

Agenda Item #	Page #

SP11-033134 / L. McDougall

TO:	CHAIR AND MEMBERS PLANNING AND ENVIRONMENT COMMITTEE
FROM:	D. N. STANLAKE DIRECTOR DEVELOPMENT PLANNING
SUBJECT:	APPLICATION BY: MHBC PLANNING 785 WONDERLAND ROAD SOUTH PUBLIC PARTICIPATION MEETING ON DECEMBER 12, 2011 AT 4:15 PM

RECOMMENDATION

That, on the recommendation of the Director of Development Planning, the following actions be taken with respect to the site plan approval application of MHBC Planning relating to the property located at 785 Wonderland Road South.

- (a) On behalf of the Approval Authority, the Planning and Environment Committee **BE REQUESTED** to conduct a public meeting on the subject site plan application and Council **REPORT TO** the Approval Authority the issues, if any, raised at the public meeting with respect to the application for Site Plan approval;
- (b) Council **ADVISED** the Approval Authority of any issues they may have with respect to the Site Plan application and **ADVISE** the Approved Authority whether they support the Site Plan application for the revised elevations at 785 Wonderland Road South.
- (c) Council **ADVISE** the Approval Authority any issues they may have with respect to the Development Agreement Clauses proposed in Appendix 1;

PREVIOUS REPORTS PERTINENT TO THIS MATTER
--

January 28, 2008 Public Site Plan Report to Planning Committee SP 07-003372

RATIONALE

The purpose of the report is for Planning & Environment Committee to conduct a public participation meeting to receive feedback from the public and for Planning & Environment Committee and Council to provide advice to the approval authority when they are considering the plans, elevations and requirements for the Site Plan.

The need for the further public engagement is a result of the changes in the in effect elevations to accommodate a change in occupancy of the subject store from a Zellers operation to a Target store.

Date Application Accepted: October 7, 2011	Agent: MHBC Planning
REQUESTED ACTION: Conduct a public meeting on behalf of the approval authority with regard for approval of revised elevations for a portion of the existing building at 785 Wonderland Road South.	

Agenda Item #	Page #

SP11-033134 / L. McDougall

PLANNING HISTORY

- 1980 - Rezoning and OPA of lands
- 1983 -Site Plan Public Meeting for approval of Canada Trust building.
- 1987 -Site Plan Public Meeting.
- 1997 -Amend the zoning by-law to allow G.L.F.A. of 75,000 m2. from 57,000 m2.
- 1998 - Site Plan Public Meeting for an addition to main building and new parking garage.
- 2008 - Public Site Plan Report to Planning Committee
- 2011 - Amend the zoning by-law to add Commercial and Private school uses as additional permitted uses in the Regional Shopping Area (RSA2) Zone.

Subsequent Actions

March 17, 2011 Consultation for Site Plan was held for the current project and preliminary comments were provided by staff to the owner.

October 7, 2011, the owner filed for site plan approval. The plans were circulated with staff.

October 18, 2011, Notice of Application for Site Plan Approval was sent out to area property owners.

October 21, 2011 The elevations for the proposed Target store were stamped Accepted for Urban Design by Eno Rebecca Udoh-Orok, Urban Designer.

November 26, 2011 Notice of Public Site Plan Meeting was published in the Living in the City section of the London Free Press.

December 1, 2011 notice of Public Site Plan Meeting was sent to area residents advising them of the meeting.

PUBLIC LIAISON:	Notice appeared in the London Free Press on November 26, 2011 and notice was sent to area property owners on December 1, 2011	0 replies received
Nature of Liaison: Consideration of the request for Site Plan Approval for revised elevations for a portion of the existing building at 785 Wonderland Road South.		
Responses: One call concerning the sign on the west elevation.		

--	--

ANALYSIS

1. Description of the Proposed Elevations

The size, height and location of the existing building are not changing.

The majority of existing brick will remain and be cleaned where necessary on all four sides of the building. The south elevation will continue to act as the front façade with the main entrance shifting slightly to the east. The front façade will have additional Exterior Insulation and Finishing System (EIFS) material over the door, the existing EIFS will be painted and new ashlar stone will be applied near the entrance at pedestrian level.

The existing Zellers signage will be changed to show internally illuminated Target signs appearing on the south, north, and east building elevations.

2. Does the Site Plan Comply with Zoning

The Site Plan meets all the required yard setbacks, lot coverage, landscape open space, height and parking requirements under the Z-1 By-law. There are no proposed changes to the size, height or location of the existing building.

3. Are the Plans Compatible with Abutting Neighbours?

It is staff's opinion that the proposed elevations will be compatible with the abutting neighbours for the following reasons.

1. Existing landscaping will continue to screen the buildings
2. The changes to the building elevations are minor in nature.
3. The size, height and location of the existing building are not changing.
4. The proposed tenant has removed the sign from the west elevation of the Target Store.

4. Elevations have been Accepted for Urban Design

Urban Design Staff have accepted the design for building elevations for the new tenant (Target).

5. Involvement of the Neighbours on the Subject Application

October 18, 2011, Notice of Application for Site Plan Approval was sent out to area property owners.

Mr. Edward Slivinsky of 743 Woodcrest Boulevard responded to the initial October 18, 2011 notice with his concerns about the proposed Target signage on the west elevation. Currently there is no signage for the existing Zellers on the west elevation. Mr. Edward Slivinsky was concerned the back light sign would provide a distraction for drivers on Woodcrest and that the sign would be unsightly for the residents of Woodcrest Boulevard. Mr. Edward Slivinsky also called to confirm that there was no public access on the west elevation. Staff informed Mr. Edward Slivinsky that there is no public access on the west side of the building.

The elevations have now been revised to remove the back light illuminated Target signage completely from the west elevation. Staff notified Mr. Edward Slivinsky of this change to the west elevation on November 18, 2011.

November 26, 2011 Notice of Public Site Plan Meeting was published in the Living in the City section of the London Free Press.

--	--


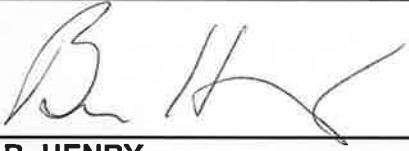

SP11-033134 / L. McDougall

December 1, 2011 notice of Public Site Plan Meeting was sent to area residents advising them of the meeting.

SUMMARY

- Proposed elevations have been accepted by Urban Design
- Existing building size, height and location is not changing
- Changes to the elevations are minor in nature
- Target signage has been removed from west elevation

The amended elevations represent good land use planning.

PREPARED BY:	SUBMITTED BY:
	
L. MCDUGALL LANDSCAPE PLANNER	B. HENRY MANAGER, DEVELOPMENT PLANNING
RECOMMENDED BY:	
	
D. N. STANLAKE DIRECTOR DEVELOPMENT PLANNING	

November 30, 2011

CC. P. MCNALLY
D. AILLES

**MHBC c/o Oz Kemal
7050 Weston Road Suite 230
Woodbridge ON L4L 8G7 / FAX 905-761-5589**

Y:\Shared\2011 BNEC Reports\2011-12-12 - Wonderland 785 - Public Site Plan.doc

Agenda Item #	Page #

SP11-033134 / L. McDougall

Reference Documents:

- City of London. *Official Plan*, June 19, 1989, as amended.
- City of London. *Zoning By-law No. Z.-1*, May 21, 1991, as amended.
- City of London, Notice of Application, October 18, 2011.
- City of London, Notice of Public Meeting, December 1, 2011.
- City of London, Living in the City – Saturday, November 26, 2011.
- City of London, Site Plan By-law C.P.-1455-451
- Provincial Policy Statement, March 1, 2005

Agenda Item #	Page #

SP11-033134 / L. McDougall

This Agreement made in duplicate this 22nd day of December, 2011.

BETWEEN:

PENRETAIL MANAGEMENT LTD.
(hereinafter called the "OWNER") OF THE FIRST PART

AND

THE CORPORATION OF THE CITY OF LONDON
(hereinafter called "the City") OF THE SECOND PART;

WHEREAS the Owner represents that it is the registered owner of those lands and the premises in the City of London, in the County of Middlesex, being more particularly described in Schedule "A" attached hereto consisting of a commercial complex located at 785 Wonderland Road South.

AND WHEREAS a certain Development Agreement was entered into between SIFTON PROPERTIES, as the Owner, and THE CORPORATION OF THE CITY OF LONDON, as the City, dated the 20th day of August, 1987, and registered in the Registry Office for the Registry Division of Middlesex East (No. 33) on the 24th day of August, 1987, as Instrument Number 777622 covering the lands described in Schedule "A" attached hereto;

AND WHEREAS a certain amending Development Agreement was entered into between HAMMERSON CANADA INC., as the Owner, and THE CORPORATION OF THE CITY OF LONDON, as the City, dated the 28th day of August, 1996, and registered in the Registry Office for the Registry Division of Middlesex East (No. 33) on the 2nd day of October, 1996, as Instrument Number LT441591 covering the lands described in Schedule "A" attached hereto;

AND WHEREAS a certain amending Development Agreement was entered into between PENRETAIL MANAGEMENT LTD., as the Owner, and THE CORPORATION OF THE CITY OF LONDON, as the City, dated the 16th day of June, 2008, and registered in the Registry Office for the Registry Division of Middlesex East (No. 33) on the 18th day of August, 2008, as Instrument Number ER594501 covering the lands described in Schedule "A" attached hereto;

AND WHEREAS a certain amending Development Agreement was entered into between PENRETAIL MANAGEMENT LTD., as the Owner, and THE CORPORATION OF THE CITY OF LONDON, as the City, dated the 27th day of November, 2009 and registered in the Registry Office for the Registry Division of Middlesex East (No. 33) on the 18th day of January, 2010 as Instrument Number ER685167 covering the lands described in Schedule "A" attached hereto;

AND WHEREAS a certain amending Development Agreement was entered into between PENRETAIL MANAGEMENT LTD., as the Owner, and THE CORPORATION OF THE CITY OF LONDON, as the City, dated the 19th day of April, 2010 and registered in the Registry Office for the Registry Division of Middlesex East (No. 33) on the 12th day of May, 2010 as Instrument Number ER703968 covering the lands described in Schedule "A" attached hereto;

AND WHEREAS the City has approved revised Elevations revised elevations as annexed hereto as Schedule "B" respecting revised building elevations for the conversion of the existing Zellers store to a Target store.

AND WHEREAS the Parties hereto are desirous of amending the said Development Agreement registered as Number 777622 as hereinafter set out;

Agenda Item #	Page #

SP11-033134 / L. McDougall

NOW THEREFORE THIS AGREEMENT WITNESSETH that in consideration of the premises and the sum of TWO DOLLARS (\$2.00) of lawful money of Canada now paid by the City to the Developer, the receipt whereof is hereby acknowledged, it is agreed between the Parties hereto that the said Agreement registered as Number 777622 against the lands and premises described in Schedule "A" attached hereto be and the same is hereby amended as follows:

1. Amend said Development Agreement registered as Number 777622 by adding Schedule 'B' attached to and forming part of this Agreement to be read in conjunction with Schedules 'B' and 'C' of the Development Agreement registered as Number 777622.

In all other respects, save as hereinbefore set out, the said Development Agreement registered in the Registry Office for the Registry Division of Middlesex East (No. 33) on the day of month, year, as Instrument Number 777622 shall remain binding and of full force and effect.

IN WITNESS WHEREOF the City has executed this agreement by its authorized officers pursuant to C.P. Bylaw 1213-340 as amended and the owner has hereunto set his hand and seal, or hereunto affixed his corporate seal attested by the hands of its duly authorized officers.

THE CORPORATION OF THE CITY OF LONDON
by its authorized officers:

D. N. Stanlake (seal)
Director, Development Approvals

George Kotsifas (seal)
Director, Building Controls

PENRETAIL MANGEMENT LTD.

(Owner) (seal)

(seal)

Agenda Item #

Page #

--

--

SP11-033134 / L. McDougall

Description of Schedules

Schedule "A"

Legal Description

Schedule "B" Page 1 of 1

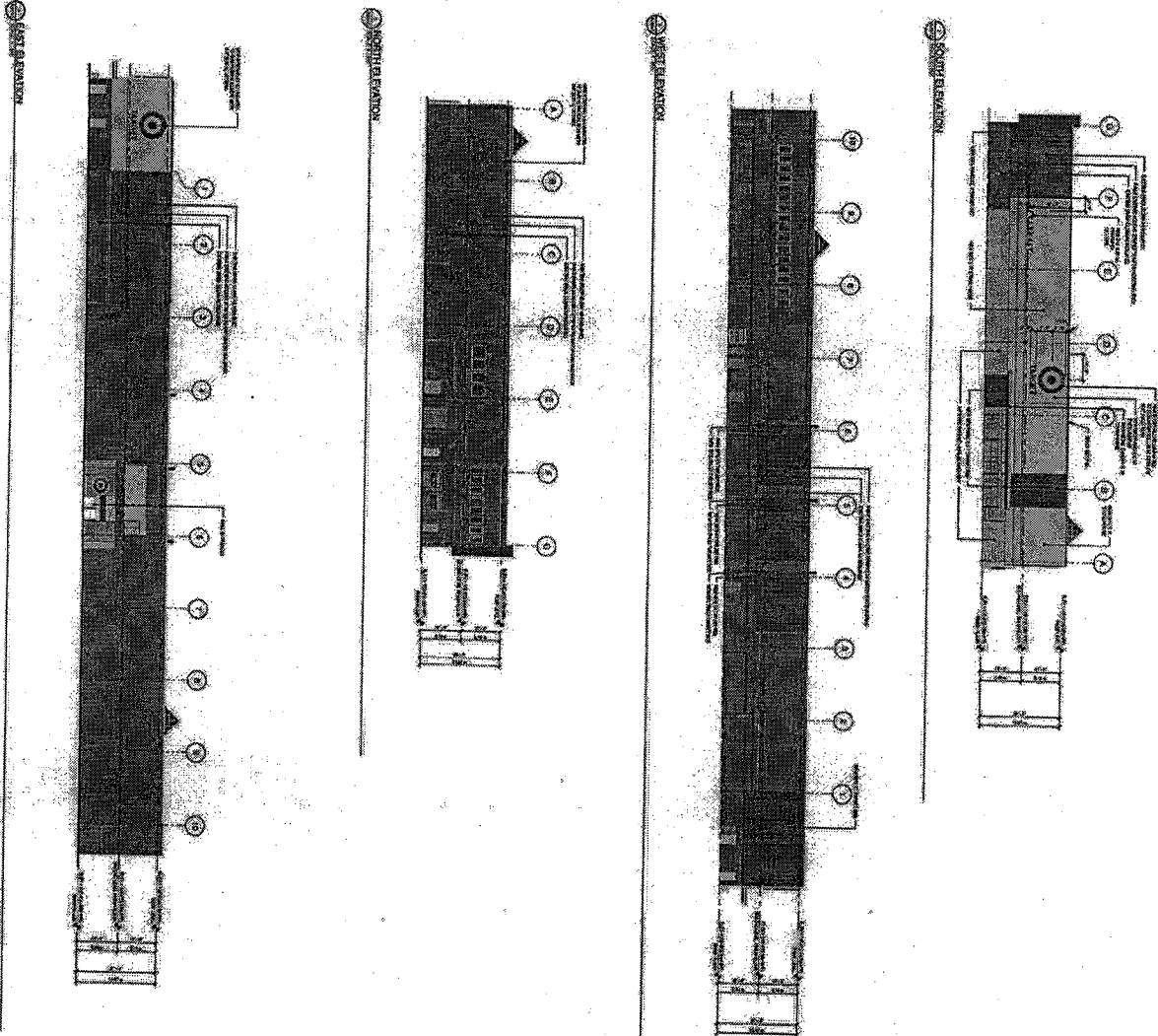
Drawing Title: **Exterior Elevations for Target Store**

Municipal Address: 785 Wonderland Road South

City File Number: SP11-033134

Schedule "B" Page 1 of 1

Drawing Title: Exterior Elevations for Target Store
 Municipal Address: 785 Wonderland Road South
 City File Number: SP11-033134



ACCEPTED FOR
 URBAN DESIGN
 NOV 30 2011
 [Signature]
 URBAN DESIGNER






<p>9111408.00</p>	<p>EXTERIOR ELEVATIONS A201C EXTERIOR</p>	<p>TARGET LONDON WESTMOUNT 785 Wonderland Road London, ON N6K 1M6 Canada</p>	<p>PROJECT: TARGET INTERIOR DESIGN</p>	<p>DATE: 11/15/11 DRAWN BY: [Name] CHECKED BY: [Name] APPROVED BY: [Name]</p>	<p>NO. 1000 SHEET NO. 01 OF 01</p>	<p>TARGET LONDON WESTMOUNT</p>
-------------------	---	--	---	--	--	---



LOCATION MAP

Subject Site: 785 Wonderland Road South
 Applicant: MHBC
 File Number: SP11-033134
 Planner: Site Plan Amendment
 Created By: Jeffrey Shaughnessy
 Date: 2011-10-19
 Scale: 1:5000

LEGEND

-  Subject Site
-  Parks
-  Assessment Parcels
-  Buildings
-  Address Numbers

