

Bill No. 244
2024

By-law No. C.P.-1512()-___

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 the Official Plan, The London Plan, for the City of London Planning Area – 2016, 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 FOR THE CITY OF LONDON

A. PURPOSE OF THIS AMENDMENT

1. 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.
2. 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 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, of 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, of 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 Areas 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.
4. Specific policies to the Medium Density Residential designation within the Wonderland Boulevard Neighbourhood of the Southwest Area Secondary Plan (SWAP), of the City of London is Amended by adding the following:

() 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.

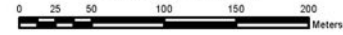
5. Specific policies to the Wonderland Road Community Enterprise Corridor designation within the Wonderland Boulevard Neighbourhood of the Southwest Area Secondary Plan (SWAP), of the City of London is Amended by adding the following:

() 3392 Wonderland Road South

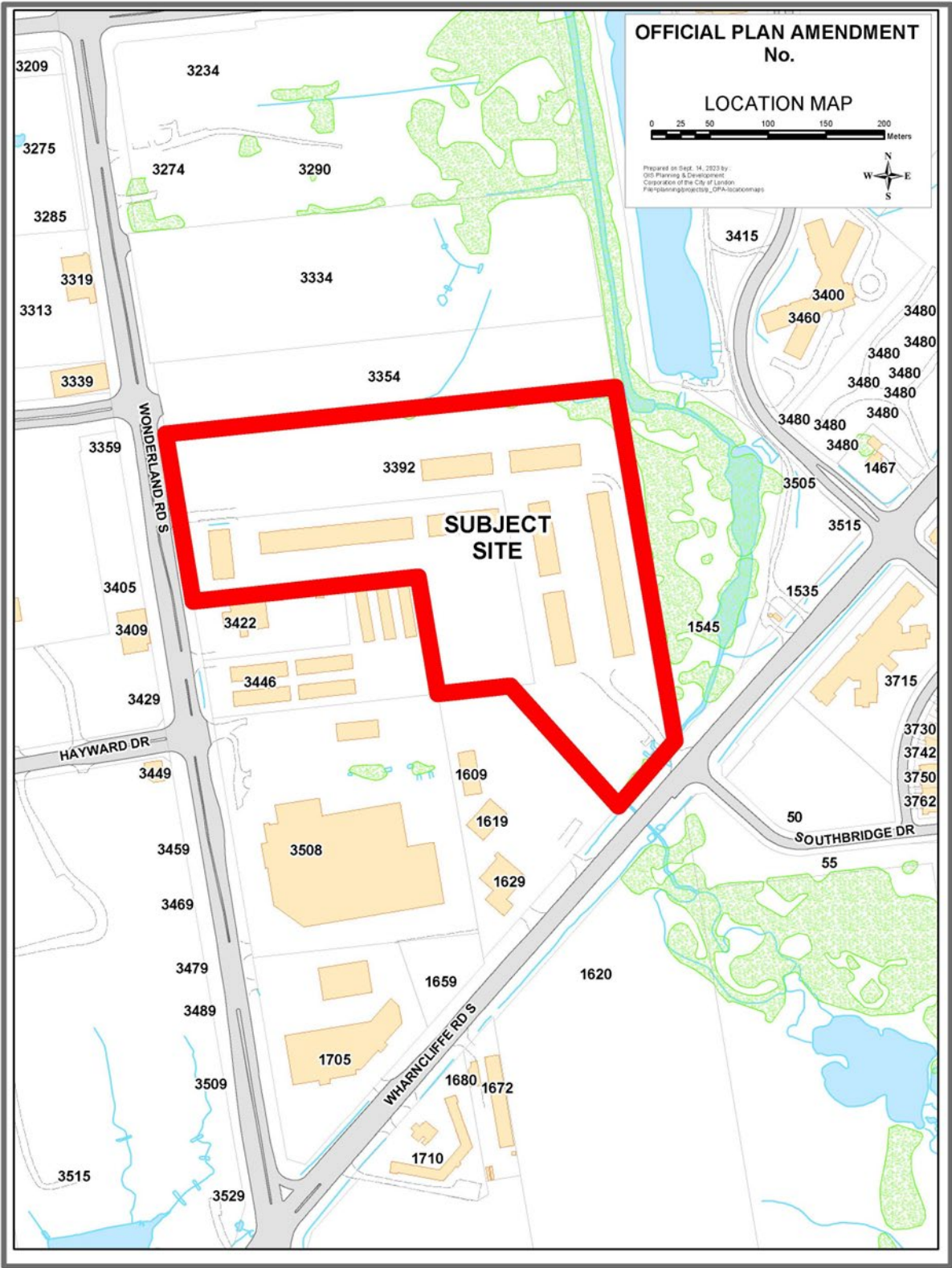
For the lands in the Wonderland Road Community Enterprise Corridor Designation located at 3392 Wonderland Road South, those “light industrial/employment” uses that do not result in significant noise, vibration and/or dust impacts shall be recognized as permitted uses within the existing building stock. 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.

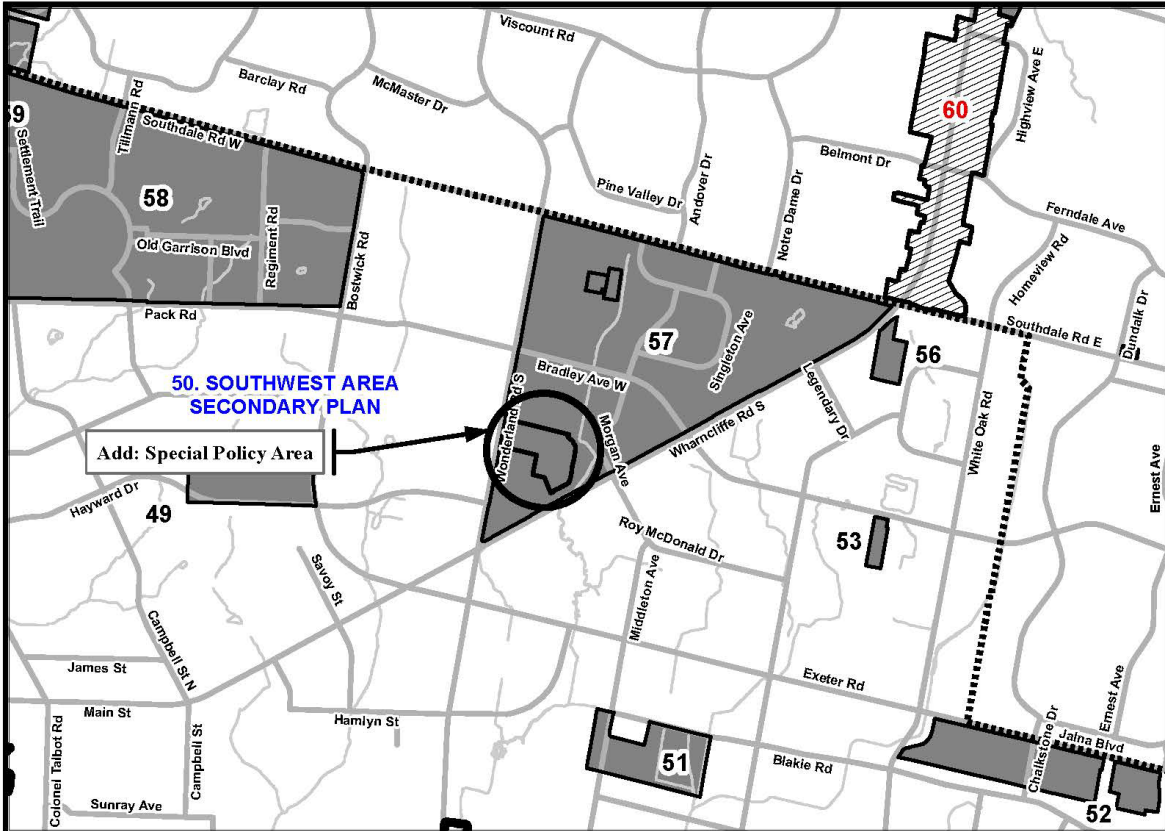
**OFFICIAL PLAN AMENDMENT
No.**

LOCATION MAP



Prepared on Sept. 14, 2023 by:
GIS Planning & Development
Corporation of the City of London
File: planningsector_09A_locationmaps





LEGEND

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

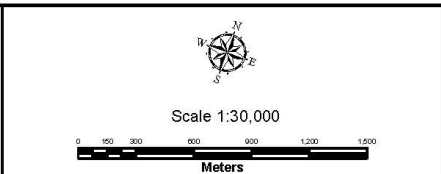
BASE MAP FEATURES

- 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