Agenda Item # Page #

File: Z-8210
Planner: Mike Davis

TO:	**CHAIR AND MEMBERS PLANNING & ENVIRONMENT COMMITTEE**
FROM:	**JOHN M. FLEMING MANAGING DIRECTOR, PLANNING AND CITY PLANNER**
SUBJECT:	**APPLICATION BY: ESAM CONSTRUCTION LTD. 699 WONDERLAND ROAD NORTH PUBLIC PARTICIPATION MEETING ON SEPTEMBER 24, 2013**

RECOMMENDATION

That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the application of ESAM Construction Ltd. relating to the property located at 699 Wonderland Road North:

(a) **T**he proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting on October 1, 2013 to amend Zoning By-law No. Z.-1, in conformity with the Official Plan, to change the zoning of the subject property **FROM** an Associated Shopping Area Commercial (ASA3/ASA4/ASA8) Zone which permits a range of retail, convenience, personal service and community facility uses, **TO** an Associated Shopping Area Commercial (ASA3/ASA4/ASA5/ASA8) Zone to permit automobile repair garages, restricted automotive uses and taxi establishments in addition to the existing permitted uses generally described above;

(b) The Site Plan Approval Authority **BE REQUESTED** to consider the following design issues through the site plan process:

i) Inclusion of a landscape wall along the Horizon Street frontage in order to define the street edge as well as screen the large asphalt area, associated with the gas bar use, from the street.

PREVIOUS REPORTS PERTINENT TO THIS MATTER

August 20, 2013 – Planning Report for the Planning and Environment Committee to remove "h•25" (H-8212) – This report recommended the removal of a holding "h•25" provision from 699 Wonderland Road North to allow for the construction of approximately 1,600 square metres of commercial use in three new commercial buildings on the subject property.

PURPOSE AND EFFECT OF RECOMMENDED ACTION

The purpose and effect of the recommended action is to permit the establishment of a gas bar as part of a proposed retail development located at 699 Wonderland Road North.

RATIONALE

i) The proposed amendment is consistent with the policies of the Provincial Policy Statement, 2005, which promote healthy, liveable and safe communities by encouraging efficient development and land use patterns and by accommodating an appropriate range and mix of land uses to meet current and projected needs;

ii) The proposed amendment will allow for a limited range of automotive uses which offer services to the travelling public consistent with the policies and objectives for lands designated Auto-Oriented Commercial Corridor in the City of London Official Plan; and

iii) The proposed amendment will provide for additional automotive uses which are complementary to those permitted by the existing Associated Shopping Area Commercial (ASA3/ASA4/ASA8) Zone and surrounding commercial development and generally support the function of the Wonderland Road North Commercial Corridor.

BACKGROUND

Date Application Accepted: July 2, 2013	**Agent**: MBTW Group (Michael Hannay)

REQUESTED ACTION:

Change Zoning By-law Z.-1 from a Holding Associated Shopping Area Commercial (h•25/ASA3/ASA4/ASA8) Zone which permits a range of retail, convenience, personal service and community facility uses to a Holding Associated Shopping Area Commercial Special Provision (h•25/ASA3/ASA4/ASA5(_)/ASA8) Zone in order to permit automobile repair garages, restricted automotive uses, taxi establishments and emergency medical services facilities (ambulance dispatch station) in addition to the existing permitted uses generally described above.

SITE CHARACTERISTICS:

- **Current Land Use** – Vacant
- **Frontage** – 44.9 metres
- **Depth** – 183.3 metres
- **Area** – 1.40 hectares
- **Shape** – Irregular (L-shaped)

SURROUNDING LAND USES:

- **North** - Westview Funeral Chapel & Retail Plaza
- **South** - Costco
- **East** - Horizon Drive & High-Rise Apartment Buildings
- **West** - Wonderland Road North & High-Rise Apartment Buildings

OFFICIAL PLAN DESIGNATION: (refer to map on page 4)

- AOCC – Auto-Oriented Commercial Corridor

EXISTING ZONING: (refer to map on page 5)

- Holding Associated Shopping Area Commercial (h•25/ASA3/ASA4/ASA8) Zone

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File: Z-8210
Planner: Mike Davis

Aerial Photo Location Map

File No.: Z-8210 **MD**

Date Prepared: 2013/07/21 **CK**

Prepared by : Graphics & Information Services, Planning Division, Corporation of the City of London
Photograpy based on April 2012 flight info.

SCALE: 1:4,000

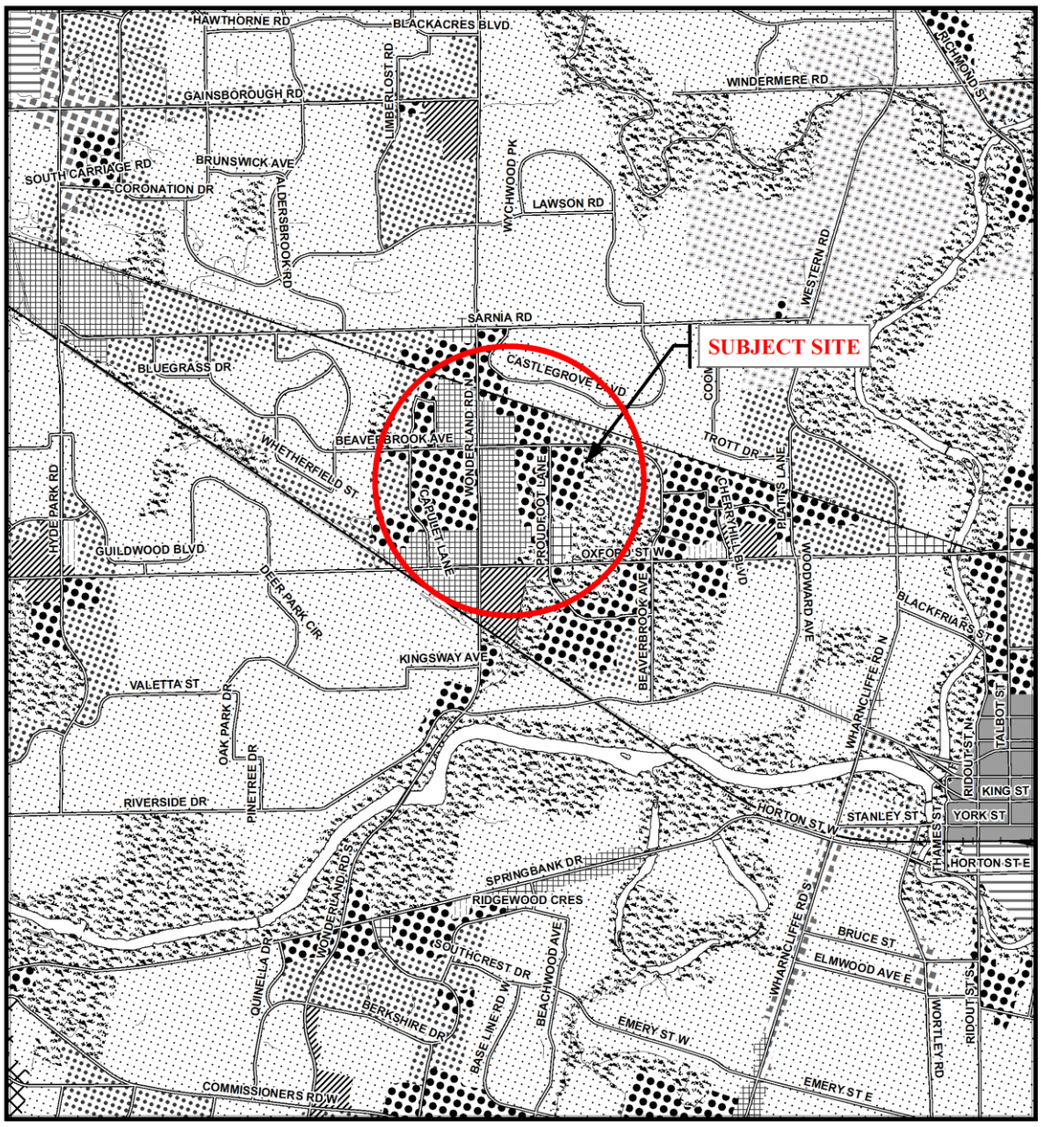
0 20 40 80 120 160 Meters

N W E S

Note: Parcel linework, when shown, is not for official or legal use.

Agenda Item # Page #

File: Z-8210
Planner: Mike Davis



Legend

- Downtown
- Enclosed Regional Commercial Node
- New Format Regional Commercial Node
- Community Commercial Node
- Neighbourhood Commercial Node
- Main Street Commercial Corridor
- Auto-Oriented Commercial Corridor
- Multi-Family, High Density Residential
- Multi-Family, Medium Density Residential
- Low Density Residential
- Office Area
- Office/Residential
- Office Business Park
- General Industrial
- Light Industrial
- Regional Facility
- Community Facility
- Open Space
- Urban Reserve - Community Growth
- Urban Reserve - Industrial Growth
- Rural Settlement
- Environmental Review
- Agriculture
- Urban Growth Boundary

CITY OF LONDON
Department of Planning and Development

OFFICIAL PLAN SCHEDULE A
- LANDUSE -

PREPARED BY: Graphics and Information Services

Scale 1:30,000

0 160 320 640 960 1,280 1,600
Meters

FILE NUMBER:	Z-8210
PLANNER:	MD
TECHNICIAN:	CK
DATE:	2013/08/21

PROJECT LOCATION: e:\planning\projects\p_officialplan\workconsol00\excerpts\mxd_templates\scheduleA_NEW_b&w_8x14.mxd

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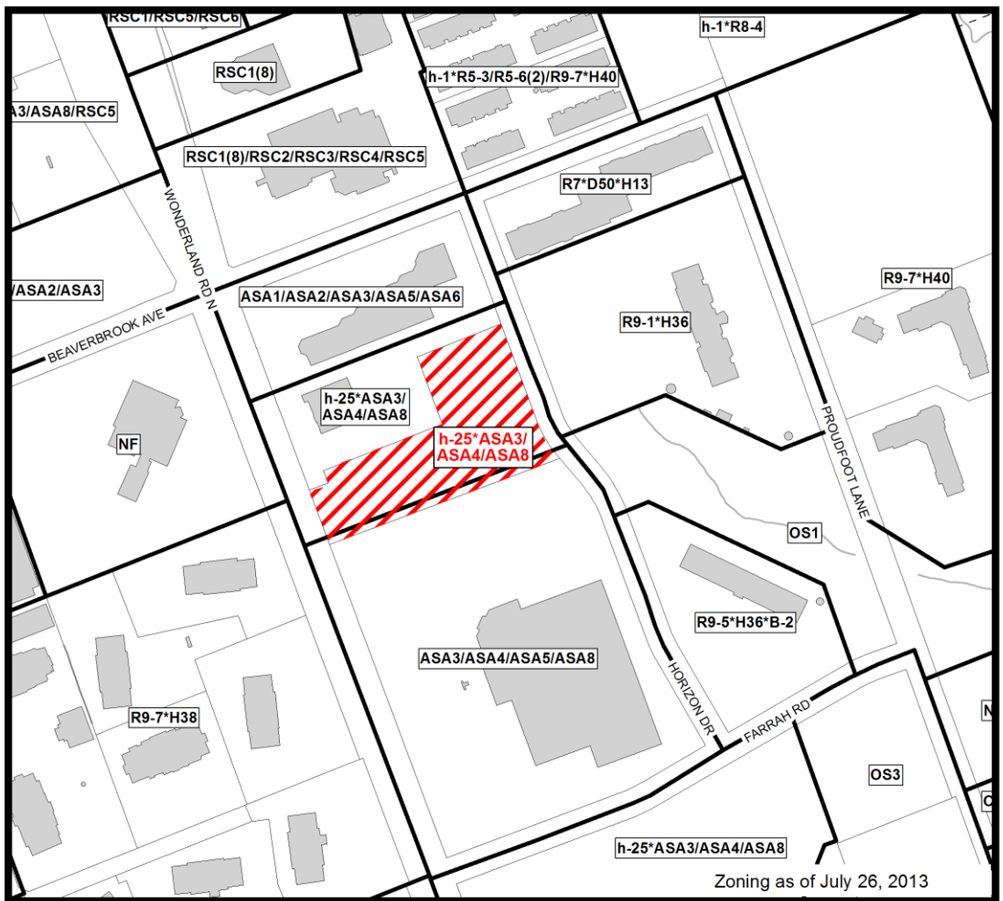
File: Z-8210
Planner: Mike Davis



COUNCIL APPROVED ZONING FOR THE SUBJECT SITE: h-25*ASA3/ASA4/ASA8

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

R1 - SINGLE DETACHED DWELLINGS
R2 - SINGLE AND TWO UNIT DWELLINGS
R3 - SINGLE TO FOUR UNIT DWELLINGS
R4 - STREET TOWNHOUSE
R5 - CLUSTER TOWNHOUSE
R6 - CLUSTER HOUSING ALL FORMS
R7 - SENIOR'S HOUSING
R8 - MEDIUM DENSITY/LOW RISE APTS.
R9 - MEDIUM TO HIGH DENSITY APTS.
R10 - HIGH DENSITY APARTMENTS
R11 - LODGING HOUSE

DA - DOWNTOWN AREA
RSA - REGIONAL SHOPPING AREA
CSA - COMMUNITY SHOPPING AREA
NSA - NEIGHBOURHOOD SHOPPING AREA
BDC - BUSINESS DISTRICT COMMERCIAL
AC - ARTERIAL COMMERCIAL
HS - HIGHWAY SERVICE COMMERCIAL
RSC - RESTRICTED SERVICE COMMERCIAL
CC - CONVENIENCE COMMERCIAL
SS - AUTOMOBILE SERVICE STATION
ASA - ASSOCIATED SHOPPING AREA COMMERCIAL

2) ANNEXED AREA APPEALED AREAS

OR - OFFICE/RESIDENTIAL
OC - OFFICE CONVERSION
RO - RESTRICTED OFFICE
OF - OFFICE

RF - REGIONAL FACILITY
CF - COMMUNITY FACILITY
NF - NEIGHBOURHOOD FACILITY
HER - HERITAGE
DC - DAY CARE

OS - OPEN SPACE
CR - COMMERCIAL RECREATION
ER - ENVIRONMENTAL REVIEW

OB - OFFICE BUSINESS PARK
LI - LIGHT INDUSTRIAL
GI - GENERAL INDUSTRIAL
HI - HEAVY INDUSTRIAL
EX - RESOURCE EXTRACTIVE
UR - URBAN RESERVE

AG - AGRICULTURAL
AGC - AGRICULTURAL COMMERCIAL
RRC - RURAL SETTLEMENT COMMERCIAL
TGS - TEMPORARY GARDEN SUITE
RT - RAIL TRANSPORTATION

"h" - HOLDING SYMBOL
"D" - DENSITY SYMBOL
"H" - HEIGHT SYMBOL
"B" - BONUS SYMBOL
"T" - TEMPORARY USE SYMBOL

CITY OF LONDON
PLANNING, ENVIRONMENTAL AND ENGINEERING 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-8210 MD

MAP PREPARED:
2013/08/21 CK

1:4,000
0 20 40 80 120 160 Meters

PLANNING HISTORY

The subject property is one of the few remaining undeveloped parcels within the Wonderland Road North Commercial Corridor.

On July 2, 2013, the applicants submitted an application for a Zoning By-law amendment to change the zoning of the property from a Holding Associated Shopping Area Commercial (h•25/ASA3/ASA4/ASA8) Zone to a Holding Associated Shopping Area Commercial Special Provision (h•25/ASA3/ASA4/ASA5(_)/ASA8) Zone in order to permit to permit automobile repair garages, restricted automotive uses, taxi establishments and emergency medical services facilities (ambulance dispatch station) in addition to the existing list of permitted uses, as part of a broader proposed retail development.

Subsequent to the submission of Z-8210, Development Services Staff, in consultation with the applicant's representatives, determined that the proposed special provision to permit an emergency medical services facility (ambulance dispatch) was unnecessary because an emergency medical services facility would qualify as a "Public Use" pursuant to Section 4.26 of Zoning By-law Z.-1 and is therefore permitted in all zones. As such, reference to the requested special provision can be found in the original application and application notice documents but does not form a component of Staff's recommendation to the Planning and Environment Committee contained in this report since zoning permission to permit the use is not required.

Similarly, on July 2, 2013, an application was submitted to remove a holding "h•25" provision from the subject lands. The removal of the holding "h•25" provision was intended to facilitate, in part, a site plan application for the construction of approximately 1,600 square metres of commercial use in three new commercial buildings and a gas bar use on the subject property. On August 27, 2013, Municipal Council adopted a by-law to remove the h•25 from the subject lands and as such, reference to this holding provision may be found in the original application and application notice documents but is not found in Staff's recommendation to the Planning & Environment Committee contained in this report.

On July 2, 2013, the applicants also submitted an application for Site Plan approval of a proposed retail commercial development on the subject lands. The site plan application presented a total of three (3) commercial buildings and includes internal connections with the adjacent Costco property to the south. Two of the proposed commercial buildings are intended to be used for retail commercial uses while a third building, located on the eastern portion of the subject lands, will be used for a emergency medical services facility (ambulance dispatch station) (see conceptual site plan on pg. 9). The proposed gas bar permitted through the recommended Zoning By-law amendment will be subject to a future application for site plan approval.

SIGNIFICANT DEPARTMENT/AGENCY COMMENTS

City of London

Stormwater Management Unit:

No objection to the above noted rezoning application. All necessary servicing and storm drainage requirements/controls, SWM, etc. will be addressed at the individual Site Plan approval stage.

Urban Forestry:

Urban Forestry has no comments for this rezoning; we are already dealing with any issues through the site plan.

Wastewater:
No Comment

Transportation:
Transportation issues will be discussed through the site plan approval process.

Urban Design:
Ensure the inclusion of a landscape wall along the Horizon Street frontage in order to define the street edge as well as screen the large asphalt area, associated with the gas bar use, from the street.

London Hydro
No objection

Bell Canada
No objection

Upper Thames River Conservation Authority
No objection

PUBLIC LIAISON:	On July 24, 2013, Notice of Application was sent to thirty-two (32) property owners in the surrounding area. Notice of Application was also published in the *Public Notices and Bidding Opportunities* section of *The Londoner* on July 25, 2013. A "Possible Land Use Change" sign was also posted on the site.	None
Nature of Liaison: The purpose and effect of this zoning change is to permit the establishment of a Gas Bar and Emergency Medical Services Facility as part of a proposed retail commercial development on the subject lands. Possible change to Zoning By-law Z.-1 **FROM** a Holding Associated Shopping Area Commercial (h-25•ASA3/ASA4/ASA8) Zone **TO** a Holding Associated Shopping Area Commercial Special Provision (h-25•ASA3/ASA4/ASA5(_)/ASA8) Zone to permit automobile repair garages, restricted automotive uses, taxi establishments and emergency medical services facilities in addition to the existing list of permitted uses.		
Responses: None		

ANALYSIS

Subject Site:

The subject property is described as 699 Wonderland Road North and is located approximately 160 metres south of the intersection of Wonderland Road North and Beaverbrook Ave. The property extends from Wonderland Road North westerly to Horizon Drive and has frontage on both of the above noted municipal roadways (see location map on pg. 3). Currently, the property is vacant and has been actively cultivated for mix-crop production as an interim land stewardship measure. The site is part of a broader Auto-Oriented Commercial Corridor stretching along the east side of Wonderland Road North and west along Oxford Street.

File: Z-8210
Planner: Mike Davis

(Subject property – looking southwest toward Wonderland Road North)

(Subject property – Looking east toward Horizon Drive)

Nature of Application:

The applicant has applied to add an additional Associated Shopping Area Commercial (ASA5) Zone which would permit automobile repair garages, restricted automotive uses and taxi establishments in addition to the existing permitted uses generally described previously in this report. Imbedded within the definition of “restricted automotive uses” are automobile service stations, gas bars and car washes. The purpose and effect of the requested zoning by-law amendment is to permit the establishment of a gas bar as part of a proposed retail development.

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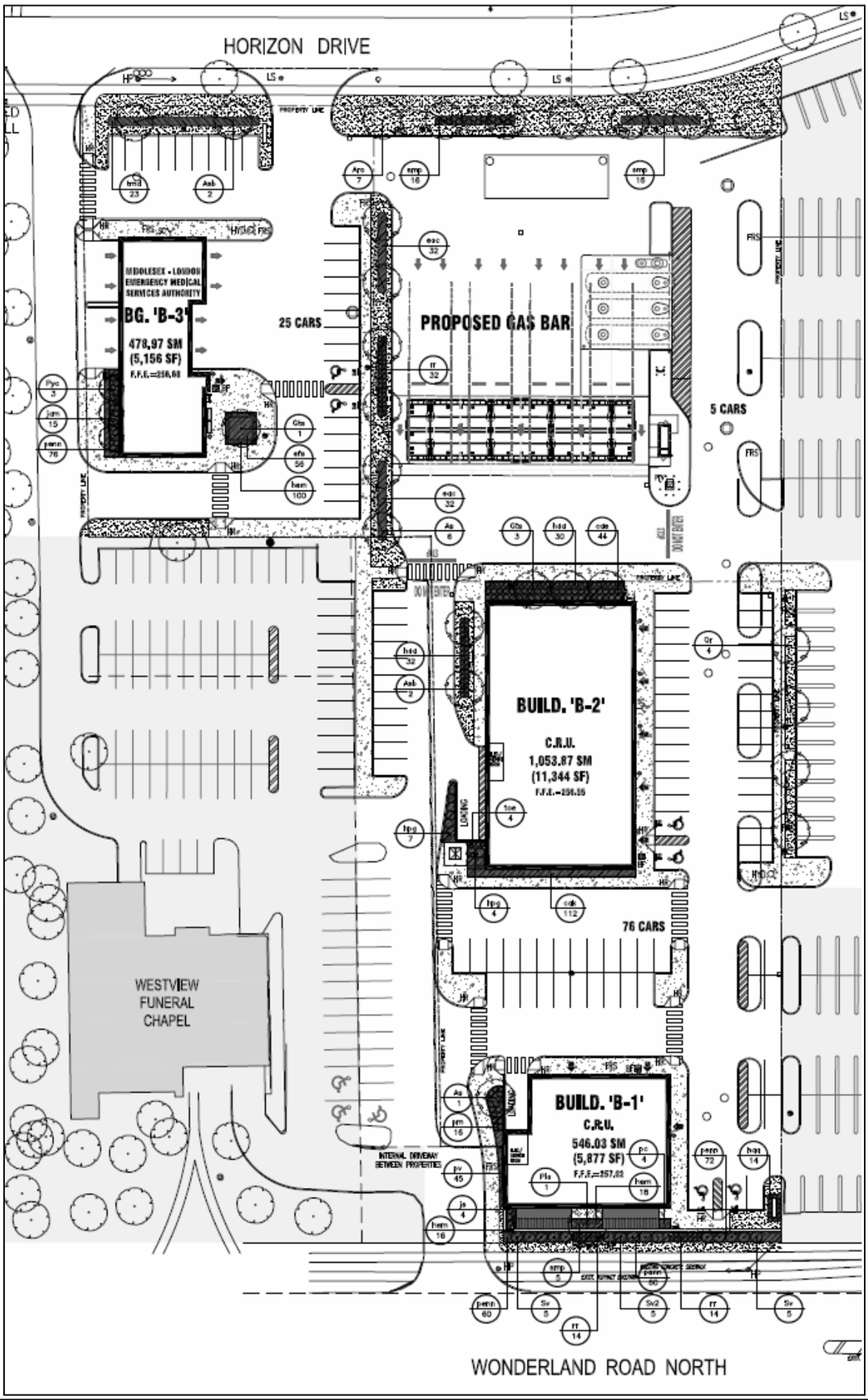
File: Z-8210
Planner: Mike Davis

Conceptual Site Plan:



Provincial Policy Statement (PPS), 2005:

The *Provincial Policy Statement, 2005* (PPS) provides policy direction on matters of provincial interest related to land use planning and development. It is intended to be read in its entirety and the relevant policies are to be applied to each situation. As it relates to this application, the PPS provides the following direction:

Section 1.1.1 of the PPS promotes healthy, liveable and safe communities, in part, by:

- *encouraging efficient development and land use patterns which sustain the financial well-being of the municipality; and*
- *accommodating an appropriate range and mix of residential, employment (including industrial, commercial and institutional uses) recreational and open space uses to meet long term needs.*

With respect to Section 1.1.1, the proposal will provide an opportunity for commercial land uses which are compatible with surrounding development and contribute to the broader range and mix of uses noted in Section 1.1.1 of the PPS. The proposed additional uses will support the function of the Wonderland Road North Auto-Oriented Commercial Corridor and can be effectively serviced by existing infrastructure and municipal services. The proposal as whole represents infill development; a form which is particularly cost effective from a public financing perspective.

Of further relevance to this application, Section 1.3.1 of the PPS requires planning authorities to promote economic development and competitiveness by:

- *providing for an appropriate mix and range of employment*
- *providing opportunities for a diversified economic base*
- *planning for, protecting and preserving employment areas*

The subject lands are currently zoned to permit a wide range and mix of employment and the Official Plan designations and zone variations applied to other sites in the immediate area also permit a wide range of employment opportunities including retail uses, office uses and other commercial uses. Therefore, Municipal Council has fulfilled these provincial policies by providing an appropriate mix and range of employment, providing opportunities for a diversified economic base, and planning for, protecting and preserving employment areas.

However, the addition of the ASA5 zone variation on the subject site would permit additional automotive related uses thereby providing a modest expansion to the existing mix and range of employment uses in conformity with the policies of the PPS.

City of London Official Plan

The Official Plan contains Council's objectives and policies to guide the short-term and long-term physical development of the municipality. The policies promote orderly urban growth and compatibility among land uses. While the objectives and policies in the Official Plan primarily relate to the physical development of the municipality, they also have regard for relevant social, economic and environmental matters.

As noted, the subject property is located within the Auto-Oriented Commercial Corridor (AOCC) designation. The AOCC designation is intended to provide an opportunity for hotels; motels; **automotive uses and services**; commercial recreation establishments; restaurants; sale of seasonal produce; building supply outlets and hardware stores; furniture and home furnishings stores; warehouse and wholesale outlets; nursery and garden stores; animal hospitals or boarding kennels; and other types of commercial uses that offer a service to the traveling public as the main uses.

The proposed addition of an Associated Shopping Area Commercial (ASA5) Zone is intended to facilitate the establishment of a gas bar. Other uses permitted by the proposed additional zone include automobile repair garages, restricted automotive uses, and taxi establishments. The proposed ASA5 Zone permits a range of automotive related uses which are expressly permitted by the Official Plan.

Further to the permitted uses polices for the Auto-Oriented Commercial Corridor designation provided in Section 4.4.2.4, the following policies of the Official Plan were considered in evaluating the appropriateness of the proposed zoning by-law amendment.

4.2.1. Planning Objectives for all Commercial Land Use Designations

It is intended that the development and use of areas designated Enclosed Regional Commercial Node, New Format Regional Commercial Node, Community Commercial Node, Neighbourhood Commercial Node, Main Street Commercial Corridor and Auto-oriented Commercial Corridor meet the following objectives:

i) Promote the orderly distribution and development of commercial uses to satisfy the shopping and service needs of residents and shoppers;

As generally noted above, the Auto-Oriented Commercial Corridor designation is intended to provide an opportunity for commercial uses which are oriented towards the automobile and provide a service to the travelling public. The proposed amendment would permit additional automotive uses in this portion of the Wonderland Road North Commercial Corridor in a manner which is integrated and consistent in form to surrounding commercial uses. The provision of a gas bar will provide a service which is complementary to the surrounding auto-oriented commercial development.

ii) Minimize the impact of commercial development on adjacent land uses and on the traffic-carrying capacity of adjacent roads;

The proposed zoning by-law amendment will permit a range of auto related commercial uses which are intended to complement and support surrounding auto-oriented commercial uses. Given the nature of surrounding land uses, it is not anticipated the proposed by-law amendment would introduce negative impacts to surrounding land uses. The proposal has been reviewed by the City of London's Transportation Planning & Design Division and no comments were provided to suggest that the proposed additional automotive related uses would negatively impact the carrying capacity of Horizon Drive or Wonderland Road North.

4.4.2.1. Planning Objectives

i) Promote the grouping of service commercial uses into integrated forms of development that have common access points and parking facilities.

The proposed addition of an ASA5 Zone would allow for automotive service uses within a cluster of existing and proposed commercial and retail uses. The intent of the proposed by-law amendment is to allow for the establishment of a gas bar on a site which will be integrated with adjacent commercial development through a common vehicular and pedestrian circulation network.

ii) Encourage infilling and consolidation of permitted areas within the existing limits of commercial corridor developments.

The proposed addition of an ASA5 Zone would facilitate the infilling of development on this undeveloped lot and the consolidation of commercial service uses in this portion of the Wonderland Road North Commercial Corridor.

4.4.2.2. Urban Design Objectives

i) Encourage enhanced street edge landscaping, internal and joint access to multiple uses on the same or different properties and improved building aesthetics.

Joint internal access to surrounding retail commercial uses has been provided on the conceptual site plans both on the subject property and the abutting Costco property to the south. Planning Staff recommend that enhanced street edge landscaping be considered through the site plan approval process in order to provide for conformity with the Official Plan in this regard.

4.4.2.3. Function

The Auto-Oriented Commercial Corridor designation is applied to areas along arterial roads that typically consist of a mix of retail, auto and commercial uses, office and remnant residential uses. The intent of the policies is to promote the clustering of similar service commercial uses having similar functional characteristics and requirements, and to avoid the extension of strip commercial development.

The form of development is oriented toward automobiles and vehicular traffic and serves both a local and broader market area.

The proposed ASA5 zone would allow for a broader mix of automotive uses to complement and support the function of the Wonderland Road North Commercial Corridor. The additional uses will facilitate the clustering of similar service commercial uses which are oriented toward automobiles and vehicular traffic. These lands have been designated and zoned for commercial uses for several years and therefore this application does not represent an extension of strip commercial development, consistent with the Official Plan.

4.4.2.6. Form

The development of new permitted uses within the designation may take the form of infilling, redevelopment or the conversion of existing structures.

The proposed amendment will permit automotive uses on the subject property. The proposed amendment is intended to facilitate the development of a gas bar as part of a proposed retail commercial development. As such, the proposed amendment will facilitate infill development of an undeveloped lot in accordance with the Official Plan.

4.4.2.8. Urban Design

Commercial Corridors should be developed and maintained in accordance with the general urban design principles in Chapter 11 and in accordance with the Commercial Urban Design Guidelines, Specific Commercial Corridors may also provide for specific design guidelines.

Urban design within the Commercial Corridors should:

i) display a high standard of design of buildings, their massing, siting, exterior access and public areas;

ii) provide a high standard of separation from residential areas where there are conflicts between uses to ensure safety;

iii) provide for strictly controlled vehicular access points onto arterial and collector roads;

iv) maintain, where possible, uniform setbacks to the street;

v) provide for coordinated design of signage, street furniture, lighting and landscaping and ensure appropriate lighting adjacent to residential areas; and,

vi) provide convenient, attractive and safe pedestrian and transit access.

The proposed amendment has been reviewed by the City's Urban Design Staff and was presented to the Urban Design Peer Review Panel on July 17, 2013. In general, the Urban Design review is to have regard for the relevant policies of Chapter 11 as provided above. As it relates to this application, it is requested that the site plan approval authority consider the inclusion of a landscape wall along the Horizon Street frontage in order to define the street edge as well as screen the large asphalt area, associated with the gas bar use, from the street. These comments have been included in the recommendation contained in this report and are intended to ensure conformity with Chapter 11 of the Official Plan.

Zoning By-law No. Z.-1

The subject property is currently zoned Associated Shopping Area Commercial (ASA3/ASA4/ASA8) which permits a range of retail, convenience, personal service and community facility uses.

Section 24.1 of Zoning By-law Z.-1 – General Purpose of the ASA Zone – describes the rationale behind the ASA zone variations. This section states that the ASA Zone, *"is normally intended to implement the Auto-Orientated Commercial Corridor designation in Section 4.4.2 and the New Format Regional Commercial Node designation in Section 4.3.6 and provides for and regulates a wide range of retail, personal service, community facility, automotive and office uses. Uses permitted in the ASA Zone are differentiated through the use of zone variations on the basis of their function, intensity, customer draw, proximity to residential uses and potential impacts."*

This application requests the addition of the ASA5 zone variation. The addition of the recommended Associated Shopping Area Commercial (ASA5) Zone will add automobile repair garages, restricted automotive uses, restaurants and taxi establishments and allow for the proposed gas bar on the subject property. Adjacent properties to the north and south along the Wonderland Road North corridor currently have compound zones which include the Associated Shopping Area (ASA5) Zone. The additional automotive uses are consistent and complementary in nature to existing and proposed auto-oriented commercial development along Wonderland Road North. The additional automotive related uses are not anticipated to introduce negative impacts to the surrounding properties and are less intense than some uses permitted in the Associated Shopping Area (ASA3/ASA4/ASA8) Zone currently applied to the subject property.

The recommended addition of the ASA5 Zone variation to allow for the proposed gas bar will permit automotive uses which are appropriate in order to implement the Auto-Oriented Commercial Corridor designation and are consistent with the general intent of the ASA Zone variation.

CONCLUSION

The recommendation for approval of the proposed Zoning By-law amendment has been supported by the foregoing planning analysis. The proposed amendment has been evaluated in the context of the applicable land use policy and is consistent with the policies of the Provincial Policy Statement, 2005, which promote healthy, liveable and safe communities by accommodating an appropriate range and mix of land uses. The proposed amendment will promote economic development and competitiveness by providing a modest expansion to the

range of available employment uses along the Wonderland Road North Commercial Corridor. The subject property is located within an area designated by the City of London's Official Plan as an Auto-Oriented Commercial Corridor which allows for the requested auto-related uses. The proposed amendment will facilitate development which is compatible with and complements the auto-oriented nature of surrounding land uses and supports the vehicular function of the Wonderland Road North Commercial Corridor.

PREPARED BY:	**REVIEWED BY:**
MIKE DAVIS, B.U.R.Pl. PLANNER I, COMMUNITY PLANNING AND DESIGN	**MICHAEL TOMAZINCIC, MCIP, RPP MANAGER, PLANNING REVIEW COMMUNITY PLANNING AND DESIGN**
SUBMITTED BY:	**RECOMMENDED BY:**
JIM YANCHULA, MCIP, RPP MANAGER, COMMUNITY PLANNING AND DESIGN	**JOHN M. FLEMING, MCIP, RPP MANAGING DIRECTOR, PLANNING AND CITY PLANNER**

August 26, 2013
Mike Davis
"Attach"
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File: Z-8210
Planner: Mike Davis

Responses to Public Liaison Letter and Publication in "Living in the City"

Telephone	**Written**
None	None

File: Z-8210
Planner: Mike Davis

Bibliography of Information and Materials
Z-8210

Request for Approval:
City of London Zoning By-law Amendment Application Form, completed by MBTW Group (Michael Hannay), June 28, 2013.

Reference Documents:
Ontario. Ministry of Municipal Affairs and Housing. *Planning Act, R.S.O. 1990, CHAPTER P.13,* as amended.

Ontario. Ministry of Municipal Affairs and Housing. *Provincial Policy Statement*, March 1, 2005.

City of London. *Official Plan*, June 19, 1989, as amended.

City of London. *Zoning By-law No. Z.-1*, May 21, 1991, as amended.

MBTW Group. *Planning Justification Report*, June 27, 2013.

MBTW Group. *Urban Design Brief*, June 27, 2013.

Dillon Consulting Ltd. *North London Commercial Development Transportation Impact Study*, June 2013.

Petroff Partnership Architects. *Site Plan,* June, 2013.

Development Engineering. *Site Engineering Plan*, June, 2013.

MBTW Group. *Landscape Plan*, June, 2013

Correspondence: (all located in City of London File No. Insert File No. unless otherwise stated)

City of London -

Steven A. Zakem. Letter to Steven Ruse, Herefordshire Capital Corporation. July 19, 2013.

Eric Conway, Development Services. Various e-mails with Mike Davis & Michael Tomazincic. July 4 to August 20, 2013.

Departments and Agencies -

Annett T., UTRCA. Letter to Mike Davis. July 30, 2013.

Smolarek J., City of London, Urban Designer. Memo to Mike Davis. August 22, 2013.

Clavet Y., City of London, Stormwater Management Unit. Email to Mike Davis. August 12, 2013.

Moore Robert., City of London, Wastewater. Email to Mike Davis. August 7, 2013

Postma R., City of London, Urban Forestry. Email to Mike Davis. August 1, 2013

Urban Design Peer Review Panel. Memo to Steven Ruse and Michael Hannay. July 17, 2013.

Raffoul L., Bell Canada. Letter to Mike Davis. July 29, 2013

Darmyle D., London Hydro. Letter to Mike Davis. July 24, 2013.

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File: Z-8210
Planner: Mike Davis

Appendix "A"

Bill No. (number to be inserted by Clerk's Office)
2013

By-law No. Z.-1-13_____

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 699 Wonderland Road North.

WHEREAS ESAM Construction Ltd. has applied to rezone an area of land located at 699 Wonderland Road North, as shown on the map attached to this by-law, as set out below;

AND 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 699 Wonderland Road North, as shown on the attached map compromising part of Key Map No. A102, from an Associated Shopping Area Commercial (ASA3/ASA4/ASA8) Zone to an Associated Shopping Area Commercial (ASA3/ASA4/ASA5/ASA8) Zone.

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 shall come into force and be deemed to come into force 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 October 1, 2013.

Joe Fontana
Mayor

Catharine Saunders
City Clerk

First Reading - October 1, 2013
Second Reading – October 1, 2013
Third Reading - October 1, 2013

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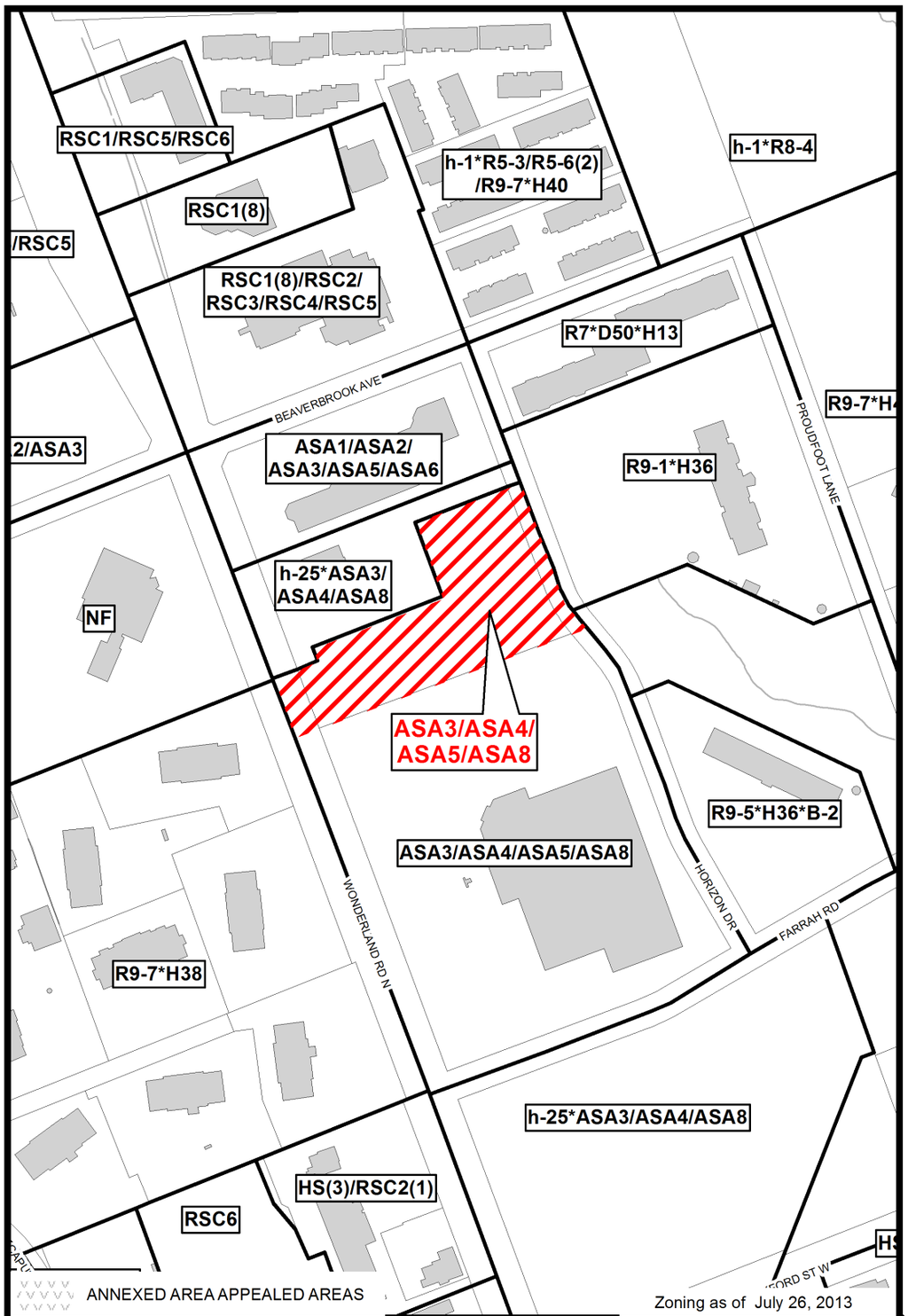
File: Z-8210
Planner: Mike Davis

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



File Number: Z-8210
Planner: MD
Date Prepared: 2013/08/23
Technician: CK
By-Law No: Z.-1-

SUBJECT SITE

1:3,300

0 15 30 60 90 120 Meters

Geodatabase