



**Zelinka Priamo Ltd.**

LAND USE PLANNERS

September 18, 2024

*sent via email*

Mayor Morgan and Councillors  
The Corporation of the City of London  
300 Dufferin Avenue  
London, ON  
N6A 4L9

Dear Mayor Morgan and Councillors,

**Re: Additional Comments  
Proposed Official Plan Amendment – Major Shopping Areas (File: O-9753)  
Wonderland Power Centre Inc.  
3180-3210 Wonderland Road South  
London, ON**

**Our File: SSD/GEN/20-01**

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Zelinka Priamo Ltd. are the planning consultants retained by Wonderland Power Centre Inc. (“WPC”), owners of a partially developed commercial property.

This comment letter is provided further to our enclosed comment letter that was provided for consideration by the Planning and Environment Committee (“PEC”) at the September 10, 2024 meeting. Following the PEC meeting, it is unclear to us if/how our client’s request was considered. As such, we wanted to again highlight the following merits of our request to have the subject lands, in their entirety, included within the proposed “*Major Shopping Area*” Place Type:

- The vacant easterly portion of the existing commercial property was originally utilized as a temporary stormwater management facility (and within the “*Green Space*” Place Type), until such time as the Regional Stormwater Management Facility was completed. The Regional Pincombe Drain Stormwater Management Facility is now fully operational, and as such, redesignation of the easterly portion of the commercial lands to the “*Major Shopping Area*” Place Type is considered appropriate. Moreover, this portion of the property does not contain any environmental features; and,
- The easterly portion of the subject lands are vacant and unencumbered by development. These lands could reasonably accommodate appropriate mixed-use development in the short-term. 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 our opinion that limiting the permissions and built form on the easterly portion of the subject lands would be a missed opportunity by the City.

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.

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

Encl.

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

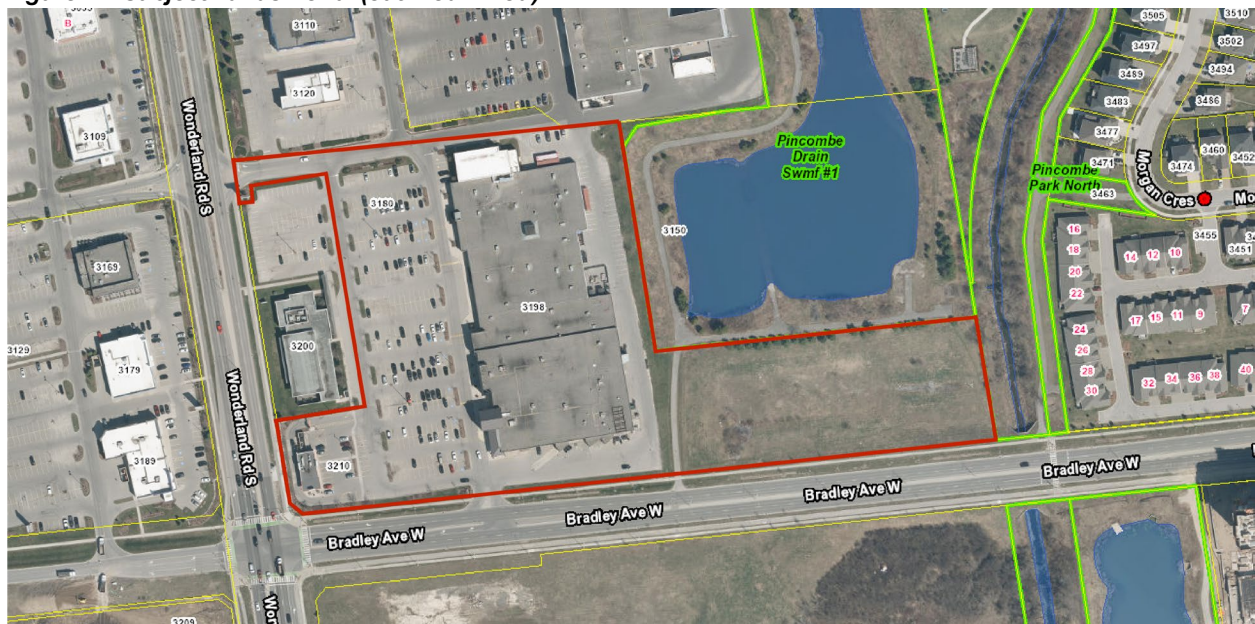
Dear Chair Lehman and Committee Members,

**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