

## 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:** Wonderland Business Centre Inc. (c/o Siv-ik Planning and Design)  
3392 Wonderland Road South  
File Number: OZ-9730, Ward 10  
Public Participation Meeting

**Date:** July 16, 2024

## Recommendation

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application of Old Oak Properties Inc. (c/o Siv-ik Planning & Design) relating to the property located at 3392 Wonderland Road South:

- (a) the proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting on July 23, 2024, to amend the Official Plan, The London Plan, by **ADDING** new policies to the Specific Area Policies for the Shopping Area Place Type and the Neighbourhoods Place Type and by **ADDING** the subject lands to Map 7 – Specific Policy Areas – of the Official Plan;
- (b) the proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting on July 23, 2024, to amend the Southwest Area Secondary Plan (SWAP), forming part of the Official Plan, by **ADDING** a site-specific policy to the Wonderland Road Community Enterprise Corridor and Medium Density Residential policies in the Wonderland Boulevard Neighbourhood;
- (c) the proposed by-law attached hereto as Appendix "B" **BE INTRODUCED** at the Municipal Council meeting on July 23, 2024 to amend Zoning By-law No. Z.-1, in conformity with the Official Plan, The London Plan, as amended in part (a) above, **FROM** a Light Industrial (LI1/LI7) Zone, an Environmental Review (ER) Zone, and an Open Space (OS4) Zone **TO** a Light Industrial Special Provision/Restrictive Service Commercial Special Provision (LI1(\_)/LI7(\_)/RSC2(\_)/RSC3(\_)/RSC4/RSC5(\_)) Zone and an Open Space/(OS4) Zone;
- (d) 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 as the recommended amendment is reflective of the proposed development circulated in the Notice of Application and Notice of Public Meeting, existing permissions, and the existing development on site.

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

- i) The recommended amendments are consistent with the Provincial Policy Statement, 2020;
- ii) The recommended amendments conform to the policies of The London Plan, including but not limited to the Key Directions and Wonderland Road Community Enterprise Corridor Designation in the Southwest Area Secondary Plan (SWAP).
- iii) The recommended amendments would facilitate the continued use of the existing building stock with a range of uses that are appropriate for the context of the site and surrounding area.

## Executive Summary

### Summary of Request

The applicant has requested an amendment to the Southwest Area Secondary Plan, to add a Specific Policy Area to the Wonderland Road Community Enterprise Corridor and Medium Density Residential designation to permit commercial uses on the subject lands in addition to a limited range of permitted light industrial uses.

The applicant has requested an amendment to the Zoning By-law Z.-1 to rezone the subject lands to a Light Industrial Special Provision/Restrictive Service Commercial Special Provision (LI1(\_)/LI7(\_)/RSC2(\_)/RSC3(\_)/RSC4/RSC5(\_)) Zone and an Open Space (OS4) Zone to permit a broader range of commercial and service trade uses on the lands, in addition to a limited range of light industrial uses within the existing and approved buildings.

### Purpose and Effect of Recommended Action

The recommended action will permit additional commercial and trade-service uses on the subject lands within the existing buildings. Staff are recommending approval of the requested Official Plan and Zoning by-law amendments with special provisions that permit retail store and place of worship as additional permitted uses, while reducing the range of permitted light industrial uses that may be associated with noise, vibration and/or dust related impacts.

## 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:

1. **Strategic Plan Area of Focus: 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.166/13 – A minor variance application to permit 27.15m<sup>2</sup> (292.24 sq.ft.) (19.125% of leased space) retail sales ancillary to custom workshop where custom workshop is not specifically identified in the zone regulation. The application was granted by the Committee of Adjustment on October 8, 2013.

#### 1.2 Planning History

#### 1.3 Property Description and Location

3392 Wonderland Road South is located on the east side of Wonderland Road South, approximately 375 metres south of the intersection of Wonderland Road South and Bradley Avenue, in the Bostwick Planning District. The site functions as a multi-tenant industrial/business park with a range of light industrial uses currently existing on the property. The subject lands currently consist of eight (8) standalone buildings, with an additional nine (9) buildings approved and under construction (SPA21-021). The surrounding land uses include vacant industrial lands to the north, an industrial mall and vacant residential land to the south, a large retail store to the west and Pincombe Drain to the east.

#### Site Statistics:

- Current Land Use: Industrial and commercial
- Frontage: 145.5 metres (Wonderland Road South)

- Depth: 349 metres
- Area: 8.55 hectares
- Shape: Irregular
- Located within the Built Area Boundary: Yes
- Located within the Primary Transit Area: No

**Surrounding Land Uses:**

- North: Vacant Industrial Land
- East: Pincombe Drain/Morgan Park
- South: Warehousing/Industrial
- West: Large Retail Businesses (Lowe's)

**Existing Planning Information:**

- The London Plan Place Type: Shopping Area & Neighbourhoods & Green Space
- Existing Special Policies: Wonderland Road Community Enterprise Corridor / Medium Density Residential - Southwest Area Secondary Plan
- Existing Zoning: Light Industrial (LI1/LI7) Zone, Environmental Review (ER) Zone, and Open Space (OS4) Zone

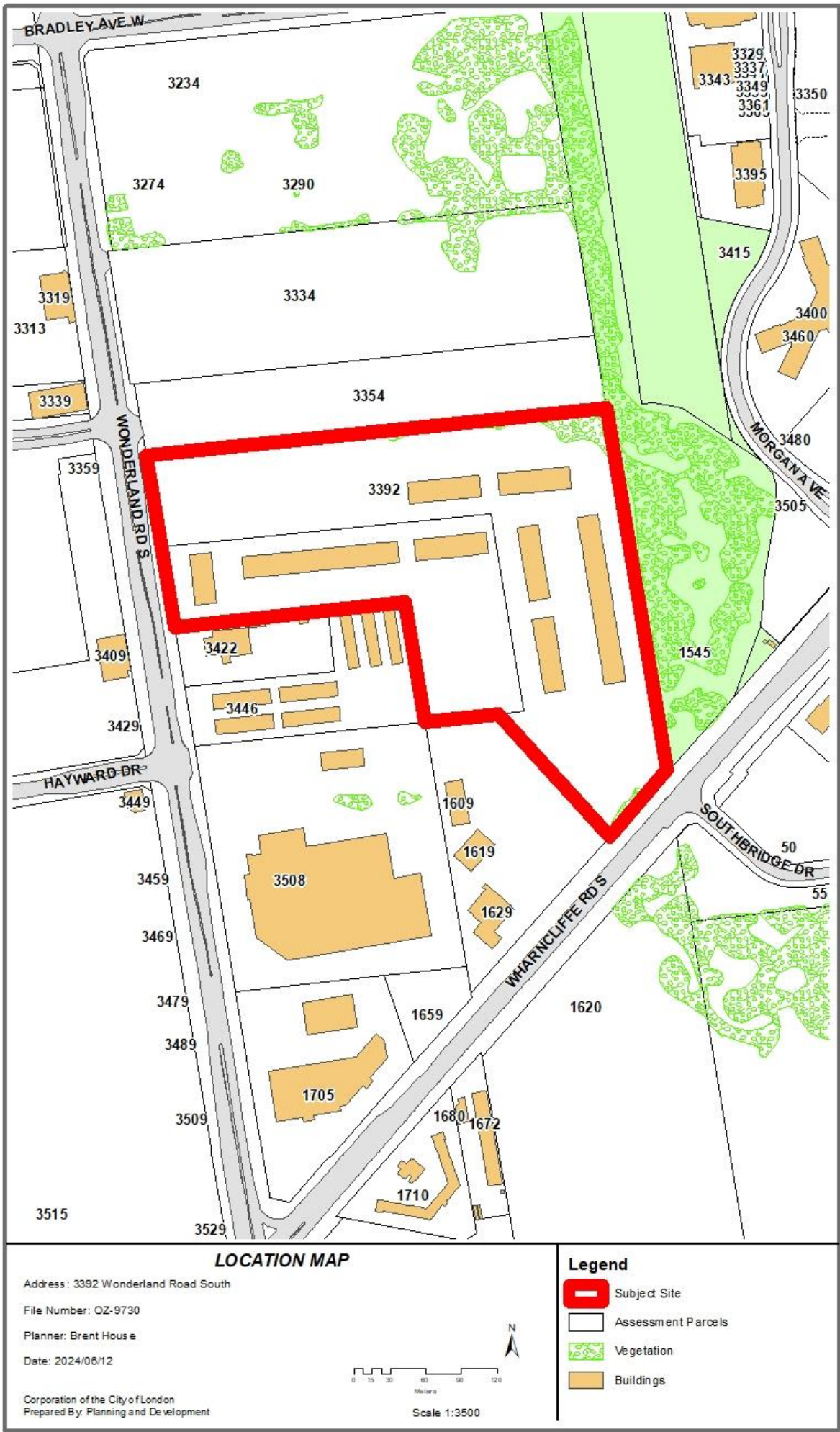


Figure 1- Location Map of 3392 Wonderland Road South & Surrounding Uses



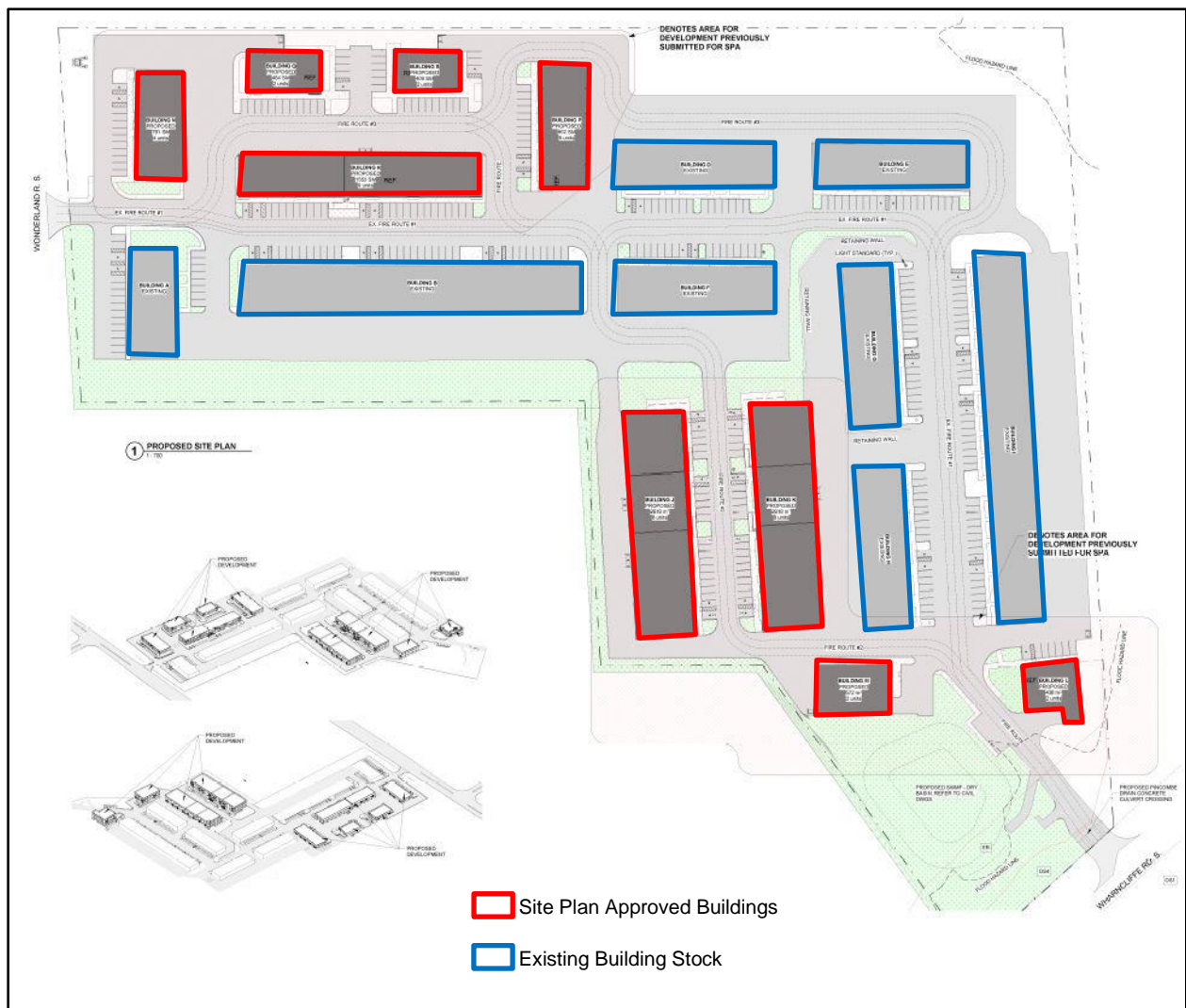


Figure 2 – Existing Site Plan

Additional site information and context is provided in Appendix “C”.

## 2.0 Discussion and Considerations

### 2.1 Proposal

The applicant is proposing to permit commercial uses on the subject lands, while maintaining the existing light industrial zones and limiting the range of permitted light industrial uses. It should be noted that no additional development is proposed through this Official Plan and Zoning By-law amendment application.

### 2.2 Requested Amendments

An Official Plan Amendment (“OPA”) has been requested to amend the Southwest Area Secondary Plan (“SWAP”) to add a specific policy to the “*Medium Density Residential (MDR)*” and “*Wonderland Road Community Enterprise Corridor (WRCEC)*” designations to permit commercial uses on the subject lands, while maintaining a range of permitted light industrial uses. An Official Plan Amendment to The London Plan has also been requested to add Specific Area Policies to the Shopping Area and Neighbourhoods Place Types to permit light industrial/employment uses within the existing buildings which do not result in significant noise, vibration and/or dust impacts.

Additionally, a Zoning By-law Amendment (“ZBA”) has been requested to rezone the subject lands to a Light Industrial Special Provision/Restrictive Service Commercial Special Provision (LI1(\_)/LI7(\_)/RSC2(\_)/RSC3(\_)/RSC4/RSC5(\_)) Zone and an Open Space (OS4) Zone. The purpose of the requested ZBA is to permit commercial uses, in addition to a limited range of light industrial uses within the existing buildings. Permitted light industrial uses would be limited to those which are not associated with noise, vibration and/or dust related impacts.

## 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 commercial/office uses on the subject lands.

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

## 2.4 Public Engagement

On February 6, 2024, Notice of Application was sent to 26 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 May 9, 2024. 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 Policy Statement, 2020***

Provincial planning policy framework is 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.

### ***The London Plan, 2016***

The London Plan includes conditions for evaluating the appropriateness of Specific Area Policies where the applicable place type policies would not accurately reflect the intent of City Council with respect to a specific site or area (TLP 1729-1734).

The following conditions apply when considering a new Specific Area Policy:

1. The proposal meets all other policies of the Plan beyond those that the specific policy identifies.
2. The proposed policy does not have an adverse impact on the integrity of the place type policies or other relevant parts of this Plan.
3. The proposed use is sufficiently unique and distinctive such that it does not establish an argument for a similar exception on other properties in the area.
4. The proposed use cannot be reasonably altered to conform to the policies of the place type.
5. The proposed policy is in the public interest and represents good planning.

Staff are of the opinion that the site context and existing development is sufficiently unique to not establish a precedent. The occupancy of the existing buildings with commercial uses represents good planning. All the above conditions have been met and establishing a Specific Area Policy on the subject lands is appropriate.

The London Plan also 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 that the proposed Official Plan and Zoning Bylaw amendment is consistent with it. The subject lands are designated Medium Density Residential ("MDR") and Wonderland Road Community Enterprise Corridor ("WRCEC") pursuant to Schedule 5 (Wonderland Boulevard 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 1.3.1 of the PPS encourages 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 opportunities for a diversified economic base, including maintaining a range and 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.

The proposed additional commercial uses on the subject site are supported by the policies of the *Provincial Policy Statement, 2020 (PPS)*. A portion of the subject lands to the east is located within the Neighbourhoods Place Type fronting a Civic Boulevard in The London Plan. Policies in The London Plan for the Neighbourhoods Place Type generally relate to residential development; however, outline that non-residential uses may be permitted only when it is demonstrated that the proposed built form can fit well within the context of the residential neighbourhood (The London Plan, Policy 936\_3). The lands also have a Shopping Area Place Type designation on the easterly portion of the subject lands. The Shopping Area Place Type permits a broad range of retail, service, office, entertainment, recreational, institutional, and residential uses (877\_1). Mixed-use buildings are encouraged and uses that are not compatible with residential and retail uses will not be permitted (877\_2 and 822\_3).

In this instance, the requested Zoning By-law Amendment seeks to remove uses from the Light Industrial (LI1/LI7) Zone variations and Restrictive Service Commercial (RSC2/RSC3/RSC5) Zones variations which are associated with noise, vibration and/or dust related impacts, such as Truck sales and service establishments, Tow Truck Business, Automobile sales and service establishments, Automotive uses, restricted and impounding yards. Staff are satisfied that by scoping the range of permitted uses to eliminate uses that may impact adjacent properties, and recognizing the existing light industrial uses within the existing and approved buildings, that the requested amendment satisfies the use provisions within the Shopping Area Place Type and Neighbourhoods Place Type in The London Plan.

The subject lands are designated MDR and WRCEC in the *SWAP*. The intent of the MDR designation is to encourage a mix of housing types and forms at an intensity that is higher than more recent suburban neighbourhoods. The WRCEC designation is intended to provide for a wide range of commercial, office, residential and institutional

land uses in low to mid-rise built forms with an emphasis on creating a diverse range of employment opportunities to support adjacent residential areas. The proposed industrial and commercial uses are not permitted in the MDR designation; therefore, an amendment to add a specific policy is required to permit the proposed additional uses. Staff are supportive of the requested amendment as the subject lands are already used and zoned for light industrial uses, and adding a limited range of light industrial and restricted service commercial uses within the existing and approved buildings will not detract from the future development of the lands to residential.

The subject lands consist of quality building stock and are located in an economically viable area of the City that can reasonably accommodate additional commercial uses, while maintaining the opportunity for future residential redevelopment. Through this amendment, restricting the permitted light industrial uses to the existing buildings while removing the industrial uses which may be associated with noise, vibration and/or dust related impacts will improve the vitality of the lands, and not detract from the future development of the lands to residential. Staff are satisfied the range of uses are compatible with the existing light industrial uses and future residential and commercial uses contemplated in the Medium Density Residential and Wonderland Road Community Enterprise Corridor designations in SWAP, and are more aligned with the range of permitted uses contemplated in the Shopping Area Place Type in The London Plan.

#### **4.2 Intensity**

The proposed additional uses can be considered less intense than the current range of light industrial uses permitted on the site and are intended to utilize existing and already approved buildings, with no new development proposed as part of this 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. On this basis, staff are satisfied that the specific area policy to permit the additional uses within the existing building stock is appropriate.

#### **4.3 Form**

No additional development or site alterations are contemplated as part of this application. As such, staff have no concerns with the built form which has already been reviewed and approved through Site Plan.

#### **4.4 Zoning**

The applicant has requested to rezone the subject lands to a Light Industrial Special Provision/Restrictive Service Commercial Special Provision (LI1(\_)/LI7(\_)\*RSC2(\_)/RSC3(\_)/RSC4/RSC5(\_)) Zone and an Open Space (OS4) Zone.

The requested amendment will add RSC2(\_)/RSC3(\_)/RSC4/RSC5(\_)) Zone variations to the site to allow for a broader range of commercial uses and service trade uses, which generally require larger interior building space and a location on major streets conducive to patrons arriving by automobile. Special provisions are proposed for the RSC2 and RSC3 Zone categories to include Retail Store and Place of Worship as additional permitted uses.

Additionally, the requested amendment seeks to maintain the existing LI1/LI7 Zone variations on the property to ensure that existing site users are not “zoned into non-conformity” while also adding special provisions to scope the range of permitted light industrial uses by removing those uses which may be associated with noise, vibration and/or dust related impacts. The special provisions would also limit the location of these uses to the existing and approved buildings.

Staff are satisfied the range of proposed commercial uses is compatible with existing uses. As the site is already fully developed under the current LI1/LI7 Zone, the recommended amendment does not add significant new development opportunity



however will not hinder the long-term vision for higher-density residential and or mixed use development.

#### **4.5 Open Space**

Portions of the property are currently zoned an Open Space (OS4) Zone and an Environmental Review (ER) Zone. These zone boundaries generally align with the extent of potential natural hazard features that are regulated by the Upper Thames River Conservation Authority (“UTRCA”). The proposed Zoning By-law amendment does not propose to reduce the extent of the OS4 Zone boundary and in fact will expand the OS4 delineation to include the lands currently zoned as Environmental Review (ER) Zone, as recommended by UTRCA and City Stormwater Management staff through the pre-application consultation process. This will further ensure that no development or site alteration will occur within portions of the site impacted by natural hazards and flooding.

### **Conclusion**

The applicant has requested an amendment to the Southwest Area Secondary Plan, to add a Specific Policy Area to the Wonderland Road Community Enterprise Corridor and Medium Density Residential designation to permit commercial uses on the subject lands in addition to a limited range of permitted light industrial uses. The applicant has also requested an amendment to the Zoning By-law Z.-1 to rezone the subject lands to a Light Industrial Special Provision/Restrictive Service Commercial Special Provision (LI1(\_)/LI7(\_)/RSC2(\_)/RSC3(\_)/RSC4/RSC5(\_)) Zone and an Open Space (OS4) Zone to permit a broader range of commercial and service trade uses on the lands, in addition to a limited range of light industrial uses within the existing and approved buildings. Staff are recommending approval of the requested Official Plan and Zoning By-law amendment with special provisions.

The recommended action is consistent with the PPS 2020, conforms to The London Plan and the Southwest Area Secondary Plan, and will facilitate the continued use of the existing building stock with a range of uses that are appropriate for the context of the site and surrounding area.

**Prepared by:** Brent House, 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, Planning and Economic  
Development

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

## Appendix A – Official Plan Amendment

Bill No. (number to be inserted by Clerk's Office)  
2024

By-law No. C.P.-XXXX-

A by-law to amend the Official Plan, The London Plan for the City of London, 2016 relating to 3392 Wonderland Road South

The Municipal Council of The Corporation of the City of London enacts as follows:

1. Amendment No. (to be inserted by Clerk's Office) to the Official Plan, The London Plan for the City of London Planning Area – 2016, being an amendment to the Southwest Area Secondary Plan, as contained in the text attached hereto and forming part of this by-law, is adopted.
2. This Amendment shall come into effect in accordance with subsection 17(27) or 17(27.1) of the *Planning Act, R.S.O. 1990, c.P.13*.

PASSED in Open Council on July 23, 2024 subject to the provisions of PART VI.1 of the *Municipal Act, 2001*.

Josh Morgan  
Mayor

Michael Schulthess  
City Clerk

First Reading – July 23, 2024  
Second Reading – July 23, 2024  
Third Reading – July 23, 2024

**AMENDMENT NO.**  
**to the**  
**OFFICIAL PLAN, THE LONDON PLAN, FOR THE CITY OF LONDON**

**A. PURPOSE OF THIS AMENDMENT**

The purpose of this Amendment is to add a policy to the Wonderland Road Community Enterprise Corridor designation and the Medium Density Residential designation of the Southwest Area Secondary Plan (SWAP) to permit a range of additional uses.

**LOCATION OF THIS AMENDMENT**

This Amendment applies to lands located at 3392 Wonderland Road South in the City of London.

**B. BASIS OF THE AMENDMENT**

The site-specific amendment would allow for the repurposing of the existing building stock, to permit limited commercial, which do not adversely impact existing light industrial uses and provide transition to future residential uses. The recommended amendment is consistent with the PPS 2020, which promotes 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 opportunities for a diversified economic base. The recommended amendment conforms to The London Plan, including, but not limited to the evaluation criteria for Specific Policy Areas, the Neighbourhoods Place Type, Shopping Area Place Type and the Wonderland Road Community Enterprise Corridor policies.

**C. THE AMENDMENT**

The Southwest Area Plan, forming part of The London Plan, the Official Plan for the City of London is hereby amended as follows:

1. Add a policy to the Medium Density Residential designation within the Wonderland Boulevard Neighbourhood as follows:

3392 Wonderland Road South

For the lands in the Medium Density Residential Designation located at 3392 Wonderland Road South, those “light industrial/employment” uses that do not result in significant noise, vibration and/or dust impacts shall be recognized as permitted uses within the existing building stock. To allow for the evolution and vitality of the existing business park, the eastern portion of the lands within the Neighbourhoods Place Type may evolve with a broader range of commercial uses in conformity with the permitted uses of the Shopping Area Place Type and Wonderland Road Community Enterprise Corridor.

2. Add a policy to the Wonderland Road Community Enterprise Corridor designation within the Wonderland Boulevard Neighbourhood as follows:

3392 Wonderland Road South

For the lands in the Wonderland Road Community Enterprise Corridor Designation located at 3392 Wonderland Road South, those “light industrial/employment” uses that do not result in significant noise, vibration and/or dust impacts shall be recognized as permitted uses within the existing building stock. To allow for the evolution and vitality of the existing business park, the eastern portion of the lands within the Neighbourhoods Place Type may

evolve with a broader range of commercial uses in conformity with the permitted uses of the Shopping Area Place Type and Wonderland Road Community Enterprise Corridor.

**AMENDMENT NO.**  
**to the**  
**OFFICIAL PLAN, THE LONDON PLAN, FOR THE CITY OF LONDON**

A. PURPOSE OF THIS AMENDMENT

- B. The purpose of this Amendment is to add a policy to the Specific Policies for the Neighbourhoods Place Type and Shopping Area Place Type and add the subject lands to Map 7 – Specific Policy Areas – of the City of London to permit a range of additional uses.

LOCATION OF THIS AMENDMENT

This Amendment applies to lands located at 3392 Wonderland Road South in the City of London.

C. BASIS OF THE AMENDMENT

The site-specific amendment would allow for the repurposing of the existing building stock, to permit limited commercial, which do not adversely impact existing light industrial uses and provide transition to future residential uses. The recommended amendment is consistent with the PPS 2020, which promotes 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 opportunities for a diversified economic base. The recommended amendment conforms to The London Plan, including, but not limited to the evaluation criteria for Specific Policy Areas, the Neighbourhoods Place Type, Shopping Area Place Type and the Wonderland Road Community Enterprise Corridor policies.

D. THE AMENDMENT

The London Plan, the Official Plan for the City of London is hereby amended as follows:

1. Specific Policies for the Neighbourhoods Place Type of the Official Plan, The London Plan, for the City of London is amended by adding the following:

(\_\_\_) 3392 Wonderland Road South

For the lands in the *Neighbourhoods Place Type* located at 3392 Wonderland Road South, those “light industrial/employment” uses that do not result in significant noise, vibration and/or dust impacts shall be recognized as permitted uses within the existing building stock. To allow for the evolution and vitality of the existing business park, the eastern portion of the lands within the Neighbourhoods Place Type may evolve with a broader range of commercial uses in conformity with the permitted uses of the Shopping Area Place Type and Wonderland Road Community Enterprise Corridor.

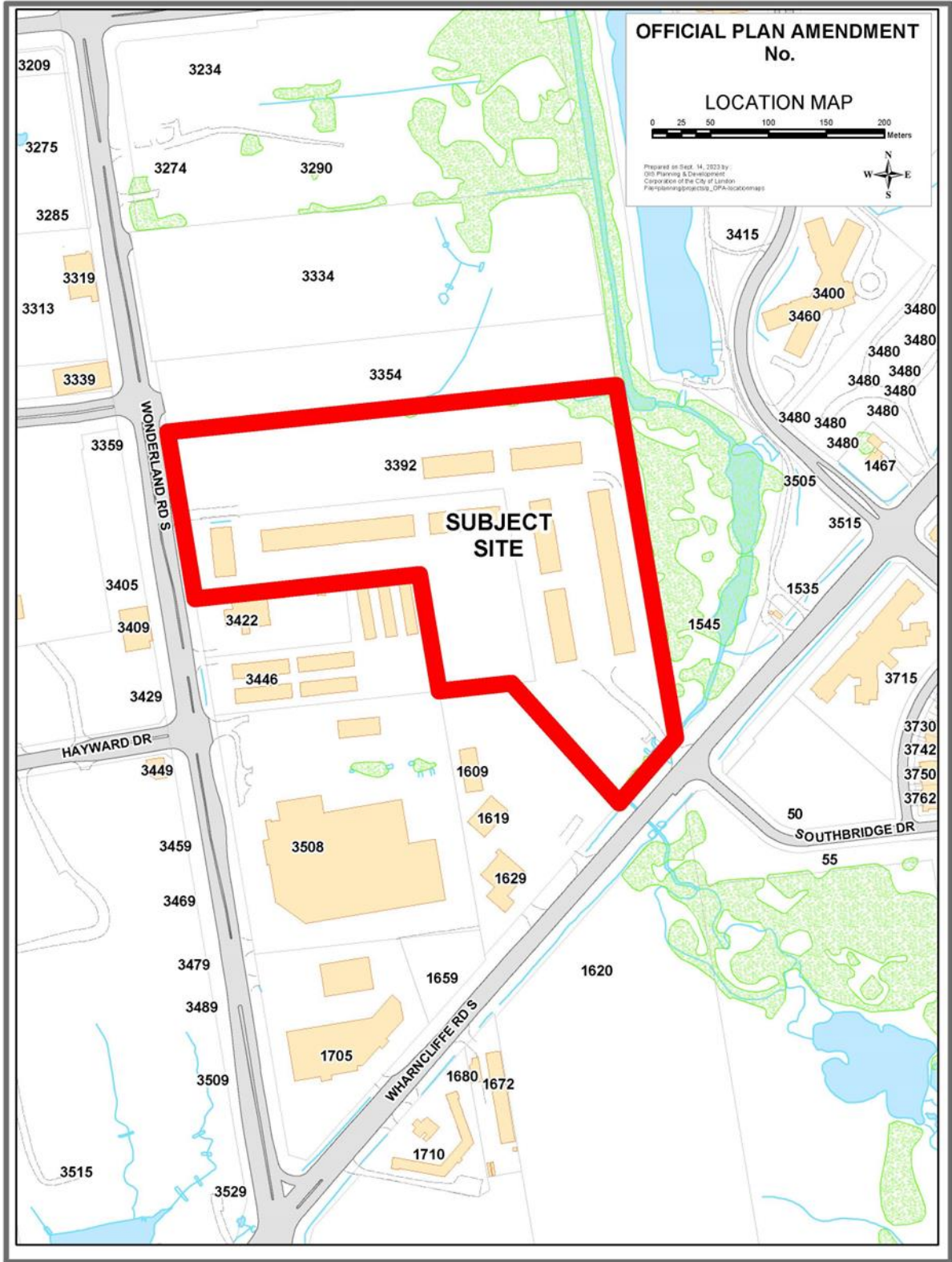
2. Specific Policies for the Shopping Area Place Type of the Official Plan, The London Plan, for the City of London is amended by adding the following:

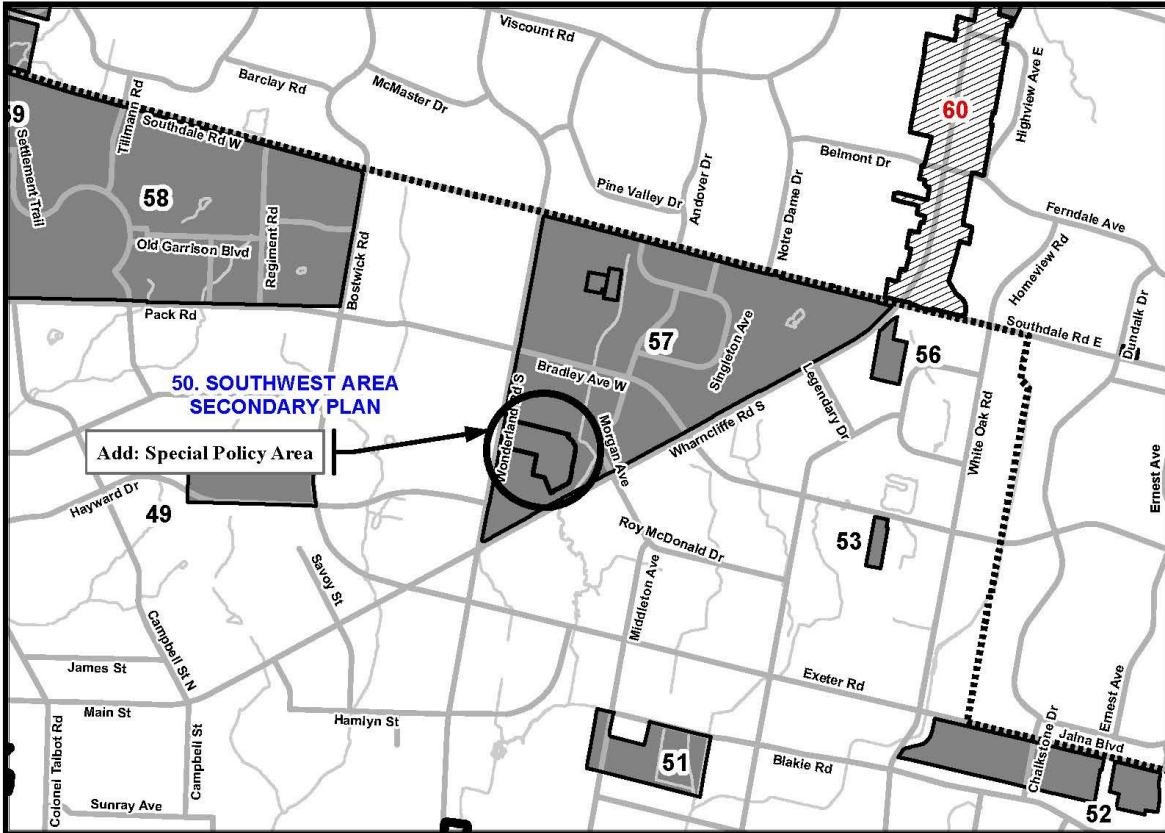
(\_\_\_) 3392 Wonderland Road South

For the lands in the *Shopping Area Place Type* located at 3392 Wonderland Road South, those “light industrial/employment” uses that do not result in significant noise, vibration and/or dust impacts shall be recognized as permitted uses within the existing building stock. To allow for the evolution and vitality of the existing business park, the eastern portion of the lands within the Neighbourhoods Place Type may evolve with a broader range of commercial uses in conformity with the permitted uses of the Shopping Area Place Type and Wonderland Road Community Enterprise Corridor.



3. Map 7 - Specific Policy Areas, to the Official Plan, The London Plan, for the City of London Planning Area is amended by adding a Specific Policy Area for the lands located at 3392 Wonderland Road South in the City of London, as indicated on "Schedule 1" attached hereto.









**LEGEND**

-  Specific Policies
-  Rapid Transit and Urban Corridor Specific-Segment Policies
-  Near Campus Neighbourhood
-  Secondary Plans

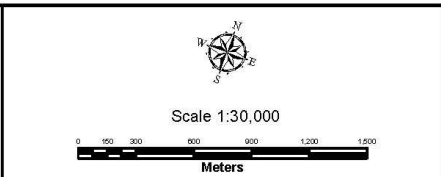
**BASE MAP FEATURES**

-  Streets (See Map 3)
-  Railways
-  Urban Growth Boundary
-  Water Courses/Ponds

*This is an excerpt from the Planning Division's working consolidation of Map 7 - Special Policy Areas of the London Plan, with added notations.*

**SCHEDULE #**  
**TO**  
**OFFICIAL AMENDMENT NO.** \_\_\_\_\_

PREPARED BY: Planning & Development



**FILE NUMBER:** OZ-9730  
**PLANNER:** BH  
**TECHNICIAN:** JI  
**DATE:** 6/12/2024

## Appendix B – Zoning Bylaw Amendment

Bill No. (number to be inserted by Clerk's Office)  
2024

By-law No. Z.-1-

A by-law to amend By-law No. Z.-1 to  
rezone an area of land located at 3392  
Wonderland Road South

WHEREAS upon approval of Official Plan Amendment Number (number to be inserted by Clerk's Office) this rezoning will conform 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 3392 Wonderland Road South **FROM** a Light Industrial (LI1/LI7) Zone, an Environmental Review (ER) Zone, and an Open Space (OS4) Zone **TO** a Light Industrial Special Provision/Restrictive Service Commercial Special Provision (LI1(\_)/LI7(\_)/RSC2(\_)/RSC3(\_)/RSC4/RSC5(\_)) Zone and an Open Space (OS4) Zone.
2. Section Number 40.4 of the Light Industrial (LI1/LI7) Zone is amended by adding the following Special Provisions:

LI1(\_) 3392 Wonderland Road South

a. Permitted Uses

1. All uses within the LI1 Zone variation, within existing buildings.

b. Prohibited Uses

1. Automobile body shops
2. Truck sales and service establishments
3. Tow Truck Business

LI7(\_) 3392 Wonderland Road South

a. Permitted Uses

1. All uses within the LI7 Zone variation, within existing buildings

b. Prohibited Uses

1. Automobile body shops
2. Truck sales and service establishments
3. Tow Truck Business

3. Section Number 28.4 of the Restrictive Service Commercial (RSC2/RSC3/RSC5) Zone is amended by adding the following Special Provisions:

RSC2(\_) 3392 Wonderland Road South

a. Permitted Uses

1. All uses within the RSC2 Zone Variation
2. Retail Store
3. Place of worship

b. Prohibited Uses

1. Automobile sales and service establishments
2. Automotive uses, restricted
3. Impounding yard
4. Tow Truck Business

RSC3( ) 3392 Wonderland Road South

a. Permitted Uses

1. All uses within the RSC3 Zone Variation
2. Retail Store
3. Place of worship

b. Prohibited Uses

1. Automobile sales and service establishments
2. Automotive uses, restricted
3. Impounding yard
4. Tow Truck Business

RSC5( ) 3392 Wonderland Road South

a. Permitted Uses

1. All uses within the RSC5 Zone Variation
2. Retail Store
3. Place of worship

b. Prohibited Uses

1. Automobile sales and service establishments
2. Automotive uses, restricted
3. Impounding yard
4. Tow Truck Business

4. 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 July 23, 2024 subject to the provisions of PART VI.1 of the *Municipal Act, 2001*.

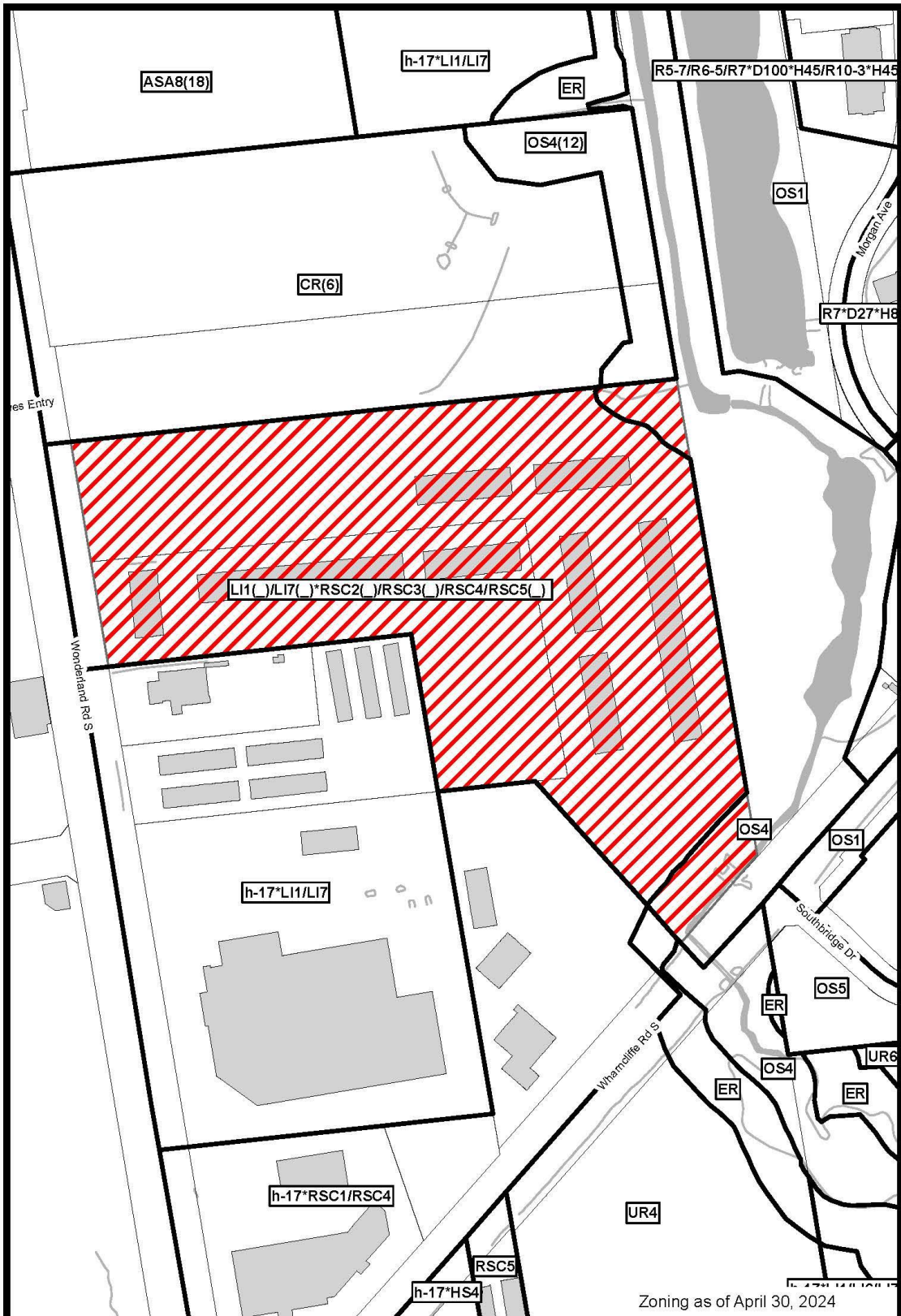


Josh Morgan  
Mayor


Michael Schulthess  
City Clerk

First Reading – July 23, 2024  
Second Reading – July 23, 2024  
Third Reading – July 23, 2024

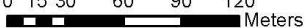
AMENDMENT TO SCHEDULE "A" (BY-LAW NO. Z.-1)




File Number: OZ-9730  
 Planner: BH  
 Date Prepared: 2024/6/21  
 Technician: JI  
 By-Law No: Z.-1-

SUBJECT SITE 

1:3,000

0 15 30 60 90 120 Meters 



## Appendix B - Site and Development Summary

### A. Site Information and Context

#### Site Statistics

Current Land Use	Industrial/commercial uses
Frontage	145.5 metres (Wonderland Road South)
Depth	349 metres
Area	8.55 Hectares
Shape	Irregular
Within Built Area Boundary	Yes
Within Primary Transit Area	No

#### Surrounding Land Uses

North	Vacant Industrial Lands
East	Pincome Drain/Morgan Park
South	Warehousing/Industrial
West	Large retail businesses (Lowe's)

#### Proximity to Nearest Amenities

Major Intersection	Wharncliffe Road South, Wonderland Road South (~465 metres)
Dedicated cycling infrastructure	Wonderland Road South (~465 metres)
London Transit stop	Wonderland Road at Bradley NS NB - #2752, 350 metres

### B. Planning Information and Request

#### Current Planning Information

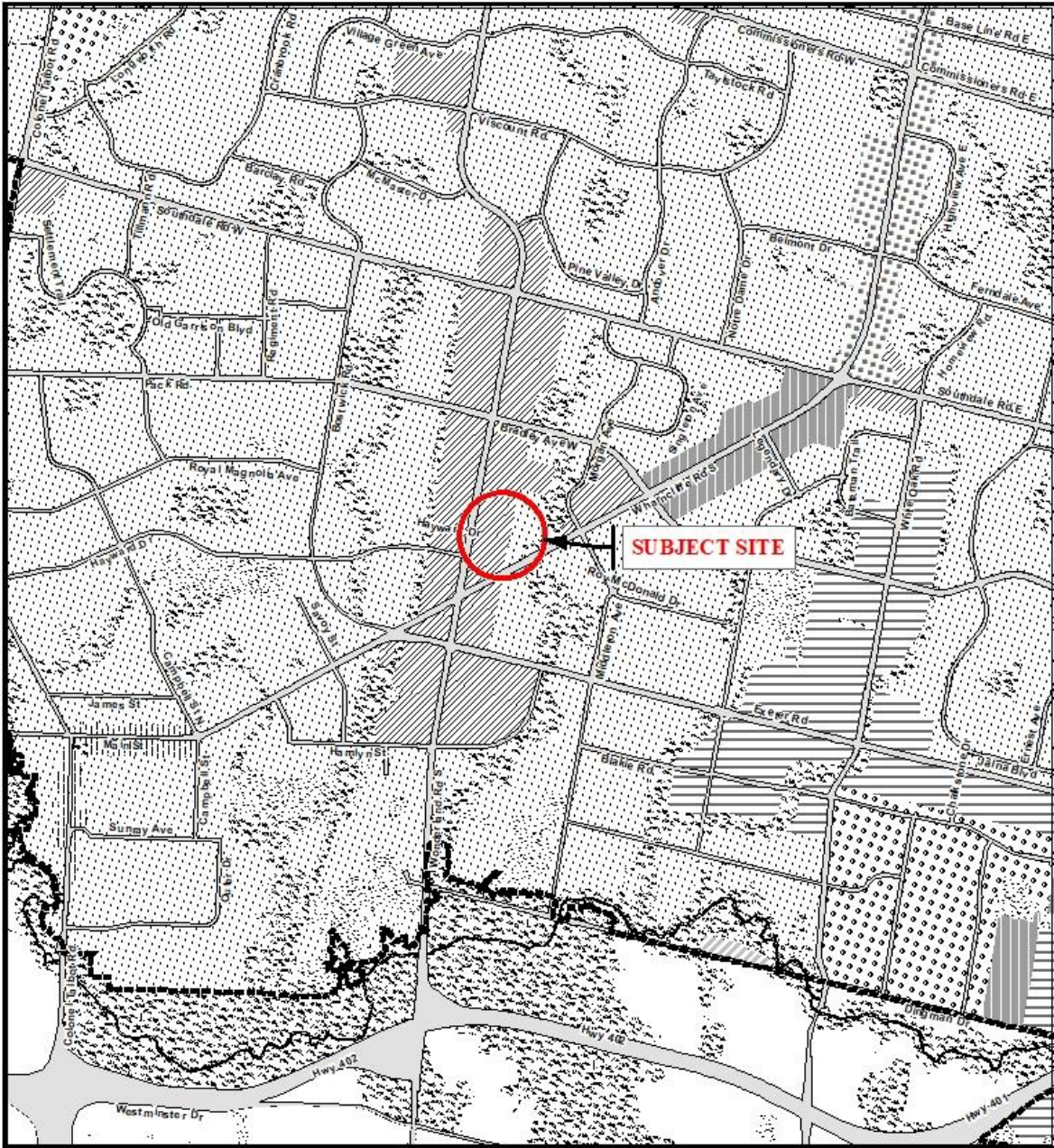
Current Place Type	Neighbourhoods Place Type and Shopping Area Place Type
Current Special Policies	Southwest Area Secondary Plan (SWAP)
Current Zoning	Light Industrial (LI1/LI7) Zone, Environmental Review (ER) Zone, and Open Space (OZ4) Zone

#### Requested Designation and Zone

Requested Place Type	No change requested
Requested Special Policies	Amendment to SWAP
Requested Zoning	Light Industrial Special Provision/Restrictive Service Commercial Special Provision (LI1(_)/LI7(_)/RSC2(_)/RSC3(_)/RSC4/RSC5(_)) Zone and Open Space (OS4) Zone



# Appendix C – Additional Plans and Drawings



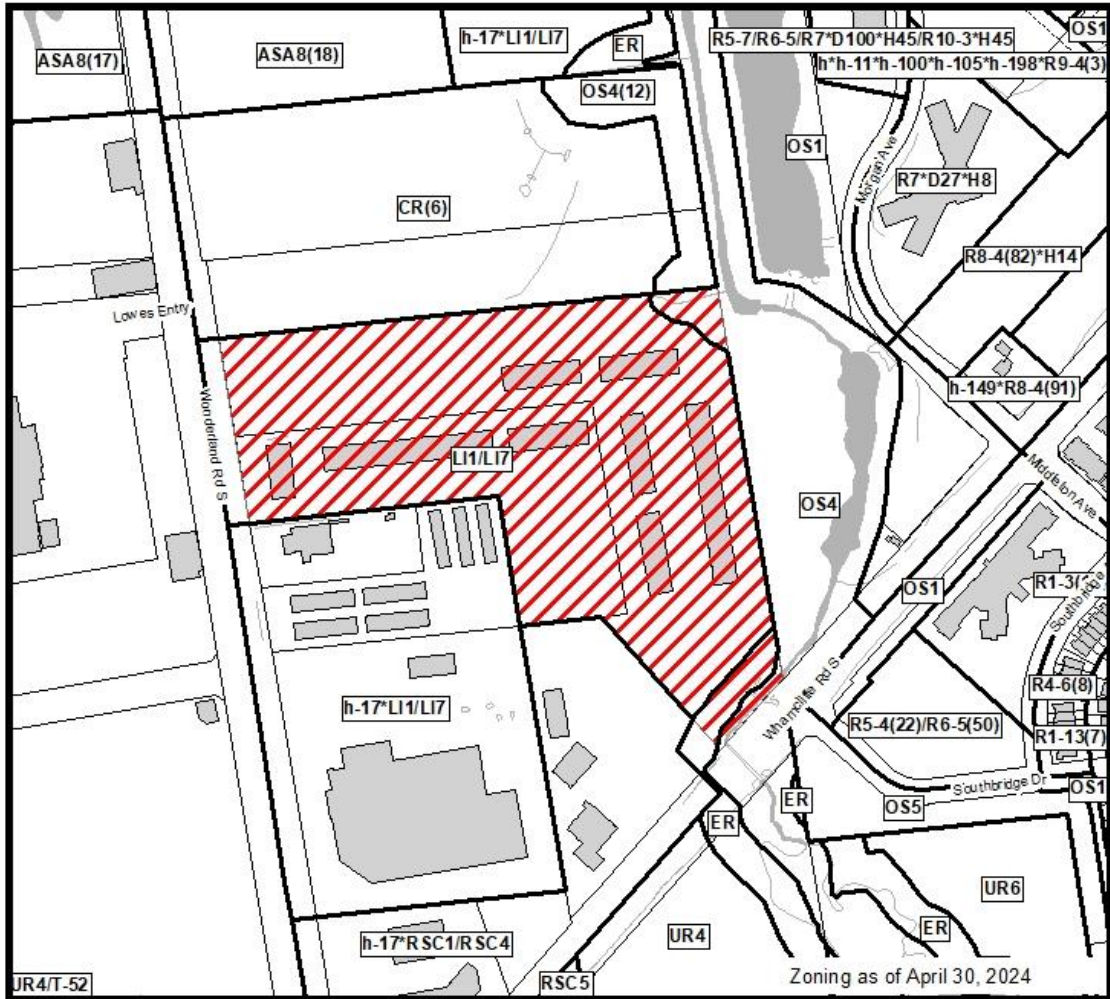
**Legend**

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.*

<p><b>CITY OF LONDON</b> Official Plan</p> <p><b>LONDON PLAN MAP 1</b> - PLACE TYPES -</p> <p>PREPARED BY: Planning &amp; Development</p>	<p>Scale 1:30,000</p> <p>Meters</p>	<p><b>File Number:</b> OZ-9730</p> <p><b>Planner:</b> BH</p> <p><b>Technician:</b> JI</p> <p><b>Date:</b> 2024/6/12</p>
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 **COUNCIL APPROVED ZONING FOR THE SUBJECT SITE: LI1/LI7, ER**

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

- |  |   |
|--|---|
| <ul style="list-style-type: none"> <li>R1 - SINGLE DETACHED DWELLINGS</li> <li>R2 - SINGLE AND TWO UNIT DWELLINGS</li> <li>R3 - SINGLE TO FOUR UNIT DWELLINGS</li> <li>R4 - STREET TOWNHOUSE</li> <li>R5 - CLUSTER TOWNHOUSE</li> <li>R6 - CLUSTER HOUSING ALL FORMS</li> <li>R7 - SENIOR'S HOUSING</li> <li>R8 - MEDIUM DENSITY/LOW RISE APTS.</li> <li>R9 - MEDIUM TO HIGH DENSITY APTS.</li> <li>R10 - HIGH DENSITY APARTMENTS</li> <li>R11 - LODGING HOUSE</li> <br/> <li>DA - DOWNTOWN AREA</li> <li>RSA - REGIONAL SHOPPING AREA</li> <li>CSA - COMMUNITY SHOPPING AREA</li> <li>NSA - NEIGHBOURHOOD SHOPPING AREA</li> <li>BDC - BUSINESS DISTRICT COMMERCIAL</li> <li>AC - ARTERIAL COMMERCIAL</li> <li>HS - HIGHWAY SERVICE COMMERCIAL</li> <li>RSC - RESTRICTED SERVICE COMMERCIAL</li> <li>CC - CONVENIENCE COMMERCIAL</li> <li>SS - AUTOMOBILE SERVICE STATION</li> <li>ASA - ASSOCIATED SHOPPING AREA COMMERCIAL</li> <br/> <li>OR - OFFICE/RESIDENTIAL</li> <li>OC - OFFICE CONVERSION</li> <li>RO - RESTRICTED OFFICE</li> <li>OF - OFFICE</li> </ul> | <ul style="list-style-type: none"> <li>RF - REGIONAL FACILITY</li> <li>CF - COMMUNITY FACILITY</li> <li>NF - NEIGHBOURHOOD FACILITY</li> <li>HER - HERITAGE</li> <li>DC - DAY CARE</li> <br/> <li>OS - OPEN SPACE</li> <li>CR - COMMERCIAL RECREATION</li> <li>ER - ENVIRONMENTAL REVIEW</li> <br/> <li>OB - OFFICE BUSINESS PARK</li> <li>LI - LIGHT INDUSTRIAL</li> <li>GI - GENERAL INDUSTRIAL</li> <li>HI - HEAVY INDUSTRIAL</li> <li>EX - RESOURCE EXTRACTIVE</li> <li>UR - URBAN RESERVE</li> <br/> <li>AG - AGRICULTURAL</li> <li>AGC - AGRICULTURAL COMMERCIAL</li> <li>RRC - RURAL SETTLEMENT COMMERCIAL</li> <li>TGS - TEMPORARY GARDEN SUITE</li> <li>RT - RAIL TRANSPORTATION</li> <br/> <li>"h" - HOLDING SYMBOL</li> <li>"D" - DENSITY SYMBOL</li> <li>"H" - HEIGHT SYMBOL</li> <li>"B" - BONUS SYMBOL</li> <li>"T" - TEMPORARY USE SYMBOL</li> </ul> |
|--|---|

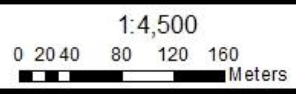
**CITY OF LONDON**  
PLANNING SERVICES / DEVELOPMENT SERVICES

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



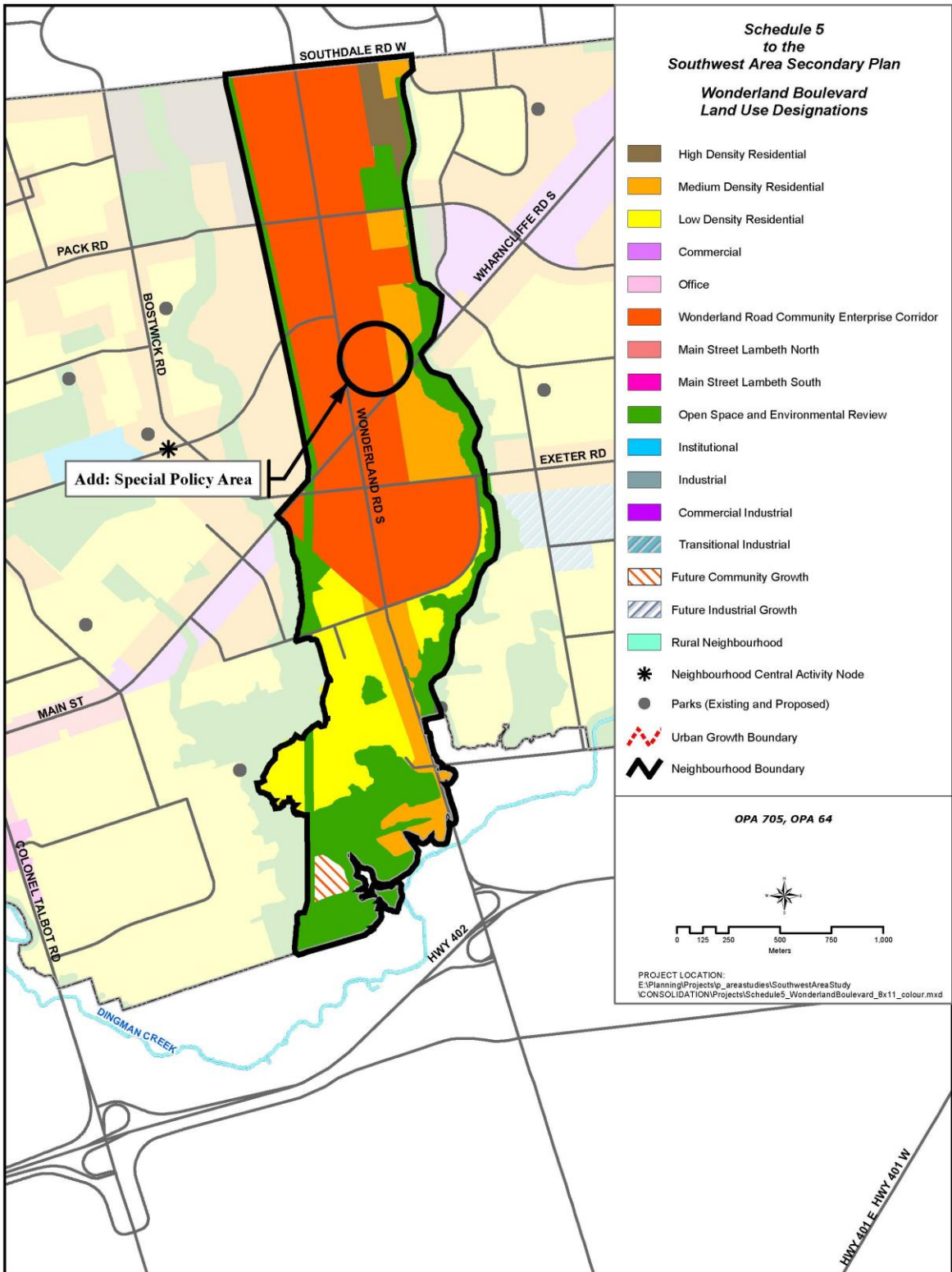
FILE NO:  
OZ-9730 BH

MAP PREPARED:  
2024/6/12 JI



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





## Appendix D – Internal and Agency Comments

### Heritage – Received May 14, 2024

- There are no cultural heritage or archaeological concerns with this application.

### Ecology – Received May 14, 2024

#### Major issues identified:

- No Natural Heritage Features on, or adjacent to the site have been identified on Map 5 of the London Plan or based on current aerial photo interpretation.

#### Ecology – complete application requirements

- None.

#### Notes

- None.

### Engineering – Received June 5, 2024

- The proposed rezoning does not indicate any new construction. All servicing concerns have been previously addressed through SPA21-021 - Engineering has no further comment.

### UTRCA – Received May 21, 2024

- As indicated, the subject lands **are** regulated by the UTRCA due to the presence of a riverine flooding and erosion hazard. We have been involved in numerous discussions with the applicant related to the development of these lands. The UTRCA has **no objections** to the proposed Zoning By-law Amendment. If a development concept is provided in future, the UTRCA will work with the applicant through the Site Plan process to implement specific development requirements to ensure development proceeds in a safe manner.
- The UTRCA reminds the applicant that a Section 28 permit application is required prior to undertaking any works within the regulated area, including but not limited to site alteration, grading or development.

### Urban Design – Received May 10, 2024

- Urban Design has no comments regarding the above-noted Official Plan and Zoning By-law Amendment as there are no significant changes proposed to the building design or site layout.

### Parks Planning – Received March 14, 2024

1. Major Issues
  - None.
2. Matters for OPA/ZBA
  - None.
3. Matters for Site Plan
  - Additional use to existing building, no comment.

### Landscape Architecture – Received June 6, 2024

- No Comments.

### Site Plan – Received May 30, 2024

**1. Major Issues**

- None at this time.

**2. Matters for OPA/ZBA**

- None at this time.

**3. Matters for Site Plan**

- As no site alteration is proposed by way of this Zoning By-law Amendment, Site Plan staff have no further comments at this time.

**4. Complete Application Requirements**

- None at this time.

**London Hydro – Received May 9, 2024**

- London Hydro has no objection to this proposal or possible official plan and/or zoning amendment. Any new or relocation of the existing service will be at the expense of the owner.