



# OZ-9565: 755, 785 & 815 Wonderland Road South



Planning and Environment Committee  
June 19, 2023

# Slide 1: Subject Site

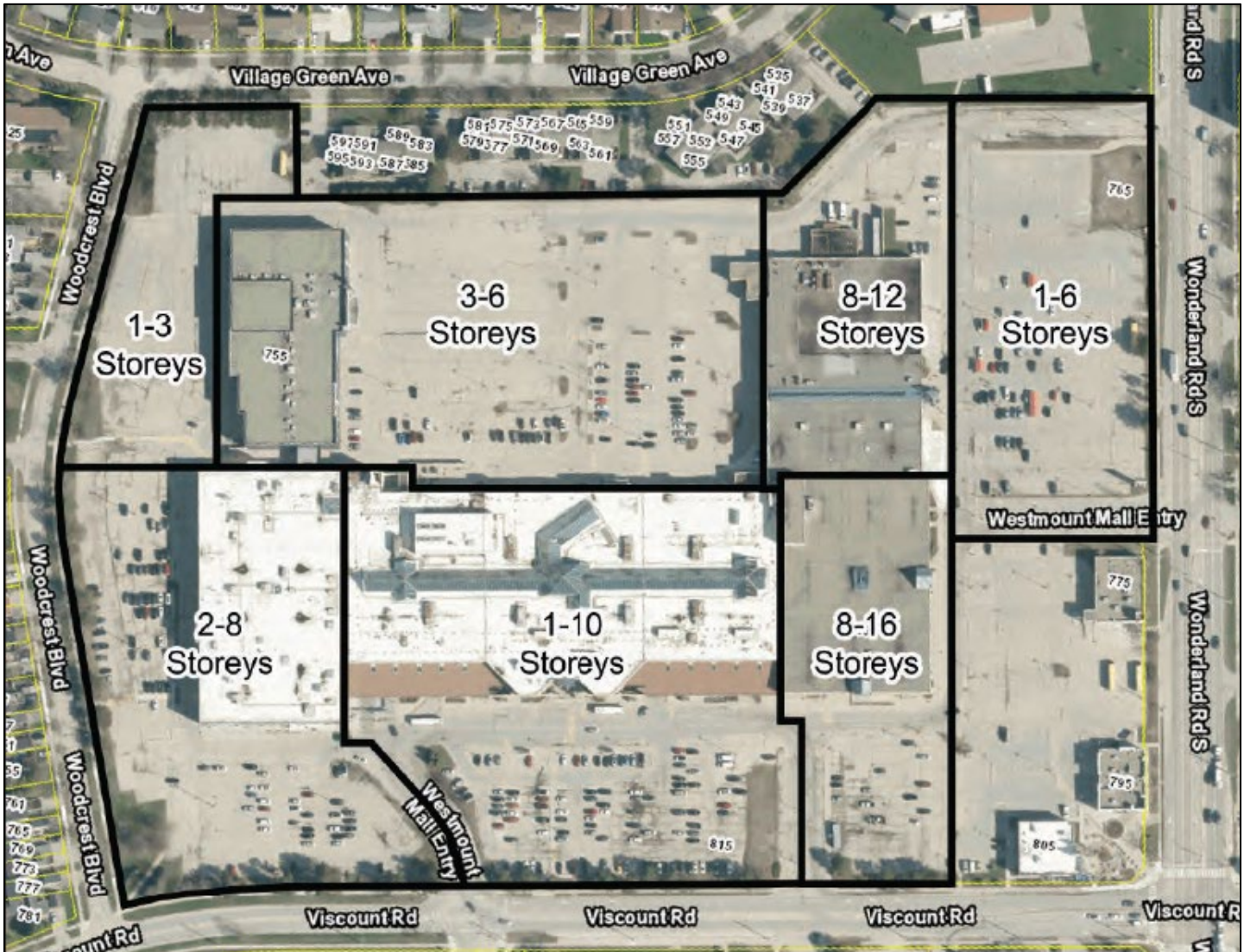


# Slide 2: Proposed Development



- 18 storeys (55m) maximum
- 30,000 square metres of office gross floor area
- 900 residential units
- 2,556 parking spaces
- Density up to 200uph
- New use for a call centre

# Slide 3: Requested Heights





# Slide 4: Policy Framework

## **PPS, 2020**

Identifies that settlement areas are the focus for growth and development, and also that the Downtown should be maintained and its viability enhanced where possible (1.1.3 & 1.7)

## **The London Plan**

- City Structure Plan identifies a hierarchy of centres with the Downtown as the primary office centre for the City
- Shopping Area Place Type permits residential uses up to 6 storeys of height, and up to 2,000 square metres of office gross floor area
- Specific Area policies: contemplated where there is no adverse impact on other parts of the Plan

## **Appeal To Ontario Land Tribunal**

Submitted April 24, 2023 for Lack of Decision OLT-23-000367



# Slide 5: Public Comments

## Notice of Application – December 7, 2022

Submissions received from 14 respondents, with the majority opposed to the proposed development:

### Support

Exciting redevelopment x1, Curbs Sprawl x1

### Concerns

Use: Not well thought out x2, Should demolish mall and rebuilt x1, Construction nuisance (dust, noise, vehicles) x4, Disrupts neighbourhood x3, Damage to homes x2, Loss of home value x2, Build elsewhere x1 (Southdale Rd)

Intensity: Stress on city services (schools, servicing etc) x3, Too many units x1, Safety impacts, x3, Negative impacts to downtown office space, x4, Not consistent with the City Structure Plan x1, Office Needs Study should be peer reviewed x1

Form: Noise x3, Should locate intensity towards Wonderland x1, Impact to birds of high rises x1, Loss of Sunlight x3, Loss of views x1

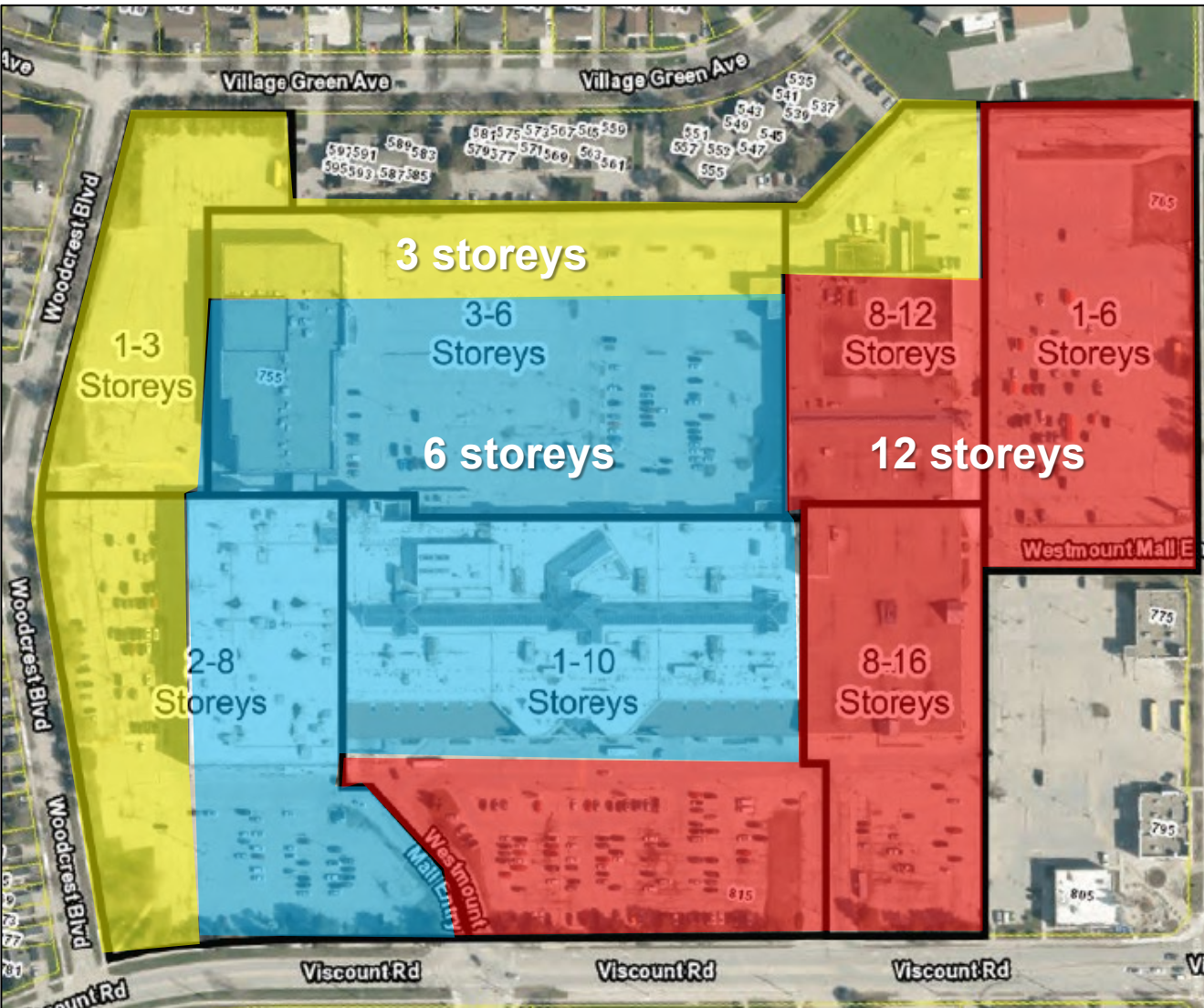
Traffic: Traffic congestion in area x7



# Slide 6: Key Issues

- **Amount of Office Space:** Policies permit 2,000 square metres and the request is for 30,000 square metres of office space. The significant increase in GFA is not supported as this would compete with the Downtown as the primary office centre.
- **New definition for Call Centre:** A new proposed definition for a call centre would still be interpreted as an office use, and large office uses are directed to the downtown.
- **Urban Design:** the proposal is lacking detail and does not achieve the basic fundamentals of the city design policies of: creating a street edge through building location and orientation, screening parking, providing comfortable pedestrian connections, amenity areas, tree planting and transition to existing neighbourhoods.
- **Sanitary Capacity:** The requested intensity is above the population originally contemplated for the area and there are capacity constraints due to significant wet weather flows in the existing Westmount Sanitary System and increased inflow and infiltration (I&I)

# Slide 7: Alternative Recommendation



Alternative recommendation:

- More moderate scale of development
- better align with the role of this Shopping Centre in the City Structure hierarchy
- Achieve fundamental urban design outcomes, and
- Provide transitions to the existing surrounding neighbourhood





# Slide 8: Conclusion

Requested Amendment is not consistent with the PPS, 2020, does not conform to The London plan, does not achieve fundamental urban design outcomes, undermines the Downtown as the primary office destination and includes a residential intensity that would be appropriate in more strategic growth areas of the City.

Alternative Recommendation is consistent with the PPS, 2020, conforms to The London Plan, allows for more moderate infill and redevelopment opportunities, and includes holding provisions to provide additional details, facilitate orderly development, allow for further public involvement and ensure adequate sanitary capacity is available.