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OZ-8324
Mike Davis

TO:	CHAIR AND MEMBERS PLANNING & ENVIRONMENT COMMITTEE
FROM:	JOHN M. FLEMING MANAGING DIRECTOR, PLANNING AND CITY PLANNER
SUBJECT:	APPLICATION BY: GREENHILLS SHOPPING CENTRES LTD 51 AND 99 EXETER ROAD PUBLIC PARTICIPATION MEETING ON JULY 22, 2014

RECOMMENDATION

That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the application of Greenhills Shopping Centres Ltd. (Greenhills) relating to the property located at 51 and 99 Exeter Road:

- (a) The proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting on July 29, 2014 to amend Zoning By-law No. Z.-1, in conformity with the Official Plan, to change the zoning of the subject property **FROM** an Urban Reserve (UR6) Zone, **TO** a Holding Associated Shopping Area Special Provision (h-17•h-18•h-(*)•h-(**)*h-(***)•h-(****)*h-(*****)*ASA8(_)) Zone, an Open Space (OS1) Zone, and an Environmental Review (ER) Zone;
- (b) The Site Plan Approval Authority **BE REQUESTED** to implement the following design issues through the site plan process:
 - i) Preparation of a sustainability/green development report shall be required to identify how the applicant has endeavoured to incorporate any, or all, of the sustainable design principles identified in Section 20.5.3.2.ii) of the Southwest Area Secondary Plan (SWAP);
 - ii) The organizing structure for development shall be based on a modified grid system of internal driveways or local streets to provide for a pedestrian oriented character and to easily accommodate future redevelopment and reformatting of commercial areas to more intense mixed-use communities;
 - iii) Internal driveways or local street connections should be established perpendicular to Wonderland Road South and Exeter Road for the full width of the development blocks, including through future mixed-use phases, to reinforce the organizing grid structure;
 - iv) Internal driveways should be designed with sufficient rights-of-way to accommodate the future upgrading and conveyance of such areas to the City of London as public streets and should be designed as local streets to include wide sidewalks, landscaping, street trees, on-street parking in dedicated aisles and accessible and enhanced crossings at intersections where possible;
 - v) Commercial development shall occur in a "main street" format where retail and commercial uses are oriented toward the street, whether in standalone buildings or on the ground floor of mixed-use buildings to enhance and animate the pedestrian experience;
 - vi) Ensure that continuous walkways are constructed between buildings as well as direct walkways connecting buildings to the sidewalk to provide for continuous pedestrian connections across the site;
 - vii) Building heights and forms should relate to the width and hierarchy of the streets and/or internal driveways they front, where possible, in order to provide for a sense of enclosure;
 - viii) The amount of parking area abutting the street, particularly Wonderland Road

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South and Exeter Road, should be minimized and the amount of built form at the street maximized in order to implement the “main street” intent of the Southwest Area Secondary Plan Urban Design policies to create an attractive pedestrian oriented environment;

- ix) Where commercial uses abut a public street:
 - The principal public entrance shall provide direct access to the public sidewalk;
 - The primary entrances, windows and signage shall face the street;
 - Buildings facing the street shall incorporate awnings, canopies, arcades or front porches to provide weather protection;
 - Buildings should maintain a consistent setback along the street;
 - x) Consider wrapping the sides of any large format commercial buildings with smaller store fronts in order to prevent large blank walls. Alternatively, windows, architectural details and articulation shall be provided on building elevations where they are exposed to the public realm;
 - xi) Ensure building footprints and development blocks are sized appropriately to allow comfortable pedestrian circulation around buildings;
 - xii) Pedestrian cut through connections should be considered at intersections and other prominent locations in order to provide convenient access to the streets and front entrances of stores from rear parking lots;
 - xiii) Landscaped islands, bump-outs and enhanced hardscape treatments should be integrated throughout the site. Pedestrian areas such as bicycle parking areas, internal street right-of-ways and open spaces should be of a high quality design with a focus on coordinated pedestrian amenities including street furniture and public art to enhance and reinforce the pedestrian experience;
 - xiv) Tree planting should be maximized throughout the development in accordance with 20.5.3.6 iii) of SWAP;
 - xv) Provide integrated pedestrian connections across the site, including between any preliminary phases of development and future phases of development as well as adjacent properties and public streets to ensure a high level of connectivity.
- (c) The request to amend Zoning By-law No. Z.-1 to change the zoning of the subject property **FROM** a Urban Reserve (UR6) Zone, **TO** an Associated Shopping Area Special Provision (ASA8(_)) Zone and an Open Space (OS1) Zone, **BE REFUSED** for the following reasons:
- i) The requested amendment would allow for commercial development beyond the maximum commercial gross floor area (GFA) of 100,000m² for the Wonderland Road Community Enterprise Corridor Designation outlined in Section 20.5.6.1 v) of the Southwest Area Secondary Plan;
 - ii) The requested amendment does not include sufficient holding provisions to ensure the orderly development of the subject lands;
 - iii) The requested amendment contemplates the application of an Associated Shopping Area Special Provision (ASA8(_)) Zone within 50 metres of the Pincombe Drain which is identified as a Significant Stream Corridor on Schedule B1 of the Official Plan. The policies of the Official Plan preclude the application of the proposed ASA8(_)) Zone in such areas in the absence of the submission of detailed EIS;
 - iv) The requested amendment includes special regulations which would allow for 4-storey residential housing forms whereas the Wonderland Road Community Enterprise Corridor Designation policies outlined in Section 20.5.6.1 vii) state that building heights for residential development shall not be less than 6 storeys.

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PREVIOUS REPORTS PERTINENT TO THIS MATTER

O-7609 – Southwest Area Secondary Plan – The Southwest Area Secondary Plan provides a detailed policy framework to guide the future development of one of the City’s last and largest tracts of undeveloped land. The Southwest Area Secondary Plan was prepared through a comprehensive public and agency consultation process and is to establish a vision, principles and policies for the development of the Southwest Planning Area as a vibrant community in the city which incorporates a significant gateway into the city, elements of mixed-use development, an increased range and density of residential built form, sustainability, preservation of significant cultural heritage resources, walkability and high quality urban design. The Southwest Area Secondary Plan was adopted by Council on November 20, 2012 and received final approval from the Ontario Municipal Board on April 29, 2014.

PURPOSE AND EFFECT OF RECOMMENDED ACTION

The purpose and effect of the recommended amendment in clause (a) above is to permit a mixed-use development on the subject lands which may incorporate a range of retail, service commercial, office, high density residential and institutional land uses. Overall, the requested amendments would permit the development of up to 20,470m² (220,337 ft²) of retail and commercial space, up to 5,000m² (53,820 ft²) of office space, a range of high density residential uses with heights ranging from 6 to 14 storeys, and densities ranging from 150 to 175 units per hectare, as well as a range of institutional/community facility land uses. All uses would be permitted in both standalone and mixed-use building formats. The recommended amendment includes a range of holding provisions to ensure that technical matters including urban design, servicing, archaeological assessment, species-at-risk assessment, access design, and public road construction and conveyance, are addressed in detail prior to the development of the site.

The purpose of Clause (b) is for Council to direct the Site Plan Approval Authority to implement a series of design considerations through the Site Plan Approval process, in addition to the general urban design policies of the Southwest Area Secondary Plan. The recommendations in clause (b) serve to implement the design comments from Planning Services Staff and the Urban Design Peer Review Panel stemming from the review of the preliminary site development concept submitted by Greenhills through the re-zoning process. It is recognized that many of the design issues discussed through the re-zoning process are of a site plan nature and will be implemented through the Site Plan Approval process with Council’s endorsement.

Clause (c) of the recommendation serves to refuse the Zoning By-law amendment tabled by Greenhills. The concept provided by Greenhills proposed that development occur in two (2) phases with Phase 1 comprising the westerly portion of the subject site being primarily a “Commercial Precinct” intended to accommodate standalone commercial buildings with a mix of retail and office uses and Phase 2 comprising the easterly portion of the subject site being a “Mixed-Use Precinct” intended to accommodate, in addition to retail, commercial and office uses, medium–high density residential uses including apartment buildings of up to 14 storeys in height and densities of up to 175 units per hectare and a variety of community facilities including libraries, community centres and residential care facilities. Many of the core elements of the Greenhills application have been supported by the Staff and are incorporated into the by-law recommended in clause (a). However the Greenhills application is being refused because it requests 46,500m² (500,520 ft²) of commercial space whereas the Southwest Area Secondary Plan includes provisions which limit the maximum amount of commercial gross floor area in the Wonderland Road Community Enterprise Corridor. The cumulative amount of gross floor area requested by Greenhills, in combination with the amount of commercial GFA currently permitted by zoning on other lands in the Corridor, would exceed the maximum amount of commercial GFA permitted by the Southwest Area Secondary Plan.

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RATIONALE

- i) The recommended amendment is consistent with the policies of the Provincial Policy Statement (PPS), 2014, which encourage the accommodation of an appropriate range and mix of residential, employment (commercial and industrial), institutional, recreational and other uses to meet the long term needs of the municipality and support compact form, and a mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities;
- ii) The recommended amendment is supported by the growth management objectives of the City of London Official Plan which direct new areas of community growth to be planned to provide for a mix of land uses and housing types and achieve density targets consistent with a more efficient utilization of land and services;
- iii) Appropriate ecological buffers have been incorporated into the recommended Zoning By-law amendment to ensure development will not affect the ecological function of the adjacent natural heritage features;
- iv) The recommended amendment will provide for a range of land uses, intensities and built forms consistent with the policies for the Wonderland Road Community Enterprise Corridor Designation of the Southwest Area Secondary Plan;
- v) Appropriate regulations have been incorporated into the proposed amendment to ensure that commercial development for the entire Wonderland Road Community Enterprise Corridor designation, excluding those lands generally north of the Bradley Avenue extension that are currently developed or are approved/under construction as of October 2012, does not exceed 100,000 m² of gross floor area (GFA) as prescribed by Section 20.5.6 v) of the Southwest Area Secondary Plan;
- vi) Holding provisions have been incorporated into the recommended amendment requiring that full municipal services be available to the site, a stage II archaeological assessment be completed, access design and consolidation issues be addressed, the urban design policies of the SWAP be implemented, the Hamlyn Street extension be constructed and conveyed to the municipality, a species at risk assessment be completed, and that no development occur on lands which may be impacted by the Wonderland Road South widening prior to the completion of the Wonderland Corridor EA process, to ensure to appropriate orderly development of the subject lands.

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BACKGROUND

Date Application Accepted: February 20, 2014	Agent: Todd Pierce – Greenhills Shopping Centres Ltd.
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REQUESTED ACTION: Change Zoning By-law Z.-1 **FROM** an Urban Reserve (UR6) Zone which permits existing dwellings and existing industrial uses as well as a range of resource-based uses including agricultural uses, conservation lands, managed woodlots, wayside pits and passive recreational uses **TO** an Associated Shopping Area Special Provision (ASA8(_)) Zone which permits a wide range of retail, convenience, personal service, service commercial, office and community facility land uses with special provisions to permit a maximum gross floor area for retail and commercial uses of 46,500m², a range of additional office uses with a maximum gross floor area for office uses of 5,000m², medium-high density residential uses including stacked townhouses, apartment buildings, lodging houses (class 2), and continuum-of-care facilities with heights ranging from 4 to 14 storeys and densities ranging from 150 to 175 units per hectare, and a range of additional institutional and community facility uses including libraries, community centres and residential care facilities up to 4 storeys in height, and an Open Space (OS1) Zone which would permit a range of passive conservation and recreational based land uses including the stormwater management facility for the proposed development.

- SITE CHARACTERISTICS:**
- **Current Land Use** – Vacant (Agricultural)
 - **Frontage** – 491 metres (Exeter Road)
 - **Depth** – 586 metres (Wonderland Road South)
 - **Area** – 27.6 hectares
 - **Shape** – Irregular

- SURROUNDING LAND USES:**
- **North** – Agricultural and Service Commercial
 - **South** – Agricultural
 - **East** – Business Park (Light Industrial)
 - **West** – Agricultural and Service Commercial

- OFFICIAL PLAN DESIGNATION:** (refer to Official Plan Map on page 7)
- Wonderland Road Community Enterprise Corridor
- EXISTING ZONING:** (refer to Zoning Map on page 8)
- Urban Reserve (UR6) Zone

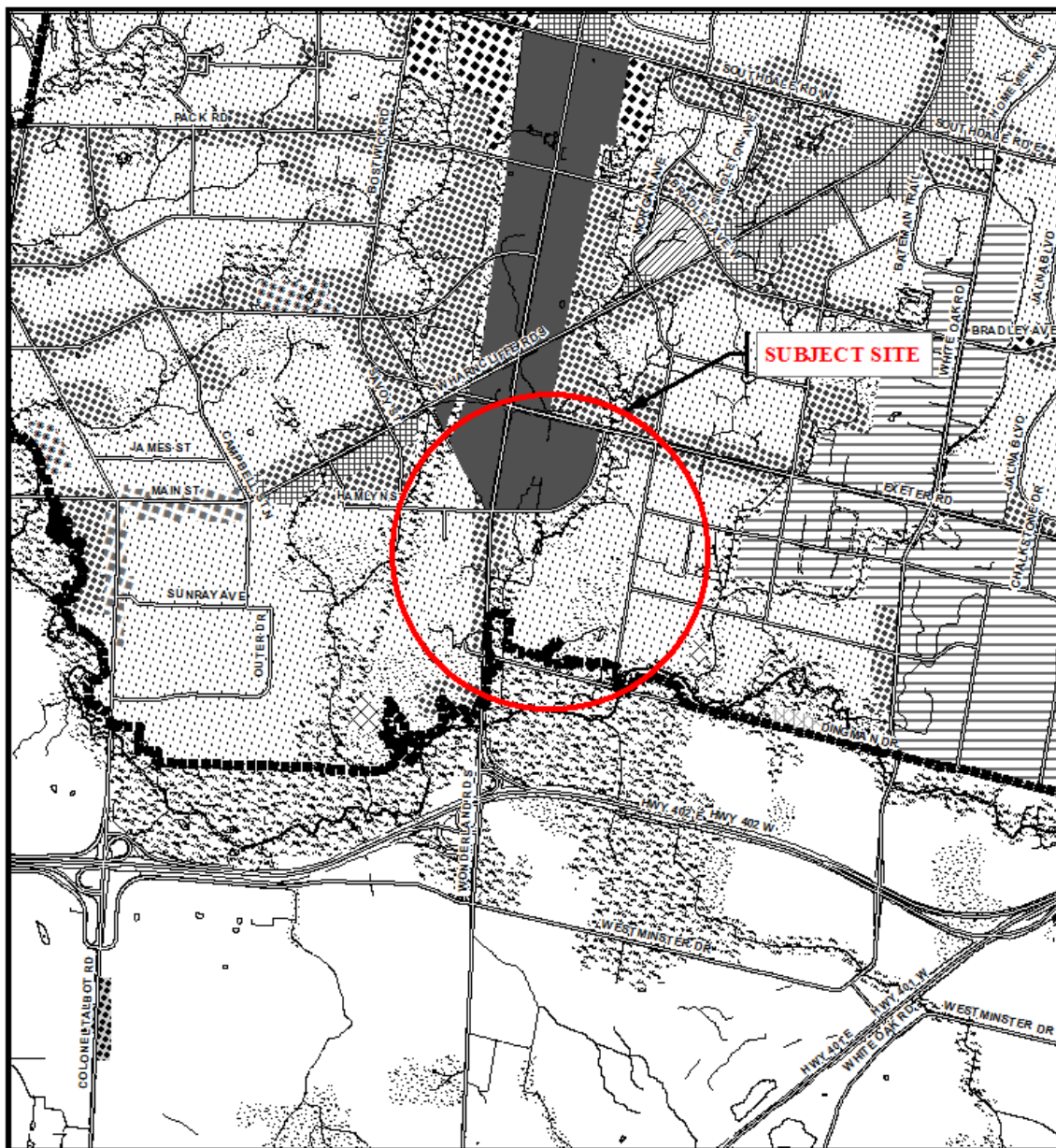
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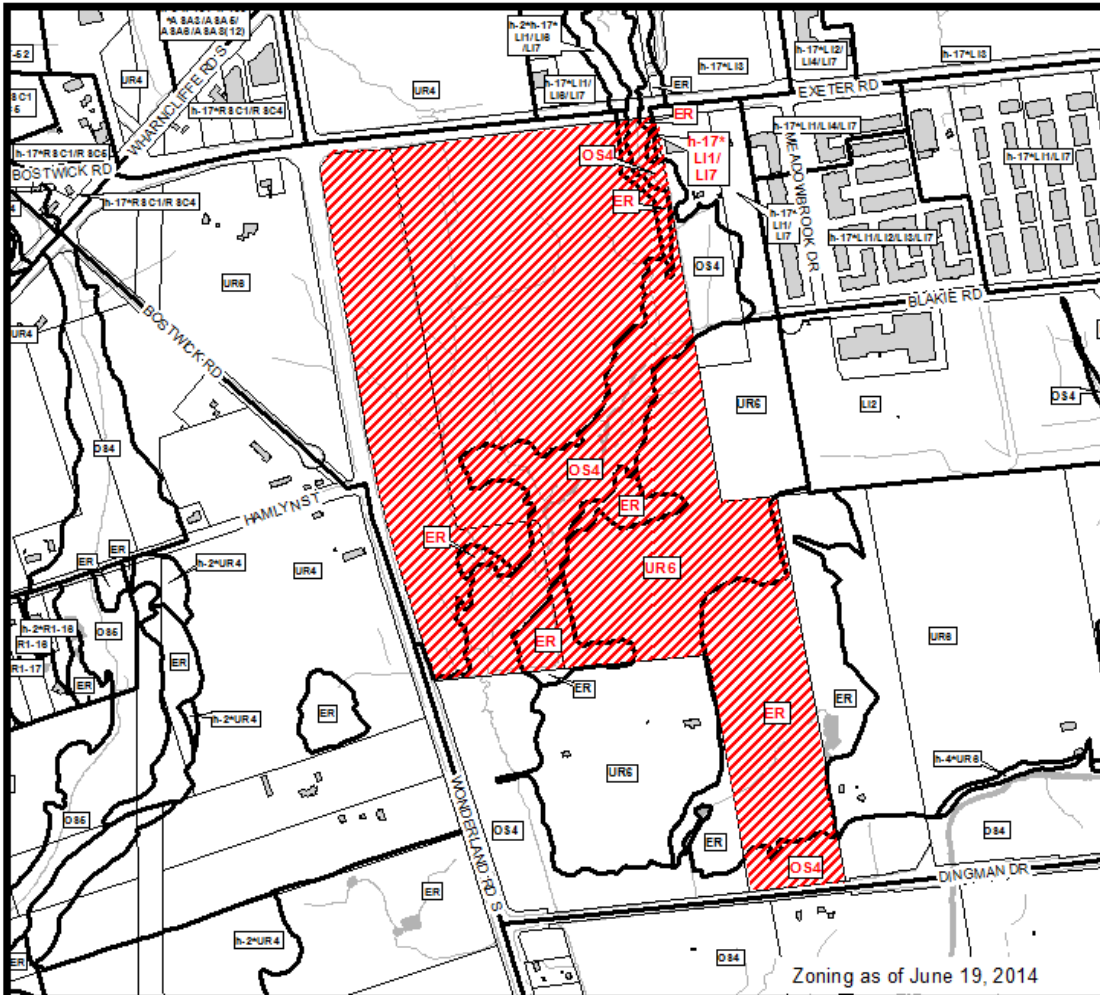


Legend	
Downtown	Office/Residential
Wonderland Road Community Enterprise Corridor	Office Business Park
Enclosed Regional Commercial Node	General Industrial
New Format Regional Commercial Node	Light Industrial
Community Commercial Node	Regional Facility
Neighbourhood Commercial Node	Community Facility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

<p>CITY OF LONDON Department of Planning and Development</p> <p>OFFICIAL PLAN SCHEDULE A - LANDUSE -</p> <p><small>PREPARED BY: Graphics and Information Services</small></p>	<p>Scale 1:30,000</p> <p>Meters</p>	<p>FILE NUMBER: OZ-8324</p> <p>PLANNER: MD</p> <p>TECHNICIAN: CK</p> <p>DATE: 2014/07/11</p>
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COUNCIL APPROVED ZONING FOR THE SUBJECT SITE: h-17*LI1/LI7, OS4, ER & UR6

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

- | | |
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| <ul style="list-style-type: none"> 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
 OR - OFFICE/RESIDENTIAL OC - OFFICE CONVERSION RO - RESTRICTED OFFICE OF - OFFICE | <ul style="list-style-type: none"> 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 |
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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:
OZ-8324 MD

MAP PREPARED:
2014/07/02 CK

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 0 50 100 200 300 400
 Meters

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PLANNING HISTORY

The subject site has a notable recent planning history in that it is situated within the boundaries of the Southwest Area Secondary Plan (SWAP). Beginning in 2009, the City initiated a comprehensive area planning process for the lands generally bounded by Southdale Road West, White Oak Road, Exeter Road, Wellington Road South, Green Valley Road and the Urban Growth Boundary. The result of that comprehensive planning exercise is the Southwest Area Secondary Plan. The SWAP is intended to guide the long-term management and approval of growth in one of the City's last and largest reserves of greenfield land. The Southwest Area Secondary Plan was adopted by Council as Official Plan Amendment 541 in November of 2012 and received final approval from the Ontario Municipal Board on April 29, 2014. The Secondary Plan is now in full force and effect.

The Greenhills Shopping Centres lands located at 51 & 99 Exeter Road were a focus of the SWAP planning process as well as the subsequent Ontario Municipal Board hearings. Notably, the Greenhills lands are situated within the Wonderland Boulevard Neighbourhood and designated Wonderland Road Community Enterprise Corridor. The extent of the Wonderland Road Community Enterprise Corridor (EC) was a major point of contention through both the City-initiated planning process and subsequent OMB hearings. Initially, commercially designated lands along the Wonderland Road South corridor were proposed to comprise just the lands fronting Wonderland Road between Southdale Road West to just South of Bradley Avenue. It was intended that up to 120,000m² of commercial GFA would be permitted including 90,000m² of existing commercial development or approved/under construction (Southside Lands). Essentially, SWAP initially contemplated 30,000m² of new commercial space along Wonderland Road. This was supported by an independent Retail Market Demand Analysis completed by Kircher Research Associates Ltd. in May of 2012.

Through subsequent discussions, Council created the Wonderland Road Community Enterprise Corridor and extended the lands available for commercial development further south from Bradley Avenue to Hamlyn Street. The total gross floor area of commercial space, excluding the lands north of Bradley, was also increased from a maximum of 30,000m² to 100,000m². This extension included the Greenhills lands. Ultimately, the decision to include the Greenhills lands within the Wonderland Road Community Enterprise Corridor Designation was upheld by the OMB. The Zoning By-law amendment recommended in this report is intended to implement the policy direction for the Greenhills lands established by the Southwest Area Secondary Plan by providing for a future mixed use development which would allow for commercial uses in both stand-alone and mixed-use formats.

It is important to note, that this application from Greenhills was originally received by the City in February of 2014. The application, in its original form, included a request to amend the Official Plan to re-designate the lands from "Urban Reserve – Industrial Growth" to "New Format Regional Commercial Node" with additional special policies to provide for a mix of uses that was consistent with those anticipated through the Council-approved SWAP. In the midst of the application process, the SWAP received final approval from the OMB which resulted in the lands being re-designated to "Wonderland Road Community Enterprise Corridor". Upon the approval of SWAP, the applicants withdrew their initial request for an Official Plan amendment as the new designation and policies of SWAP provide the Official Plan framework necessary to consider the full range of land uses sought by Greenhills and allows for both stand-alone commercial development and mixed use developments. In general, the intent of the Greenhills application is to provide for a development which is consistent with the vision established for the Wonderland Road Community Enterprise Corridor.

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SIGNIFICANT DEPARTMENT/AGENCY COMMENTS

Wastewater and Drainage Engineering:

WADE has no objection to the proposed zoning. The construction of a sanitary sewer on Wonderland Road South is tentatively scheduled for 2015. It is recommended that a holding provision related to the requirement for municipal sanitary servicing be included in the zoning amendment.

Stormwater Management Unit:

The SWM Unit has reviewed the information provided in the above mentioned notice of application. Based on our review an 'h' holding provision must be placed on the subject lands until such time as:

- *The design of the proposed storm/drainage and SWM servicing works from the proposed development is completed in accordance Pincombe Drain Storm Drainage, Stormwater Management and Drain Restoration Schedule “B” Municipal Class EA Summary Report (Stantec, 2013), City of London design and specifications, MOE requirements and guidelines all to satisfaction of the City Engineer, it being noted that any proposed works must be located outside the footprint of the future Pincombe No.4 SWM facility location as identified in the Municipal Class EA; or*
- *The regional Pincombe No.4 SWM facility (scheduled to be constructed in 2017 as per the draft 2014 DC Update and draft 2014 GMIS) is functional and operational.*

Transportation Planning & Design:

The Transportation Planning & Design Division has reviewed the proposed Official Plan and Z-1 Zoning by-law amendment and has the following comments.

As part of the complete application for this amendment a transportation impact assessment (TIA) was submitted and reviewed by Transportation staff with comments as follows:

- *The southwest area secondary plan (SWAP) identified the extension of Hamlyn St easterly of Wonderland Rd through these lands to eventually intersect Exeter Rd. The TIA acknowledged, and the proposed site plan shows, that the southerly drive aisle could be used as a public street in the future. Staff’s position is that the road should be dedicated and constructed as a condition of development of this site.*
- *The TIA shows and initial findings of the Wonderland Rd South Environmental Assessment verify, Wonderland Rd between Dingman Dr. and Exeter Rd has reach capacity during the weekday pm peak hour. The additional traffic from this development and planned development in the area will require Wonderland Rd south of Exeter Rd to be widened to four lanes within the next 10 years. Various improvements are also required at the intersections of Wonderland Rd at Wharncliffe Rd and Wonderland Rd at Exeter Rd.*
- *The proposed site plan has six accesses including one signalized access to both Wonderland Rd and Exeter Rd, three restricted accesses and one delivery access. Staff agree with the full signalized access points to Wonderland Rd and Exeter Rd. We are of the opinion that the right in and left in only access on Wonderland Rd can be combined with the right in/out only access that is located approximately mid-point between Exeter Rd and Hamlyn St. The combined access would be designed to permit right in, left in and right out. The left out movement would be prohibited so traffic signals would not be required at this access. The right out access on Exeter Rd should be eliminated.*
- *There are over 2400 parking spaces provided on the site plan. To provide safe traffic and pedestrian movements between these parking facilities and public streets we recommend clear throat distances be provided at accesses to the site on Exeter Rd, Wonderland Rd and the extension of Hamlyn St. Clear throat distance is the length required on the driveway to store vehicles waiting to circulate into the site, usually a parking area or exiting the site onto a public street. In accordance with the Council approved Access Management Guidelines the desirable distance of 80 m should be provided at signalized*

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accesses and 24 m at non signalized accesses.

- The SWAP recommended a right-of-way of up to 57 m be implemented along Wonderland Rd throughout the extent of the commercial corridor to accommodate through traffic and urban design requirements. To verify and/or determine the right-of-way needs, and other road widening requirements, an environmental assessment (EA) is being undertaken for Wonderland Rd between Southdale Rd and Highway 401. Until the EA is completed the exact road widening requirements for Wonderland Rd will not be known. No development should occur on any lands that may be impacted by this potential road widening dedication requirement.
- The proponent will be required to construct turn lanes and install traffic signals at various access locations approved by and to the satisfaction of the City Engineer at no cost to the City.

Based on the above we request the following holding provisions be implemented:

1. Holding provision for the construction and dedication of the extension of Hamlyn Street as a public street.
2. No development to occur on lands that may be impacted by the widening of Wonderland Rd as identified in the approved Wonderland Rd EA. The area that should be held out of development is measured up to 28.5 m from the centre line of Wonderland Rd.

Environmental and Parks Planning:

The Environmental and Parks Planning Section has reviewed the application for an official plan and zoning by-law amendment for 51 and 99 Exeter Road and offers the following comments to be considered in your decision:

EIS Requirements:

Phase I

As part of the pre-consultation phase of this development application, the applicant was advised that an environmental impact study (EIS) would not be required if the proposed development was setback a minimum of 50 metres from the Pincombe Drain as per Official Plan policy 15.5.1. From the Phase 1 Greenhills Shopping Center, as shown on the Conceptual Site Plan circulated on March 13, 2014, it appears that the proposed development complies with this requirement and is generally 50 meters from the Pincombe Drain.

We would note that the line work on the Conceptual Site Plan appears to incorrectly identify the flood lines and does not identify the location of the Pincombe Drain itself which should be rectified.

Phase II

Notwithstanding the above, an EIS will be required for any works contemplated outside the scope of Phase 1 which includes development within or within proximity to lands designated Environmental Review and any proposed outlets to the Pincombe Drain.

The Council approved SWAP has identified that enhanced naturalized corridors of 30 metres on each side of natural features, including the Pincombe Drain, will be established to help protect, enhance and rehabilitate the corridors of the Natural Heritage System. The development of these corridors should be considered in the design work for Phase 2 and refined and supported through an EIS to demonstrate no negative impact.

Any future required EIS must be scoped in advance with the City's Ecologist, and the UTRCA at a scoping meeting arranged through the File Planner.

SWM:

The Pincombe Drain EA has identified channel restoration and stabilization work to be completed for this area and the SWM Unit may have more information on this. The City's SWM Unit has confirmed that the location for the SWM pond shown on the conceptual site plan is correct as per the EA and will be constructed by the City. In accordance with the draft 2014 DC Study, the SWMF is tentatively scheduled to be constructed in 2017 subject to development needs. All applicable design studies (including an EIS for the SWMF itself) will be completed

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prior to construction.

Species at Risk:

Environmental and Parks Planning and Urban Forestry Staff currently have a number of concerns with respect to the degree of due diligence undertaken by the environmental consultant, Beacon Environmental, as it pertains to the Endangered Species Act. The submitted November 21, 2013 Environmental Review by Beacon does not demonstrate that the current status of the site has been determined satisfactorily and in accordance with the due diligence required to comply with the Endangered Species Act. It remains the consultant's professional responsibility to address the City's concerns in a suitable manner, existing and new PPS and as per Section 15.4.7 of the Official Plan.

Specific concerns include:

- *The site was not studied (other than from desktop and public roadside) in the Southwest Area natural heritage study because the landowner refused to grant access to it*
- *The Endangered Species Act species occurrence information is continually evolving, and species may have migrated out of the site or onto it since the last observations were made.*
- *The Southwest Area Plan natural heritage study isolates the vegetation patch 10087 as the focus. Not all SAR occur in or rely upon mapped vegetation patches. The broader landscape, ecosystem and geographic range of the entire site and its surroundings should be the focus of study in the interest of the Acts.*
- *No querying of the Ministry of Natural Resources and their Natural Heritage Information Centre appears to have been done, whether at the level available to the public or at the higher (confidential) level*
- *There is concern about the consultant's reliance on a review of a Southwest Area Plan natural Heritage study that is now 4 years old, referring to site observations from older reports that may apply to only a portion of the entire site.*
- *The consultant's conclusion that there were "no records" of SAR may be factually correct when read in the context of the limitations of the SWAP study from which the conclusion is drawn (no site observations, therefore no records) and the literature review of past observations does not mean all potential SAR and their habitat is 'not present' at this time.*
- *Those limited species that are included in the SWAP report (observed vascular and wildlife species on other sites that were studied, or those species revealed in older reports that may have been studied on a portion of this site) does not mean no other species at risk or their habitat might be present.*
- *Perhaps the Consultant has carried out this work to satisfy the PPS and various Acts for their client but did not submit that information to the City. If you have any questions regarding these recommendations, we would be happy to meet and discuss the issues.*

Parkland Dedication:

Parkland dedication has not been collected for the subject lands or the proposed Phase II lands. Consistent with the regulations of the Ontario Planning Act, the applicant shall provide parkland dedication for commercial lands in the form of land dedication or cash-in-lieu of parkland equal to 2% of the land area.

At this time, there have been no discussions with the applicant as to the manner in which the parkland dedication requirement will be satisfied. If land dedication is to be provided, Municipal Council has approved the Parkland Dedication By-law CP-9 which outlines commercial requirements and values of constrained lands that could be accepted as parkland.

If all or a portion of the dedication is to be provided as cash-in-lieu, a condition within the development agreement (site plan) will be prepared that will require the applicant to pay 2% of the value of the property assessed on the day before the day of issuance of a building permit for the site. An appraisal undertaken by an Accredited Appraiser (AACI) is to be submitted to Development Services for review and the value of payment is to be included as a condition of site plan approval.

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Urban Design Staff:

Urban design staff have reviewed the Conceptual Site Plan and Urban Design Brief submitted for 51 & 99 Exeter Road and provide the following comments:

As the subject site falls within the boundaries of the Southwest Area Secondary Plan (SWAP) it is important that the site plan concept has regard for the policies found in SWAP, in particular the Community Structure Plan (20.5.2), General Policies related to Urban Design (20.5.3.9) and the Wonderland Boulevard Neighbourhood Policies (20.5.6). The following are specific elements that should be revisited based on the submitted proposal:

Blocks:

- As it is anticipated that the area may redevelop over time, such that new mixed-use developments or reformatted commercial developments may occur, development should include a fine grain grid network of streets (private and/or public), to facilitate a pedestrian oriented character. Consideration shall be given to how the internal streets and blocks will accommodate a more intense, mixed use community in the future.
- Blocks shall be of a size and shape that allows for future redevelopment on all, or a portion of, them. Consider lessening the width (east-west) of Block A so that the internal fire route street lines up with the internal fire route street in front of the buildings in Block B.
- Break the large Block B into two blocks in order to provide another pedestrian and vehicle access between the buildings for future connectivity to the proposed residential mixed use development.

Streets:

- Local street connections should be established perpendicular to Wonderland Road South and Exeter Road for the full width of the development block. The heights and forms of buildings should relate to the width and hierarchy of the streets they front, where possible, in order to provide a sense of enclosure.
- Wonderland Road South and Exeter Road shall be designed to support transit, cycling and pedestrians. Internal private 'streets' should also be designed to promote active transportation. Wide sidewalks, bike lanes, and on-street parking should be accommodated where possible, on both public and internal private streets.
- Provide for continuous pedestrian connections through the site, including between this site and future residential and mixed use developments. Ensure all buildings have a direct walkway to the street, as well as continuous walkways connecting them to other buildings on the site.
- Primary internal driveways should be designed as though they are local streets with sidewalks, landscaping, street trees, on-street parking and accessible and enhanced crossings at intersections.

Public Realm and Landscape:

- Landscaped islands, bump-outs and enhanced hardscape treatments should be integrated into the site. The public realm should be of a high quality design and street furniture should be coordinated and provided where possible.
- Tree plantings should be provided throughout the development, and particularly along the proposed internal streets, in combination with pedestrian infrastructure including sidewalks and street furniture.

Built Form and Architecture:

- Buildings proposed at the corner of Exeter Road and Wonderland Road, and at the intersections of these streets and the proposed internal driveways should define the corner by providing an active frontage to the street.
- The amount of parking area abutting the street should be minimized and the amount of built form at the street maximized in order to implement the "main street" intent of the Wonderland Boulevard which is to create a pleasant, pedestrian shopping environment. All buildings proposed directly adjacent to Wonderland Road South and Exeter Road should be designed in a main street format with the buildings oriented to the street.
- Break up large or long building footprint to allow pedestrian circulation around buildings.

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This may be achieved by breaking buildings in half, or providing accessible semi-enclosed corridors through the centre of long buildings. Cut-through connections should also be considered at intersections in order to provide convenient access to the streets and front entrances from rear parking areas.

- *Consider wrapping the sides of large format stores with smaller store fronts in order to hide large blank walls. Alternatively, windows and/or architectural detail and articulation shall be provided on side and rear building elevations where they are exposed to the public realm.*

Urban Design staff acknowledge that the above noted comments primarily focus on site plan issues. Where appropriate, items noted above may be incorporated into the proposed zoning bylaw. Through the site plan process, we look forward to working with the applicant in an effort to incorporate the above noted urban design elements into the development proposal.

Urban Design Peer Review Panel:

The proposed development is phased to allow construction of approximately fifteen (15) commercial buildings (Phase 1) in the south east corner of the intersection of Wonderland Road South and Exeter Road, followed by development of a future mixed use area (Phase 2) west of the Pincombe Drain and east of Phase 1. The Panel offers the following observations and comments as part of the proposed project’s zoning bylaw amendment application:

- 1. Apply a grid plan to the layout of the site’s internal streets across both phases of the proposed development, based on the rationalization of the street layout shown in the proposed landscape site plan LC-1. Where necessary, drop out components of this grid plan to accommodate major commercial tenants such as that proposed for Building A;*
- 2. Utilize a standard cross-sectional profile for the internal street system regardless of major versus minor driveway designations;*
- 3. Layout the Hamlyn Street extension east of Building A to gently curve between Phases 1 and 2;*
- 4. Flip the primary and secondary entrances of Buildings D, F, G, M, N and P such that the primary entrances face the internal street system to avoid stigmatizing the internal streets as ‘back-of-house’; and*
- 5. Master plan the mixed use areas designated as future Phase 2.*

The Panel finds that the commercial development proposed for 51 and 99 Exeter Road, London, ON generally presents a built form on the site in keeping with the intent of the City of London’s Urban Design Principles.

Upper Thames River Conservation Authority:

While the UTRCA has identified a number of concerns regarding this proposed development, we are confident that they can be addressed through Site Plan and our Section 28 approval process. As indicated, the Authority:

- 1. Seeks clarification regarding the undevelopable lands (1.08 acres) shown on the Landscape Concept Masterplan (drawing LC-1). If these are flood plain lands they should be appropriately zoned.*
- 2. Requests that the revised Stormwater Management Report be circulated for our review and comment. This report should address our concerns regarding the proposed elimination of Ash Drain #1 as well as the location of the proposed SWM facility.*
- 3. Recommends that the proponent pre-consult with us regarding our Section 28 approval process.*
- 4. Requests to be included in the EIS scoping for the Future Mixed Use Area Lands.*

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PUBLIC LIAISON:	<p>On March 13, 2014, Notice of Application was sent to twenty-two (22) property owners in the surrounding area. Notice of Application was also published in the <i>Public Notices and Bidding Opportunities</i> section of <i>The Londoner</i> on March 13, 2014. A “Possible Land Use Change” sign was also posted on the site.</p>	<p>Three (3) replies were received</p>
<p>Nature of March 13, 2014 Liaison: The purpose and effect of the requested Official Plan and Zoning By-law amendments is to permit a mixed-use development which may incorporate a range of retail, service commercial, office, medium-high density residential and institutional land uses. Overall, the requested amendments would permit the development of up to 46,500m² of retail and service commercial space, up to 5,000m² of office space, a range of medium-high density residential uses with height limitations ranging from 10 to 14 storeys, and density limitations ranging from 75 to 175 units per hectare, as well as a range of institutional/community facility land uses. The development is proposed to occur in two (2) phases with Phase 1 comprising the westerly 18.32 hectares of the subject lands being primarily a “Commercial Precinct” intended to accommodate 16 proposed commercial buildings with a mix of retail and office uses and Phase 2 comprising the easterly 8.84 hectares of the subject lands being a “Mixed-Use Precinct” intended to accommodate, in addition to retail, commercial and office uses, medium–high density residential uses including apartment buildings of up to 14 storeys in height and densities of up to 175 units per hectare and a variety of community facilities including libraries, community centres and residential care facilities.</p> <p>Change the Official Plan land use designation from “Urban Reserve – Industrial Growth” to “New Format Regional Commercial Node” and add “Special Policies” (4.3.6.6 – New Format Regional Commercial Node – Special Policies) which would permit a mixed use development with a range of commercial, office, residential and institutional land uses with site specific policies guiding the permitted form and scale of development and site-specific policies to regulate the phasing and orderly of development of the subject lands.</p> <p>Change Zoning By-law Z.-1 FROM an Urban Reserve (UR6) Zone which permits existing dwellings and existing industrial uses as well as a range of resource-based uses including agricultural uses, conservation lands, managed woodlots, wayside pits and passive recreational uses TO an Associated Shopping Area Special Provision (ASA3/ASA5/ASA8(_)) Zone which permits a wide range of retail, convenience, personal service, service commercial, office and community facility land uses with special provisions to permit a maximum gross floor area for retail and commercial uses of 46,500m², a range of additional office uses and a maximum gross floor area for office uses of 5,000m², medium-high density residential uses including apartment buildings, lodging houses (class 2), and continuum-of-care facilities with maximum heights ranging from 10 to 14 storeys and maximum densities ranging from 75 to 175 units per hectare, and a range of additional institutional and community facility uses including libraries, community centres and residential care facilities up to 4 storeys in height, and an Open Space (OS1) Zone which would permit a range of passive conservation and recreational based land uses including the stormwater management facility for the proposed development.</p> <p>The City may consider a range of holding provisions to ensure the orderly phased development of the subject lands.</p> <p>The lands under consideration are subject to a pending Official Plan amendment application by the City of London (OPA 541) which would result in the adoption of the Southwest Area Plan (SWAP) to Chapter 20 – Secondary Plans of the Official Plan and the re-designation of the subject lands from “Urban Reserve – Industrial Growth” to “Wonderland Road Community Enterprise Corridor”. OPA 541 is currently under appeal and is subject to a future decision by the Ontario Municipal Board.</p>		

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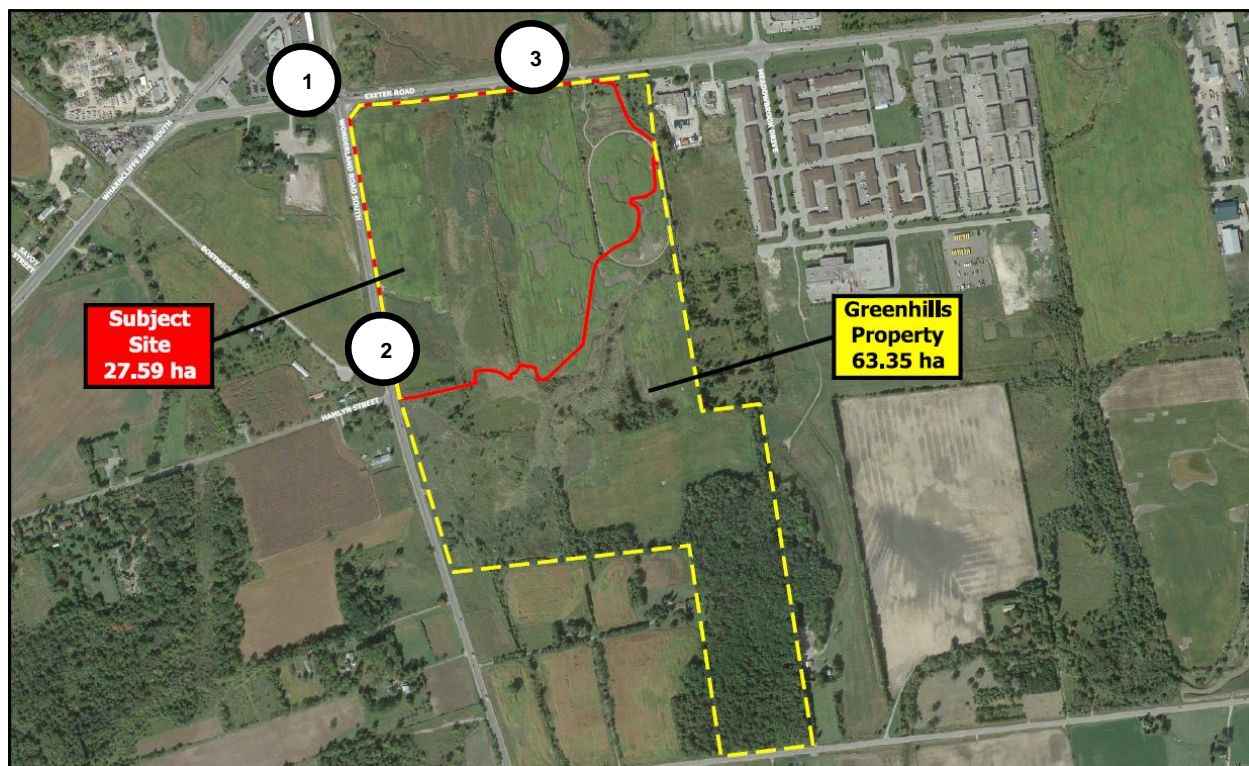
Responses:	
Support:	Concern:
N/A	<ul style="list-style-type: none"> Concern that allocating all remaining commercial space within the Wonderland Road Community Enterprise Corridor designation would leave other properties in the corridor unable to develop for commercial uses – inequitable approach.

ANALYSIS

Site Description:

The subject site is located at the southeast corner of the intersection of Exeter Road and Wonderland Road South (see location map below) and includes a portion of the lands municipally known as 51 & 99 Exeter Road. The site lies within the City’s “Wonderland Boulevard” Neighbourhood. This neighbourhood area includes the lands generally fronting on Wonderland Road South from Southdale Road West, south to the Urban Growth Boundary. Additionally, the site is located roughly two (2) kilometres north of the Highway 402 and Wonderland Road interchange along a significant gateway into the City of London. The site is currently undeveloped and has been used for agricultural purposes in the past. It is irregular in shape and includes approximately 491 metres of frontage along Exeter Road, spans a depth of approximately 586 metres along Wonderland Road and includes 27.59 hectares (68.19 acres) land. The site is generally confined along both the south and east by the Pincombe Drain.

As outlined in Figure 1 below, the subject site is part of a larger parcel owned by Greenhills Shopping Centres Ltd. (Greenhills) which includes a total of 63.35 hectares (156.5 acre) and the majority of the lands stretching south along Wonderland Road to Dingman Drive.



(Figure 1: Site Location – Excerpt from Bousfields Planning Rationale; Note: Location of numbered icons corresponds to vantage point of street level views below.)

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The lands are surrounded by a mix of uses. Much of the surrounding area is comprised of undeveloped agricultural land that is designated for urban growth. Directly east of the subject lands is a large light industrial business park development. Lands to the west and north include a variety of service commercial type uses.

Street View: Looking southeast toward site from Wonderland Road South & Exeter Road



Street View: Looking northeast toward site from Wonderland Road South



Street View: Looking southwest toward site from Exeter Road



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Nature of Proposal:

Overall, the requested amendment proposed by Greenhills would permit the development of up to 46,500m² (500,520 ft²) of retail and service commercial space, up to 5,000m² (53,820 ft²) of office space, a range of medium-high density residential uses with heights ranging from 4 to 14 storeys, and densities ranging from 150 to 175 units per hectare, as well as a range of institutional/community facility land uses. The concept for the ultimate site development is that it would occur in two (2) phases with Phase 1 comprising the westerly 18.32 hectares of the subject lands being primarily a “Commercial Precinct” intended to accommodate 16 proposed commercial buildings with a mix of retail and office uses and Phase 2 comprising the easterly 8.84 hectares of the subject lands being a “Mixed-Use Precinct” intended to accommodate, in addition to retail, commercial and office uses, medium–high density residential uses including apartment buildings of up to 14 storeys in height and densities of up to 175 units per hectare and a variety of community facilities including libraries, community centres and residential care facilities.

Generally, the intent is to re-zone the lands to implement the policies of the Wonderland Community Enterprise Corridor Designation provided by the recently approved Southwest Area Secondary Plan. The existing Urban Reserve (UR6) Zoning on the lands was applied to ensure that development of the lands would not occur prior to the establishment of a defined vision for the future development. Now that the future vision has been defined by Council through SWAP, Greenhills is seeking zoning permission which would allow for the mixed range of uses, forms and intensities intended through SWAP.

The following concept plan was submitted in conjunction with the Greenhills application. The concept plan depicts the phased development envisioned by Greenhills.

Conceptual Development Plan:



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Provincial Policy Statement, 2014:

The *Provincial Policy Statement, 2014 (PPS)* provides policy direction on matters of provincial interest related to land use planning and development outlined in Section 2 of the *Planning Act*. The objectives of the PPS pertain to three major policy areas including 1.0 – Building Strong and Healthy Communities, 2.0 – Wise Use and Management of Resources, and 3.0 – Protecting Public Health and Safety. Section 3 of the *Planning Act* requires that decisions of any authority affecting planning matters “shall be consistent” with the PPS. As it relates to this application, the PPS provides the following direction:

Section 1.1.3 of the PPS, 2014 provides the overarching policy framework for considering land use and development within Settlement Areas. Section 1.1.3.6 provides that, “*new development taking place in designated growth areas...shall have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities.*” Section 1.1.3.2 also seeks to ensure that development within settlement areas shall be “*appropriate for, and efficiently use, infrastructure and public service facilities which are planned or available, and...support active transportation... [and public transit].*”

In this regard, the Greenhills application will permit a wide range of commercial, residential, office and institutional land uses in a range of densities and built forms which are compact and support the efficient use of land. The recommended amendment includes a range of holding provisions to ensure appropriate municipal infrastructure and services are in place prior to development of the subject lands. The timing of such works is outlined in the City’s Growth Management Implementation Strategy. Urban Design requirements outlined in detail in the Southwest Area Secondary Plan will ensure that future development of these lands will take a form and character which is supportive of active transportation, will facilitate future intensification and redevelopment and will cater to the use of public transit.

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 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.

On November 20, 2012, following the completion of an extensive public consultation and engagement exercise, the City approved an amendment to the Official Plan (OPA 541) to adopt the Southwest Area Secondary Plan to the list of adopted secondary plans in the City’s Official Plan. Secondary Plan policies and schedules, adopted pursuant to Section 19.2.1 of the Official Plan, are intended to provide guidance and direction for the review and consideration of planning applications for specific geographic areas of the City. The Southwest Area Secondary Plan provides a greater level of detail than the City of London Official Plan and serves as the primary policy mechanism from which to evaluate the appropriateness of the Greenhills application. To the extent that there is a conflict between SWAP and the City’s Official Plan, the more detailed policies of SWAP are to prevail.

Southwest Area Secondary Plan:

The Southwest Area Secondary Plan applies to lands in the southwest part of the City of London, generally bounded by Southdale Road West, White Oak Road, Exeter Road, Wellington Road South, Green Valley Road and the Urban Growth Boundary. Comprising approximately 2,700 hectares of land, the Southwest Area Secondary Plan is the result of a City-led process intended to guide the long term management and growth in one of the City’s last and largest reserves of land.

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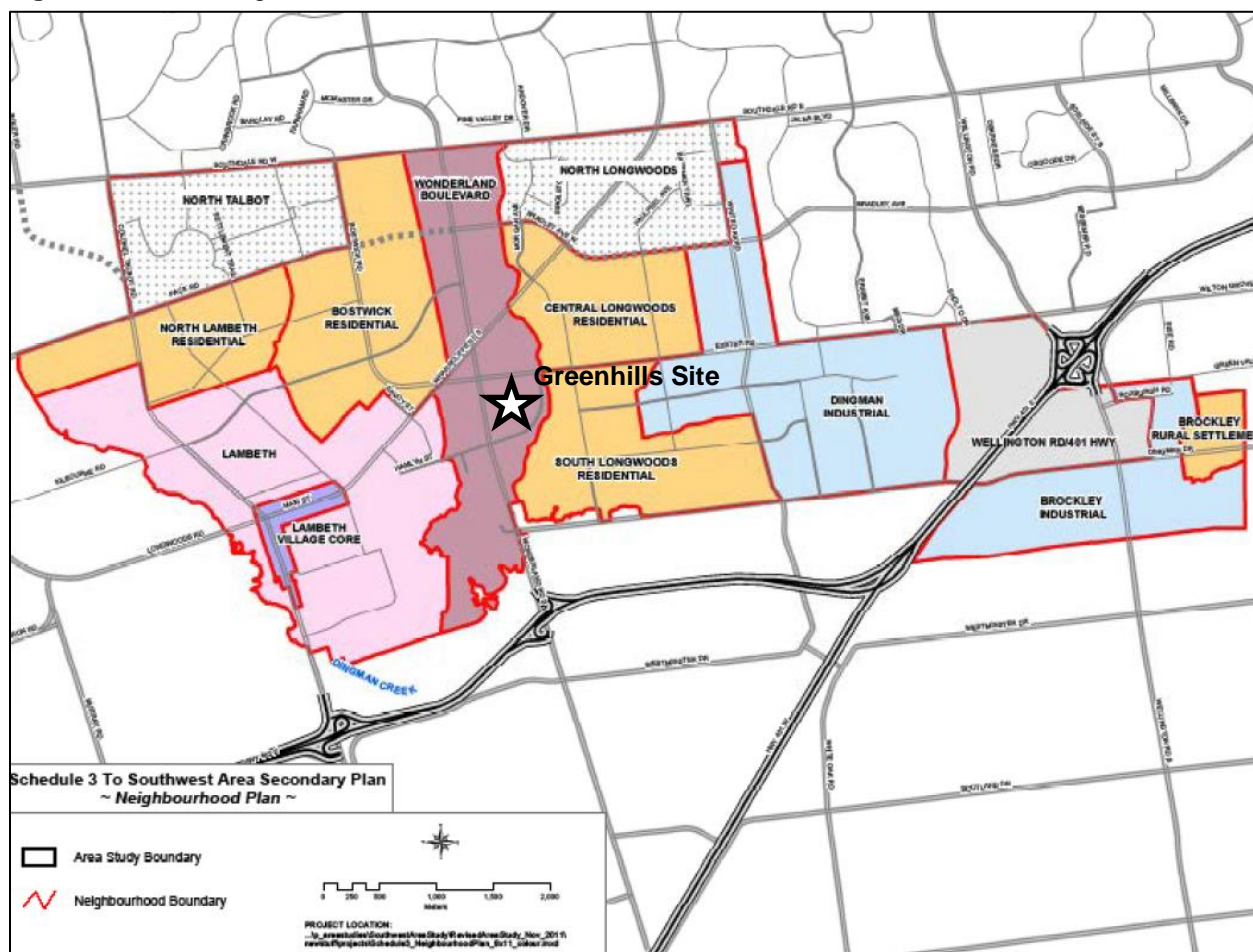
The Southwest Area Secondary Plan establishes a vision, principles and policies for the development of the Southwest Planning Area as a vibrant community in the city which incorporates a significant gateway into the city, elements of mixed-use development, an increased range and density of residential built form, sustainability, preservation of significant cultural heritage resources, walkability and high quality urban design.

As noted previously in this report, this Secondary Plan provides a greater level of detail than the policies of the City's Official Plan. The Southwest Area Secondary Plan is organized and structured around a series of Neighbourhoods. In addition to general policies provided by the SWAP, land use designations with specific development policies are included for each Neighbourhood in parts 20.5.6 through 20.5.15. The Secondary Plan serves as a basis for the review of planning applications and is to be used in conjunction with the other policies of the Official Plan where appropriate.

20.5.6 Wonderland Boulevard Neighbourhood

As generally noted above, the Southwest Area Secondary Plan (SWAP) divides the overall planning area into neighbourhoods. Each neighbourhood is intended to have a specific function and character. The various neighbourhood areas are specifically delineated on Schedule 3 – Neighbourhood Plan of SWAP and each neighbourhood includes a variety land use designations which contain specific policies regarding the permitted uses, intensities and forms permitted in the designation. The Greenhills site is situated within the Wonderland Boulevard Neighbourhood as per Figure 2 below.

Figure 2: SWAP Neighbourhood Plan



The Wonderland Boulevard neighbourhood includes much of the lands in proximity to Wonderland Road South, stretching from Southdale Road West to the north, southerly to the Urban Growth Boundary. The Wonderland Road Neighbourhood is focused around the Wonderland Road South Corridor which is the primary north/south arterial corridor functioning

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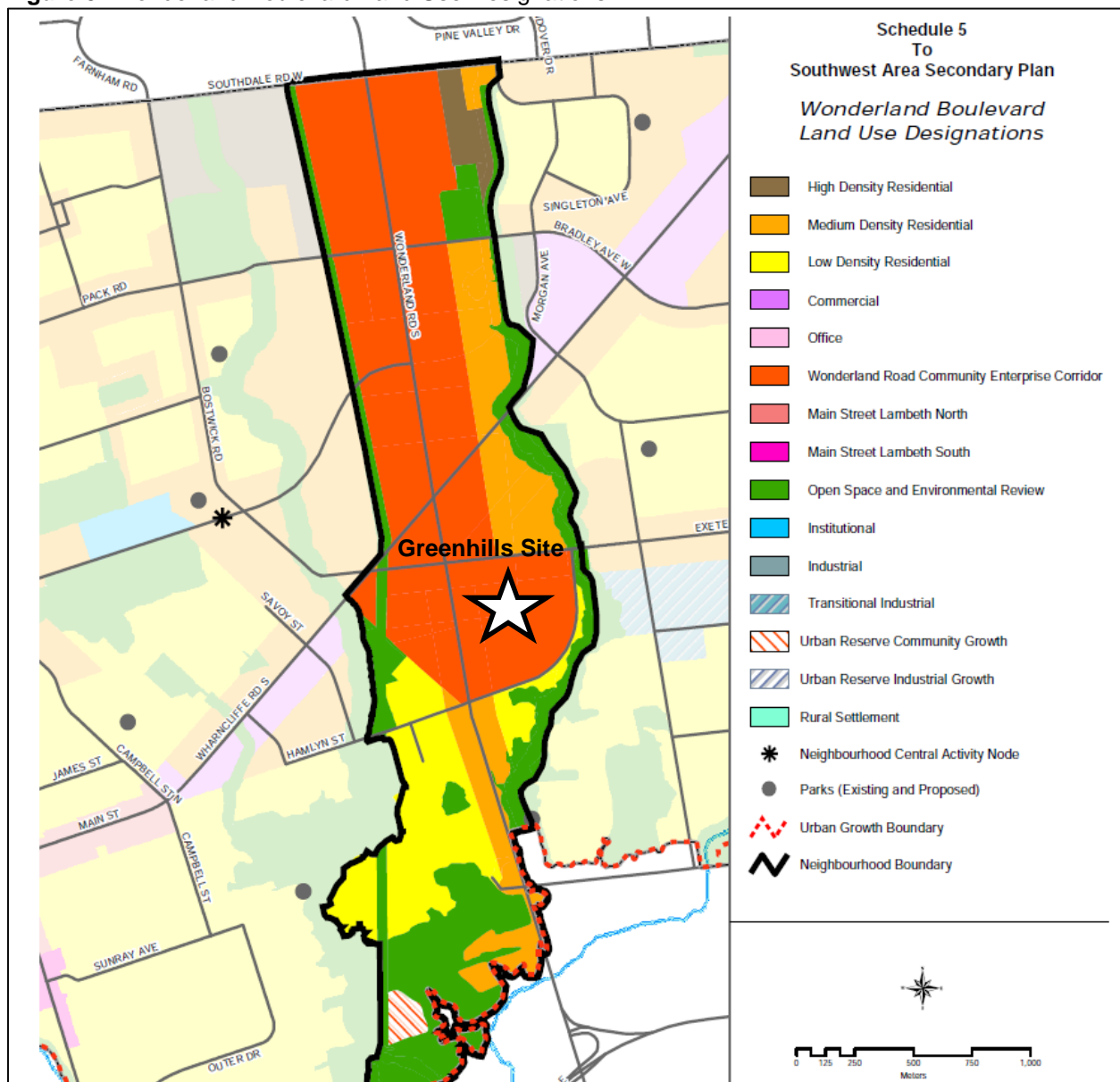
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as a gateway to the City from Highways 401 and 402 and is to serve as a focal area which will create the identity for the broader Southwest Area Planning Area. The Wonderland Boulevard Neighbourhood will develop as a mixed-use community characterized by a high intensity of built form to support transit services. Wonderland Road South may be designed to facilitate the efficient movement of through-traffic, provide enhanced landscaping, on- street parking, bicycle lanes and sidewalks to provide easy and safe access to the adjacent land uses and contribute to a high degree of pedestrian amenity. Where appropriate, specific building setbacks and site design strategies adjacent to Wonderland Road South will be encouraged to facilitate a visually pleasing, tree lined gateway into the Forest City. Portions of this Neighbourhood may develop with a very “urban” character within a suburban setting. The corridor design provides opportunities for pedestrian-scale, street oriented land use development along a suburban transit corridor.

20.5.6.1 Wonderland Road Community Enterprise Corridor

Within the Wonderland Boulevard Neighbourhood, the Greenhills site is located within the Wonderland Road Community Enterprise Corridor (EC) designation (see Figure 3 below). The EC designation is a key element of the Wonderland Boulevard Neighbourhood and is intended to provide for a mix of commercial, office, residential and institutional land uses within the corridor in standalone and mixed use formats.

Figure 3: Wonderland Boulevard Land Use Designations



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Section 20.5.6.1 provides the policy framework for guiding land use and development within the EC designation.

ii) Permitted Uses

20.5.6.1 ii) provides that permitted uses in the EC designation shall include commercial uses that are outlined in the “New Format Regional Commercial Node” designation in the Official Plan. Office uses within the Wonderland Road Community Enterprise Corridor are not intended to compete with the Downtown; therefore, office uses that do not require access to the provincial highway system for work-related activities shall be encouraged to locate in the Downtown. In addition to the office uses that are permitted in accordance with the “Office Area” policies of the Official Plan, research, development and information processing establishments and businesses with a mobile sales-based workforce requiring access to the provincial highway system shall be permitted. Secondary uses permitted in Office Areas shall not be permitted. High Density Residential uses are permitted at heights and scales greater than normally provided for in suburban locations. Institutional and public uses such as libraries, community centres, and residential care facilities shall be permitted. A mix of any of these permitted uses within a single building is also permitted and shall be encouraged.

The recommended amendment will allow for the complete range of land uses contemplated by the Enterprise Corridor designation as outlined above. Appropriate restrictions are included to limit the scale of office developments to ensure they do not compete with the Downtown and special regulations have been included to ensure that a mix of any of these uses is permitted within a single building.

iv) Compatibility Between Land Uses

Lands within the Wonderland Road Community Enterprise Corridor may develop over a period of time, and the location of the various permitted land uses is not prescribed. In order to ensure compatibility between developments, design guidelines shall be developed to ensure appropriate relationships between different forms of development and different land uses. Minimum landscape requirements, shared parking areas, and integrated site access shall be required. Development proposals on lands within the Wonderland Road Community Enterprise Corridor shall demonstrate how they are integrated, and compatible with adjacent development.

As SWAP has just recently been approved by the OMB, the City has not yet prepared detailed Urban Design Guidelines to guide future development of the lands in a manner which ensures appropriate relationships between different forms and land uses. However, a detailed design review of the preliminary design concept submitted by Greenhills has occurred based on the Urban Design policies of SWAP and measures have been incorporated into recommendation which requests that the site plan approval authority ensure that appropriate design considerations are implemented at the site plan approval stage. The recommended by-law also includes a holding provision to ensure consistency with the Urban Design policies of SWAP. Consistency with these policies will ensure that initial and future phases of development within the site are compatible.

v)-vii) Built Form and Intensity

As noted previously throughout this report, the EC corridor designation generally provides for a range of land uses with varying intensities. Intensities for commercial, office and residential development within the EC designation are the greatest of any lands within the Southwest Area Secondary Plan. The policies of 20.5.6.1(v) through 20.5.6.1(vii) include the following provisions as it relates to intensity and built form for the range of permitted uses:

Commercial - Commercial development for the entire Wonderland Road Community Enterprise Corridor designation shall not exceed 100,000 square metres gross floor area and shall be of a low-mid-rise height. For the purposes of this limit, this shall not include those lands generally located north of the Bradley Avenue extension that are currently developed or are approved/under construction as of October, 2012. Over time, the lands within the designation

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will be encouraged to include residential uses in a mixed use format;

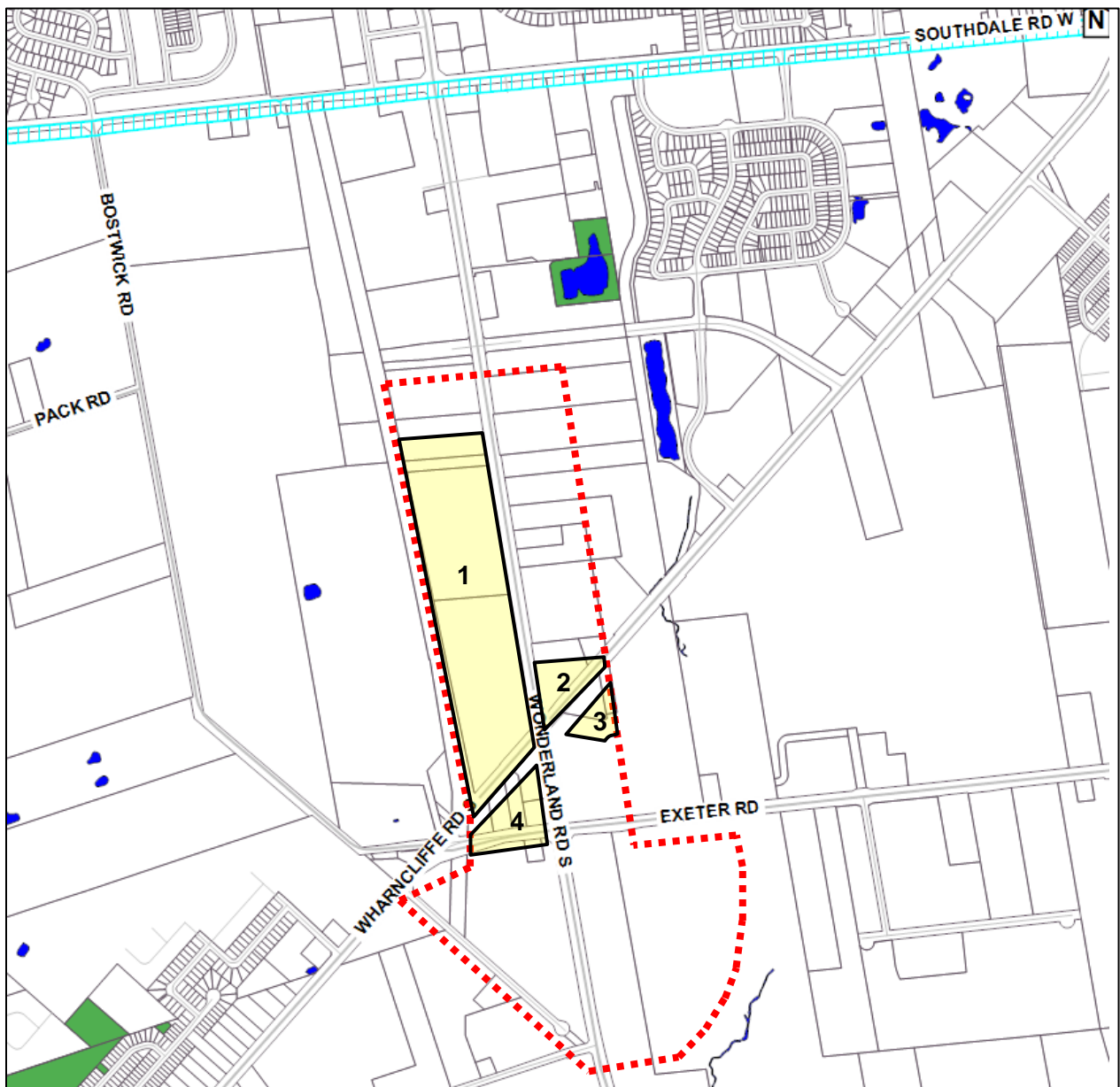
Office - Office development for the entire Wonderland Road Community Enterprise Corridor shall not exceed 20,000 square metres gross floor area. Each building shall have a maximum gross floor area of 5,000 square metres and heights not exceeding 4 storeys;

Residential - Development shall occur at a minimum density of 150 units per hectare, and a maximum density of 175 units per hectare with heights ranging from 6 to 14 storeys.

Institutional - Buildings and structures within this designation shall have a low to mid-rise height. Maximum heights shall not exceed four storeys.

The recommended Zoning By-law amendment includes restrictions on height, density and gross floor area for specific types of land uses to ensure the policies guiding built form and intensity for uses in the Enterprise Corridor designation are implemented. As noted previously in this report, the Greenhills application requests 46,500m² of commercial space. The Staff recommendation and by-law differs from the Greenhills application in this respect. The Staff recommendation includes appropriate restrictions to permit a maximum gross floor area of commercial development on the Greenhills lands at 20,470m². The rationale for the Staff recommendation is outlined in the following figures.

Figure 4: Existing commercial lands within EC designation



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Table 1: Breakdown of commercial GFA in EC designation

Wonderland Road Community Enterprise Corridor – Commercially Zoned Lands				
Lands	Zoning	Combined Lot Area	Existing Built and/or Depicted Commercial GFA (m ²)	Total Potential Commercial GFA (m ²)
1) 3313 – 3405 Wonderland Road South & 1789 Wharncliffe Road South	h-5*h-154*h-155* ASA3/ASA5/ASA6/ASA8(12)	20.355Ha (203,550m ²)	54,605 (based on concept plan submitted with OZ-7072)	61,065 (based on 30% lot coverage)
2) 1705 & 1659 Wharncliffe Road South	h-17*RSC1/RSC4	22,386m ²	4,686	6,715 (based on 30% lot coverage)
3) 1672, 1680 & 1710 Wharncliffe Road South	h-17*RSC5 & HS4	11,360m ²	2,504	3,408 (based on 30% lot coverage)
4) 1780, 1806, 1830 & 1856 Wharncliffe Road South	h-17*RSC1/RSC4	27,811m ²	5,547	8,343 (based on 30% lot coverage)
TOTAL:			67,342 m²	79,531m²

With respect to the foregoing, section 20.5.6.1 v) a) of SWAP states that “Commercial development for the entire Wonderland Road Community Enterprise Corridor designation shall not exceed 100,000 square metres gross floor area. For the purposes of this limit, this shall not include those lands generally located north of the Bradley Avenue extension that are currently developed or are approved/under construction as of October, 2012.” Figure 4 above delineates the lands applicable to the 100,000m² commercial cap referenced in 20.5.6.1 v) a). Table 1 provides a breakdown of lands within the applicable area which have zoning for commercial development which is to be included in the calculation. In accordance with Table 1 above, the total existing zoned commercial gross floor area is 79,530m². The addition of 46,500m² of additional space, as proposed by Greenhills, would result in the potential for 126,030m² of commercial GFA within the EC designation, or 26,030m² above the defined maximum commercial GFA. As such, Staff have included a maximum allowable GFA of commercial space on the Greenhills lands of 20,470m² to ensure that total commercial development in the Corridor does not exceed the maximum permitted by the policies of the Secondary Plan.

x) Allocation of Commercial and Office Development:

In order to ensure that the limits on commercial and office development are not allocated to development that is not imminent or near-term, applications for Zoning By-law amendments for commercial and/or office development on lands within the Wonderland Road Community Enterprise Corridor shall be considered to be premature if the required municipal infrastructure to support the development is not scheduled to be provided within three years of the date of application.

As noted in the “significant department/agency comments” section of this report (pg.10-14), the Greenhills application has been reviewed by the City’s Environmental and Engineering Services Division. Although Municipal services including sanitary sewers and a municipal stormwater outlet are not currently available to serve the subject site, it is anticipated and outlined in the City’s Growth Management Implementation Strategy that both sanitary and stormwater facilities are scheduled within a three year timeframe. Appropriate holding provisions have been

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included in the recommended amendment to ensure that no development occurs until such services are available. Given that municipal infrastructure to support the proposed development is scheduled to be provided within three years, the allocation of commercial and office development to the Greenhills lands is appropriate.

20.5.3.8 Transportation Policies

The Southwest Area Secondary Plan establishes a transportation network consisting of Arterial, Primary and Secondary Collector roads. The policies also encourage and support the provision of local streets in a grid pattern to connect to appropriately designed arterial roads and provide new connections to the community neighbourhoods. The local street pattern is intended to provide an organizing structure for each of the Neighbourhood areas.

Of specific relevance to the Greenhills application, the SWAP identifies an extension of Hamlyn Street as a proposed Primary Collector on Schedule C of the City’s Official Plan. Section 20.5.3.8 f) of SWAP requires that *“At the subdivision and/or site plan application stage, where applicable, the Owner shall convey and construct the Primary and/or Secondary Collector roads, identified on Schedule C of the Official Plan, to ensure future opportunities for connectivity between neighbourhoods.”*

In this regard, a holding provision has been included in the recommended Zoning By-law amendment to ensure that Greenhills constructs and conveys the proposed Hamlyn Street extension prior to ultimate development of the site. Further consideration of the organizing structure of local streets (public and/or private) will be considered in detail through the site plan approval process.

20.5.3.9 Urban Design Policies

Section 20.5.3.9 outlines the general urban design policies applicable to all lands within the Southwest Area Secondary Plan. The urban design policies, in general, emphasize the relationship between the public realm and private development. The policies focus on creating dynamic places which are pedestrian oriented in character and foster social interaction. The policies relate to development design, the public realm, and buildings and site design.

As part of the recommended Zoning By-law amendment, a holding provision has been included to ensure that a detailed design review is carried out in accordance with SWAP and that the Urban Design Policies are implemented to the satisfaction of the City Planner prior to development. A concept plan and urban design brief submitted by the applicant were also used to solicit comments from City Urban Design Staff and the Urban Design Peer Review Panel through the rezoning process. This preliminary design review has informed the detailed design recommendations outlined in clause (b).

Zoning By-law Z.-1:

The recommended Zoning By-law amendment would change the zoning on the subject lands from an Urban Reserve (UR6) Zone to a Holding Associated Shopping Area Special Provision (h-17•h-18•h-(*)•h-(**)*h-(***)•h-(****)*h-(*****)•ASA8(_)) Zone, an Open Space (OS1) Zone, and an Environmental Review (ER) Zone.

ASA8 Zone:

Section 24.1 of Zoning By-law No. 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 but also for development at the periphery of the Enclosed Regional Commercial Node designation in Section 4.3.5, the Community Commercial Node designation in Section 4.3.7 and the*

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Neighbourhood Commercial Node designation in Section 4.3.8 of the Official Plan depending on the scale and location of the use. The ASA1 to ASA7 Zone variations are intended to implement the Auto-Oriented Commercial Corridor Designation and the ASA8 variation the New Format Regional Commercial Node designation.”

As described by the purpose of the ASA Zone variations above, the ASA8 Zone variation provides the most appropriate framework to guide new format commercial developments. The ASA8 Zone variation also includes regulations on built form, which inherently implement the intent for commercial, office and institutional development in the Enterprise Corridor designation. The Zoning By-law No. Z.-1 does not currently have a mixed-use Zone intended to implement the Enterprise Corridor designation policies of SWAP. Therefore, a range of special provisions and regulations have been included in the recommended amendment to provide for the full range of permitted uses and include appropriate restrictions on intensity and built form. Special regulations have also been included in the recommended Zoning By-law amendment which allow for a mix of any permitted use in a building.

Special Regulations:

The following summary provides an overview of the purpose, intent and rationale for the various special regulations:

Part a) of the special regulations allows for a series of additional permitted uses beyond those which are permitted as-of-right within the standard regulations of the ASA8 Zone variation. These additional permitted uses include a range of high density residential uses, additional retail and commercial uses, office uses and institutional uses. The additional permitted uses have been incorporated into the recommended by-law to permit the Greenhills site to develop for the full range of uses contemplated for the Wonderland Road Community Enterprise Corridor (EC) designation in accordance with Section 20.5.6.1 ii) of SWAP.

Part b) of the special regulations allows all of the permitted uses to develop in stand-alone buildings or in mixed-use buildings. Section 20.5.6.1 ii) of SWAP, with reference to the EC designation, states that “a mix of any of the permitted uses within a single building is also permitted and shall be encouraged.” The standard regulations of the ASA8 Zone variation restrict development to stand-alone buildings or shopping centre buildings. This special regulation is appropriate in order to provide for the extent of mixed use development contemplated by SWAP.

Part c) of the special regulations outlines a maximum gross floor area (GFA) for commercial uses whereas the standard provisions of the ASA8 Zone do not include a maximum GFA for commercial space. Such restrictions are typically implemented on a site-specific basis at the time of re-zoning. The rationale for this special regulation is to ensure that total commercial development in the Corridor does not exceed the maximum permitted by the policies of Section 20.5.6.1 v) of the Southwest Area Secondary Plan (100,000m²). The maximum commercial GFA outlined in part c) of the special regulations (20,470m²) was calculated based on the planning analysis outlined on page 23-24 of this report.

With respect to part c) of the special regulations, Section 34 of the *Planning Act* stipulates that Zoning By-laws may be passed by the Councils of local municipalities, as it relates to the construction of buildings or structures, “for regulating the type of construction and the height, bulk, location, size, floor area, spacing, character and use of buildings or structures to be erected or located within the municipality or within any defined area or areas or upon land abutting on any defined highway or part of a highway, and the minimum frontage and depth of the parcel of land and the proportion of the area thereof that any building or structure may occupy.” Section 19.4 of the City’s Official Plan further clarifies the purpose of the Zoning By-law as the primary mechanism to implement the Official Plan at the municipal level. In this regard, Section 19.4.1 – Zoning Regulations states that, “the Zoning By-law shall contain regulations to control the amount or type of development with respect to matters such as the following...iv) Minimum and maximum floor areas.”

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Given the purpose and intent of the Zoning By-law as outlined in Section 34 of the Planning Act and Section 19.4 of the City's Official Plan, it is appropriate to include special floor area regulations, as provided in part c), in the recommended Zoning By-law amendment to ensure commercial development for the Wonderland Road Community Enterprise Corridor does not exceed 100,000m² as per Section 20.5.6.1 of SWAP.

Part d) of the special regulations, similar to part c), provides a maximum GFA for office uses whereas the standard provisions of the ASA8 Zone variation do not include specific regulations for the scale and intensity of office uses. The office floor area restrictions are appropriate in order to implement the policies guiding the intensity of office uses in the EC designation outlined in Section 20.5.6.1 vi) of SWAP. In general, the maximum GFA for office uses is necessary to ensure that the scale of office uses in the EC designation serve to complement but do not detract from or compete with the office uses in the Downtown.

Part e) of the special regulations is intended to regulate the form and intensity of residential development on the subject site. The regulations include minimum and maximum building heights and minimum and maximum density regulations to ensure that the built form and intensity policies of Section 20.5.6.1 of SWAP for residential uses are implemented. These regulations are necessary because the standard regulations of the ASA8 Zone variation do not provide for residential uses and, as such, do not include specific regulations to guide the form and intensity of residential uses.

OS1 and ER Zones:

Areas to the south of the development site along Wonderland Road South are recommended to be rezoned to Open Space (OS1) Zone to provide a location for the future municipal stormwater management facility, in accordance with the conceptual development plan submitted by Greenhills. Multiple areas along the eastern portion of the development site are recommended to be rezoned to Environmental Review (ER) recognizing that these lands are within the trigger distance for an Environmental Impact Study for the Pincombe Drain Significant Stream corridor. An EIS would need to be completed prior to the City considering site alteration or development in these areas.

Holding Provisions:

The recommended Zoning By-law amendment also includes the following holding provision to ensure the orderly development of the subject lands. The requirement for many of these holding provisions has been specifically referenced in the planning evaluation provided above.

h-17 Purpose: To ensure the orderly development of lands and the adequate provision of municipal services, the "h-17" symbol shall not be deleted until full municipal sanitary sewer and water services are available to service the site.

Permitted Interim Uses: Dry uses on individual sanitary facilities permitted by the applied Zone.

h-18 Purpose: To ensure that lands are assessed for the presence of archaeological resources prior to development. The proponent shall carry out an archaeological resource assessment of the entire subject property or identified part thereof and mitigate, through avoidance or documentation, adverse impacts to any significant archaeological resources found, to the satisfaction of the Ministry of Citizenship, Culture and Recreation, and the City of London. No grading or other soil disturbance shall take place on the subject property prior to the issuance of a letter of clearance by the City of London Planning Division.

The property will be assessed by a consultant archaeologist, licensed by the Ministry of Citizenship, Culture and Recreation under the provisions of the Ontario Heritage Act (R.S.O. 1990); and any significant sites found will be properly mitigated (avoided, excavated or the resource protected), prior to the initiation of construction, servicing, landscaping or other land

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disturbances. The condition will also be applied where a previous assessment indicates the presence of significant archaeological resources but mitigation has not been carried out.

h-(*) Purpose: The removal of the h-(*) shall not occur until such time as the Owner has entered into a development agreement with the City of London to ensure that the development of the site is consistent with and conforms to the Urban Design Policies of the Southwest Area Secondary Plan, and that the development incorporates the design considerations identified through the Zoning By-law amendment to the satisfaction of the Managing Director, Planning and City Planner.

h-()** Purpose: The removal of the h-(**) shall not occur until such time as the as the alignment of the Hamlyn Street extension has been determined in accordance with the policies of Section 20.5.16.10 of the Southwest Area Secondary Plan and the Owner has entered into an agreement with the City of London, to the satisfaction of the City Engineer, to construct and convey Hamlyn Street. Schedule “C” may be amended to reflect the determined alignment of the proposed future road corridor without the need for an Official Plan amendment.

h-(*)** Purpose: To ensure the orderly development of the subject lands, the h-(***) symbol shall not be removed until the design of the proposed storm/drainage and SWM servicing works from the proposed development is completed in accordance Pincombe Drain Storm Drainage, Stormwater Management and Drain Restoration Schedule “B” Municipal Class EA Summary Report (Stantec, 2013), City of London design and specifications, MOE requirements and guidelines all to satisfaction of the City Engineer, it being noted that any proposed works must be located outside the footprint of the future Pincombe No.4 SWM facility location as identified in the Municipal Class EA; or the regional Pincombe No.4 SWM facility is functional and operational.

h-(**)** Purpose: To outline the extent to which development will be permitted and ensure that development will not have a negative impact on significant wildlife habitat, an agreement shall be entered into specifying appropriate development conditions and boundaries based on a Species at Risk Assessment prepared in accordance with the Endangered Species Act to the satisfaction of the Managing Director, Planning and City Planner prior to the removal of the h-(****) symbol.

h-(***)** Purpose: In order to ensure that building setbacks and design elements on lands along Wonderland Road South are not impacted by the widening of Wonderland Road as identified through the results of the Wonderland Road Environmental Assessment, no development shall be approved within 28.5 metres of the centerline of Wonderland Road South and until such time as the Environmental Assessment (EA) Study of Wonderland Road South is approved and a further Zoning By-law Amendment is in full force and effect to reflect the ultimate right-of-way.

CONCLUSION

The recommendation for approval of the attached Zoning By-law amendment has been supported by the foregoing planning analysis. The recommended amendment has been evaluated in the context of the applicable policies of the Provincial Policy Statement, 2014, the City of London Official Plan and the Southwest Area Secondary Plan. The recommended amendment will facilitate a future mixed-use development on the subject lands which will provide for a range of commercial, office, high density residential and institutional land uses at intensities and forms in keeping with the intent of the Wonderland Road Community Enterprise Corridor designation and will support the function of the Wonderland Boulevard Neighbourhood as a gateway to the City of London. Restrictions on the maximum permitted GFA for commercial uses have been included in the recommended by-law to ensure that commercial development within the Enterprise Corridor designation does not exceed 100,000m² as approved through the Southwest Area Secondary Plan process. The recommended amendment includes a range of holding provisions to ensure that appropriate municipal services are available, that detailed environmental and archaeological studies are carried out and that a

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full urban design review in accordance with SWAP occur at the Site Plan approval stage. Given the foregoing, the recommended amendment with the recommended holding provisions represents sound land use planning.

PREPARED BY:	SUBMITTED BY:
MIKE DAVIS, B.U.R.PI. PLANNER II, CURRENT PLANNING	MICHAEL TOMAZINCIC, MCIP, RPP MANAGER, CURRENT PLANNING
RECOMMENDED BY:	
JOHN M. FLEMING, MCIP, RPP MANAGING DIRECTOR, PLANNING AND CITY PLANNER	

July 14, 2014
Mike Davis
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Amendment Report.docx

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Responses to Public Liaison Letter and Newspaper Publication

<u>Telephone</u>	<u>Written</u>
	Jeff Paul Stantec Consulting Ltd. 171 Queens Avenue, 6 th Floor London, ON. N6A 5J7
	Andrea Skinner Aird & Berlis LLP 181 Bay Street, Suite 1800, Box 754 Toronto, ON. M5J 2T9

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Bibliography of Information and Materials
OZ-8324

Request for Approval:

City of London Official Plan and Zoning By-law Amendment Application Form, completed by Todd Pierce, Greenhills Shopping Centres Ltd., December 19, 2013.

Reference Documents:

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

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BA Consulting Group Ltd. *Transportation Impact Study*, December 2013.

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Development Engineering Inc. *Conceptual Watermain Distribution Network Design*, December 2013

Golder Associates. *Groundwater Recharge Report*, December 12, 2013.

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Bousfields Inc. *Planning Rationale*, February 2014.

Terraplan Landscape Architects. *Urban Design Brief*, December 18, 2013.

Correspondence: (all located in City of London File No. OZ-8324 unless otherwise stated)

City of London -

Rowland S., Urban Forestry. Email to M. Davis, March 19, 2014.

Lister I., Urban Forestry. Email to M. Davis, March 28, 2014.

Page B., Environmental and Parks Planning. Memo to M. Davis, April 15, 2014.

O'Hagan B., Urban Design. Memo to M. Davis, May 20, 2014.

Couvillon A., Transportation Planning and Design. Memo to M. Davis, March 31, 2014.

Clavet Y., Stormwater Management Unit. Email to M. Davis, April 14, 2014.

Ricciuto M., Wastewater & Drainage Engineering. Email to M. Davis, March 24, 2014.

Departments and Agencies -

Creighton C., UTRCA. Memo to M. Davis. April 9, 2014.

Ries S., Urban Design Peer Review Panel. Memo to M. Davis, May 21, 2014.

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Appendix “A”

Bill No. (number to be inserted by Clerk's Office)
2014

By-law No. Z.-1-14_____

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 51 and 99 Exeter Road.

WHEREAS Greenhills Shopping Centres Ltd. has applied to rezone an area of land located at 51 and 99 Exeter Road, 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 51 and 99 Exeter Road, as shown on the attached map comprising part of Key Map No. A111, from an Urban Reserve (UR6) Zone to a Holding Associated Shopping Area Special Provision (h-17•h-18•h-(*)•h-(**)*h-(***)•h-(****)*h-(*****)*ASA8() Zone, an Open Space (OS1) Zone, and an Environmental Review (ER) Zone.

- 2) Section Number 3.8 of the Holding “h” Zones to By-law No. Z.-1 is amended by adding the following new holding provision:
 - _) h-(*) Purpose: The removal of the h-(*) shall not occur until such time as the Owner has entered into a development agreement with the City of London to ensure that the development of the site is consistent with and conforms to the Urban Design Policies of the Southwest Area Secondary Plan, and that the development incorporates the design considerations identified through the Zoning By-law amendment to the satisfaction of the Managing Director, Planning and City Planner.

- 3) Section Number 3.8 of the Holding “h” Zones to By-law No. Z.-1 is amended by adding the following new holding provision:
 - _) h-(**) Purpose: The removal of the h-(**) shall not occur until such time as the as the alignment of the Hamlyn Street extension has been determined in accordance with the policies of Section 20.5.16.10 of the Southwest Area Secondary Plan and the Owner has entered into an agreement with the City of London, to the satisfaction of the City Engineer, to construct and convey Hamlyn Street. Schedule “C” may be amended to reflect the determined alignment of the proposed future road corridor without the need for an Official Plan amendment.

- 4) Section Number 3.8 of the Holding “h” Zones to By-law No. Z.-1 is amended by adding the following new holding provision:
 - _) h-(***) Purpose: To ensure the orderly development of the subject lands, the h-(***) symbol shall not be removed until the design of the proposed storm/drainage and SWM servicing works from the proposed development is completed in accordance Pincombe Drain Strom Drainage, Stormwater Management and Drain Restoration Schedule “B” Municipal Class EA Summary Report (Stantec, 2013), City of London design and specifications, MOE requirements and guidelines all to satisfaction of the City

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Engineer, it being noted that any proposed works must be located outside the footprint of the future Pincombe No.4 SWM facility location as identified in the Municipal Class EA; or the regional Pincombe No.4 SWM facility is functional and operational.

- 5) Section Number 3.8 of the Holding “h” Zones to By-law No. Z.-1 is amended by adding the following new holding provision:

_) h-(****) Purpose: To outline the extent to which development will be permitted and ensure that development will not have a negative impact on significant wildlife habitat, an agreement shall be entered into specifying appropriate development conditions and boundaries based on a Species at Risk Assessment prepared in accordance with the Endangered Species Act to the satisfaction of the Managing Director, Planning and City Planner prior to the removal of the h-(****) symbol.

- 6) Section Number 3.8 of the Holding “h” Zones to By-law No. Z.-1 is amended by adding the following new holding provision:

_) h-(*****) Purpose: In order to ensure that building setbacks and design elements on lands along Wonderland Road South are not impacted by the widening of Wonderland Road as identified through the results of the Wonderland Road Environmental Assessment, no development shall be approved within 28.5 metres of the centerline of Wonderland Road South and until such time as the Environmental Assessment (EA) Study of Wonderland Road South is approved and a further Zoning By-law Amendment is in full force and effect to reflect the ultimate right-of-way.

- 7) Section Number 24.4 of the Associated Shopping Area (ASA8) Zone is amended by adding the following Special Provision:

_) ASA8(_) 51 and 99 Exeter Road

a) Additional Permitted Uses:

- i) Residential uses permitted by the R9 Zone variation;
- ii) Automobile Repair Garages;
- iii) Automotive Uses, Restricted;
- iv) Clinics;
- v) Community Centres;
- vi) Day Care Centres;
- vii) Home and Auto Supply Stores;
- viii) Home Improvement and Furnishing Stores;
- ix) Home Improvement Stores;
- x) Libraries;
- xi) Medical/Dental Offices; and
- xii) Offices.

b) Regulations:

- i) All uses may develop either in a standalone building or as

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part of a mixed-use building;

- ii) Parking is not permitted in the front or exterior side yard between a building and the public right-of-way.
- c) Additional Regulations for Commercial Uses:
 - i) Total Gross Floor Area for all Lands Zoned ASA8() (Maximum) 20,470 square metres
- d) Additional Regulations for Office Uses:
 - i) Total Gross Floor Area for all Lands Zoned ASA8() (Maximum) 5,000 square metres
- e) Additional Regulations for Residential Uses and Mixed-Use Residential Buildings:
 - i) Height (Minimum) 6 storeys
 - ii) Total Building Height (Maximum) 14 storeys
 - iii) Density (Minimum) 150 units per hectare
 - iv) Density (Maximum) 175 units per hectare

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 July 29, 2014.

J. Baechler
Mayor

Catharine Saunders
City Clerk

Agenda Item # Page #

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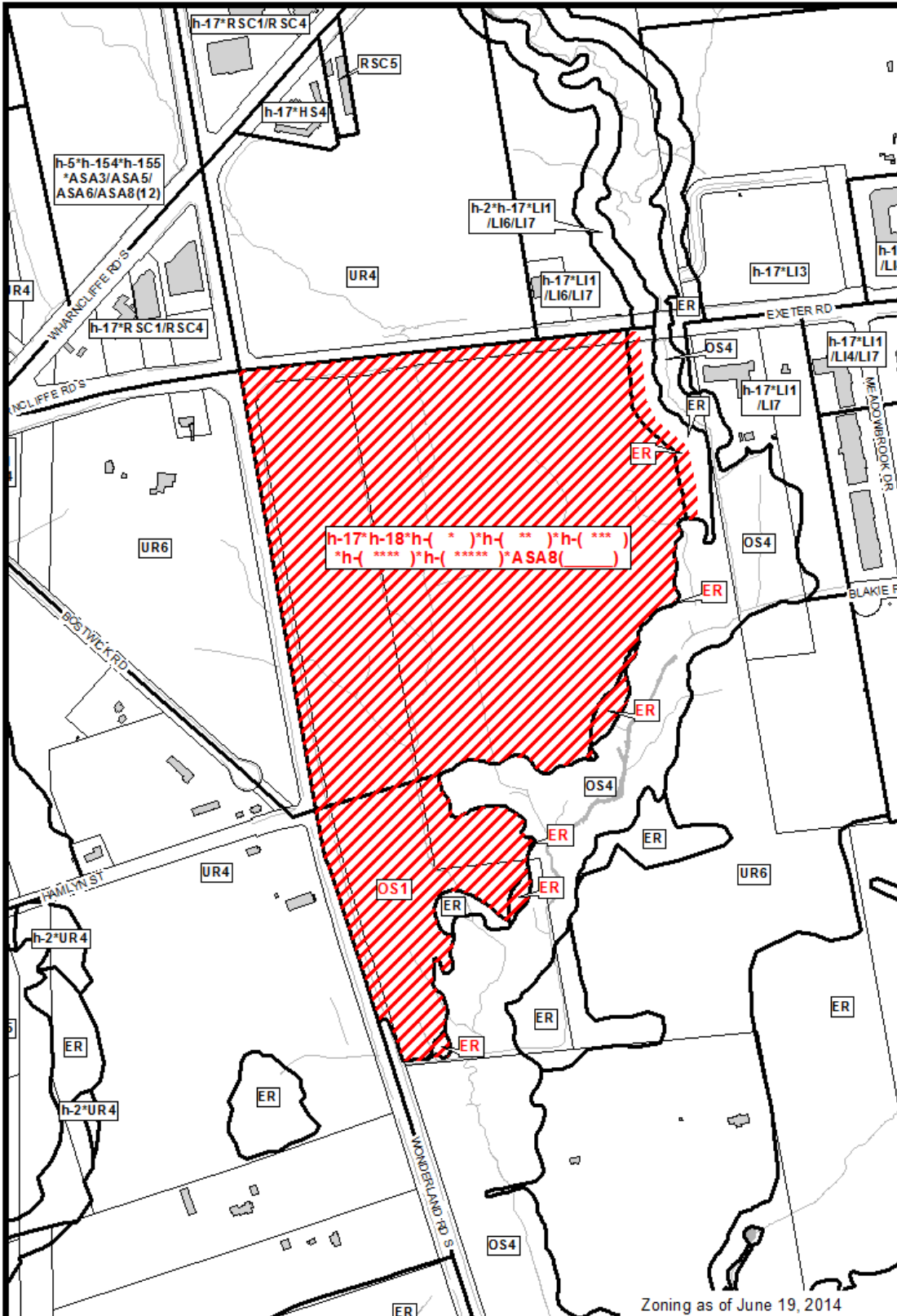
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First Reading – July 29, 2014
Second Reading – July 29, 2014
Third Reading – July 29, 2014

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



File Number: OZ-8324
 Planner: MD
 Date Prepared: 2014/07/10
 Technician: CK
 By-Law No: Z.-1-

SUBJECT SITE 

1:6,300

0 30 60 120 180 240 Meters

