

Planning Justification Report

BlueStone Properties Inc.
Meadowbrook Business Campus
London, Ontario



January 31, 2024



TABLE OF CONTENTS

1.0	INTRODUCTION AND SUMMARY	3
2.0	SUBJECT LANDS	4
2.1	SITE DESCRIPTION	4
2.2	SPATIAL ANALYSIS AND NEIGHBOURHOOD CHARACTER	4
3.0	PROPOSED AMENDMENTS	7
4.0	LAND USE POLICY AND REGULATORY ANALYSIS	9
4.1	PROVINCIAL POLICY STATEMENT, 2020	9
4.2	LONDON PLAN, 2016	9
4.3	SOUTHWEST AREA SECONDARY PLAN, 2014	111
4.4	CITY OF LONDON ZONING BY-LAW Z.-1	13
5.0	SUPPORTING SUBMISSION MATERIALS	177
6.0	CONCLUSIONS	188

1.0 INTRODUCTION AND SUMMARY

This Planning Justification Report has been prepared in support of an application for an Official Plan Amendment and a Zoning By-law Amendment by BlueStone Properties Inc. to permit a broader range of uses within the Meadowbrook Business Campus at 4023 - 4500 Meadowbrook Drive and 169 - 207 Exeter Road (the “subject lands”). The proposed change in use will allow for a greater range of compatible commercial and office uses, in addition to the existing uses within the established business park. Specifically, additional uses proposed are offices for business, professional and service uses.

A Record of Pre-Consultation was provided by City of London staff on November 13, 2023, to confirm the scope of the application and the supporting materials for a complete combined Official Plan and Zoning By-law Amendment application. No site plan has been prepared, as there is no physical development being proposed.

BlueStone Properties intends to provide a greater range of commercial and office services to the surrounding neighbourhood within the existing buildings on the subject lands. The Official Plan Amendment intends to accommodate a shift in market demand from industrial to commercial and office uses in the short-term future, while retaining flexibility to permit redevelopment for residential uses in the long-term future. The Zoning By-law Amendment seeks to permit various commercial and office uses in addition to the existing zones and zone permissions.

This report concludes that:

- The proposed Official Plan Amendment and Zoning By-law Amendment are consistent with the Provincial Policy Statement and the London Plan;
- The proposed Official Plan Amendment maintains the intent of the “*Transitional Industrial*” designation in the Southwest Area Secondary Plan, and facilitates appropriate flexibility for the existing business park to adapt to changing market demands;
- The proposed Zoning By-law Amendment will implement the Official Plan Amendment to permit additional compatible uses, avoiding land use conflicts as the neighbourhood transitions to more sensitive land uses;
- The existing h-17 symbol can be removed, as the Sanitary Capacity Brief confirms that adequate municipal services are available for the subject lands; and,
- The proposed additional uses will facilitate adaptability and re-use of existing buildings within a thriving economic area to ensure the business park remains viable until redevelopment occurs.

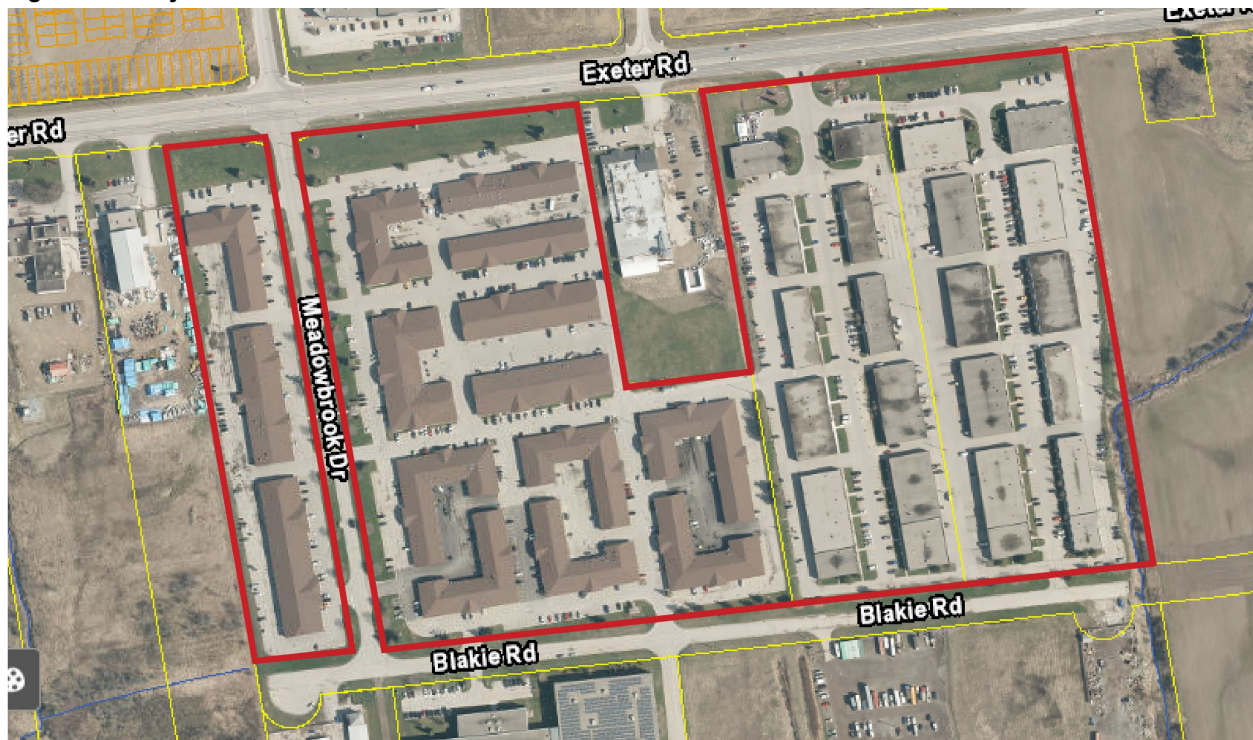
2.0 SUBJECT LANDS

2.1 SITE DESCRIPTION

The 19.6ha subject lands are located between Exeter Road and Blakie Road, on either side of Meadowbrook Drive (Figure 1). The subject lands are comprised of four property parcels, each containing several buildings with a variety of uses, including commercial and light industrial uses, restaurants, support offices, and professional offices.

There are multiple vehicular entrances to the subject lands from Exeter Road and Blakie Road. An internal private road network accommodates vehicular movement to individual units, where parking is provided in front of each unit.

Figure 1 – Subject Lands Aerial



2.2 SPATIAL ANALYSIS AND NEIGHBOURHOOD CHARACTER

The subject lands are located within an area undergoing a transition from historically light industrial uses to primarily residential uses as the broader area begins to develop on full municipal services. Public transportation travelling east-west is available on Exeter Road (Route #28: White Oaks Mall – Lambeth). Exeter Road and Meadowbrook Drive, developed when the area was primarily industrial, do not have pedestrian sidewalks. Blakie Road has been recently redeveloped, and does provide pedestrian sidewalks on both sides of the road.

The subject lands are proposed to be utilized for a mix of light industrial, commercial and office uses within the existing buildings. The primary public interface of the subject lands is defined by the existing street-facing multi-unit commercial buildings, which are set back from Exeter Road and have minimal pedestrian activity. Landscaping features abutting Exeter Road provide minimal visual screening of parking and other hardscaped surfaces. Pedestrian features, such as

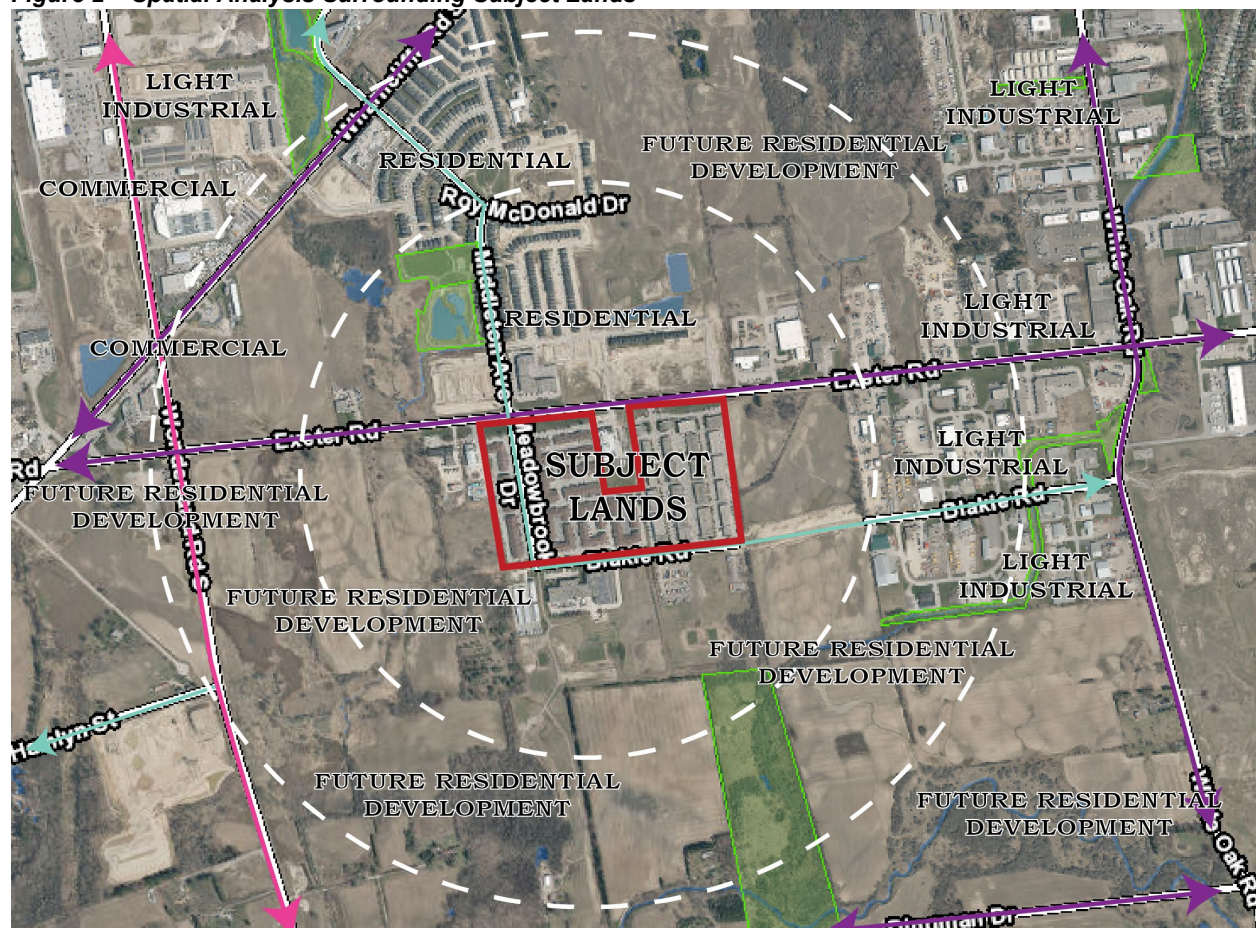
walkways and seating areas, are located throughout the site to provide a pedestrian realm and dedicate outdoor amenity space for customers and employees. Loading and refuse areas are located on a laneway internal to each grouping of buildings, to the rear of the uses to provide visual screening from main vehicular and pedestrian traffic areas.

Appropriate municipal servicing infrastructure is in place to support the proposed redevelopment. A Sanitary Capacity Brief (see Section 5.0 below) has confirmed adequate downstream capacity within the existing sanitary sewers to accommodate the proposed additional uses. The existing watermain and storm sewers have capacity to supply the proposed commercial uses. Garbage will be stored externally near the loading areas of each building to eliminate adverse visual and potential odour impacts.

Figure 2 on the following page shows the subject lands, and notable features and land uses within 400m and 800m radii of the site. The two radii represent walking distances of approximately 5 and 10 minutes, respectively, although due to incomplete sidewalk networks and other barriers, the radii may not represent true walking times.

Road designations in the *London Plan* are depicted on Figure 2 as: “Urban Throughfare” in pink; “Civic Boulevard” in purple; and “Neighbourhood Connector” in blue.

Figure 2 – Spatial Analysis Surrounding Subject Lands



400m Radius

Areas within 400m (approximately 5 minutes walking distance) are comprised primarily of established light industrial and service uses, vacant lands used for agricultural purposes, and newly developed residential uses. In the immediate vicinity of the subject lands, residential and commercial uses are located to the north across Exeter Road, recently developed with single-storey, large-floorplate commercial uses, and medium-density residential uses typically in the form of townhouses. Additional residential units are under construction. Public transportation is available, however, there are no pedestrian sidewalks available.

Lands to the south of Blakie Road are vacant and currently used for agricultural purposes, but are planned for future residential development. It is anticipated that this future development will have a similar character to the residential uses to the north of Exeter Road. Watercourses tributary to the Dingman Creek flowing north-south are located to the east and west of the subject lands. Lands located to the east and west also contain agricultural uses, and are planned for residential development. The subject lands are, in effect, a historical land use now surrounded by existing, developing, and future residential lands.

800m Radius

Lands within an 800m radius (approximately 10 minutes walking distance) are comprised of a similar mix of land uses, including light industrial uses, residential uses, agricultural uses and vacant lands. Some commercial uses are also found within the 800m radius.

The northern extent of the 800m radius contains additional lands designated for future residential development, and some open spaces associated with environmentally sensitive areas. It is anticipated that future residential development will contain similar characteristics and densities to those found in the 400m radius. Further to the south, lands are currently utilized for agriculture (cash crops), but are planned for future residential development.

Lands further to the east are comprised of light industrial uses, reflecting the character of the existing business park toward White Oak Road with single-storey, large-floorplate buildings. Internal road networks provide for convenient vehicular movement, with little pedestrian infrastructure. The western extent of the 800m area contains lands utilized for agricultural purposes (cash cropping), with the LTC bus depot and some commercial uses in the Wonderland Corridor.

Given the applicable land use policy framework, availability of servicing, and location of the subject lands, the site provides an opportunity to incorporate a greater range of uses within the existing development to support the character and planned function of the area. The subject lands have convenient vehicular access, maintain the historically industrial character of the area, and seek increased flexibility to adapt for a range of more sensitive uses as the neighbourhood continues to transition to residential uses.

3.0 PROPOSED AMENDMENTS

An Official Plan Amendment (“OPA”) has been requested to redesignate the subject lands in the Southwest Area Secondary Plan (“SWAP”) to a Special Policy Area within the “*Transitional Industrial*” designation to permit additional commercial uses. Currently, the policies of the “*Transitional Industrial*” designation permit 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 noise and vibration levels. Where lands are transitioning from industrial to residential use, the permitted uses include various forms of medium-density residential development. Commercial and office uses are generally not permitted within this designation. The proposed Specific Area Policy is as follows:

- In the “*Transitional Industrial*” designation at 4023 - 4500 Meadowbrook Drive and 169 - 207 Exeter Road, limited commercial and office uses, which do not adversely impact existing light industrial uses, may be permitted.

A Zoning By-law Amendment (“ZBA”) has been requested to rezone the subject lands to include a site-specific “*Light Industrial (LI4(_))*” zone in addition to the existing zoning permissions. The rezoning would extend the “*Light Industrial (LI4)*” permissions over the entire subject lands, and include the Special Provisions listed at the end of this section.

The following uses are permitted within the various standard “*Light Industrial (LI)*” zones which apply to all, or parts, of the subject lands (see Figure 5):

LI1

- Bakeries;
- Business service establishments;
- Laboratories;
- Manufacturing and assembly industries;
- Offices support;
- 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;
- Service trade;
- Existing self-storage establishments;
- Artisan workshop;
- Craft brewery; and,
- Tow truck business.

LI2

- Any use permitted in the LI1 variation;
- Dry cleaning and laundry plants;
- Food, tobacco and beverage processing industries excluding meat packaging;
- Leather and fur processing excluding tanning;
- Repair and rental establishments;
- Service and repair establishments;
- Service trades; and,
- Textile processing industries.

LI3

- Assembly halls;
- Commercial recreation establishments;
- Day care centres;
- Private clubs; and,
- Private parks.

LI4

- Any use permitted in the LI1 variation;
- Automotive uses, restricted;
- Clinics;
- Convenience service establishments;
- Convenience stores;
- Day care centres;
- Financial institutions;
- Medical/dental offices;
- Personal service establishments; and,
- Restaurants.

LI7

- Automobile body shops;
- Automobile repair garages;
- Building or contracting establishments;
- Repair and rental establishments;
- Service and repair establishments;
- Service trades;
- Truck sales and service establishments;
- Custom workshops; and,
- Tow truck business.

The additional uses requested for the proposed Special Provision “Light Industrial (LI4(_))” zone are as follows:

- Office, Business;
- Office, Professional; and,
- Office, Service.

It is noted that these amendments are not intended to permit general offices on the subject lands. Uses designed to support an industrial area, but which can equally serve a residential area, are proposed, thereby allowing adaptation in the business park to respond to the changing needs of the area in a manner compatible with both the existing and the planned future uses.

4.0 LAND USE POLICY AND REGULATORY ANALYSIS

The following sections of this Justification Report provide analysis of the proposed applications with respect to applicable policy and regulatory documents, including the Provincial Policy Statement (2020), the London Plan (2016), the Southwest Area Secondary Plan (2014) and the City of London Zoning By-law (Z.-1).

4.1 PROVINCIAL POLICY STATEMENT, 2020

The Provincial Policy Statement (PPS) is issued under Section 3 of the *Planning Act* and “provides policy direction on matters of provincial interest related to land use planning and development.” In accordance with the *Planning Act*, all decisions affecting land use planning matters shall be consistent with the policies contained in the PPS. The following PPS policies are applicable to the proposed changes in use:

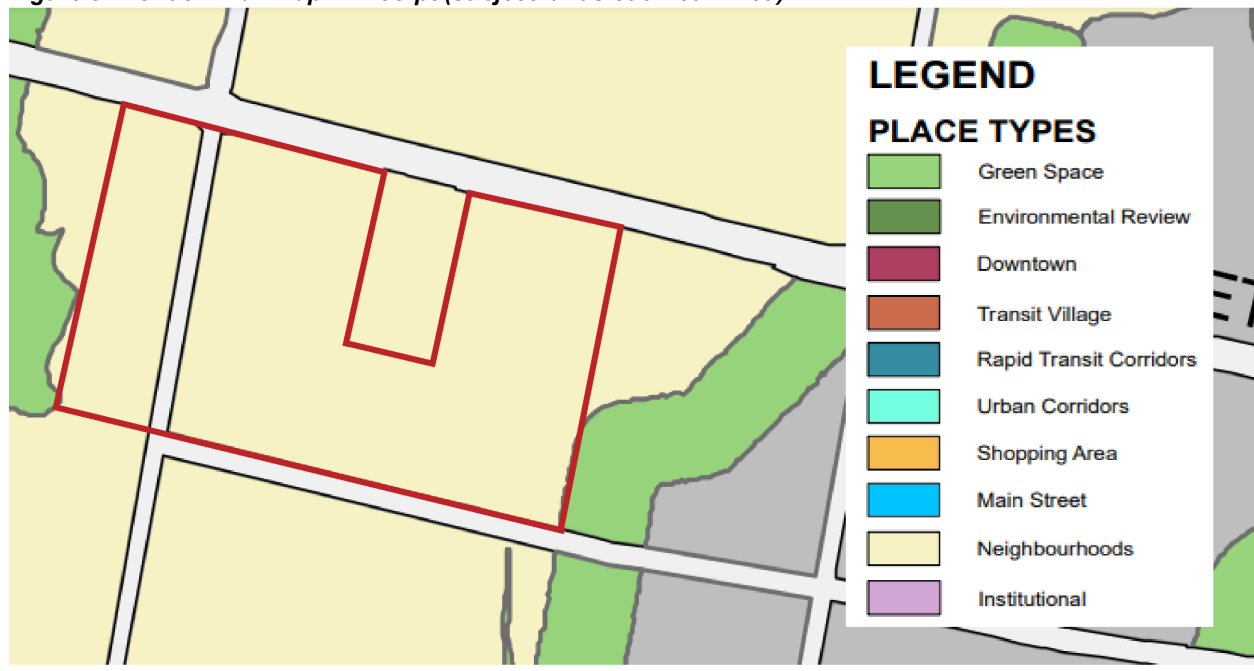
- The proposed expanded range of uses efficiently utilizes land and municipal infrastructure within a settlement area to enhance the existing commercial business park. The subject lands are serviced by existing public infrastructure with no expansion required (1.1.3.2);
- The subject lands present an opportunity for reuse of existing buildings and/or redevelopment which effectively minimizes land consumption and servicing and construction costs without causing public health and safety concerns to support growth and long-term needs of the public (1.1.3.4);
- The proposal for the subject lands directs commercial and light industrial uses to a location which has appropriate separation from existing sensitive land uses, and avoids potential adverse impacts including noise and contaminants which could arise from an abrupt transition in land uses (1.2.6);
- The proposed redevelopment will increase economic diversity and competitiveness by facilitating efficient and adaptive reuse of existing buildings and infrastructure for a greater range of uses which contribute to a liveable and resilient community (1.3.1).

Based on the above analysis, the proposed changes in use are consistent with the objectives and policies of the PPS.

4.2 LONDON PLAN, 2016

The London Plan, adopted in 2016, provides a policy framework that plans for vibrant, healthy and fulfilling neighbourhoods with a focus on compact development and revitalization in the community. The proposed development is located within the “*Neighbourhoods*” Place Type as identified on Figure 3, following page. The subject lands have frontage on Exeter Road, identified as a “*Civic Boulevard*” in the London Plan.

Figure 3 –London Plan Map 1 Excerpt (subject lands outlined in red)



The following details the consistency of the proposed expansion of permitted uses with applicable policies of the London Plan:

Policy 154.1

Through our urban regeneration efforts, we will stimulate the repurposing of the existing building stock, where the previous use of such buildings is no longer viable.

The proposed change in use would allow for the simple repurposing of existing buildings on the subject lands without detracting from the existing light industrial uses. While the current uses are still viable on the subject lands, there are opportunities to transition the existing building stock to accommodate more sensitive uses which fit with the intended future use of the lands.

Policy 1730

The adoption of policies for Specific Areas may be considered in limited circumstances where the following conditions apply:

1. *The proposal meets all other policies of the Plan beyond those that the specific policy identifies.*

The proposed added uses are consistent with the intent of the policies of the SWAP, which takes precedence over the policies of the London Plan. The intention of the SWAP policies is to transition from historically industrial uses to residential uses, however, there are no mechanisms in place for a smooth transition. The proposed additional uses are more sensitive than those currently permitted, and will permit a transition to residential uses when the lands can be redeveloped.

2. *The proposed policy does not have an adverse impact on the integrity of the place type policies or other relevant parts of this Plan.*

The proposed additional uses do not detract from the “*Neighbourhood*” Place Type policies which apply to the lands, rather the additional uses will contribute to a complete community for the surrounding residential development. The proposal effectively recognizes the potential to expand the land use permissions in the short term without hindering the potential for the subject lands to be redeveloped in the future for residential uses, as intended.

3. *The proposed use is sufficiently unique and distinctive such that it does not establish an argument for a similar exception on other properties in the area.*

There are only two areas designated in the SWAP as being “*Transitional Industrial*”, and there are many differences between the two sites, including proximity to sensitive uses, site characteristics and layout, and designations in the *London Plan*. There is no potential argument to argue for a similar exception on other properties.

4. *The proposed use cannot be reasonably altered to conform to the policies of the place type.*

The proposed uses are not contemplated in the “*Neighbourhoods*” Place Type of the *London Plan*, or in the “*Transitional Industrial*” policies in the SWAP. The intent of the transition is met; however, the current SWAP policies do not provide a mechanism for which the transition can occur, and a special policy area is required.

5. *The proposed policy is in the public interest, and represents good planning.*

The proposed policy would permit the adaptive reuse of existing buildings, and provide valuable services within a developing community. The proposed special policy represents good planning as the intended transition of the lands to more sensitive uses could be realized gently, while allowing flexibility for those existing uses within the business park to remain.

Based on the above review, the proposed development is in conformity with the policies of the *London Plan*.

4.3 SOUTHWEST AREA SECONDARY PLAN, 2014

The Southwest Area Secondary Plan (“SWAP”) is a policy document which forms part of the *London Plan* and is intended to provide more specific policy direction in the southwest part of the City of London. The policies of the SWAP take precedent over the more general policies of the *London Plan* in the event of a conflict. The SWAP establishes a vision, principles and policies to develop the area with mixed-use development and sustainable designs to create a vibrant, liveable community. The subject lands are designated “*Medium Density Residential*” and “*Transitional Industrial*” in the SWAP, as shown in Figure 4 (following page).

Figure 4 – Southwest Area Secondary Plan Excerpt (subject lands outlined in red)



The intent of the “*Medium Density Residential*” designation is to encourage a mix of housing types and forms at an intensity that is higher than more recent suburban neighbourhoods. The intent of the “*Transitional Industrial*” designation is to allow existing uses and properties to develop and evolve for Light Industrial uses, with the long-term intent to achieve a mix of residential uses, as permitted in the “*Medium Density Residential*” designation.

The following policy analysis outlines the intent and purpose of the “*Traditional Industrial*” designation, and describes how the proposed additional uses maintain the intent and purpose of the current designation in the Southwest Area Secondary Plan:

Policy 10.3 i)

The Transitional Industrial designation is intended to accommodate a potential shift in market demand from industrial to residential uses over the long term, while allowing the existing uses and properties in this area to develop and evolve for Light Industrial uses over the shorter term. The longer-term intent would be to achieve a mix of residential uses as described in the Medium Density Residential section.

The above policy recognizes the changing market demand in this area away from traditionally automobile-oriented, light industrial uses. The policy, however, does not provide for the necessary flexibility to allow for a smooth transition to more sensitive uses. The proposed amendment seeks to accommodate additional uses based on the shifting market resulting from new development in the surrounding area.

Currently, the business park is a strong, economically viable area of the City that is facing pressure to adapt in place rather than be redeveloped for residential purposes. The proposal will incorporate an increased range of compatible commercial and office uses within existing buildings in the business park. As part of a long-term strategy, permission for the wider range of commercial and office uses, compatible with both existing light industrial and future residential uses, will

facilitate future phased redevelopment to residential uses. The long-term intent to transition the lands to residential uses may be considered when redevelopment of the business park is proposed. In the interim, allowing commercial and office uses on the subject lands would allow the existing business park to develop and evolve for a range of compatible uses over the short-term.

Policy 10.3 ii) a)

The primary permitted uses in the “Light Industrial” Place Type of the London Plan shall be limited to light industrial uses that are located within enclosed buildings 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, water pollution, dust, or excessive vibration and noise levels.

These include such uses as warehousing; research and communication facilities; laboratories; printing 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 1140 of the London Plan, which are ancillary to any of the above uses, are also permitted.

The above permitted uses do not allow for the existing property to evolve in response to the changing market or in anticipation of future redevelopment. The proposed amendment to permit additional commercial and office uses are compatible with the existing light industrial uses, and will not be negatively impacted by any potential evolution of those uses. The proposed additional uses will attract a variety of tenants to the business park, and will ensure the area continues to be an economically viable and diverse before redevelopment is undertaken.

Policy 10.3 ii) d)

Where lands are transitioning from industrial to residential use, the permitted uses in the “Medium Density Residential” designation, as set out in Section 10.1, are permitted.

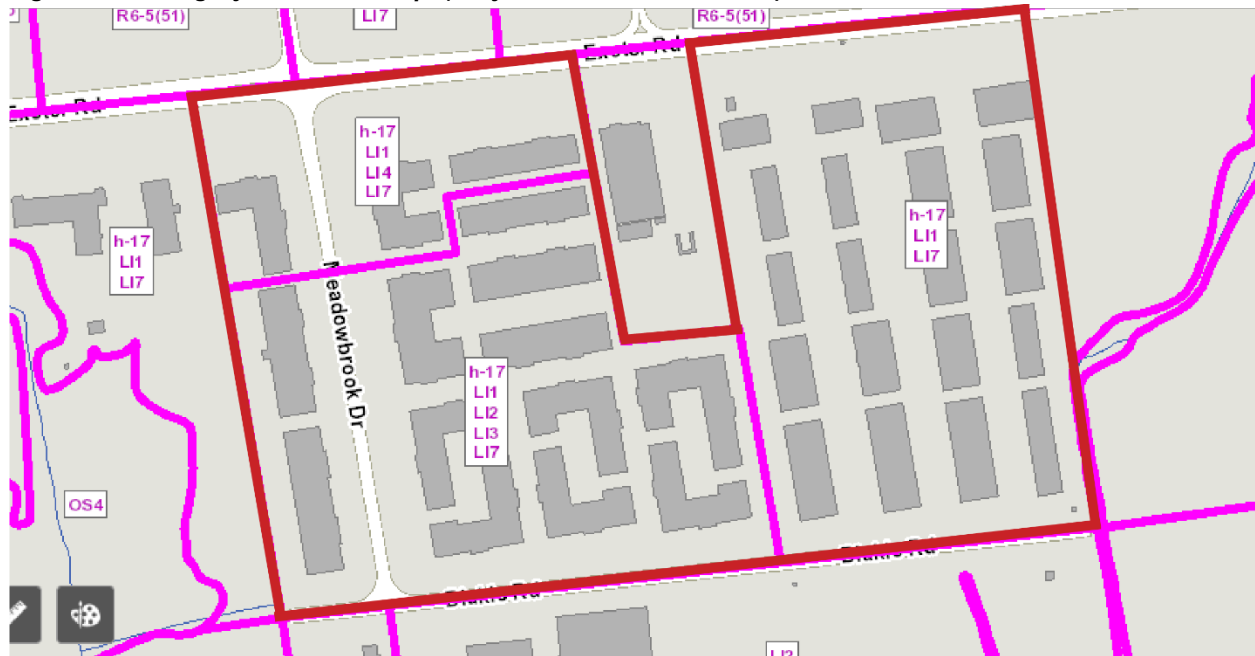
The business park is not proposing a swift transition away from the current industrial uses at this time. The permitted residential uses are premature for the industrial business park. The business park will continue to operate within the existing buildings. The intent of the proposed amendment seeks to provide flexibility to incorporate other compatible uses within the existing development to avoid land use conflicts and to achieve a smooth transition from industrial to residential use in the future.

Based on the above analysis of applicable policies of the Southwest Area Secondary Plan, the proposed amendments are in conformity with the intent of the Plan.

4.4 CITY OF LONDON ZONING BY-LAW Z.-1

The subject lands are currently zoned “Light Industrial”, with different variations of the zone applying to different areas: variations 1 and 7 apply to the entire subject lands; variation 4 applies to the north west section; and variations 2 and 3 apply to the southwest section (Figure 5, following page).

Figure 5 – Zoning By-law Z-1 Excerpt (subject lands outlined in red)



The permitted uses in each zone variation applicable to the subject lands are as follows:

LI1

- Bakeries;
- Business service establishments;
- Laboratories;
- Manufacturing and assembly industries;
- Offices support;
- 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;
- Service trade;
- Existing self-storage establishments;
- Artisan workshop;
- Craft brewery; and,
- Tow truck business.

LI2

- Any use permitted in the LI1 variation;
- Dry cleaning and laundry plants;
- Food, tobacco and beverage processing industries excluding meat packaging;
- Leather and fur processing excluding tanning;
- Repair and rental establishments;
- Service and repair establishments;
- Service trades; and,
- Textile processing industries.

LI3

- Assembly halls;
- Commercial recreation establishments;
- Day care centres;
- Private clubs; and,
- Private parks.

LI4

- Any use permitted in the LI1 variation;
- Automotive uses, restricted;
- Clinics;
- Convenience service establishments;
- Convenience stores;
- Day care centres;
- Financial institutions;
- Medical/dental offices;
- Personal service establishments; and,
- Restaurants.

LI7

- Automobile body shops;
- Automobile repair garages;
- Building or contracting establishments;
- Repair and rental establishments;
- Service and repair establishments;
- Service trades;
- Truck sales and service establishments;
- Custom workshops; and,
- Tow truck business.

A Holding provision (h-17), which relates to development proceeding on full municipal services, applies to the entirety of the subject lands. The subject lands are serviced by full municipal water and sanitary services; therefore, this provision is no longer applicable.

The current zoning of the subject lands does not permit commercial or office uses across the entirety of the subject lands, therefore a Zoning By-law Amendment (“ZBA”) is required to apply a site-specific “Light Industrial (LI4(_))” zone to the entire subject lands. The site-specific zoning would permit business, professional, and service offices in addition to the permitted light industrial and commercial uses.

The zone regulations proposed in the “Light Industrial” zone are standard, and with the exception of the request for additional uses, no special regulations are requested.

Business, Professional and Service Office Uses

The proposed re-zoning seeks to facilitate the logical evolution of the existing developed lands to accommodate additional commercial and office uses, which include Business, Professional and Service Office uses. In the proposed “Light Industrial (LI4(_))” zone, a range of light industrial and commercial uses are permitted, which are compatible with the existing uses of the business park and the changing land uses in the surrounding area. Permitting less intensive and less intrusive uses will allow for flexibility for the evolving business park to smoothly transition away from industrial use in the future. The proposed office uses are compatible with the changing form of the business park and of the surrounding land uses.

No adverse impacts are anticipated from the addition of office uses to the existing commercial and light industrial uses within the business park. These uses generate minimal noise or odour impacts, and will utilize the existing loading and refuse collection areas within the existing development. Pedestrian and vehicle traffic may increase during daytime hours as a result of the additional uses; and this increased traffic will benefit adjacent service and retail units within the business park. The proposed office uses are compatible with the existing light industrial and

commercial uses, and will contribute to the planned evolution of the subject lands to residential uses in the long-term future.

Based on the zoning analysis of the proposal and the existing site conditions, the requested “*Light Industrial (LI4(□))*” zone is an appropriate implementing zone for the proposed additional uses. The requested amendments are consistent with the Provincial Policy Statement and in conformity with the intent of the London Plan and the Southwest Area Secondary Plan.

Removal of Holding Provision h-17

The purpose of the h-17 provision is to ensure adequate municipal services are available to service a site. At the time the subject lands were developed, private sanitary services were in place to support the uses. Appropriate municipal water and sanitary services are now available, and the subject lands are now connected to these services. Additional detail is provided in the Sanitary Capacity Brief, discussed in the following Section of this report, which confirms that there is adequate capacity for the current development. As such, the holding symbol is no longer required on the subject lands.

5.0 SUPPORTING SUBMISSION MATERIALS

This Planning Justification Report relies in part on the supporting materials as outlined below. The supporting submission materials were prepared in accordance with the complete application requirements outlined in the Record of Pre-Consultation, dated November 13, 2023.

Sanitary Capacity Brief

The Sanitary Capacity Brief, prepared by Development Engineering Ltd., dated December 14, 2023, was prepared to evaluate the downstream servicing capacity for the subject lands based on the proposed changes in use. The report assessed the existing sanitary capacity in the context of the existing and proposed additional commercial uses, and confirmed that the Blakie Road sewer, constructed in 2023, allocated design capacity for surrounding developments based on the standard allotment for typical water-using Industrial-Commercial-Institutional (ICI) development within the City of London's Design Specifications and Requirements Manual (DSRM, 2022).

The brief concludes that the existing Municipal sanitary sewer system on Blakie Road has been designed with sufficient capacity to accommodate light industrial, commercial, and office space uses. It is further recommended that a provision be added to the site-specific zoning that, if a tenant or developer has water demand requirements in excess of 25,000L/ha/day gross area (approximately equivalent to 100 persons/ha equivalent residential population), the development must be supported by a supplementary Sanitary Capacity Analysis.

Based on this analysis, it is confirmed that there is satisfactory servicing available for the subject lands, and the h-17 symbol can be removed.

6.0 CONCLUSIONS

The proposal seeks to provide flexibility to adapt an existing business park to permit additional compatible light industrial, commercial and office uses to reflect changing market demands. The business park is experiencing pressure to provide commercial, office, and retail uses rather than light industrial uses, in response to the changing neighbourhood fabric. The surrounding areas are experiencing residential development. Compatibility concerns can be reduced with the introduction of less impactful uses to the business park. Uses designed to support an industrial area, and equally serve a residential area, are proposed to allow for adaptation and phased redevelopment of the business park in the future.

The proposed uses are not permitted across the entirety of the subject lands; however, given the findings of this report and the supporting materials, it is concluded that the existing development is well-suited for the proposed commercial and office uses. The Zoning By-law Amendment will facilitate appropriate re-use within the existing business park, with expanded land use permissions to allow a range of compatible uses on the subject lands. The proposed amendments are consistent with the Provincial Policy Statement and in conformity with the intent of the London Plan and the Southwest Area Secondary Plan. The proposal conforms to the goals of the Southwest Area Secondary Plan. The proposed additional site-specific uses are compatible with the current “*Light Industrial*” zone uses, and with future residential uses.

The subject lands are intended to transition from light industrial uses to residential uses over the long term. The proposed amendment achieves this goal in a manner which provides adaptability and flexibility to the existing development while avoiding potential land use conflicts. The proposal would contribute to the economic health and diversity of the area without detracting from the viability of other specialized commercial, office or light industrial areas nearby. No undue adverse impacts are anticipated for the surrounding land uses as a result of the changes in use. Overall, the proposed amendments will provide flexibility to allow an existing development to adapt and contribute positively to the community in the future.