

Report to Planning and Environment Committee

To: Chair and Members
Planning and Environment Committee

From: Scott Mathers, MPA, P.Eng.
Deputy City Manager, Planning and Economic Development

Subject: Strik, Baldinelli, Moniz Ltd. On behalf of 13709159 Canada Inc.
(c/o Dr. Raj Khanuja)
38 Exeter Road
File: Z-9582, Ward 9
Public Participation Meeting

Date: July 17, 2023

Recommendation

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application of Strik, Baldinelli, Moniz Ltd. on behalf of 13709159 Canada Inc. (c/o Dr. Raj Khanuja). relating to the property located at 38 Exeter Road:

- (a) the proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting July 25, 2023 to amend Zoning By-law No. Z.-1, in conformity with the Official Plan, The London Plan, for the City of London, to change the zoning of the subject property **FROM** a Holding Restricted Service Commercial (h-17*RSC1/RSC4) Zone **TO** a Neighbourhood Shopping Area Special Provision (NSA4()) Zone;
- (b) **IT BEING NOTED** that the above noted amendment is being recommended for the following reasons:
- i) The recommended amendment is consistent with the *Provincial Policy Statement, 2020 (PPS)*, which encourages long-term economic prosperity to be supported by promoting opportunities for economic development and community investment-readiness (1.7.1.(a)).
 - ii) The recommended amendment conforms to *The London Plan*, including but not limited to the Key Directions, City Design and Building policies, and the Shopping Area Place Type policies;
 - iii) The recommended amendment conforms to the Wonderland Road Community Enterprise Corridor policies in the *Southwest Area Plan (SWAP)*.
 - iv) The recommended amendment facilitates the development of a vacant site with a within the Built-Area Boundary with an appropriate form of development.
- (c) pursuant to Section 34(17) of the *Planning Act*, as determined by the Municipal Council, no further notice **BE GIVEN** in respect of the proposed by-law.

Executive Summary

Summary of Request

The owner has requested to rezone the subject lands to a Neighbourhood Shopping Area Special Provision (NSA4()) Zone to facilitate the development of a one-storey commercial development with a variety of commercial uses comprised of two separate buildings with a total building area of 1,048m², surface parking and bicycle parking.

Purpose and the Effect of Recommended Action

The recommended action will permit the development of the two commercial buildings. Special provisions would include the additional use of a pharmacy.

Linkage to the Corporate Strategic Plan

This recommendation supports the following Strategic Areas of Focus:

1. **Well being and Safety**, by promoting neighbourhood planning and design that creates safe, accessible, diverse, walkable, healthy, and connected communities.
2. **Economic Growth, Culture, and Prosperity**, by encouraging equitable economic growth.

Analysis

1.0 Background Information

1.1 Property Description and Location

The subject lands are located on the northwest corner of Wonderland Road South and Exeter Road with a total frontage of 63.5 metres and an area of 0.4 hectares. The lands are currently vacant. The surrounding area consists of vacant commercial lands to the east, commercial and retail to the west, vacant Urban Reserve lands to the south and commercial and vacant commercial lands to the north.



Figure 1: 38 Exeter Road – Looking West



Figure 2: 38 Exeter Road – Looking North

1.2 Site Statistics

- Current Land Use – vacant
- Frontage – 63.5 metres
- Depth – N/A
- Area – 0.4 hectares
- Shape - Rectangular
- Located within the Built Area Boundary: Yes
- Located within the Primary Transit Area: No

1.3 Surrounding Land Uses

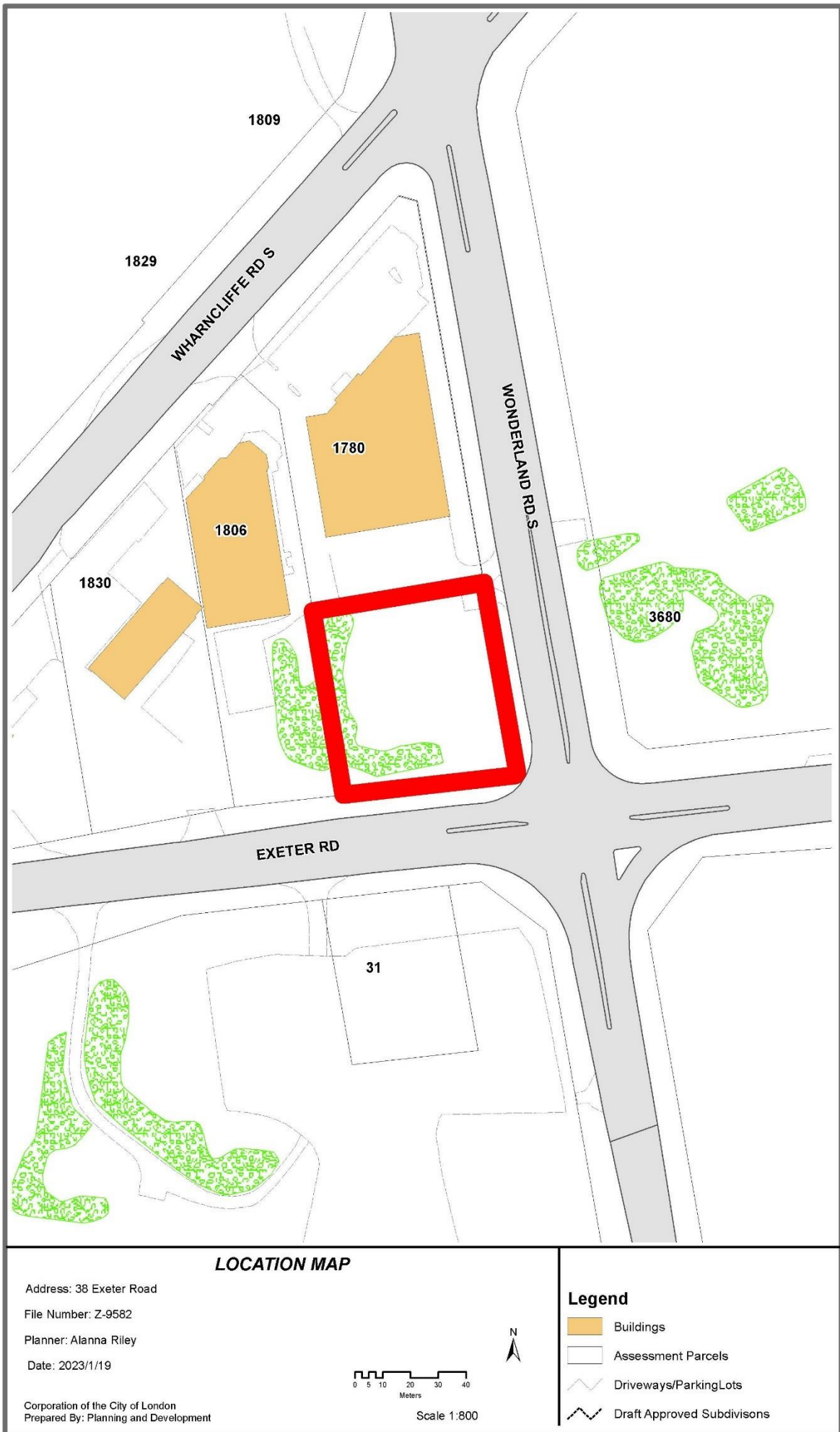
- North – Commercial, Vacant Commercial
- East – Vacant Commercial
- South – Urban Reserve
- West – Commercial, Retail

1.4.1 Existing Planning Information

- *The London Plan* Place Type – Shopping Area Place Type fronting a civic Boulevard (Exeter Road) and an Urban Throughfare (Wonderland Road S)
- Existing Zoning – Holding Restricted Service Commercial (h-17*RSC1/RSC4) Zone

Additional site information and context is provided in Appendix B.

1.7 Location Map



2.0 Discussion and Considerations

2.1 Development Proposal

On January 17, 2023, The City accepted a complete zoning by-law amendment application. The proposed development for these lands consists of two, one-storey commercial buildings with 37 surface parking spaces and 8 bicycle spaces. The building fronting Exeter Rd has a proposed floor area of approximately 500m² with at setback of 1.5m and the building fronting Wonderland Road S has a proposed 584m² with a setback of 1.5m. The site can be accessed via Wharncliffe Road South or Wonderland Road South by using the drive aisles of abutting properties. Legal access is also possible from Exeter Road, subject to existing easements shown on the site plan. This will be confirmed at site plan approval.

The site design has taken into consideration the possible environmental limitations of the site and an Environmental Study was submitted as part of this application.

The proposed development includes the following features:

- Land use: Commercial
- Form: 2 buildings
- Height: one-storey
- Residential units: None
- Density: N/A
- Building coverage: 28.4% maximum
- Parking spaces: 39 surface level spaces
- Landscape open space: 21.4%

Additional proposal information and context is provided in Appendix B and C.



Figure 3. Conceptual Site Plan



Figure 4. Conceptual Site Plan within the context of the lands at the southeast corner of Exeter Road and Wonderland Rd S



Figure 5. Conceptual Renderings

2.2 Requested Amendment

The applicant has requested an amendment to the Zoning By-law Z.-1 to rezone the subject site from a holding Restricted Service Commercial (h-17*RSC1/RSC4) Zone to a Neighbourhood Shopping Area Special Provision (NSA4()) Zone. Originally there was a request to include special provisions for the additional use of a pharmacy, reduced landscaped open space area, and reduced bicycle parking. An updated site plan was submitted as shown in this report above which meets the landscaped open space and bicycle parking. Therefore, the only special provision requested at this time is the additional use of a pharmacy.

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.

Key issues identified by staff and agencies included:

- Confirm proposed uses; and
- Changes shown to the access along Wonderland and reciprocal accesses with the owner to the north (1780 Wharnccliffe Rd S) require mutual cooperation as noted by the applicant and a new or modified easement(s) and joint use and maintenance agreement(s), which would be addressed at the time of Site Plan application.

Detailed internal and agency comments are included in Appendix “D” of this report.

2.4 Community Engagement (see more detail in Appendix B)

On Thursday, January 25, 2023, Notice of Application was sent to 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 Thursday, January 28, 2023. A “Planning Application” sign was also placed on the site.

No responses were received during the public consultation period.

2.5 Policy Context

2.5.1 *The Planning Act and the Provincial Policy Statement, 2020*

The Provincial planning policy framework established through the *Planning Act* (Section 3) and the *Provincial Policy Statement, 2020* (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.

As the application for a Zoning By-law amendment complies with *The London Plan and Southwest Area Plan*, it is staff’s opinion that the application is consistent with the *Planning Act* and the *PPS*.

2.5.2 *The London Plan, 2016*

The London Plan includes evaluation criteria for all planning and development applications with respect to use, intensity and form, as well as with consideration of the following (Policies 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.

2.5.3 *Southwest Area Plan (SWAP)*

The Southwest Area Secondary Plan (SWAP) applies to an area of approximately 2,700 hectares in the southwest part of the City of London, generally bounded by Southdale Road West, White Oak Road, Exeter Road, Wellington Road South, Green Valley Routh and the Urban Grown Boundary. The Secondary Plan serves as a basis for the review of planning and development applications which will be used in conjunction with other policies of *The London Plan* however will prevail in instances where more detailed or alternative direction is provided.

Also, in addition to the general and implementation policies of SWAP it is organized and based around land use designations and policies identified for specific neighbourhoods. The subject site is part of the Wonderland Boulevard Neighbourhood and designated Wonderland Road Community Enterprise Corridor in the SWAP.

The Wonderland Road Community Enterprise Corridor designation is intended to provide for a wide range of commercial, office, residential and institutional uses in low to mid-rise building forms. Both stand-alone and mixed-use development are permitted. (20.5.6(i)).

Staff are of the opinion the proposed development conforms to the policies in SWAP as it provides a range of commercial uses in a low-rise building form oriented towards Exeter Road and Wonderland Rd S with parking behind the proposed buildings and not along the frontage between the buildings and the roads.

3.0 Financial and Environmental Impacts and Considerations

3.1 Financial Impact

There are no direct municipal financial expenditures with this application.

3.2 Climate Emergency

On April 23, 2019, Council declared a Climate Emergency. Through this declaration the City is committed to reducing and mitigating climate change. Details on the characteristics of the proposed application related to the City's climate action objectives are included in Appendix "C" of this report.

4.0 Key Issues and Considerations

4.1 Land Use

The proposed commercial use is supported by the policies of the *Provincial Policy Statement, 2020 (PPS)* and contemplated in the Wonderland Road Community Enterprise Corridor in SWAP and Shopping Area Place Type in *The London Plan* where a property has frontage onto an Urban Thoroughfare and Civic Boulevard. The proposed commercial development aligns with the goals of SWAP and *The London Plan* by contributing with a mix of commercial uses that are compatible with the existing area and brings uses that support employment.

4.2 Intensity

The proposed intensity is consistent with the policies of the PPS. The property is located within a settlement area (i.e., within the City of London Urban Growth Boundary) and makes efficient use of land and municipal services in accordance with policies (1.1.3.1, 1.1.3.2). Additionally, the proposal is an example of infill commercial development and would implement the local planning framework, which envisions shopping/commercial areas, while taking advantage of existing municipal infrastructure, in accordance with policies (1.1.1 a), b), c), d), e), 1.6.6.2).

The proposed intensity at one-storey also conforms with Wonderland Road Community Enterprise Corridor in the SWAP and with the Shopping Area Place Type in *The London Plan* which contemplate a standard maximum height of 4-storeys. The proposed intensity will facilitate an appropriate scale of development on an underutilized property that efficiently uses the land and existing municipal services. The proposed development would intensify and revitalize the site by implementing the planning framework envisioned for this site.

4.3 Form

The proposed built form is consistent with Wonderland Road Community Enterprise Corridor in the SWAP, the Shopping Area Place Type policies and the City Design Policies in *The London Plan*. The development provides an appropriate form and scale of commercial intensification through the proposed building and site layout that is compatible with the existing area and supports the vision for this area.

Specifically, the built form supports a positive pedestrian environment, is oriented towards both roads in a main street format with minimal setbacks, give prominence to the corner of the site and is compatible within the surrounding area. The parking is shielded from the street to maintain visual, aesthetic and safety.

The following form-based issues were raised through the review of the initial site concept plan submitted with the Zoning By-law Amendment application:

- Parking area setbacks
- Landscaping
- Bicycle parking

These details will be finalized through the future site plan process and are included as recommended considerations to the Site Plan Approval Authority.

Staff are satisfied the proposed form is consistent with the Shopping Area Place Type policies and the City Design Policies and that the above noted form issues can be sufficiently addressed through a future Site Plan Application.

4.4 Zoning

The Subject Property is currently zoned holding Restricted Service Commercial (h-17*RSC1/RSC4). The general purpose of the Restricted Service Commercial or RSC Zone is to regulate *a range of moderate intensity commercial uses, and trade service uses, which may require significant amounts of land for outdoor storage or interior building space and a location on major streets.*

The requested zoning is a Neighbourhood Shopping Area Special Provision (NSA4()). This zone provides for and regulates *a range of neighbourhood scale retail, personal service and offices uses which are primarily intended to provide for the convenience shopping and service needs of nearby residents.*

The proposed commercial development would permit 10 commercial units within 2 one-storey buildings to allow for a diversity of uses at this location. All the uses are unknown at this time as commercial tenants have not been confirmed. Therefore, parking calculations were based on a range of the most intense to ensure zoning and site plan provisions were met.

Staff are of the opinion that the proposed Neighbourhood Shopping Area zone is appropriate as it implements the SWAP and the London Plan policies while providing more flexibility for uses that complement the surrounding area and community.

Regarding the existing holding h-17 symbol which states “shall not be deleted until full municipal sanitary sewer and water services are available to service the site”, services are now available and Engineering has no concerns with the removal of the holding provision.

4.5 Natural Heritage

An Environmental Impact Study (EIS) was prepared by Natural Resource Solutions Inc. A scoped EIS was requested by City of London staff to address Species at Risk concerns for potential butternut present in black walnut stand. No butternuts or other significant habitat or features were identified on the Subject Property. The report also provided recommended mitigation strategies to ensure no significant negative ecological impacts would occur because of the Development Proposal. This study was reviewed and accepted by the City of London’s Ecologist.

Additionally, a tree preservation plan was also prepared by Natural Resource Solutions Inc. A total of 52 trees belonging to three common native and non-native species were inventoried and assessed for removal within Subject Property boundaries. Of these 52 trees, 41 are proposed to be removed to accommodate the Development Proposal. The Landscape Architect in Planning and Development has reviewed the report and has indicated that retained trees should conform to City of London tree protection fencing (TPF) requirements and that written permission is required from impacted adjacent property owners prior to the removal or injury of any boundary or off-property trees. Additional issues will be reviewed through the Site Plan approval process.

4.6 Archaeological

A Stage 1-2 Archaeological Assessment of the Subject Property dated April 2022 was completed by Lincoln Environmental Consulting Corp. The Stage 1 determined that the area exhibits high potential for the identification and recovery of archaeological resources and a Stage 2 assessment was recommended, which was conducted on March 28, 2021. No archaeological resources were identified during the Stage 2 archaeological assessment and therefore no further archaeological assessment was recommended. The report was submitted to the Ontario Ministry of Heritage, Sport, Tourism and Culture Industries on July 10, 2022. The Ministry has accepted the assessment and City staff have indicated archaeological has been cleared and no holding provision is required.

Conclusion

The applicant has requested an amendment to Zoning By-law Z.-1 to rezone the subject site from a holding Restricted Service Commercial (h-17*RSC1/RSC4) Zone to a Neighbourhood Shopping Area Special Provision (NSA4()) Zone. Staff are recommending approval of the requested Zoning By-law Amendment with special provisions.

The recommended action is consistent with the *Provincial Policy Statement, 2020 (PPS)*, conforms to *SWAP* and *The London Plan*. The recommended amendment will permit the development of an underutilized site within the Built Area Boundary with an appropriate form of infill development that provides choice and diversity in commercial use options.

Prepared by: Alanna Riley, MCIP, RPP
Senior Planner, Planning Implementation

Reviewed by: Mike Corby, 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, Planning and Economic
Development

Copy: Britt O'Hagan, Manager, Current Development
Michael Pease, Manager, Site Plans
Ismail Abushehada, Manager, Development Engineering

Appendix A

Bill No. (number to be inserted by Clerk's Office)
2023

By-law No. Z.-1-

A by-law to amend By-law No. Z.-1 to
rezone an area of land located at 38
Exeter Road

WHEREAS this rezoning conforms to the Official Plan;

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 38 Exeter Road, as shown on the attached map comprising part of Key Map No. A111, **FROM** a holding Restricted Service Commercial (h-17*RSC1/RSC4) Zone **TO** a Neighbourhood Shopping Area Special Provision (NSA4()) Zone.
2. Section Number 23.4 of the Neighbourhood Shopping Area (NSA4) Zone is amended by adding the following Special Provision:

NSA4() 38 Exeter Road
 - a. Additional Permitted Use
 1. Pharmacy
3. 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.

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 comes into force and effect on the day it is passed subject to the provisions of PART VI.1 of the *Municipal Act, 2001*.

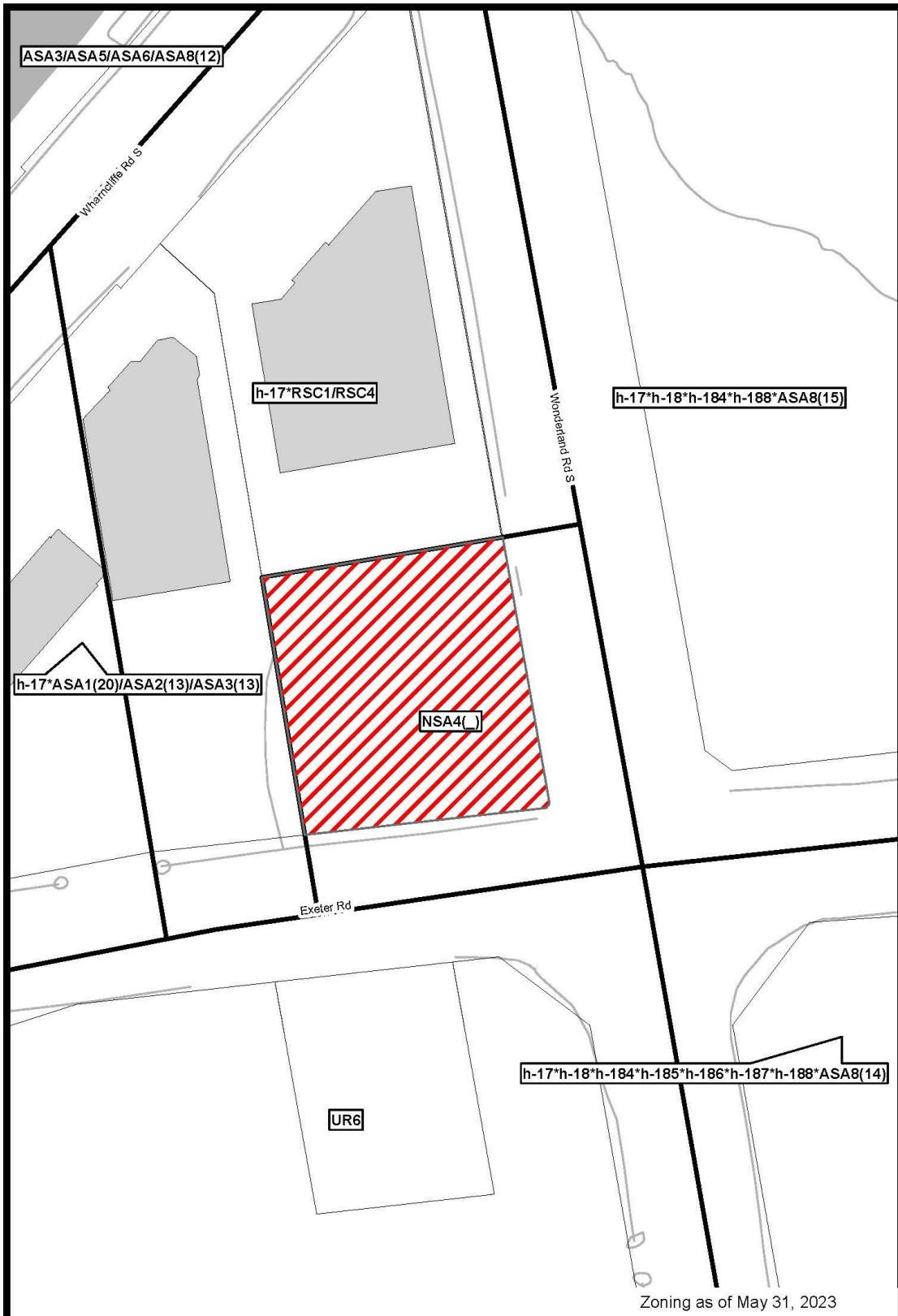
PASSED in Open Council on July 25, 2023 subject to the provisions of PART VI.1 of the *Municipal Act, 2001*.

Josh Morgan
Mayor

Michael Schulthess
City Clerk

First Reading – July 25, 2023
Second Reading – July 25, 2023
Third Reading – July 25, 2023

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



File Number: Z-9582
Planner: AR
Date Prepared: 2023/06/15
Technician: JI
By-Law No: Z.-1-

SUBJECT SITE 

1:1,200

0 5 10 20 30 40
Meters



Appendix B - Site and Development Summary

A. Site Information and Context

Site Statistics

Current Land Use	Vacant
Frontage	37.6 metres
Depth	n/a
Area	0.4 hectares
Shape	Regular (rectangle)
Within Built Area Boundary	Yes
Within Primary Transit Area	Mo

Surrounding Land Uses

North	Commercial/Vacant Commercial Lands
East	Vacant Commercial Lands
South	Vacant Commercial Lands
West	Vacant Commercial Lands

Proximity to Nearest Amenities

Major Intersection	Wonderland Rd N/38 Exeter Rd 0
Dedicated cycling infrastructure	Wonderland Rd S, 0 metres
London Transit stop	Wharncliffe Road South, approximately 400 metres
Public open space	Middleton SWM/Park approximately 703 metres
Commercial area/use	Commercial. Retail 0 metres
Food store	Approximately 1,300 metres
Primary school	Lambeth Public School, approximately 2,990 metres
Community/recreation amenity	Lambeth Community Centre, approximately 3,450metres

B. Planning Information and Request

Current Planning Information

Current Place Type	Shopping Area
Current Special Policies	N/A
Current Zoning	(h-17*RSC1/RSC4) Zone

Requested Designation and Zone

Requested Place Type	N/A
Requested Special Policies	N/A
Requested Zoning	Neighbourhood Shopping Area (NSA4())

Requested Special Provisions

Regulation (NSA4())
Pharmacy

C. Development Proposal Summary

Development Overview

Proposed commercial development with 2, one-storey buildings.

Proposal Statistics

Land use	Commercial
Form	2, one-storey buildings.
Height	One-storey
Residential units	N/A
Density	N/A
Gross floor area	10,226m ²
Building coverage	28.4%
Landscape open space	21%
Functional amenity space	Unknown
New use being added to the local community	Yes

Mobility

Parking spaces	39 surface parking spaces
Required Parking	28
New electric vehicles charging stations	Unknown
Secured bike parking spaces	8
Secured bike parking ratio	Unknown
Completes gaps in the public sidewalk	N/A
Connection from the site to a public sidewalk	Yes
Connection from the site to a multi-use path	N/A

Environmental Impact

Tree removals	No
Tree plantings	Yes
Tree Protection Area	Yes
Loss of natural heritage features	No
Species at Risk Habitat loss	No
Minimum Environmental Management Guideline buffer met	Yes
Existing structures repurposed or reused	Yes
Green building features	Unknown

Appendix C – Additional Plans and Drawings

Conceptual Site Plan



Appendix D – Internal and Agency Comments

March 31, 2023: Landscape Architect

The City Landscape Architect has reviewed the Tree Preservation Plan for 38 Exeter Rd and provides the following comments consistent with the Official Plan, applicable by-laws, and Provincial Forestry Legislation.

Recommendations for Site Plan consideration:

1. Consent for boundary trees, # 1112 and 1129, removals from owner of 1806 Wharnclyffe R to be forwarded to Development and Planning for the acceptance of the Tree Preservation Plan with Site Plan application. Boundary trees are protected by the province's Forestry Act 1998, c. 18, Sched. I, s. 21, boundary trees can't be removed without written consent from co-owner.
2. Consent for 5 offsite trees, # 1122, 1124, 1125, 1127, and C, removals from owner of 1806 Wharnclyffe R to be forwarded to Development and Planning for the acceptance of the Tree Preservation Plan with Site Plan application
3. 1065.6cm dbh is proposed for removal, therefore in accordance to LP Policy 399.4, 107 replacement trees will need to be planted within the development site.

January 30, 2023: Parks Planning

Parkland dedication is required in the form of cash in lieu, pursuant to By-law CP-25 and will be finalized at the time of site plan approval.

February 23, 2023: Ecology

No comments

The EIS was well done and it was a very straight forward site and assessment with limited studies required.

Notes

- None.

February 21, 2023: Site Plan

- Off-site works to adjust access with 1740 Wharnccliffe Road South must be in keeping with existing easement. Any changes to access arrangements at the east, north or northwest of the site will require the consent of the owner at 1740 Wharnccliffe Road South and may require a new easement and agreement with 1740 Wharnccliffe Road South. Portions of the site along the north boundary not used for driveways or mutual access should provide a 1.5m landscape strip along the property boundary.
- The “No exit sign” at the Exeter Road ingress is located too close to the road, relocate further north to provide better visibility to motorists
- Walkways directly adjacent to parking spaces requires 2.1m minimum width
- The total number of parking spaces requested may not be feasible as shown on the concept plan and consideration should be given to a special provision to ensure the total amount requested reflects the total number of parking spaces that are functional and able to be approved, specifically: 1) East-west parking spaces directly adjacent to north-south parking spaces shown in the middle of the site create a conflict for vehicles and require a barrier to ensure there are no physical collisions between vehicles or obstructions for people entering and existing vehicles, 2) Provide landscape barrier along the most north-easterly parking space to ensure no vehicle conflicts with the driveway
- Access shown along Exeter Road will require a 1.5m setback from west property boundary for buffering and planting. Consider shifting or reducing the building width along Exeter to provide additional space
- Relocate the garbage storage away from the road allowance and/or provide more enhanced screening

February 14, 2023: London Hydro

- Servicing the above proposal should present no foreseeable problems. Any new and/or relocation of existing infrastructure will be at the applicant’s expense, maintaining safe clearances from L.H. infrastructure is mandatory. A blanket easement will be required. Note: Transportation lead times are minimum 16 weeks. Contact Engineering Dept. to confirm requirements & availability.
- London Hydro has no objection to this proposal or possible official plan and/or zoning amendment. However, London Hydro will require a blanket easement.

March 10, 2023: Engineering

Engineering has no further comments with respect to the above noted application. The attached comments are to be addressed at the site plan application stage.

February 16, 2023: Urban Design

Requested Zoning Provisions:

- A minimum 1m setback along Exeter Rd and Wonderland Rd to avoid encroachments of footings and canopies
- A maximum 3m setback along Exeter Rd and Wonderland Rd to promote street-orientation
- A minimum parking setback of 3m to ensure parking is setback from the building facades on Exeter Rd and Wonderland Rd.
- A minimum ground floor height of 4.5m.

- A minimum 40% of glazing along both Exeter and Wonderland Rd, including the façades fronting the corner plaza, to facilitate an active ground floor.

Items to be addressed at Site Plan:

- The proposed buildings should address the corner of Exeter and Wonderland by providing a plaza space at the corner and through building massing, location of entrances and architectural elements [TLP 290_].
- Ensure an urban hardscape treatment is proposed between the building and the street, along Exeter Road and Wonderland Road S.
 - Provide a mix of hard- and soft- landscape treatments and pedestrian amenities such as seating and lighting to attract pedestrian activity to the front of the building [SWAP 20.5.6.5] [TLP 243_, 879_4].
 - Design the landscape with clear sight lines especially along pedestrian routes.
- Provide pedestrian connections from the parking to the building entrances to ensure safe connectivity throughout the site [TLP 281_].
- Garbage storage should be interior to the building or fully enclosed with the same treatment as the main building and buffered with landscaping [TLP 266_].
- Provide glazing along the walkway between the two buildings to reduce the sense of an elongated blank wall as well as along the Exeter Rd and Wonderland Rd frontages [TLP 285_]. A well-lit entranceway with large windows would promote a safe exterior environment and comfortable internal spaces.

February 14, 2023: Upper Thames Conservation Authority (UTRCA)

No comments

Appendix E – Public Engagement

Community Engagement

Public liaison: On Thursday, January 25, 2023, Notice of Application was sent to property owners and tenants in the surrounding area. Notice of Application was also published in the *Public Notices and Bidding Opportunities* section of *The Londoner* on January 25, 2023. A “Planning Application” sign was also placed on the site.

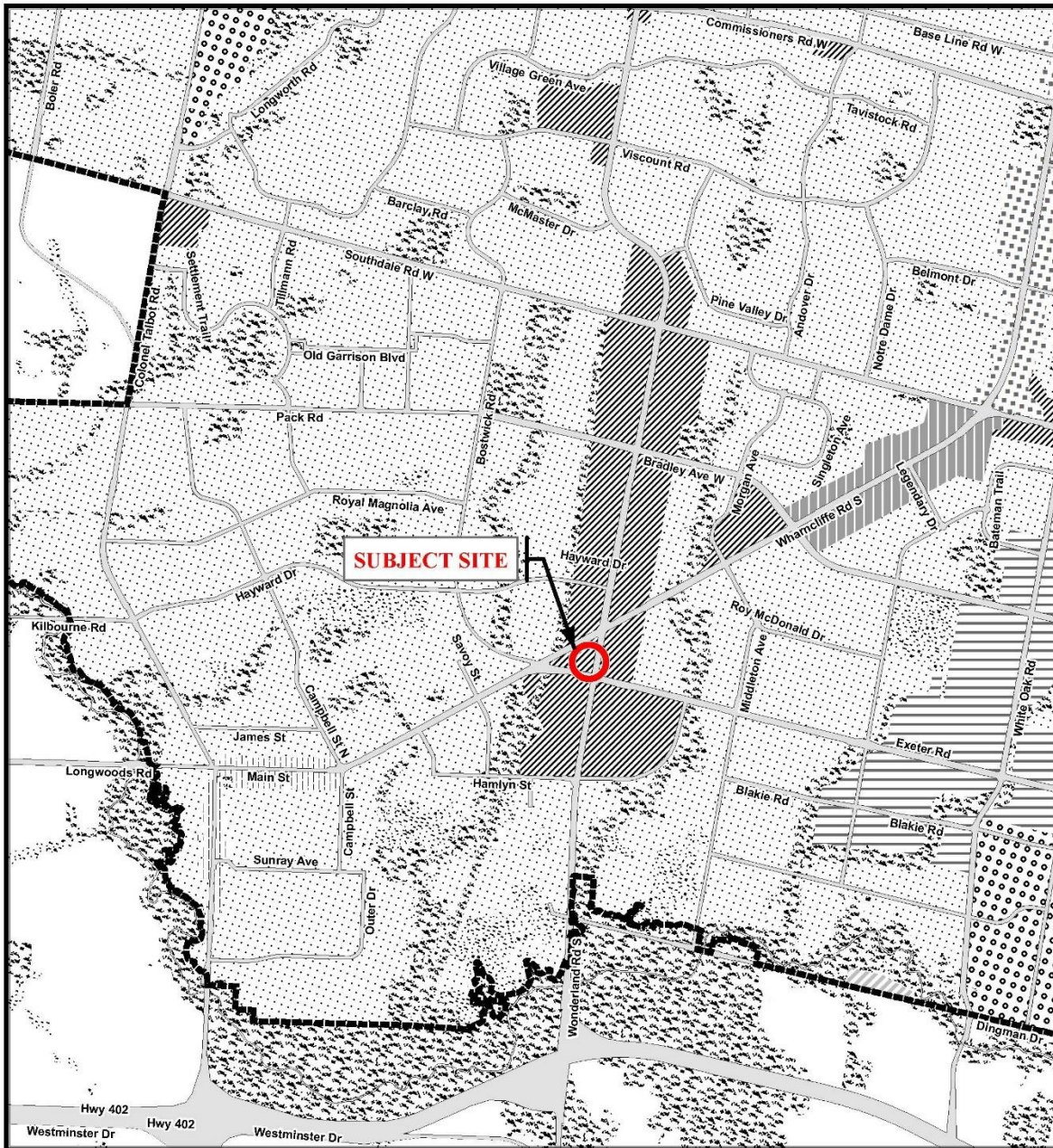
Nature of Liaison: The purpose and effect of this zoning change is to facilitate the development of a one-storey commercial development with a variety of commercial uses comprised of two separate buildings with a total building area of 1, 048m², surface parking and bicycle parking.

Possible change to Zoning By-law Z.-1 **FROM** a holding Restricted Service Commercial (h-17*RSC1/RSC4) Zone to a Neighbourhood Shopping Area Special Provision (NSA4()) Zone.

Public Responses: 0 Replies

Appendix F – Relevant Background

The London Plan – Map 1 – Place Types



Legend

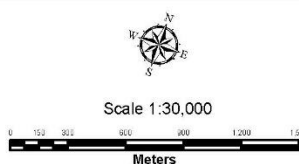
- | | | |
|------------------------|--------------------------|---|
| Downtown | Future Community Growth | Environmental Review |
| Transit Village | Heavy Industrial | Farmland |
| Shopping Area | Light Industrial | Rural Neighbourhood |
| Rapid Transit Corridor | Future Industrial Growth | Waste Management 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

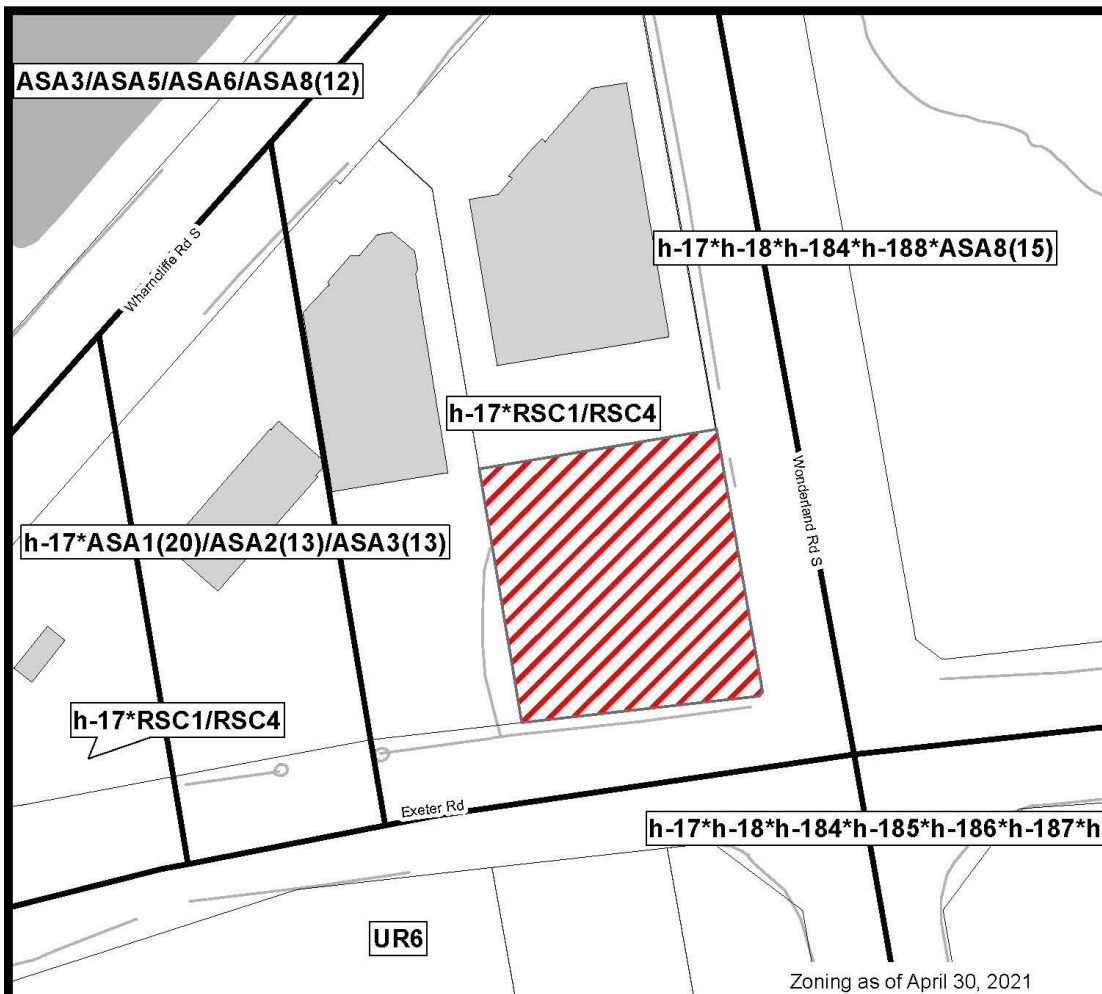
LONDON PLAN MAP 1
- PLACE TYPES -

PREPARED BY: Planning & Development



File Number: Z-9582
Planner: AR
Technician: JI
Date: 2023/1/19

Zoning By-law Z.-1 – Zoning Excerpt



COUNCIL APPROVED ZONING FOR THE SUBJECT SITE: h-17*RSC1/RSC4

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 |
| DA - DOWNTOWN AREA | LI - LIGHT INDUSTRIAL |
| RSA - REGIONAL SHOPPING AREA | GI - GENERAL INDUSTRIAL |
| CSA - COMMUNITY SHOPPING AREA | HI - HEAVY INDUSTRIAL |
| NSA - NEIGHBOURHOOD SHOPPING AREA | EX - RESOURCE EXTRACTIVE |
| BDC - BUSINESS DISTRICT COMMERCIAL | UR - URBAN RESERVE |
| AC - ARTERIAL COMMERCIAL | |
| HS - HIGHWAY SERVICE COMMERCIAL | AG - AGRICULTURAL |
| RSC - RESTRICTED SERVICE COMMERCIAL | AGC - AGRICULTURAL COMMERCIAL |
| CC - CONVENIENCE COMMERCIAL | RRC - RURAL SETTLEMENT COMMERCIAL |
| SS - AUTOMOBILE SERVICE STATION | TGS - TEMPORARY GARDEN SUITE |
| ASA - ASSOCIATED SHOPPING AREA COMMERCIAL | RT - RAIL TRANSPORTATION |
| 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-9582

AR

MAP PREPARED:

2023/1/19

Jl

1:1,500

0 5 10 20 30 40
Meters