

UniFirst Canada Ltd.  
Development Charges Appeal

2365 Innovation Drive, London

November 28, 2022

Presented by: Neil M. Smiley, Fasken, Counsel for UniFirst Canada Ltd.

“**Commercial Development**” is a building used for:

a) Office or administrative uses, including the practice of a profession, or the carrying on of a business or occupation or where most of the activities in the building provide support functions to an enterprise in the nature of trade, and for greater certainty shall include, but not be limited to, the office of a physician, lawyer, dentist, architect, engineer, accountant, real estate or insurance agency, veterinarian, surveyor, appraiser, contractor, builder, land Owner, employment agency, security broker, mortgage company, medical clinic; or

b) **Retail purposes** including activities of offering foods, wares, merchandise, substances, articles or things for **sale or rental directly to the public** and includes offices and storage within the same building, which support, are in connection with, related or ancillary to such uses, or activities providing entertainment and recreation. Retail purposes shall include but not be limited to: conventional restaurants; fast food restaurants; night clubs, concert halls, theatres, cinemas, movie houses, and other entertainment related businesses; automotive fuel stations with or without service facilities; special automotive shops/vehicle repairs/collision services/car or truck washes; vehicle dealerships; commercial truck service establishments, regional shopping centres; community shopping centres; neighbourhood shopping centres, including more than two stores attached and under one ownership; department/discount stores; banks and similar financial institutions, including credit unions (excluding freestanding bank kiosks), money handling and cheque cashing facilities; warehouse clubs or retail warehouses; food stores, pharmacies, clothing stores, furniture stores, department stores, sporting goods stores, appliance stores, garden centres (but not a garden centre defined as exempt under section 35 of this By-law), government owned retail facilities, private daycare, private schools, private lodging and retirement homes, private recreational facilities, sports clubs, golf courses, skiing facilities, race tracks, gambling operations, funeral homes, motels, hotels, restaurants, theatres, facilities for motion picture, audio and video production and distribution, sound recording services, passenger stations and depots, dry cleaning establishments, laundries, establishments for commercial self-service uses, automotive recycling/wrecking yards, kennels; [*Emphasis added*]

“Industrial Development” is a building used for:

a) manufacturing, producing, fabricating, assembling, compounding or processing of raw materials, **goods**, component parts or ingredients where the physical condition of such materials, **goods**, parts or components is altered to produce a finished or semi-finished tangible product, or the packaging, crating, bottling, of semi-processed goods or materials, but not including any of these activities where they primarily serve retail purposes to the general public;

b) storing or distributing something derived from the activities mentioned in a) above and for greater certainty, shall include the operation of a truck terminal, warehouse or depot and does not include self-storage warehousing for use by the general public or retail sales associated with the goods stored or distributed, or accessory storage of a Commercial Development; [...] [*Emphasis added*]

\*from [Development Charges By-law - C.P.-1551-227](#)

## What UniFirst Does and Why it Should be Classified as an “Industrial Development”♦:

- \*Hygienic laundering and finishing
- Regularly scheduled uniform deliveries and product replenishment
- Inspection of all work clothing for rips, flaws, missing buttons, etc.
- Automatic garment repairs
- Automatic replacement of overly worn or damaged garments
- Dyeing and labelling/adding logo to product

\* Hygienically clean processing includes textiles laundered and finished with appropriate "green" detergents and high temperatures to a point where biological contaminants (bioburden) have been removed to an acceptable level so they can be used without fear or risk of being a source of contamination.

Source: UniFirst Canada Ltd. [website](#)

♦ 2022 CanLII 73904 (ON LT); 2019 CarswellOnt 19974

**City of London – Commercial vs. Industrial Development Charges (DC) Rates**

	<b>Service Component:</b>	<b>Commercial (per sq. m. of gross floor area)</b>	<b>Industrial (per sq. m. of gross floor area)</b>
<b>City Services</b>	Fire	\$ 0.58	\$ 0.06
	Police	\$ 3.69	\$ 0.35
	Library	\$ -	\$ -
	Parks & Recreation	\$ 0.25	\$ 0.11
	Transit	\$ 1.51	\$ 0.27
	Waste Diversion	\$ -	\$ -
	Roads & Related Services	\$ 190.66	\$ 83.47
	Wastewater	\$ 29.93	\$ 49.96
	Stormwater	\$ 75.93	\$ 74.21
	Water Distribution	\$ 20.35	\$ 21.76
<b>Total Rate</b>	<b>TOTAL RATE - City Services and Urban Works (applied within the Urban Growth Area)</b>	\$ 322.90	\$ 230.19
<b>DC CHARGE</b>  *for 5,875 sq. m.		\$1,897,037.50	\$1,352,366.25
		<b>COMMERCIAL - PAID UNDER PROTEST</b>	<b>INDUSTRIAL - ALLOW PAYMENT</b>
			<b>REFUND OF: \$544,671.25</b>

\* Source: Extracted from City of London's Development Charges By-law - C.P.-1551-22 (2022) (Subject to rounding)

# SIC Code 7218 - Industrial Launderers

Description

Hierarchy

Industry Examples

Companies

Extend

Industry Sector  
ServicesTotal Companies  
**312**Est. Employment  
**12,021****Use Data For:**

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- ✓ Emailing
- ✓ Calling
- ✓ Research

**BUY BUSINESS LIST**  
**SIC CODE 7218**

Includes Free Sample &amp; Industry Report

100% Phone-Verified, NCOA Processed, Accurate Data

## Description

Establishments primarily engaged in supplying laundered or drycleaned industrial work uniforms and related work clothing, such as protective apparel (flame and heat resistant) and clean room apparel; laundered mats and rugs; dust control items, such as treated mops, rugs, mats, dust tool covers, and cloths; laundered wiping towels; and other selected items to industrial, commercial, and government users. These items may belong to the industrial launderer and be supplied to users on a rental basis, or they may be the customers' own goods. Establishments included in this industry may or may not operate their own laundry or drycleaning facilities.

## Snapshot

SIC Code 7218 - Industrial Launderers is a final level code of the "Services" Division. There are 312 companies classified in this industry in the USA with an estimated employment of 12,021 people.

## NAICS CODE DESCRIPTION

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NAICS Code/Keyword Search

### 812332 - Industrial Launderers

Top Businesses by Annual Sales for 812332 – Click for Complete Profiles:

<a href="#">Unifirst Corporation</a>	<a href="#">Cintas Corporation No 3</a>
<a href="#">Aramark Unf &amp; Career AP LLC</a>	<a href="#">Showa Best Glove Inc</a>
<a href="#">Gea North America Inc</a>	<a href="#">Image Frst Hlthcare Ldry Spcls</a>
<a href="#">Mission Linen Supply</a>	<a href="#">Hospital Central Svcs Coop Inc</a>
<a href="#">Prudential Overall Supply</a>	<a href="#">Van Dyne-Crotty Co</a>

This U.S. industry comprises establishments primarily engaged in supplying, on a rental or contract basis, laundered industrial work uniforms and related work clothing, such as protective apparel (flame and heat resistant) and clean room apparel; dust control items, such as treated mops, rugs, mats, dust tool covers, cloths, and shop or wiping towels.

#### Need Help?

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Belmont Coin Laundry, 99 Belmont Dr., London (Google Maps)





The House of Laundry, 507 Pall Mall St., London (Google Maps)



PJ's Launderette, 41 Adelaide St. N. Unit 51, London (Google Maps)

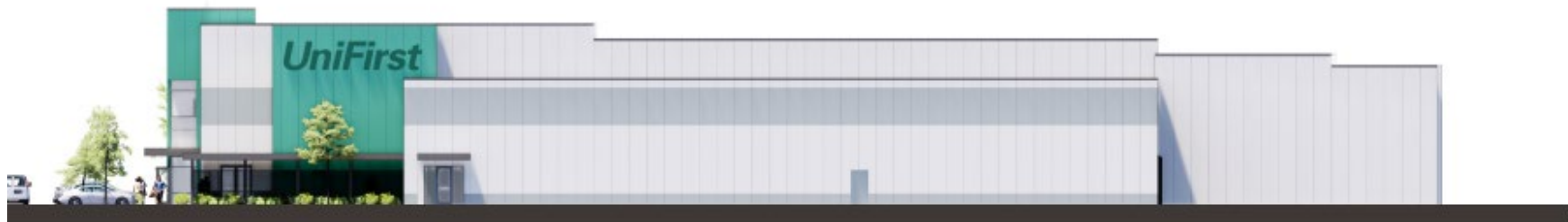




EXTERIOR ELEVATION NORTH



EXTERIOR ELEVATION EAST



EXTERIOR ELEVATION WEST





UniFirst

UNIFORMS  
SERVICES  
SOLUTIONS

35 208051

100% ELECTRIC

USDOT063904



**UniFirst**

200 Terence Matthews Crescent, Kanata Location (Google Maps)



**UniFirst**

2290 Dunwin Drive, Mississauga Location (Google Maps)





Industrial Context (Google Maps)