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File No: Z-8166
 Planner: A. MacLean

TO:	CHAIR AND MEMBERS PLANNING AND ENVIRONMENT COMMITTEE
FROM:	G. KOTSIFAS, P.ENG. MANAGING DIRECTOR, DEVELOPMENT & COMPLIANCE SERVICES & CHIEF BUILDING OFFICIAL
SUBJECT:	APPLICATION BY: DOMAN DEVELOPMENTS INC. 1615 NORTH ROUTLEDGE PARK PUBLIC PARTICIPATION MEETING ON JULY 23, 2013

RECOMMENDATION

That, on the recommendation of the Manager, Development Planning based on the application of Doman Developments Inc. relating to the property located at 1615 Northroutledge Park, the attached proposed by-law **BE INTRODUCED** at the Municipal Council meeting on July 30, 2013 to amend Zoning By-law No. Z.-1 In conformity with the Official Plan to change the zoning of the subject lands **FROM** a Light Industrial Special Provision(LI1(8) Zone which permits electrical and electronic products industries; office, store and business electronic products industries; commercial schools; medical/dental offices; clinics; day care centres; bakeries; business service establishments; laboratories; manufacturing and assembly industries; support offices; paper and allied products industries excluding pulp and paper and asphalt roofing industries; pharmaceutical and medical product industries; printing, reproduction and data processing industries; research and development establishments; warehouse establishments; wholesale establishments; custom workshop; brewing on premises establishments; and service trades **TO** a Compound Light Industrial Special Provision (LI1(8)/LI3) Zone which permits in addition to the above noted uses assembly halls; commercial recreation establishments; day care centres; private clubs; and private parks.

PREVIOUS REPORTS PERTINENT TO THIS MATTER
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None.

PURPOSE AND EFFECT OF RECOMMENDED ACTION

The purpose and effect of this zoning change is to allow for the development of a commercial recreation establishment and to allow for an expanded range of light industrial uses.

RATIONALE

1. The recommended LI3 Zone provides an additional range of compatible land uses for this land owner to assist in the marketability and development of these lands.
2. The size of this parcel is more than sufficient to allow for the proper development of any of uses in the requested zone.
3. The recommended zone change is appropriate and represents sound land use planning.

Agenda Item # Page #

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File No: Z-8166
Planner: A. MacLean

Location Map

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File No: Z-8166
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BACKGROUND

Date Application Accepted: April 3, 2013.	Agent: None.
REQUESTED ACTION: Change Zoning By-law Z.-1 to allow for the development of a commercial recreation establishment on this site.	

SITE CHARACTERISTICS:
<ul style="list-style-type: none">• Current Land Use - vacant• Frontage – approx. 140 metres(459 feet) on future extension of Blue Heron Drive• Depth – approx. 185 metres (607 feet) on future extension of Northroutledge Park• Area – approx. 2.59 hectares (6.4 acres)• Shape - square

SURROUNDING LAND USES:
<ul style="list-style-type: none">• North – existing light industrial mall• South – vacant• East – vacant• West - vacant; SWM pond

OFFICIAL PLAN DESIGNATION: (refer to map)
<ul style="list-style-type: none">• Light Industrial
EXISTING ZONING: (refer to map)
<ul style="list-style-type: none">• LI1(8)

PLANNING HISTORY

The subject lands form part of the Doman Developments Industrial Draft Plan of Subdivision which was draft approved in 1978. The Owner is currently working towards registration of the second phase of this development which includes lands fronting Hyde Park Road and the subject parcel at the intersection of the future extensions of Blue Heron Drive and Northroutledge Park.

Agenda Item # Page #

--	--

File No: Z-8166
Planner: A. MacLean

OP MAP

Agenda Item # Page #

--	--

File No: Z-8166
Planner: A. MacLean

ZONING MAP

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SIGNIFICANT DEPARTMENT/AGENCY COMMENTS

Engineering Review

The municipal sanitary sewer outlet for the subject lands is the 525 mm diameter sanitary trunk sewer running through the future southerly extension of Blue Heron Drive. There is currently no municipal watermain available to service the subject lands. Engineer Review request that a holding provision be placed on the subject lands until an extension of the existing watermain is constructed along Blue Heron Drive and on North Routledge Park.

The above comments, among other engineering and transportation issues, will be addressed in greater detail when/if these lands come in for site plan approval.

Staff Response: The applicant is currently working towards registration of this block which will require the developer to enter into an agreement to have the roads and all services (including watermain) constructed. Development Services staff are of the opinion that the issue of water servicing will be addressed through the subdivision agreement prior to any development applications proceeding on this block. Therefore it is not recommended that a holding provision be applied to this site given the pending registration of this next phase.

Upper Thames River Conservation Authority (UTRCA)

The block subject to this application is not regulated by the UTRCA and as such there are no permits required by the Authority. The woodland on the block and the surrounding lands has been identified as being significant in the Middlesex Natural Heritage Study and the Authority recommends that consideration be given to protect the feature.

Staff response: Information from the UTRCA has been forwarded to the property Owner for consideration. The subject site is not identified as a 'Significant Woodland' or an 'Unevaluated Woodland Patch' in the City of London Official Plan. Consideration may be given to the protection of existing vegetation, if feasible, through the Site Plan review process.

PUBLIC LIAISON:	On April 10, 2013 the Notice of Application was letters were sent to 2 surrounding land owners. Notice of the application was also published in "The Londoner" on March 25, 2013.	None.
<p>Nature of Liaison: Change Zoning By-law Z.-1 from a Light Industrial Special Provision(LI1(8)) Zone which permits electrical and electronic products industries; office, store and business electronic products industries; commercial schools; medical/dental offices; clinics; day care centres; bakeries; business service establishments; laboratories; manufacturing and assembly industries; support offices; paper and allied products industries excluding pulp and paper and asphalt roofing industries; pharmaceutical and medical product industries; printing, reproduction and data processing industries; research and development establishments; warehouse establishments; wholesale establishments; custom workshop; brewing on premises establishments; and service trades to a Compound Light Industrial Special Provision (LI1(8)/LI3) Zone which permits in addition to the above noted uses assembly halls; commercial recreation establishments; day care centres; private clubs; and private parks.</p>		
<p>Responses: None.</p>		

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File No: Z-8166
Planner: A. MacLean

ANALYSIS

The applicant has requested an amendment to the zoning of the subject lands to allow for an expanded range of uses including a commercial recreation establishment. The applicant has no definitive plans at present time and is requesting the additional uses listed in the Light Industrial (LI3) zone to increase the range of permitted uses on this site.

The subject site is designated Light Industrial in the Official Plan, currently zoned Light Industrial Special Provision LI1(8), and located within a Draft Approved plan of subdivision. The current zoning permits a wide range of light industrial and associated uses. The special provision permits an expanded range of non-industrial uses and requires higher standards of site design including a prohibition on outdoor storage and a minimum landscaped open space requirement of 20%.

PLANNING IMPACT ANALYSIS

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.

The criteria to be considered includes:

- (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; and
- (e) impacts of the proposed change on the transportation system, including transit.

The uses proposed in the LI3 zone include assembly halls; commercial recreation establishments; day care centres; private clubs; and private parks. These uses compliment other light industrial uses in that they can provide a service to the workforce. Although he has no detailed plans at present, the applicant intends on developing a commercial recreation establishment on this site. He also wants the flexibility to expand the range of uses to increase the marketability of the site to future tenants/owners. The proposed uses should not have a negative impact on any existing or future development in this area.

The site is located at the intersection of Blue Heron Drive and Northroutledge Park with approximately 140 metres of frontage and a lot area of approximately 2.59 hectares. The LI3 Zone requires a minimum lot frontage of 30 metres and 1000 square metres or lot area. The subject site is substantially larger than the minimum by-law requirements and as such it is not anticipated that any relief to the by-law would be required to develop this site. The Owner has advised that he plans to service the development (and this site) this fall.

There are no vacant lands in the immediate vicinity zoned for the range of uses permitted in the LI3 zone. There is only one other site immediately to the north which is zoned LI3 and this property is fully developed.

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File No: Z-8166
Planner: A. MacLean

Any development of this site will have easy access to Hyde Park Road through the future extension of Northroutledge Park. It should be noted that a number of area residents have raised concerns regarding the need for traffic signals at Hyde Park Road and Northroutledge Park. The improvements to Hyde Park Road (scheduled for 2015) should assist in resolving this issue. Development of this site for any of the requested uses should not have a significant impact the transportation system in this area.

CONCLUSION

The proposed zone change will not have a negative impact on the existing or future land uses in this area and will provide some flexibility to the land owner to assist in marketing and developing these lands. The recommended addition of the LI3 zone to this parcel is appropriate and represents sound land use planning.

PREPARED AND RECOMMENDED BY:	REVIEWED and CONCURRED BY:
ALLISTER MACLEAN MANAGER – DEVELOPMENT PLANNING	TERRY GRAWAY MANAGER-DEVELOPMENT SERVICES & PLANNING LIAISON
SUBMITTED BY:	
G. KOTSIFAS, P.ENG MANAGING DIRECTOR, DEVELOPMENT & COMPLIANCE SERVICES & CHIEF BUILDING OFFICIAL	

July 11, 2013
AM/am
"Attach."

Agenda Item # Page #

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File No: Z-8166
Planner: A. MacLean

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

Telephone

None.

Written

None.

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File No: Z-8166
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Bill No. (number to be inserted by Clerk's Office)
insert year

By-law No. Z.-1-_____

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 1615 Northroutledge Park.

WHEREAS Doman developments Inc. has applied to rezone an area of land located at 1615 Northroutledge Park, 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:

Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to lands located at 1615 Northroutledge Park, as shown on the attached map, from a Light Industrial Special Provision(LI1(8)) Zone to a Compound Light Industrial Special Provision (LI1(8)/LI3) Zone.

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 subsection 34(21) of the *Planning Act, R.S.O. 1990, c. P.13*, either upon the date of the passage of this by-law or as otherwise provided by the said subsection.

PASSED in Open Council on July 30, 2013.

Joe Fontana
Mayor

Catharine Saunders
City Clerk

First Reading - July 30, 2013
Second Reading – July 30, 2013
Third Reading - July 30, 2013

Agenda Item # Page #

--	--

File No: Z-8166
Planner: A. MacLean

AMENDMENT TO SCHEDULE "A"



Technician:

Date Prepared:

File Number/Planner:

Scale: 1:5000

Site:



North

