

Report to Planning and Environment Committee

To: Chair and Members
Planning and Environment Committee

From: Scott Mathers, MPA, P.Eng.
Deputy City Manager, Housing and Community Growth

Subject: Bluestone Properties Inc. (c/o Zelinka Priamo Ltd.)
4023-4096 Meadowbrook Drive, 4474-4500 Blakie Road,
169-207 Exeter Road.
File Number: Z-25001, Ward 12
Public Participation Meeting

Date: February 19, 2025

Recommendation

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application of Bluestone Properties Inc. (c/o Zelinka Priamo Ltd.) relating to the property located at 4023-4096 Meadowbrook Drive, 4474-4500 Blakie Road, and 169-207 Exeter Road, the proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting on March 4, 2025 to amend Zoning By-law No. Z.-1, in conformity with the Official Plan, The London Plan, to amend the zoning of the subject property **FROM** a Light Industrial Special Provision (L11/LI4(10)/LI7) Zone and a Light Industrial Special Provision (L11/LI2/LI3/LI4(10)/LI7) Zone **TO** a Light Industrial Special Provision (L11/LI2/LI3/LI4(10)/LI7) Zone.

IT BEING NOTED, that the above noted amendments are being recommended for the following reasons:

- i) The recommended amendment is consistent with the *Provincial Planning Statement, 2024 (PPS)*;
- ii) The recommended amendment conforms to The London Plan, including but not limited to the Key Directions, City Design Policies, Urban Corridor Place Type policies, and the Our Tools policies; and
- iii) The recommended amendment would permit an appropriate form of development at an intensity that is appropriate for the site and surrounding neighbourhood.

Executive Summary

Summary of Request

The applicant has requested an amendment to the Zoning By-law Z.-1 to add the Light Industrial (LI2/LI3) Zone variations to the entirety of the subject lands to permit a broader range of light industrial uses.

Purpose and the Effect of Recommended Action

Staff are recommending approval of the Zoning By-law Amendment to permit a broader range of light industrial uses on the entirety of the subject lands.

Linkage to the Corporate Strategic Plan

This recommendation will contribute to the advancement of Municipal Council's 2023-2027 Strategic Plan in the following ways:

- **Economic Growth, Culture, and Prosperity** by supporting small and growing businesses, entrepreneurs and non-profits to be successful.

Analysis

1.0 Background Information

1.1 Previous Reports Related to this Matter

- A.073/03 – A minor variance application
- A.060/05 – A minor variance application
- OZ-9706 – Official Plan and Zoning By-law Amendment

1.2 Planning History

In 2024, a concurrent Official Plan Amendment and Zoning By-law Amendment was submitted by Zelinka Primo Ltd. on behalf of Bluestone Properties Inc. to amend the Southwest Area Secondary Plan by adding a Specific Policy Area to the Transitional Industrial and Medium Density Residential designation to permit additional commercial and office uses on a portion of the subject lands. Additionally, the applicant requested an amendment to the Zoning By-law Z.-1 to add a site-specific Light Industrial Special Provision (LI4(10)) Zone to permit a range of commercial and office type uses.

The Official Plan Amendment and Zoning By-law Amendment application were approved at the Municipal Council meeting on May 14, 2024, to expand the range of permitted office and commercial uses within the existing buildings. No additional development was proposed as part of the Official Plan and Zoning By-law Amendment.

1.3 Property Description and Location

The subject lands, municipally known as 4023-4096 Meadowbrook Drive, 4474-4500 Blakie Road, and 169-207 Exeter Road, are located between Exeter Road and Blakie Road, on either side of Meadowbrook Drive. The subject lands measure 19.6 hectares and are comprised of four 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 Meadowbrook Drive, 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.

Site Statistics:

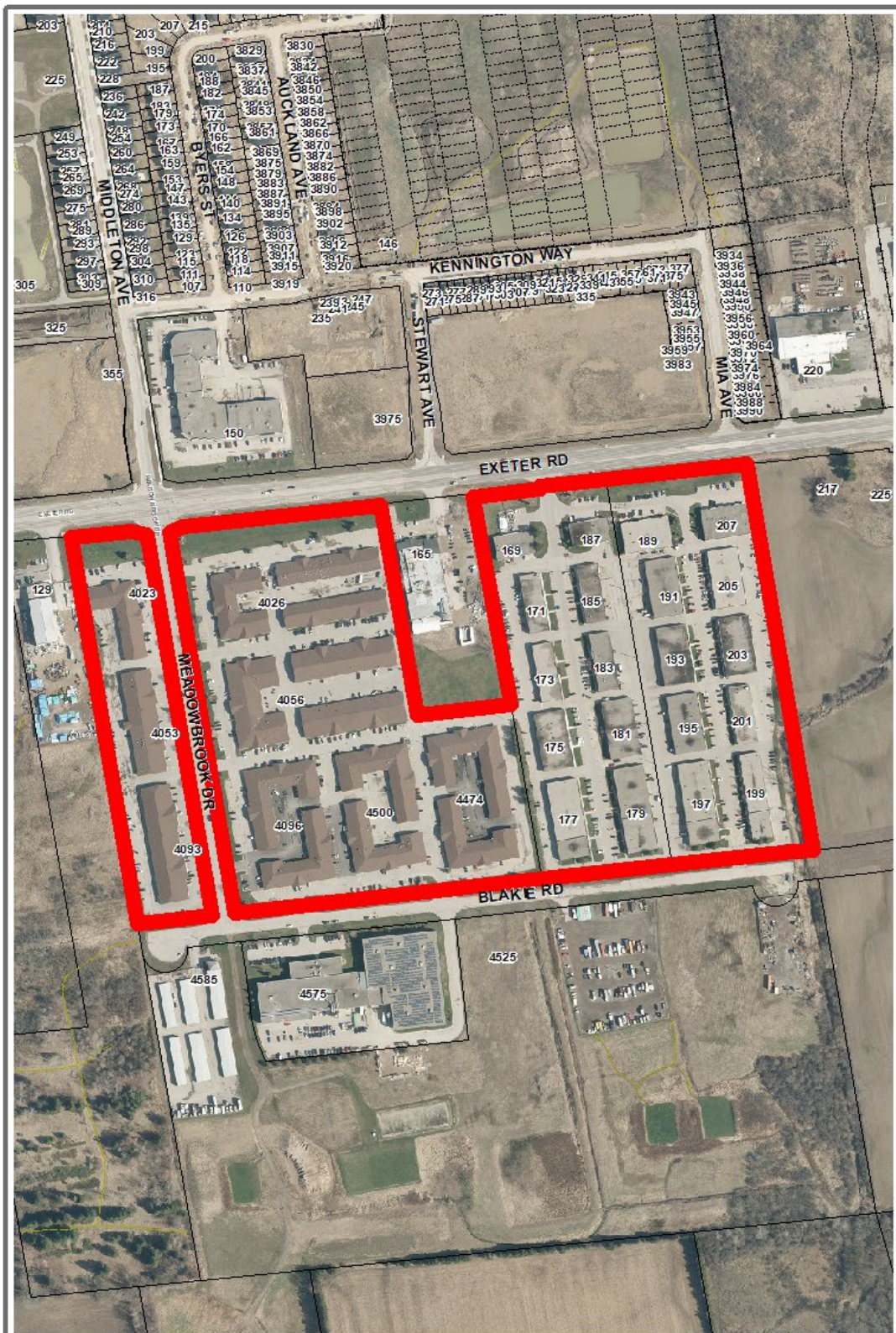
- Current Land Use: Industrial, Commercial, Office
- Frontage: 502 metres (1647 feet)
- Depth: 349 metres (1145 feet)
- Area: 19.6 hectares (48.4 acres)
- Shape: Irregular

Surrounding Land Uses:

- North: Commercial, Future Residential Development
- East: Vacant Industrial Land, Future Residential Development
- South: Light Industrial, Cultivated Fields, Future Residential Development
- West: Light Industrial, Cultivated Fields, Open Space, Future Residential Development

Existing Planning Information:

- The London Plan Place Type: Neighbourhoods Place Type
- Existing Specific Policies: Transitional Industrial/ Medium Density Residential - Southwest Area Secondary Plan
- Existing Zoning: Light Industrial Special Provision (LI1/LI4(10)/LI7) Zone and Light Industrial Special Provision (LI1/LI2/LI3/LI4(10)/LI7) Zone



LOCATION MAP	
Address: 4023-4096 Meadowbrook Drive, 4474-4500 Blakie Road, 169-207 Exeter Road	
File Number: Z-25001	
Planner: Isaac De Ceuster	
Date: 2025/01/07	
Scale 1:4,000	
<p>Legend</p> <p> Assessment Parcels</p>	
<p>Corporation of the City of London Prepared By: Planning and Development</p>	

Figure 1- Aerial Photo of 4023-4096 Meadowbrook Drive, 4474-4500 Blakie Road, 169-207 Exeter Road and surrounding lands.



Figure 2 - Streetview of the subject lands (view looking south from Exeter Road)



Figure 3 - Streetview of the subject lands (view looking east from Meadowbrook Drive)

2.0 Discussion and Considerations

2.1 Development Proposal

The applicant is proposing to expand the range of permitted light industrial uses on the subject site within the existing buildings. No new development or site alteration is proposed through this Zoning By-law Amendment application.

2.2 Requested Amendment

The applicant has requested an amendment to the Zoning By-law Z.-1 to broaden the range of light industrial uses by adding a Light Industrial (LI2/LI3) Zone to the existing zoning permissions. It should be noted that the requested Light Industrial (LI3/LI4) Zone variations already apply to the southwest quadrant of the site, therefore the requested amendment would standardize the zoning across the entire Meadowbrook Business Campus.

2.3 Internal and Agency Comments

The application and [associated materials](#) were circulated for internal comments and public agencies to review. Comments received were considered in the review of this application and are addressed in Section 4.0 of this report. There were no concerns with the addition of the light industrial uses on the subject lands.

2.4 Public Engagement

On December 18, 2024, Notice of Application was delivered to 42 property owners and residents in the surrounding area. Notice of Application was also published in the *Public Notices and Bidding Opportunities* section of *The Londoner* on January 2, 2025. A “Planning Application” sign was also placed on the site.

No responses were received during the public consultation period.

2.5 Policy Context

The Planning Act and the Provincial Planning Statement, 2024

The Provincial planning policy framework is established through the *Planning Act* (Section 3) and the *Provincial Planning Statement, 2024 (PPS)*. The *Planning Act* requires that all municipal land use decisions affecting planning matters shall be consistent with the PPS.

The mechanism for implementing Provincial policies is through the Official Plan, The London Plan. Through the preparation, adoption and subsequent Ontario Land Tribunal (OLT) approval of The London Plan, the City of London has established the local policy framework for the implementation of the Provincial planning policy framework. As such, matters of provincial interest are reviewed and discussed in The London Plan analysis below.

The London Plan, 2016

The London Plan (TLP) includes evaluation criteria for all planning and development applications with respect to use, intensity and form, as well as with consideration of the following (TLP 1577-1579):

1. Consistency with the Provincial Policy Statement and all applicable legislation.
2. Conformity with the Our City, Our Strategy, City Building, and Environmental policies.
3. Conformity with the Place Type policies.
4. Consideration of applicable guideline documents.
5. The availability of municipal services.
6. Potential impacts on adjacent and nearby properties in the area and the degree to which such impacts can be managed and mitigated.
7. The degree to which the proposal fits within its existing and planned context.

Staff are of the opinion that all the above criteria have been satisfied.

Southwest Area Secondary Plan

The *Southwest Area Secondary Plan (SWAP)* has been reviewed in its entirety and it is staff's opinion the proposed Zoning By-law amendment is consistent with it. The subject lands are designated Medium Density Residential and Transitional Industrial pursuant to Schedule 11 (South Longwoods Residential Neighbourhood Land Use Designations) of the *SWAP*.

3.0 Financial Impact/Considerations

There are no direct municipal financial expenditures associated with this application.

4.0 Key Issues and Considerations

4.1 Land Use

Section 2.8.1 of the PPS directs planning authorities to promote economic development and competitiveness by providing for an appropriate mix and range of employment, institutional, and broader mixed uses to meet long-term needs, and by providing for a diversified economic base, including maintaining a range of 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 (PPS, 2.8.1.1.a) & b)). The proposed expansion of light industrial and commercial uses on the subject site is supported by the policies of the PPS.

The subject lands are in the Neighbourhoods Place Type on Map 1 – Place Types, fronting a Civic Boulevard (Exeter Road) and two Neighbourhood Connectors

(Meadowbrook Drive and Blakie Road) on Map 3 – Street Classifications in The London Plan. However, the site is also located within the Southwest Area Secondary Plan (SWAP). Policy 1558_ of The London Plan outlines the status of Secondary Plans that form part of The London Plan. The Policy states that where there is a conflict or inconsistency between the parent policies or maps of The London Plan and the policies or maps of a secondary plan, the secondary plan policies or maps will prevail (TLP 1558_).

The subject lands are designated Medium Density Residential and Transitional Industrial in SWAP. The Medium Density Residential Designation applies generally to the portion of the site fronting Exeter Road and is intended to encourage a mix of housing types and forms at an intensity that is higher than more recent suburban neighbourhoods (SWAP 10.1.i). The balance of the site is designated Transitional Industrial designation and is intended 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. Further, Policy 10.3.i) of SWAP sets out that 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 over the shorter term.

The Meadowbrook Business Park consists of a quality building stock and is an economically viable area of the city. The subject site is currently zoned to permit various light industrial uses, and staff are satisfied the subject lands can reasonably accommodate additional light industrial uses while maintaining opportunity for a future transition to residential uses. On this basis, staff are satisfied the proposed Zoning By-law Amendment to accommodate an additional range of light industrial and commercial uses within the existing buildings is consistent with the PPS and is in conformity with The London Plan and SWAP.

4.2 Intensity & Form

The proposed additional uses are similar in intensity as the current range of light industrial uses permitted on the subject lands, and are intended to utilize the existing building stock with no new development proposed as part of this Zoning By-law Amendment. The proposed expanded range of uses will efficiently utilize land and municipal infrastructure within a settlement area to enhance the existing commercial business park.

As no changes to the intensity or form are proposed, staff are satisfied that the recommended amendments are consistent with the PPS, and in conformity with the intensity and form policies of The London Plan and SWAP.

Conclusion

The applicant has requested an amendment to the Zoning By-law Z.-1 to rezone the subject lands from a Light Industrial Special Provision (LI1/LI4(10)/LI7) Zone and a Light Industrial Special Provision (LI1/LI2/LI3/LI4(10)/LI7) Zone to a Light Industrial Special Provision (LI1/LI2/LI3/LI4(10)/LI7) Zone.

The recommended action is consistent with the PPS 2024, conforms to The London Plan and the Southwest Area Plan, and would permit a broader range of light industrial uses on the subject lands.

Prepared by: Isaac de Ceuster,
Planner, Planning Implementation

Reviewed by: Catherine Maton, MCIP, RPP
Manager, Planning Implementation

Recommended by: Heather McNeely, MCIP, RPP
Director, Planning and Development

Submitted by: **Scott Mathers, MPA, P.Eng.**
 Deputy City Manager, Housing and Community Growth

Copy:
Britt O'Hagan, Manager, Current Development
Mike Corby, Manager, City Plans
Brent Lambert, Manager, Development Engineering

Appendix A – Zoning By-law Amendment

Bill No. (number to be inserted by Clerk's Office)
2025

By-law No. Z.-1-

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 4023-4096 Meadowbrook Drive, 4474-4500 Blakie Road, and 169-207 Exeter Road.

WHEREAS this amendment to Zoning By-law Z.-1 conforms to the Official Plan;

NOW 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 4023-4096 Meadowbrook Drive, 4474-4500 Blakie Road, and 169-207 Exeter Road, as shown on the attached map **FROM** a Light Industrial Special Provision (L11/LI4(10)/LI7) Zone and a Light Industrial Special Provision (L11/LI2/LI3/LI4(10)/LI7) Zone **TO** a Light Industrial Special Provision (L11/LI2/LI3/LI4(10)/LI7) Zone.
2. This Amendment shall come into effect 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.

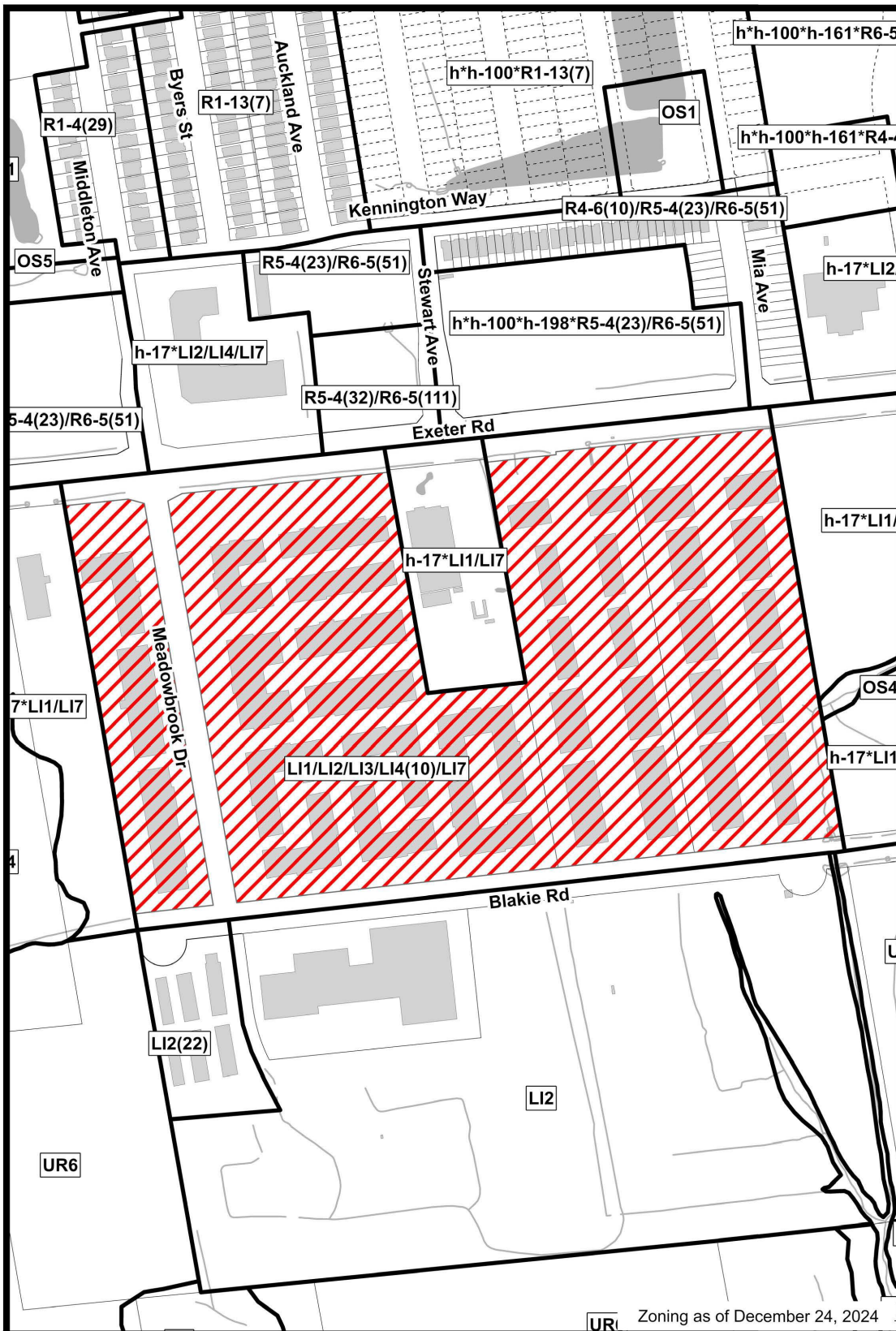
PASSED in Open Council on March 4, 2025, subject to the provisions of PART VI.1 of the *Municipal Act, 2001*.


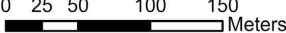

Josh Morgan
Mayor

Michael Schulthess
City Clerk

First Reading – March 4, 2025
Second Reading – March 4, 2025
Third Reading – March 4, 2025

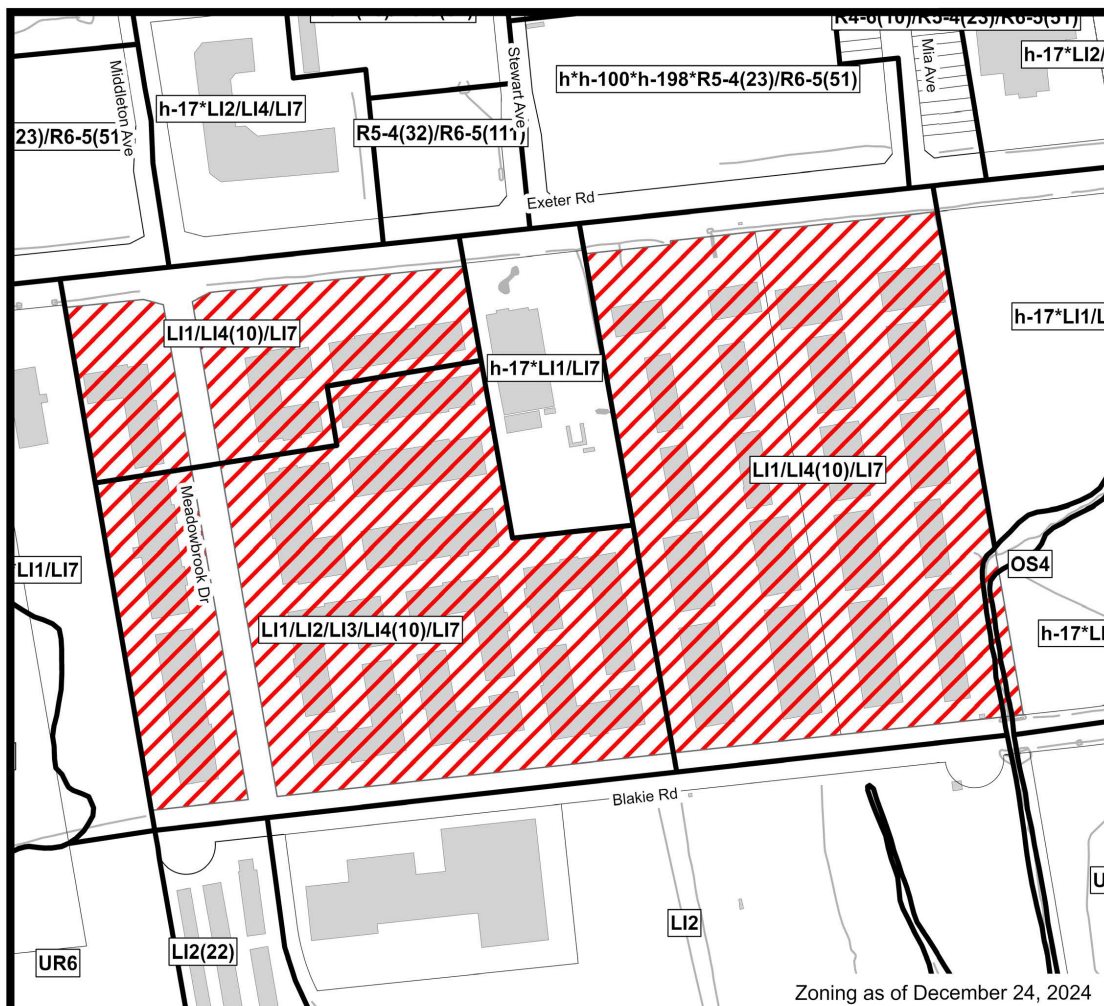
AMENDMENT TO SCHEDULE "A" (BY-LAW NO. Z.-1)



<p>File Number: Z-25001 Planner: IDC Date Prepared: 2025/01/07 Technician: JI By-Law No: Z.-1-</p>	<p>SUBJECT SITE </p> <p>1:4,000</p> <p>0 25 50 100 150 Meters </p> <p></p>
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Appendix B – Additional Plans and Drawings

Current Zoning By-law Z.-1 Excerpt



 **COUNCIL APPROVED ZONING FOR THE SUBJECT SITE: L11/LI4(10)/LI7, L11/LI2/LI3/LI4(10)/LI7, OS4, h-17*L1/LI7**

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

- | | |
|---|-----------------------------------|
| R1 - SINGLE DETACHED DWELLINGS | RF - REGIONAL FACILITY |
| R2 - SINGLE AND TWO UNIT DWELLINGS | CF - COMMUNITY FACILITY |
| R3 - SINGLE TO FOUR UNIT DWELLINGS | NF - NEIGHBOURHOOD FACILITY |
| R4 - STREET TOWNHOUSE | HER - HERITAGE |
| R5 - CLUSTER TOWNHOUSE | DC - DAY CARE |
| R6 - CLUSTER HOUSING ALL FORMS | |
| R7 - SENIOR'S HOUSING | OS - OPEN SPACE |
| R8 - MEDIUM DENSITY/LOW RISE APTS. | CR - COMMERCIAL RECREATION |
| R9 - MEDIUM TO HIGH DENSITY APTS. | ER - ENVIRONMENTAL REVIEW |
| R10 - HIGH DENSITY APARTMENTS | |
| R11 - LODGING HOUSE | OB - OFFICE BUSINESS PARK |
| | LI - LIGHT INDUSTRIAL |
| DA - DOWNTOWN AREA | GI - GENERAL INDUSTRIAL |
| RSA - REGIONAL SHOPPING AREA | HI - HEAVY INDUSTRIAL |
| CSA - COMMUNITY SHOPPING AREA | EX - RESOURCE EXTRACTIVE |
| NSA - NEIGHBOURHOOD SHOPPING AREA | UR - URBAN RESERVE |
| BDC - BUSINESS DISTRICT COMMERCIAL | |
| AC - ARTERIAL COMMERCIAL | AG - AGRICULTURAL |
| HS - HIGHWAY SERVICE COMMERCIAL | AGC - AGRICULTURAL COMMERCIAL |
| RSC - RESTRICTED SERVICE COMMERCIAL | RRC - RURAL SETTLEMENT COMMERCIAL |
| CC - CONVENIENCE COMMERCIAL | TGS - TEMPORARY GARDEN SUITE |
| SS - AUTOMOBILE SERVICE STATION | RT - RAIL TRANSPORTATION |
| ASA - ASSOCIATED SHOPPING AREA COMMERCIAL | |
| OR - OFFICE/RESIDENTIAL | "h" - HOLDING SYMBOL |
| OC - OFFICE CONVERSION | "d" - DENSITY SYMBOL |
| RO - RESTRICTED OFFICE | "H" - HEIGHT SYMBOL |
| OF - OFFICE | "B" - BONUS SYMBOL |
| | "T" - TEMPORARY USE SYMBOL |

CITY OF LONDON
 PLANNING SERVICES / DEVELOPMENT SERVICES

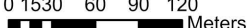
ZONING BY-LAW NO. Z.-1 SCHEDULE A



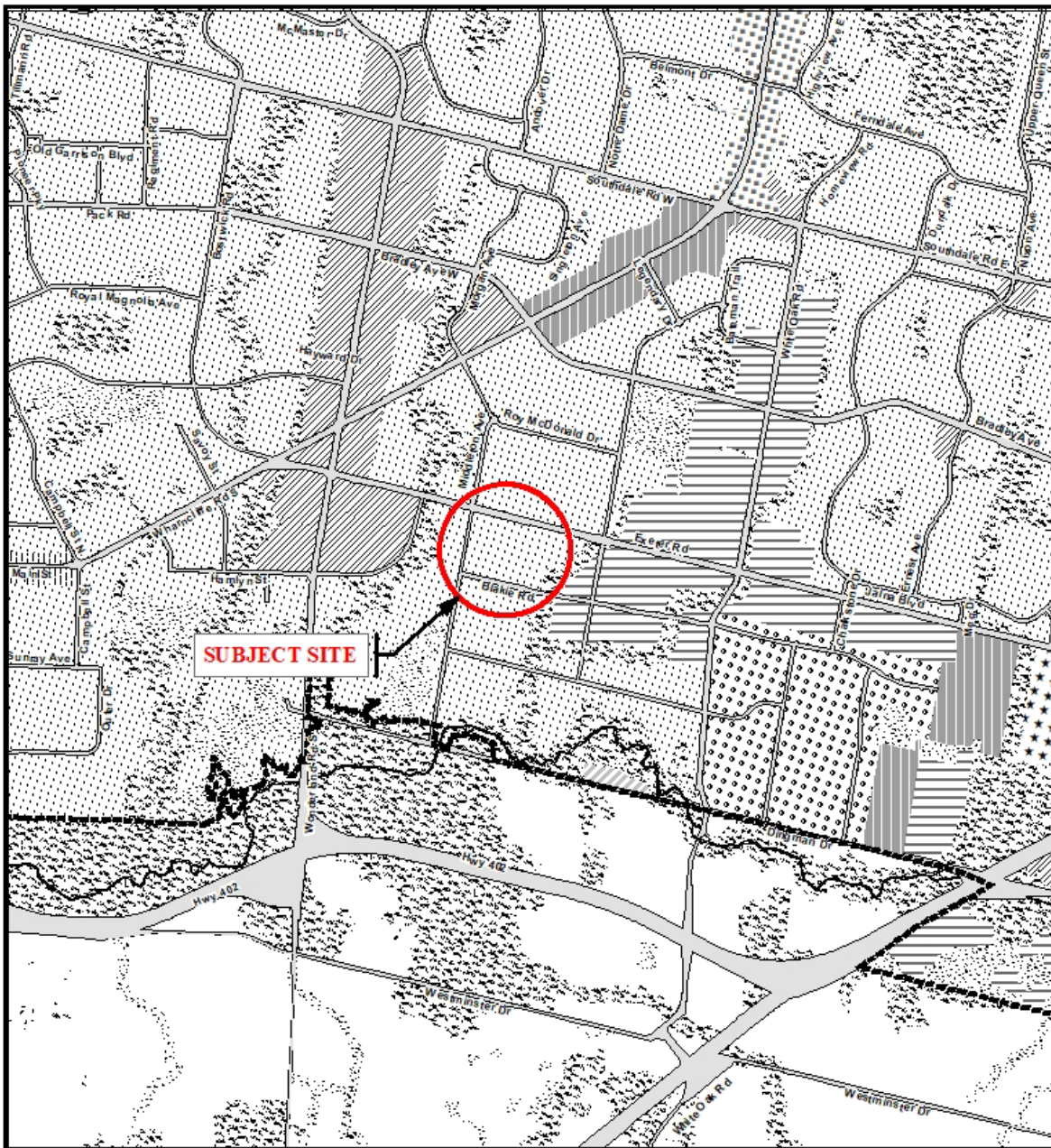
THIS MAP IS AN UNOFFICIAL EXTRACT FROM THE ZONING BY-LAW WITH ADDED NOTATIONS

FILE NO:
 Z-25001 IDC

MAP PREPARED:
 2025/01/07 JI

1:4,000
 0 1530 60 90 120
 Meters

London Plan Map 1 – Place Types



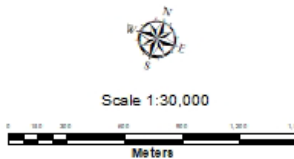
Legend

- | | | |
|------------------------|--------------------------|---|
| 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 Planning & Development's working consolidation of Map 1 - Place Types of the London Plan, with added notations.

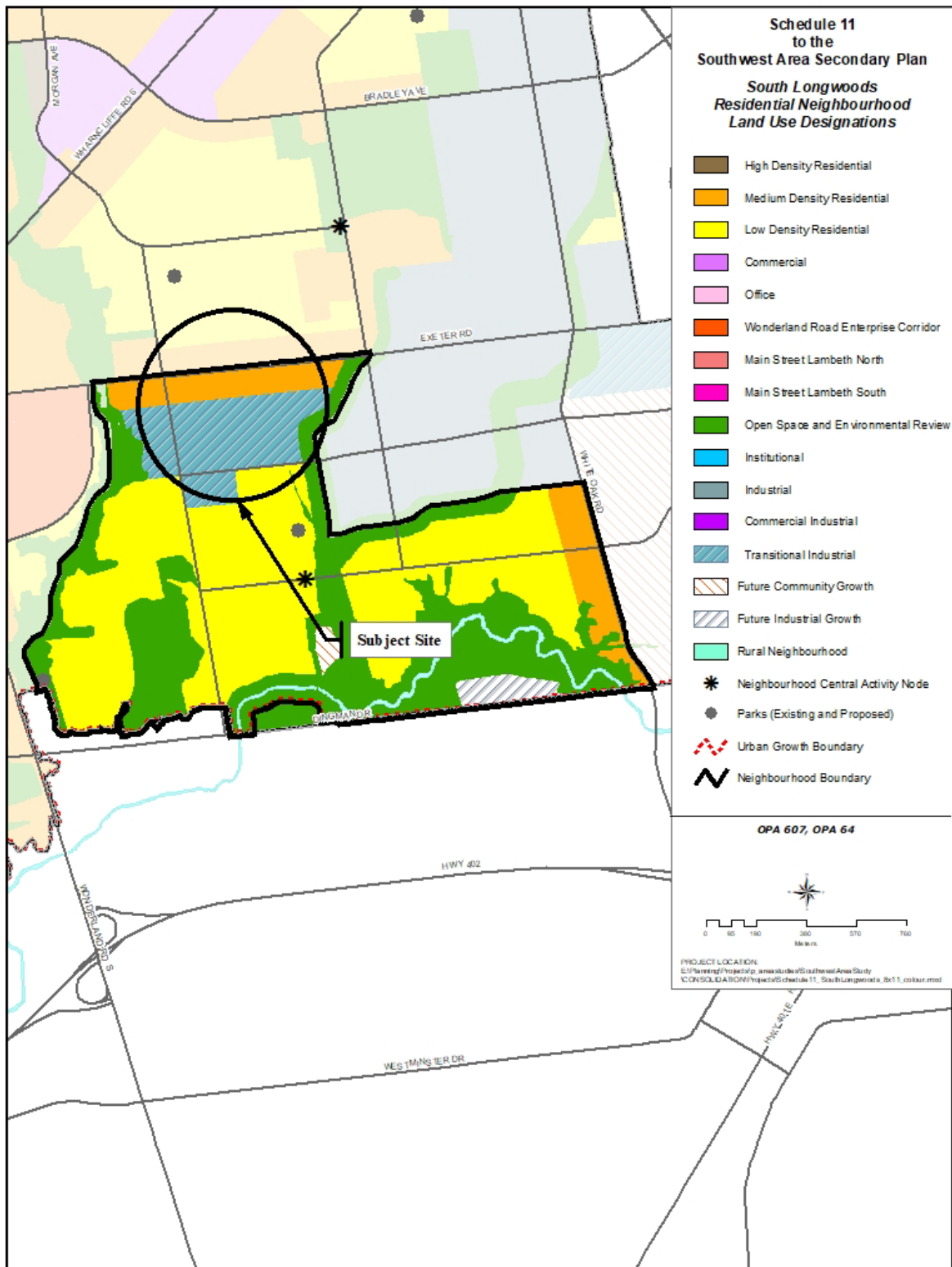
CITY OF LONDON
Official Plan
LONDON PLAN MAP 1
- PLACE TYPES -

PREPARED BY: Planning & Development



File Number: Z-25001
Planner: IDC
Technician: JI
Date: 2025/01/07

Southwest Area Secondary Plan – Schedule 11 – South Longwoods Residential Neighbourhood Land Use Designations



Appendix C – Internal and Agency Comments

Site Plan

No comments from site plan given no new development is proposed.

Urban Design

There are no Urban Design concerns with the above-noted Zoning By-law Amendment as there are no significant changes proposed to the site layout or building design.

UTRCA

- The subject lands are regulated by the UTRCA due to the presence of a riverine flooding hazard associated with Dingman Creek and its tributaries. As there is no development being proposed, the UTRCA has no objections to the proposed applications. If a development concept is provided in the future, the UTRCA will work with the applicant through the Site Plan process to implement specific development requirements to ensure development is done in a safe manner.
- We would like to remind the applicant that written approval from the UTRCA is required prior to undertaking any works within the regulated area, including but not limited to site alteration, grading or development.

Parks Planning and Design

1. **Major Issues**
 - None.
2. **Matters for OPA/ZBA**
 - None.
3. **Matters for Site Plan**
 - Expand range of industrial uses in existing buildings, no comments.

Engineering

As no development is proposed, engineering has no comments.

Ecology

No comments or concerns.

Landscape Architecture

No comments to provide.

Appendix D – Public Engagement

Community Engagement

Public Liaison: Information regarding the requested Zoning By-law Amendment application and opportunities to provide comments were provided to the public as follows:

- Notice of Public Meeting was published in the Public Notices and Bidding Opportunities section of The Londoner on January 2, 2025.
- Information about the application was posted on the website on Wednesday December 18, 2024.
- Notice of Application was delivered to 42 property owners and residents in the surrounding area on December 18, 2024.
- A “Planning Application” sign was also placed on the site.

Notice of Application – Londoner January 2, 2025.

4023-4096 Meadowbrook Drive, 4474-4500 Blakie Road and 169-207 Exeter Road –
The purpose and effect of this zoning change is to permit a broader range of light industrial uses to the entirety of the subject lands. Possible change to the Zoning By-law Z.-1 FROM a Light Industrial Special Provision (LI1/LI4(10)/LI7) Zone and a Light Industrial Special Provision (LI1/LI2/LI3/LI4(10)/LI7) Zone TO a Light Industrial Special Provision (LI1/LI2/LI3/LI4(10)/LI7) Zone. The existing special provision and range of permitted uses would continue to apply to the site. The City may also contemplate alternative zoning such as a different base zone, additional permitted uses, additional special provisions, and/or the use of holding provisions. File: Z-25001. Planner: I. de Ceuster.