 30 m ²)
1,839 m ²	92	62
1,300 m ²	65	44
464.5 m ²	24	16

A reduction in parking for the commercial recreation establishment is not seen to have any negative impacts on neighbouring lands and will allow the building space to be maximized.

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CONCLUSION

The recommended Zoning By-law amendment is consistent with the *Provincial Policy Statement* as it promotes a healthy community, economic diversity, reduces costs and prevents land consumption. The amendment conforms to relevant policies of the Official Plan for additional uses on lands designated General Industrial as it allows for the introduction of a new industry by re-using a functionally obsolete industrial building.

The amendment complies with the intent and direction of the Zoning By-law by allowing a use, in addition to those permitted under the Light Industrial LI1/LI7 Zone, which is complementary to the community and compatible with surrounding uses.

The amendment represents sound planning as it allows for an appropriate re-use of a light industrial parcel while maintaining the industrial character in the area. No exterior changes are proposed as part of the development of the commercial recreational establishment. A reduction in parking for the commercial recreation establishment is appropriate given the intensity of use and will allow the building space to be maximized. The subject lands, having previously been subject to site plan approval, are not expected to change and therefore are in keeping with character of neighbourhood.

PREPARED BY:	SUBMITTED BY:
AMANDA-BREA WATSON, MCIP, RPP PLANNER II, COMMUNITY PLANNING AND DESIGN	JIM YANCHULA, MCIP, RPP MANAGER, COMMUNITY PLANNING AND DESIGN
RECOMMENDED BY:	
JOHN M. FLEMING, MCIP, RPP MANAGING DIRECTOR, PLANNING AND CITY PLANNER	

April 26, 2013

AW

"Attach."

Y:\Shared\implemen\DEVELOPMENT APPS\2013 Applications 8135 to\8154Z - 1030 Elias St (AW)

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Planner: Amanda-Brea Watson

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

<u>Telephone</u>	<u>Written</u>
None	Tyler Walker (sent via email – no mailing address given)
	Mellisa Loyzer (sent via email – no mailing address given)
	Cheryl Foster (sent via email – no mailing address given)
	David Jones (sent via email – no mailing address given)
	Nicholas McGinnis (sent via email – no mailing address given)
	Jean-Marc Lemire (sent via email – no mailing address given)
	Sarah Lloyd (sent via email – no mailing address given)
	Geoff Galloway (sent via email – no mailing address given)

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File: Z-8154
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**Bibliography of Information and Materials
Z-8154**

Request for Approval:

City of London Zoning By-law Amendment Application Form, completed by John Kudelka, February 15, 2013.

Reference Documents:

Ontario. Ministry of Municipal Affairs and Housing. *Planning Act, R.S.O. 1990, CHAPTER P.13*, as amended.

Ontario. Ministry of Municipal Affairs and Housing. *Provincial Policy Statement*, March 1, 2005.

City of London. *Official Plan*, June 19, 1989, as amended.

City of London. *Zoning By-law No. Z.-1*, May 21, 1991, as amended.

Guelph Grotto Climbing Company, *Planning Justification Report*, February 2013

Correspondence:

City of London -

Postma R., City of London Forestry. E-mail to A.-B. Watson. March 18, 2013.

Clavet Y., City of London Environmental & Engineering Services Department – Stormwater Management Unit. E-mail to Watson A-B. April 9, 2013.

Masschelein B., City of London Wastewater and Drainage Engineering. E-mail to A.-B. Watson. April 3, 2013.

Departments and Agencies -

Dalrymple, D., London Hydro. Letter to A.-B. Watson. March 15, 2013.

Creighton C., UTRCA. Letter to Watson A-B. April 5, 2013.

Other:

Site visit April 18, 2013 and photographs of the same date.

Two empty rectangular boxes for agenda item and page numbers.

**File: Z-8154
Planner: Amanda-Brea Watson**

Appendix "A"

Bill No. (number to be inserted by Clerk's Office)
2013

By-law No. Z.-1-13_____

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 1030 Elias Street.

WHEREAS John Kudelka has applied to rezone an area of land located at 1030 Elias Street, 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 1030 Elias Street, as shown on the attached map comprising part of Key Map No. A107, from a Light Industrial Special Provision (LI1(4)/LI7) Zone and General Light Industrial (LI1/LI7) Zone to a Light Industrial Special Provision (LI1(__)/LI7) Zone.
- 2) Section Number 40.2 of the Light Industrial (LI1/LI7) Zone is amended by adding the following Special Provision:

LI1(__)	1030 Elias Street	
a)	Additional Permitted Use	
i)	Commercial Recreational Establishments,	
b)	Regulation	
i)	Landscaped Open Space	7 percent
	(% Minimum)	
ii)	Parking for Commercial Recreation Establishment	1 space per 30 square metres (322.92 square feet)
	(Minimum)	

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

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

PASSED in Open Council on June 11, 2013.

Joe Fontana
Mayor

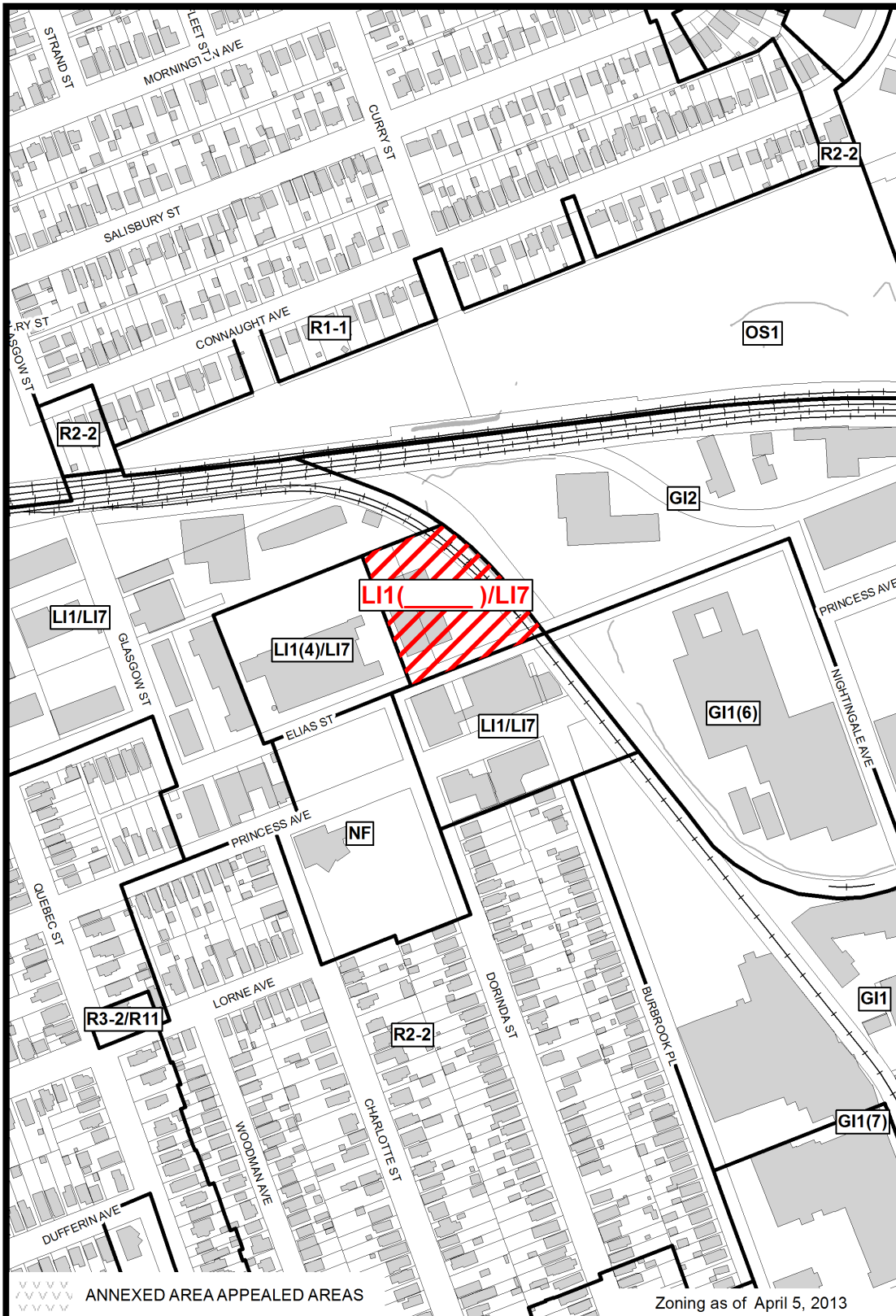
Catharine Saunders
City Clerk

First Reading - June 11, 2013
Second Reading - June 11, 2013
Third Reading - June 11, 2013

Empty boxes for Agenda Item # and Page #

File: Z-8154
Planner: Amanda-Brea Watson

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



File Number: Z-8154
 Planner: AW
 Date Prepared: 2013/04/15
 Technician: CK
 By-Law No: Z.-1-

SUBJECT SITE 

1:3,300

0 15 30 60 90 120
Meters

