

Bill No. 258
2017

By-law No. C.P.-1284(____)-__

A by-law to amend the Southwest Area
Secondary Plan, 2012 relating to the
Wonderland Road Community Enterprise
Corridor designation

The Municipal Council of The Corporation of the City of London enacts as follows:

1. Amendment No. _____ to the Official Plan for the City of London Planning Area – 1989, as contained in the text attached hereto and forming part of this by-law, is adopted.
2. This by-law shall come into effect in accordance with subsection 17(38) of the *Planning Act, R.S.O. 1990, c.P.13*.

PASSED in Open Council on June 13, 2017.

Matt Brown
Mayor

Catharine Saunders
City Clerk

First Reading – June 13, 2017
Second Reading – June 13, 2017
Third Reading – June 13, 2017

AMENDMENT NO. _____

to the

OFFICIAL PLAN FOR THE CITY OF LONDON

A. PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is to change the Southwest Area Secondary Plan by deleting Section 20.5.6.1 – Wonderland Road Community Enterprise Corridor in its entirety and replacing it with the revised policies below.

B. LOCATION OF THIS AMENDMENT

This Amendment applies to lands located within the Wonderland Road Community Enterprise Corridor designation in the Southwest Area Secondary Plan in the City of London.

C. BASIS OF THE AMENDMENT

To amend the Southwest Area Secondary Plan policies for the Wonderland Road Community Enterprise Corridor to implement the policy direction of *The London Plan* by revising the policies to reflect the direction of the Shopping Area Place Type. Specific changes that are recommended include:

1. Reducing maximum and minimum permitted residential intensity;
2. Reducing the maximum office floor area per building; and
3. Re-formatting the policies to be structured by use, intensity, and form

D. THE AMENDMENT

The Official Plan for the City of London is hereby amended as follows:

1. Section 20.5.6.1 – Wonderland Road Community Enterprise Corridor of the Southwest Area Secondary Plan, which is listed in Section 20.2 of the Official Plan for the City of London (1989) and 1565 of The London Plan is amended by deleting the all policies and replacing them with the following:

“20.5.6.1 – Wonderland Road Community Enterprise Corridor

i) Intent

The Wonderland Road Community Enterprise Corridor designation is intended to provide for a wide range of commercial, office, residential, and institutional uses in low to mid-rise built forms. Both stand-alone and mixed-use developments are permitted.

It is anticipated that the area may redevelop over time, such that new mixed-use developments or reformatted commercial development may occur. In order to provide for these redevelopment opportunities, a grid pattern of development shall be encouraged through the provision and dedication of local roads and/or rights-of-way aligned perpendicular to Wonderland Road South for the lands designated as Wonderland Road Community Enterprise Corridor. In advance of redevelopment, this grid pattern will establish an organizing structure for the land uses permitted within the designation.

Commercial uses within this designation are intended to complement the more traditional commercial uses and forms in the Lambeth Village Core, and serve local, neighbourhood and city needs. It is not intended that the specific location of commercial uses be identified within this designation, however, such uses shall be encouraged to locate in mixed use developments over time with the opportunity to incorporate office and/or residential uses.

ii) Permitted Uses

A broad range of retail, service, office, entertainment, recreational, educational, institutional, and residential uses may be permitted within the Wonderland Road Community Enterprise Corridor.

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.

A mix of any of these permitted uses within a single building is also permitted and shall be encouraged

Uses with large amounts of outdoor storage, large warehouse components, storage of heavy vehicles, and/or emitting noise, vibration, or dust, will not be permitted. Uses that are not compatible with residential and retail uses will not be permitted.

iii) Development Pattern/Local Street Connections

In order to establish an organizing structure for the present and future development for lands within the "Wonderland Road Community Enterprise Corridor" the policies in 20.5.3.8 i) j) shall apply.

Local street rights-of-way may be dedicated for any development or redevelopment within the Wonderland Road Community Enterprise Corridor. The dedication shall occur as a condition of a plan of subdivision or consent. Where the development or redevelopment of the site is subject to site plan control, land area dedicated to the city for rights-of-way will be included in the lot area calculation permitted density, coverage and floor area.

Internal access and shared internal driveways across adjacent lands may be required.

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.

v) Intensity

- a) 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.
- b) Maximum heights shall not exceed four storeys. Bonus Zoning beyond this limit, up to six storeys, may be permitted.

- c) Residential development shall occur at a minimum density of 30 units per hectare and a maximum density of 75 units per hectare. Bonus Zoning beyond this limit, up to 100 units per hectare, may be permitted.
- d) Office development for the entire Wonderland Road Community Enterprise Corridor shall not exceed 20,000m², excluding small scale Service Offices and Medical/Dental Offices, and each building shall not exceed a maximum gross floor area of 2,000m².
- e) The Zoning By-law will include regulations to ensure that the intensity of development is appropriate for individual sites

vi) Built Form

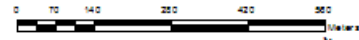
- a) Built form may be of a low to mid-rise height, however minimum height and setbacks may be established in the Zoning By-law to ensure that development will result in a strong, street-related built edge and achieve other design objectives for this area. In particular, development will be encouraged in a “main street” format where buildings are oriented to a public street. Permitted uses are encouraged in mixed use developments or buildings.
- b) Development shall be planned on the basis that future intensification will occur, either by intensification or redevelopment or through a combination of approaches. Nevertheless, except for minor buildings and structures, development will be viewed as permanent (i.e. potentially remaining for the long term). Accordingly, development shall be located at appropriate locations so that future phases of intensification are not inhibited. Over time, the redevelopment of lands within this designation will be encouraged to include residential or office uses in a mixed-use format.
- c) Development shall be designed to be pedestrian and transit friendly from the outset. In particular, development shall be generally oriented to the street where possible and designed to promote a vital and safe street life and to support early provision of transit. However, where large scale stores are permitted, given that they are often not conducive to a pedestrian oriented street setting, design alternatives to address this issue will be utilized. These may include locating these stores in the interior of a commercial or mixed use development block with small-scale stores and other buildings oriented to the surrounding major roads to create a strong street presence. Alternatively, the frontage of the building facing a major road could be lined with small-scale stores and/or have multiple entrances.
- d) The Urban Design policies of Section 20.5.3.9 of this Plan shall apply.

vii) Parking – Office and Residential Development

- a) Parking will be located underground, in a structure integrated into the building or at the rear of the property behind the building or in a surface parking field to the rear of the building. Surface parking may be considered in the interior side yard, provided design measures are used to mitigate the view of the parking field from the public realm. Parking is not permitted along the property frontage between the building and the public right-of-way.
- b) Appropriate buffering shall be provided between parking areas and “back of building” functions, such as loading/ receiving areas and garbage/storage areas, and adjacent land uses or the public realm.”

**OFFICIAL PLAN AMENDMENT
No.**

LOCATION MAP



Prepared on May 1, 2017 by:
Urban Design and GIS
Planning Services
Corporation of the City of London
based on: 2015-16 Planning
Planning Policy Map (PPM)



**SUBJECT
SITE**

