

September 6, 2024

sent via email

Chair Lehman and Committee Members
Planning and Environment Committee
The Corporation of the City of London
300 Dufferin Avenue
London, ON
N6A 4L9

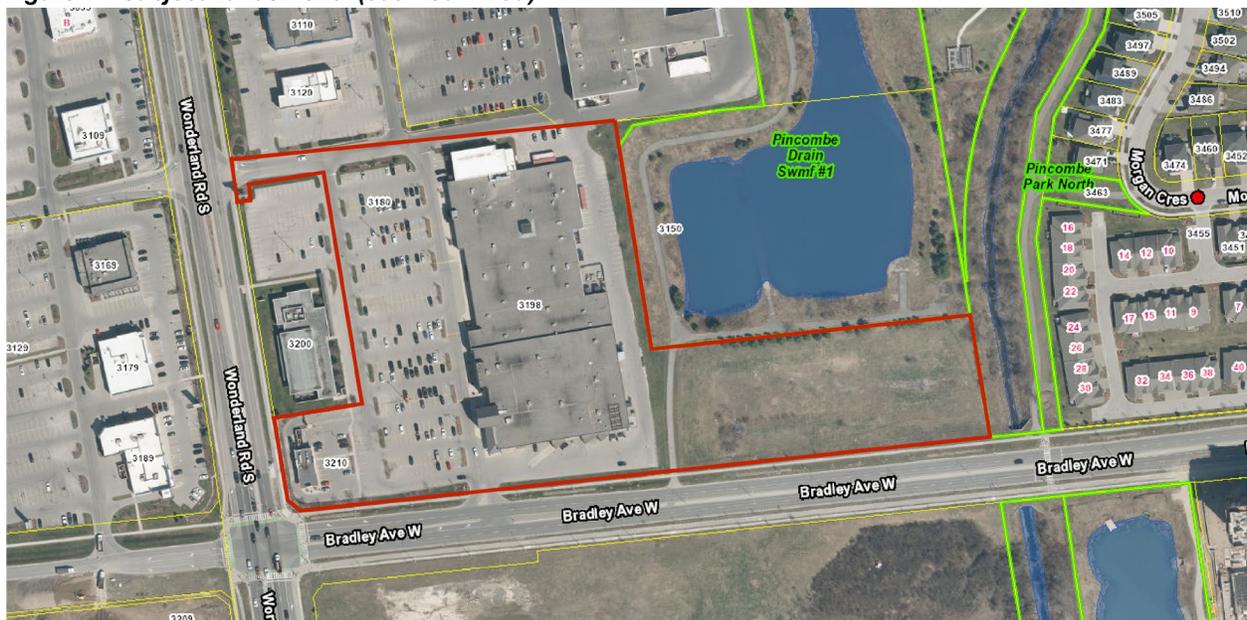
Dear Chair Lehman and Committee Members,

**Re: Proposed Official Plan Amendment – Major Shopping Areas
Wonderland Power Centre Inc.
3180-3210 Wonderland Road South
London, ON**

Our File: SSD/GEN/20-01

Zelinka Priamo Ltd. are the planning consultants retained by Wonderland Power Centre Inc. (“WPC”). WPC is the owner of a partially developed commercial site located at the northeast corner of the intersection of Wonderland Road South and Bradley Avenue, known municipally as 3180-3210 Wonderland Road South (the “subject lands”), as shown in Figure 1 below.

Figure 1 – Subject Lands Aerial (outlined in red)



The westerly 3.5ha portion of the subject lands is developed with a stand-alone drive-thru restaurant and a commercial plaza with retail stores and fitness centres, and is within the “Shopping Area” Place Type. The easterly 1.2ha portion of the subject is currently vacant, and is within the “Green Space” Place Type. The subject lands are zoned “Commercial Shopping Area 6 (CSA6(1))” in the City of London Z.-1 Zoning By-law.

On behalf of WPC, we have been monitoring the proposed City-initiated Official Plan Amendment (“OPA”) to the *London Plan* related to the creation of a new “Major Shopping Area” Place Type, which is intended to allow for higher intensity mixed-use infill development at key locations in the City of London.

We wish to provide the following comments on behalf of WPC:

- WPC supports the general intent of the OPA to include the subject lands within the “Major Shopping Area” Place Type. However, WPC respectfully requests that the subject lands in their entirety be included within the proposed “Major Shopping Area” Place Type. As currently shown on the available mapping in the Staff Report titled ‘Heights Review/Transit Village/Major Shopping Area (OZ-9726, OZ-9727, O-9752 and O-O-9753)’, the easterly, undeveloped portion of the subject lands is excluded from the proposed “Major Shopping Area” Place Type;
- The easterly portion of the property, despite being within the “Green Space” Place Type, does not form part of the adjacent Pincombe Drain Stormwater Management Facility, and does not contain significant environmental features. The proposed mapping available in the above-referenced Staff Report excludes these vacant lands from this designation. These lands are unencumbered by development, and could accommodate appropriate mixed-use development in the short-term. It is our opinion that limiting the permissions and built form of the subject lands would be a missed opportunity by the City;
- The subject lands are in a unique location with limited sensitive uses nearby; direct access to transit along nearby higher-order roads; and access to a range of community amenities within a short walking distance to serve future occupants. Additionally, the vacant lands are contiguous with existing commercial plaza, and have frontage onto a higher-order road. For these reasons, it is anticipated that the subject lands can accommodate appropriate intensification with no significant impact for adjacent land uses;
- It is noted that significant residential development is taking place in the nearby Bostwick neighbourhood, balancing sensitive environmental features with intensification and infill development. The easterly portion of the subject lands is well suited and configured appropriately to accommodate development to achieve the City’s goals of intensification to create mixed-use communities. The vacant lands have similar characteristics to other nearby lands which are presently being developed for high-rise residential uses, as contemplated in the *London Plan*. Providing such permissions for the subject lands would be advantageous to create a complete community while maintaining a strong commercial centre; and,
- Considering the intent of the new Place Type strongly encourages intensification and infill development to support Shopping Areas with a mix of commercial and residential uses, it

is our professional opinion that the vacant lands, which can accommodate development and support intensification, should be included within the proposed “Major Shopping Area” Place Type.

We appreciate your consideration of our request. We will continue to monitor the implementation of the Official Plan Amendment. WPC may provide additional comments, if necessary.

Please kindly ensure that the undersigned is notified of any further meetings or notices related to this matter.

Should you have any questions, or require further information, please do not hesitate to contact the undersigned.

Yours very truly,

ZELINKA PRIAMO LTD.



Laura Jamieson, B.Sc.
Intermediate Planner

cc. the Client