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File: Z-8564
Planner: M. Johnson

TO:	CHAIR AND MEMBERS PLANNING & ENVIRONMENT COMMITTEE
FROM:	JOHN M. FLEMING MANAGING DIRECTOR, PLANNING AND CITY PLANNER
SUBJECT:	APPLICATION BY: CITY OF LONDON WONDERLAND ROAD SOUTH PUBLIC PARTICIPATION MEETING ON AUGUST 22, 2016

RECOMMENDATION

That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the application of the City of London for amendments to the City’s Zoning By-law for Wonderland Road South the proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting on August 30, 2016 to amend Section 4.21 (Road Allowance Requirements – Specific Roads) of Zoning By-law Z.-1, in conformity with the Official Plan, to amend specific segments of Wonderland Road South in Section 4.21 “Road Allowance Requirements – Specific Roads” of Z.-1 Zoning By-law.

PREVIOUS REPORTS PERTINENT TO THIS MATTER
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|---------------|---|
| June 17, 2013 | Civic Works Committee, “Appointment of MMM Group Limited (former: McCormick Rankin Corporation), Wonderland Road South, Schedule ‘C’ Environmental Assessment.” |
| July 20, 2015 | Civic Works Committee, “Wonderland Road South Environmental Assessment Study.” |

PURPOSE AND EFFECT OF RECOMMENDED ACTION

The purpose of this report is to update and amend Section 4.21 (Road Allowance Requirements – Specific Roads) of Zoning By-law Z.-1 to implement the recommendations of the Wonderland Road South Environmental Study Report (ESR). Improvements to Wonderland Road South will support planned growth in Southwest London, and are necessary to fulfil its function as the primary gateway from the Highways 401 and 402 in the transportation network for the City of London. The establishment of new road rights-of-way widths will protect the rights-of-way for anticipated improvements to accommodate future traffic demand.

RATIONALE

1. The recommended zoning by-law amendment is consistent with the Provincial Policy Statement, 2014, including:
 - 1.1.1 Healthy, liveable and safe communities are sustained by:
 - g) ensuring that necessary infrastructure, electricity generation facilities and transmission and distribution systems, and public service facilities are or will be available to meet current and projected needs.
 - 1.6.8.1 Planning authorities shall plan for and protect corridors and rights-of-way for infrastructure, including transportation, transit and electricity generation facilities and transmission systems to meet current and projected needs.
2. The amendments to Section 4.21 Zoning By-law Z.-1. will be consistent with Schedule

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- “C” Transportation Corridors of the Official Plan, and will ensure that the requirements for road allowance and street classifications are current and up to date.
3. The recommended zoning by-law amendment conforms to the policies of the Official Plan and serves to address transportation needs of the City of London.
 4. The recommended zoning by-law amendment establishes the right-of-way requirements to assist in implementing the vision of the Wonderland Road South corridor as a significant gateway to the City of London.
 5. The recommended zoning by-law amendment will implement the recommendations of the Wonderland Road South ESR to accommodate future transportation needs of the City of London.
 6. The proposed Zoning By-law Amendments conform to the Official Plan.

BACKGROUND

Wonderland Road South is envisioned as the primary gateway from Highways 401 and 402. Within the Southwest Area Secondary Plan (SWAP) the Wonderland Road South corridor will be developed to fulfill the two functions of this major transportation corridor: a major arterial designed to carry high volumes of traffic in a safe and efficient manner, and as a major gateway and arrival corridor into the city. Wonderland Road South will serve as the ‘spine’ of the Southwest Area, and link both existing and newly developed neighbourhoods within the area to one another and to the rest of the city. The design of the corridor introduces a high quality visual character, provides flexibility to support a wide range of adjacent land uses and creates opportunities for redevelopment over the life of the Secondary Plan. A high level of design for the adjacent built form and enhanced landscaping, tree planting and boulevard treatment is intended to create a high quality visual presence for this vital gateway.

The need to widen Wonderland Road South is identified in the City’s Smart Moves 2030 Transportation Master Plan (TMP). The TMP recommended Wonderland Road South be widened from 2 to 4 lanes between Exeter Road and Highway 402 (Phase 1) and then further south to Highway 401 (Phase 2). Between Southdale Road West and Exeter Road, the TMP proposed widening Wonderland Road from 4 to 6 lanes in Phase 3 of the network improvements.

The City of London undertook a ‘Schedule C’ Municipal Class Environmental Assessment (EA) to study improvements to Wonderland Road South, from Southdale Road West to the new interchange at Highway 401. The existing Wonderland Road South is an urban 4-lane roadway between Southdale Road West and Exeter Road and a 2-lane rural road from south of Exeter Road to Highway 401. The purpose of improvements to the Wonderland Road South corridor is to create a transportation network that provides the north-south arterial road capacity and active transportation infrastructure necessary to support the future population and employment growth planned in the SWAP as well as support regional and local transportation needs by improving connectivity to provincial Highways 401 and 402. The EA process also brought together and implemented the high level of design standards contemplated by SWAP to inform the establishment of the right-of-way requirements for the corridor.

Date Application Accepted: December 16, 2015	Agent: City of London
REQUESTED ACTION: Change the limit allowance of Wonderland Road South within the Z-1 Zoning Bylaw to implement the recommendations of the Wonderland Road South Environmental Study Report (ESR).	

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SIGNIFICANT DEPARTMENT/AGENCY COMMENTS

Upper Thames River Conservation Authority (UTRCA)

There are regulated lands located along this stretch of the Wonderland Road South corridor. The necessary Section 28 approvals must be obtained from the Conservation Authority prior to undertaking any site alteration or development within the regulated areas including filling, grading, construction, alteration to a watercourse and/or interference with a wetland.

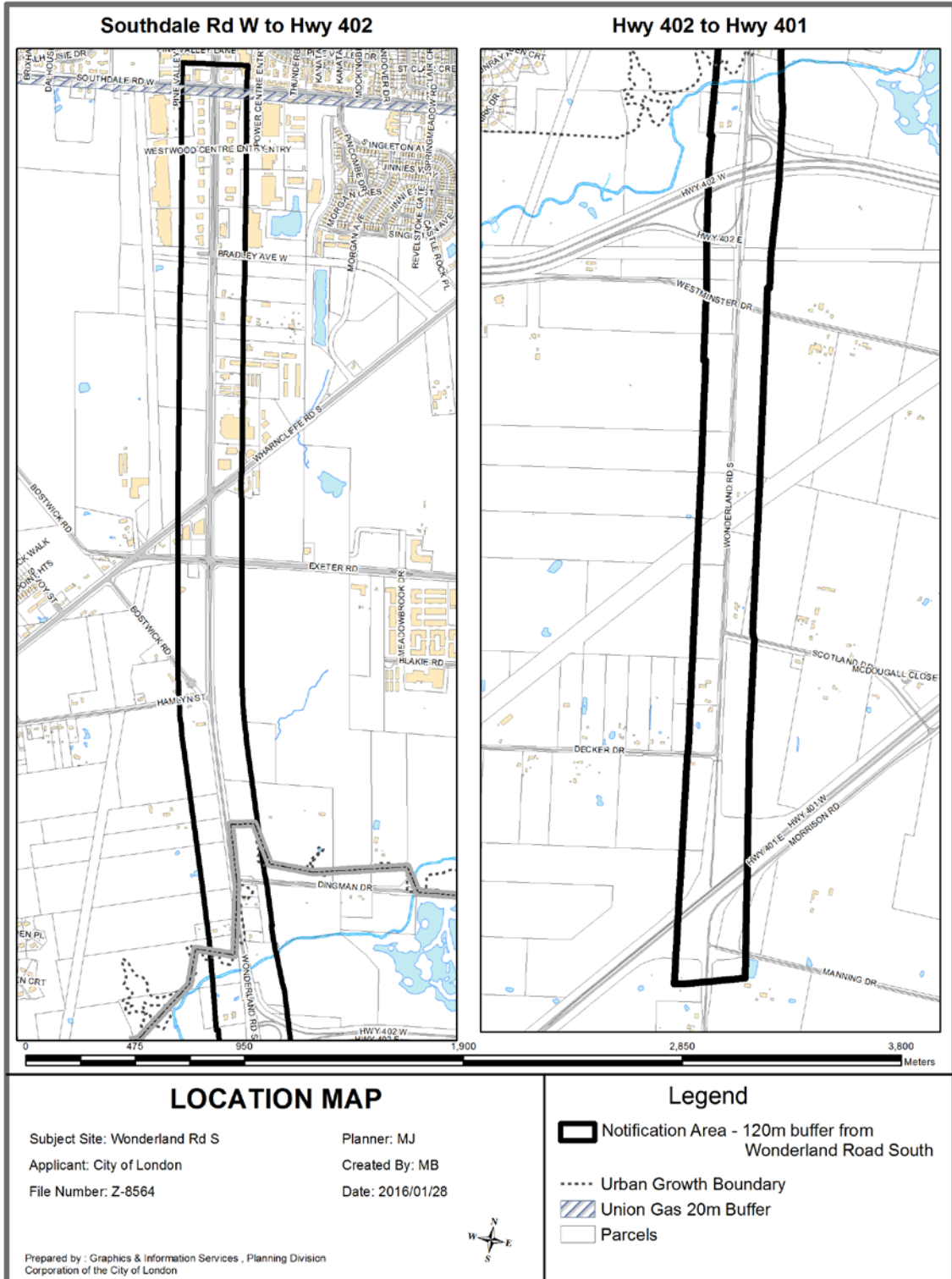
PUBLIC LIAISON:	<p>On February 11, 2016, Notice of Application was sent to 70 property owners in the surrounding area. Notice of Application was also published in the <i>Public Notices and Bidding Opportunities</i> section of <i>The Londoner</i> on February 11, 2016.</p>	<p>2 written responses were received.</p> <p>6 telephone responses were received.</p>
<p>Nature of Liaison: The requested amendments to Section 4.21 of the Z.-1 Zoning By-law are required to implement the recommendations of the Wonderland Road South Environmental Study Report (ESR). Section 4.21, Road Allowance Requirements – Specific Roads of By-law Z.-1 will be amended to delete “Arterial” between S. City Limits and Exeter Road and replacing it with “Arterial” between S. City Limits and Dingman Drive as 18 metres, to delete “Arterial” between Exeter Road and Thames River and replacing it with “Arterial” between Dingman Drive and Southdale Road West as 21 metres, and to add “Arterial” between Southdale Road West and Thames River as 19.5 metres.</p>		
<p>Responses: Individual landowners were interested in determining the impacts to their lands by proposed changes to Section 4.21, Road Allowance Requirements – Specific Roads of By-law Z.-1.</p>		

ANALYSIS

Study Area

The study area is approximately 4 km in length, encompassing the length of Wonderland Road South from Southdale Road West to the Highway 401 interchange. The accompanying map shows the extent of the study area.

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Basis for Recommendation

The Official Plan contains City Council's objectives and policies to guide short-term and long-term physical development of all lands within the municipal boundary. Schedule "C" - Transportation Corridors of the Official Plan identifies existing and future major streets and their classifications. It is important that existing and future major streets are protected in order ensure that the City's long term transportation needs can be met.

Section 4.21 of the Z.-1 Zoning By-law implements the provisions of Schedule "C" - Transportation Corridors of the Official Plan. Section 4.21 provides a description of these streets, their classification (i.e. arterial, primary collector, secondary collector) and the limit of the road allowances. The ultimate road allowance is significant as it becomes the basis for determining building setbacks and road allowance requirements.

Staff has identified the sections of Wonderland Road South that should be changed in Section 4.21 of the Z.-1 Zoning By-law based on new minimum right-of-way widths which have been approved in the Wonderland Road South ESR. It is noted that proposed amendments refer to changes for Wonderland Road South and do not preclude the requirements at intersections identified in Section 4.21 of the Z.-1 Zoning By-law as listed below:

4.21.1 Road Allowance Requirements at Intersections

The required minimum right-of-way widths shown in Section 4.21 are the minimum requirements for sections of streets. Additional right-of-way on arterial streets of up to 24 m from the centre line of the street will be required within 150 m of an intersection.

The following is a list of proposed amendments to Section 4.21 of the Zoning By-law. An accompanying map has been provided to identify the segment of Wonderland Road South where the right-of-way width is proposed to change through this amendment. The other segments of Wonderland Road South have not been included on the map as no changes are proposed as part this amendment.

Proposed Amendments to Section 4.21 of the Z.-1 Zoning By-law

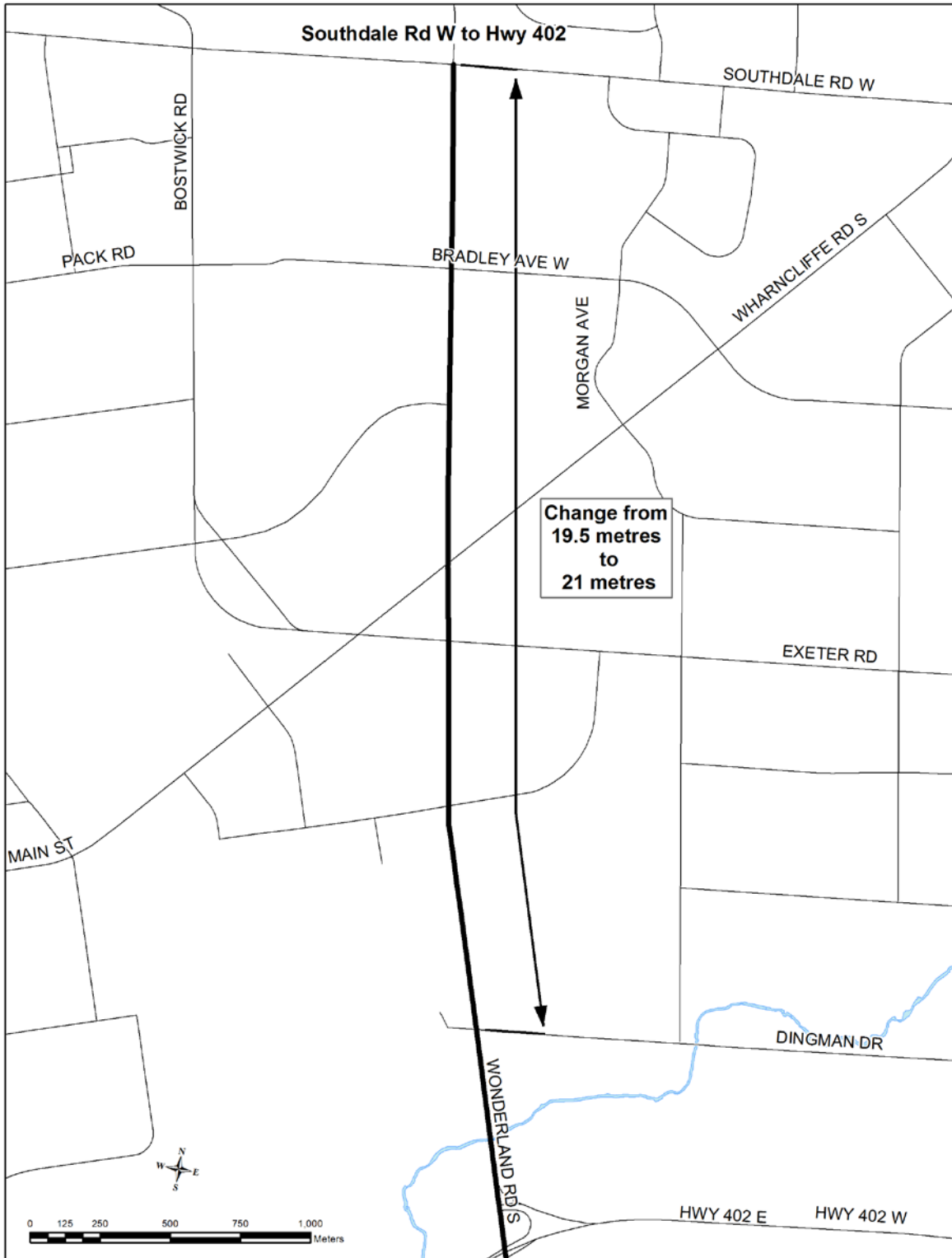
Additions = **shade**

Deletions = ~~strike through~~

Street	From	To	Street Classification	Limit of Allowance (Measured from Centreline)
Wonderland Rd S	S. City Limits	Exeter Rd	Arterial	18 m (59.1 ft)
Wonderland Rd S	Exeter Rd	Thames River	Arterial	19.5 m (63.98 ft)
Wonderland Rd S	S. City Limits	Dingman Dr	Arterial	18 m (59.1 ft)
Wonderland Rd S	Dingman Dr	Southdale Rd W	Arterial	21 m (68.90 ft)
Wonderland Rd S	Southdale Rd W	Thames River	Arterial	19.5 m (63.98 ft)

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Wonderland Road South – segment where ROW width is changing



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CONCLUSION

The recommended changes to Section 4.21 “Road Allowance Requirements – Specific Roads” of Zoning By-law Z.-1 are appropriate and in conformity with the Official Plan. The change corrects future requirements of limit of allowance in the Z.-1 Zoning By-law, and will ensure that the street classification and road allowance requirements for specific segments of Wonderland Road South are current and up to date. These changes will also implement the recommendations identified in the Wonderland Road South ESR to accommodate the City’s future transportation needs. These changes are also consistent with the policies of the Southwest Area Secondary Plan that establish the vision for this significant gateway to the City of London.

PREPARED BY:	SUBMITTED BY:
MARK JOHNSON PLANNER II POLICY PLANNING AND PROGRAMS	GREGG BARRETT, ACIP MANAGER, POLICY PLANNING AND PROGRAMS
RECOMMENDED BY:	
JOHN M. FLEMING, MCIP, RPP MANAGING DIRECTOR, PLANNING AND CITY PLANNER	

August 9, 2016
 MJ/

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Responses to Public Liaison Letter and Publication in “The Londoner”

<u>Telephone</u>	<u>Written</u>
Muriel Andreae 1429 Southdale Road West London ON	Carol Belisle 4739 Wonderland Road South London On
Helen Jenner-Crompton 4580 Wonderland Road South London ON	Helen Jenner-Crompton 4580 Wonderland Road South London ON
John Hatch 4621 Wonderland Road South London ON	
Bill Brown 4571 Westminster Drive London ON	
Rocco Di Trolio 5619 Wonderland Road South London ON	
Tom Thomas 5426 Wonderland Road S London ON	

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Bibliography of Information and Materials
Z-8564

Request for Approval:

City of London Zoning By-law Amendment Application Form, completed by City of London, December 16, 2015.

Reference Documents:

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

Ontario. Ministry of Municipal Affairs and Housing. Provincial Policy Statement, 2014.

City of London. Official Plan, June 19, 1989, as amended.

City of London. Report to Civic Works Committee, "Wonderland Road South Environmental Assessment Study", July 20, 2015.

Correspondence: (all located in City of London File No. Z-8564. unless otherwise stated)

Departments and Agencies -

Creighton C., UTRCA. Letter to M. Johnson. March 9, 2016.

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Appendix "A"

Bill No. (number to be inserted by Clerk's Office)
2016

By-law No. Z.-1-16 _____

A by-law to amend By-law No. Z.-1 Section 4.21 by deleting and adding the road allowance for specific segments of Wonderland Road South.

WHEREAS City of London has applied to amend Section 4.21 by deleting and adding the road allowance for specific segments of Wonderland Road South;

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) Section 4.21, Road Allowance Requirements – Specific Roads to By-law No. Z.-1 is amended by deleting the specific segments of Wonderland Road South:

Street	From	To	Street Classification	Limit of Allowance (Measured from Centreline)
Wonderland Rd S	S. City Limits	Exeter Rd	Arterial	18 m (59.1 ft)
Wonderland Rd S	Exeter Rd	Thames River	Arterial	19.5 m (63.98 ft)

- 2) Section 4.21, Road Allowance Requirements – Specific Roads to By-law No. Z.-1 is amended by adding the specific segments of Wonderland Road South as follows:

Street	From	To	Street Classification	Limit of Allowance (Measured from Centreline)
Wonderland Rd S	S. City Limits	Dingman Dr	Arterial	18 m (59.1 ft)
Wonderland Rd S	Dingman Dr	Southdale Rd W	Arterial	21 m (68.90 ft)
Wonderland Rd S	Southdale Rd W	Thames River	Arterial	19.5 m (63.98 ft)

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 August 30, 2016.

Agenda Item # Page #

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Matt Brown
Mayor

Catharine Saunders
City Clerk

First Reading - August 30, 2016
Second Reading – August 30, 2016
Third Reading - August 30, 2016