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O-8760/Z-8759
B. Turcotte

TO:	CHAIR AND MEMBERS PLANNING & ENVIRONMENT COMMITTEE
FROM:	JOHN M. FLEMING MANAGING DIRECTOR, PLANNING AND CITY PLANNER
SUBJECT:	APPLICATION BY: 2004145 ONTARIO LIMITED 1021 WONDERLAND ROAD SOUTH PUBLIC PARTICIPATION MEETING ON JUNE 19, 2017

RECOMMENDATION

That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the application of 2004145 Ontario Limited relating to the property located at 1021 Wonderland Road South:

- (a) The proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting on June 26, 2017 to amend the Official Plan **BY ADDING** a policy to section 10.1.3 – Policies for Specific Areas;
- (b) The proposed by-law attached hereto as Appendix "B" **BE INTRODUCED** at the Municipal Council meeting on June 26, 2017 to amend Zoning By-law No. Z.-1, in conformity with the Official Plan as amended in part (a) above, to change the zoning of the subject property **FROM** a Restricted Service Commercial Special Provision (RSC2(12)) Zone and a Highway Service Commercial (HS2) Zone **TO** a Restricted Service Commercial Special Provision (RSC2(12)) and a Highway Service Commercial Special Provision (HS2() Zone.

PREVIOUS REPORTS PERTINENT TO THIS MATTER
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November 14, 2011 - Report of the Managing Director, Planning and City Planner, recommending a change to the zoning of the subject lands (1021 Wonderland Road South) from a Restricted Service Commercial (RSC2) Zone and a Highway Service Commercial (HS2) Zone to a Restricted Service Commercial Special Provision (RSC2(12)) Zone and a Highway Service Commercial (HS2) Zone to add "financial institutions with accessory retail" and "medical/dental offices" to the list of permitted uses.

PURPOSE AND EFFECT OF RECOMMENDED ACTION

The purpose and effect of the recommended action is to expand the range of uses permitted on the site to include retail uses, commercial schools, commercial recreation establishments and laboratories and regulate the number of required parking spaces.

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LOCATION MAP

Subject Site: 1021 Wonderland Rd S
 Applicant: 2004145 Ontario Ltd
 File Number : O-8760/Z-8759

Planner : BT
 Created By : MB
 Date : 2017/06/02
 Scale : 1:2000

Legend

 Subject Site



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RATIONALE

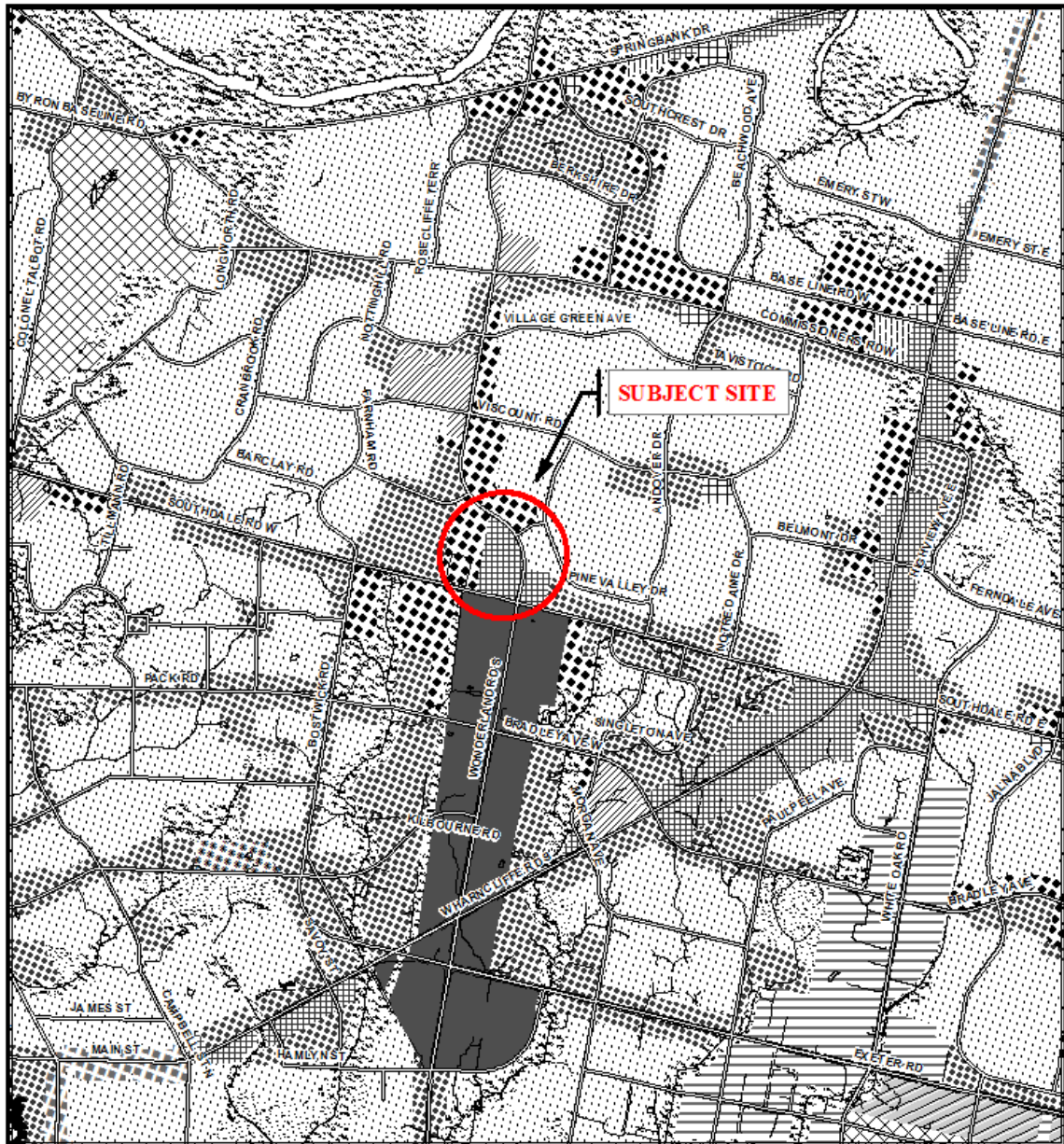
1. The recommended Official Plan and Zoning By-law amendment is consistent with, and will serve to implement, the policies of the *Provincial Policy Statement, 2014*;
2. The recommended Site Specific Official Plan amendment to add a retail use to the list of permitted uses currently permitted in the Auto-Oriented Commercial Corridor designation is consistent with, and will serve to implement, the policies of Chapter 10 (Policies for Specific Areas) of the City of London Official Plan. The inclusion of a retail use will facilitate the adaptive reuse of an existing commercial plaza with an expanded range of uses that are compatible with the existing surrounding land uses. The inclusion of a retail use to the list of permitted uses on the site will not detract from the commercial nodes and corridors identified in Official Plan policy as being the preferred or primary location for retail uses; and,
3. The recommended Zoning By-law amendment to add commercial schools, commercial recreation establishments, and laboratories to list of permitted uses and to regulate the minimum number of required parking spaces is consistent with, and will serve to implement, the Auto-Oriented Commercial Corridor policies of the Official Plan.
4. The recommended Official Plan and Zoning By-law amendment to expand the list of permitted uses (including retail) is consistent with, and serves to implement, the use, intensity and form policies of the Shopping Area Place Type of the London Plan.

BACKGROUND

Date Application Accepted: March 29, 2017	Agent: Zelinka Priamo Ltd.
<p>REQUESTED ACTION: The purpose and effect of the requested Official Plan amendment and Zoning By-law amendment is to expand the range of permitted uses to include: retail uses, commercial school uses, commercial recreation establishments and laboratories. A regulation requiring a minimum of 56 parking spaces for the site will also be considered.</p> <p>Change to the Official Plan to add a Special Policy to Chapter 10 (Policies for Specific Areas) to allow for a retail use.</p> <p>Change Zoning By-law Z.-1 from a Restricted Service Commercial Special Provision (RSC2(12)) Zone which permits: animal clinics; automobile repair garages; catalogue stores; bulk beverage stores; pharmacies; bulk sales establishments; financial institutions with accessory retail uses and medical/dental offices to a new Restricted Service Commercial Special Provision (RSC2(*)) Zone to add a commercial school, a commercial recreation establishment and laboratories to the list of permitted uses noted above.</p> <p>Change Zoning By-law Z.-1 from a Highway Service Commercial (HS2) Zone which permits: animal hospitals; convenience stores; personal service establishments; restaurants; assembly halls; private clubs and taverns to a Highway Service Commercial Special Provision (HS2(*)) Zone to add a retail use to the list of permitted uses noted above.</p> <p>Additionally, a regulation requiring a minimum of 56 parking spaces for the subject lands has been requested.</p>	

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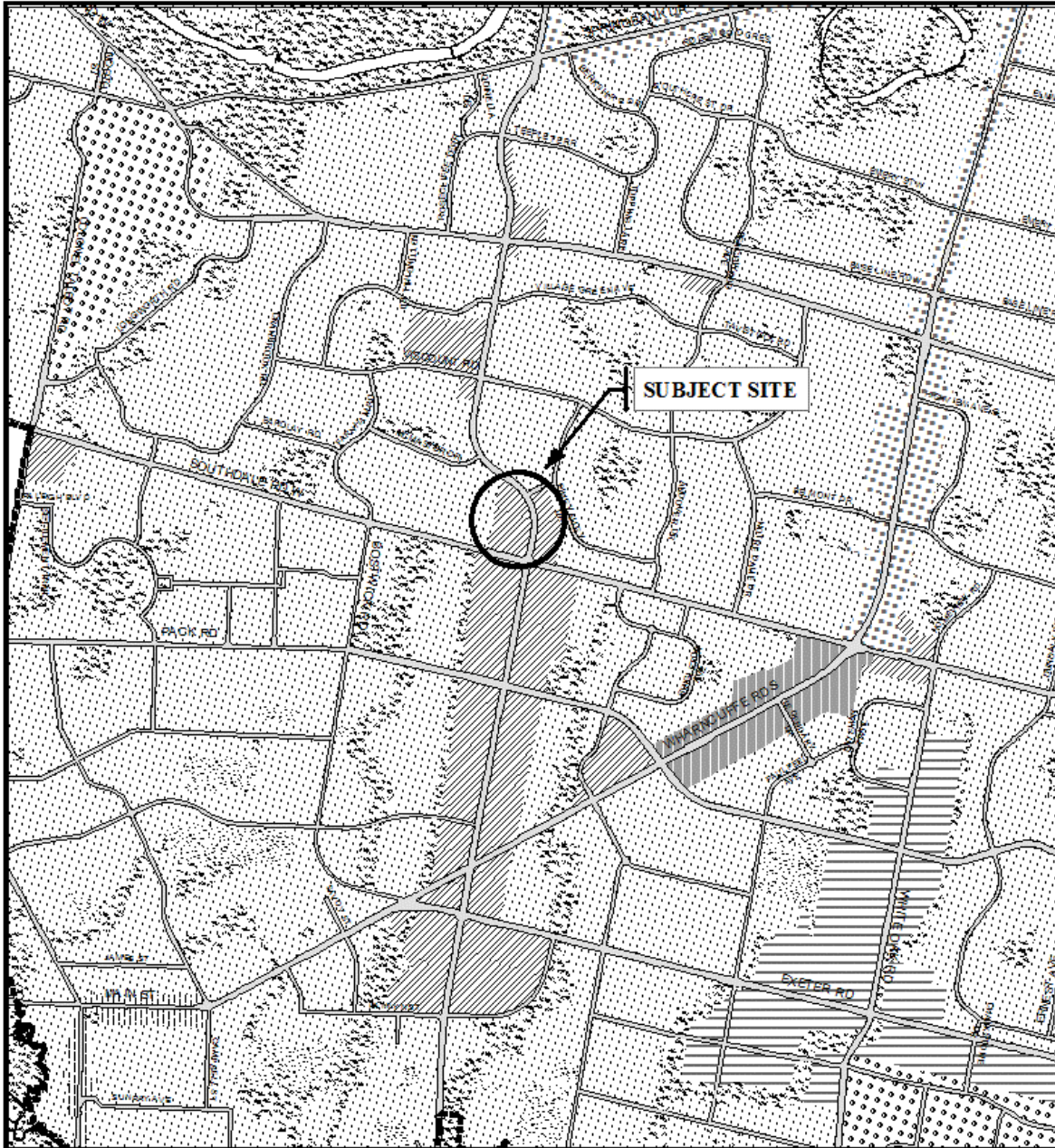
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<p>Legend</p> <table border="0"> <tr> <td> Downtown</td> <td> Multi-Family, Medium Density Residential</td> <td> Office Business Park</td> </tr> <tr> <td> Wonderland Road Community Enterprise Corridor</td> <td> Low Density Residential</td> <td> General Industrial</td> </tr> <tr> <td> Enclosed Regional Commercial Node</td> <td> Office Area</td> <td> Light Industrial</td> </tr> <tr> <td> New Format Regional Commercial Node</td> <td> Office/Residential</td> <td> Commercial Industrial</td> </tr> <tr> <td> Community Commercial Node</td> <td> Regional Facility</td> <td> Transitional Industrial</td> </tr> <tr> <td> Neighbourhood Commercial Node</td> <td> Community Facility</td> <td> Rural Settlement</td> </tr> <tr> <td> Main Street Commercial Corridor</td> <td> Open Space</td> <td> Environmental Review</td> </tr> <tr> <td> Auto-Oriented Commercial Corridor</td> <td> Urban Reserve - Community Growth</td> <td> Agriculture</td> </tr> <tr> <td> Multi-Family, High Density Residential</td> <td> Urban Reserve - Industrial Growth</td> <td> Urban Growth Boundary</td> </tr> </table>			Downtown	Multi-Family, Medium Density Residential	Office Business Park	Wonderland Road Community Enterprise Corridor	Low Density Residential	General Industrial	Enclosed Regional Commercial Node	Office Area	Light Industrial	New Format Regional Commercial Node	Office/Residential	Commercial Industrial	Community Commercial Node	Regional Facility	Transitional Industrial	Neighbourhood Commercial Node	Community Facility	Rural Settlement	Main Street Commercial Corridor	Open Space	Environmental Review	Auto-Oriented Commercial Corridor	Urban Reserve - Community Growth	Agriculture	Multi-Family, High Density Residential	Urban Reserve - Industrial Growth	Urban Growth Boundary
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<p>CITY OF LONDON Department of Planning and Development</p> <p>OFFICIAL PLAN SCHEDULE A - LANDUSE -</p> <p>PREPARED BY: Graphics and Information Services</p>	<p style="text-align: center;"> Scale 1:30,000 Meters </p>	<p>FILE NUMBER: O-8760/Z-8759</p> <p>PLANNER: BT</p> <p>TECHNICIAN: ME</p> <p>DATE: 2017/06/02</p>																											

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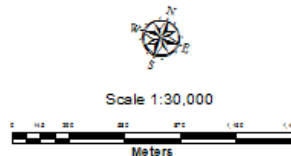
Legend

- | | | |
|------------------------|--------------------------|---|
| Downtown | Future Community Growth | Environmental Review |
| Transit Village | Heavy Industrial | Farmland |
| Shopping Area | Light Industrial | Rural Neighbourhood |
| Rapid Transit Corridor | Future Industrial Growth | Waste Management Resource Recovery Area |
| Urban Corridor | Commercial Industrial | Urban Growth Boundary |
| Main Street | Institutional | |
| Neighbourhood | Green Space | |

This is an excerpt from the Planning Division's working consolidation of Map 1 - Place Types of the London Plan, with added notations.

At the time of the printing of this map, the Rapid Transit EA is in progress. This map shows the Rapid Transit Corridors and Urban Corridors to recognize potential alignments. These Place Types will be modified to align with the results of the EA process for the final version of The London Plan.

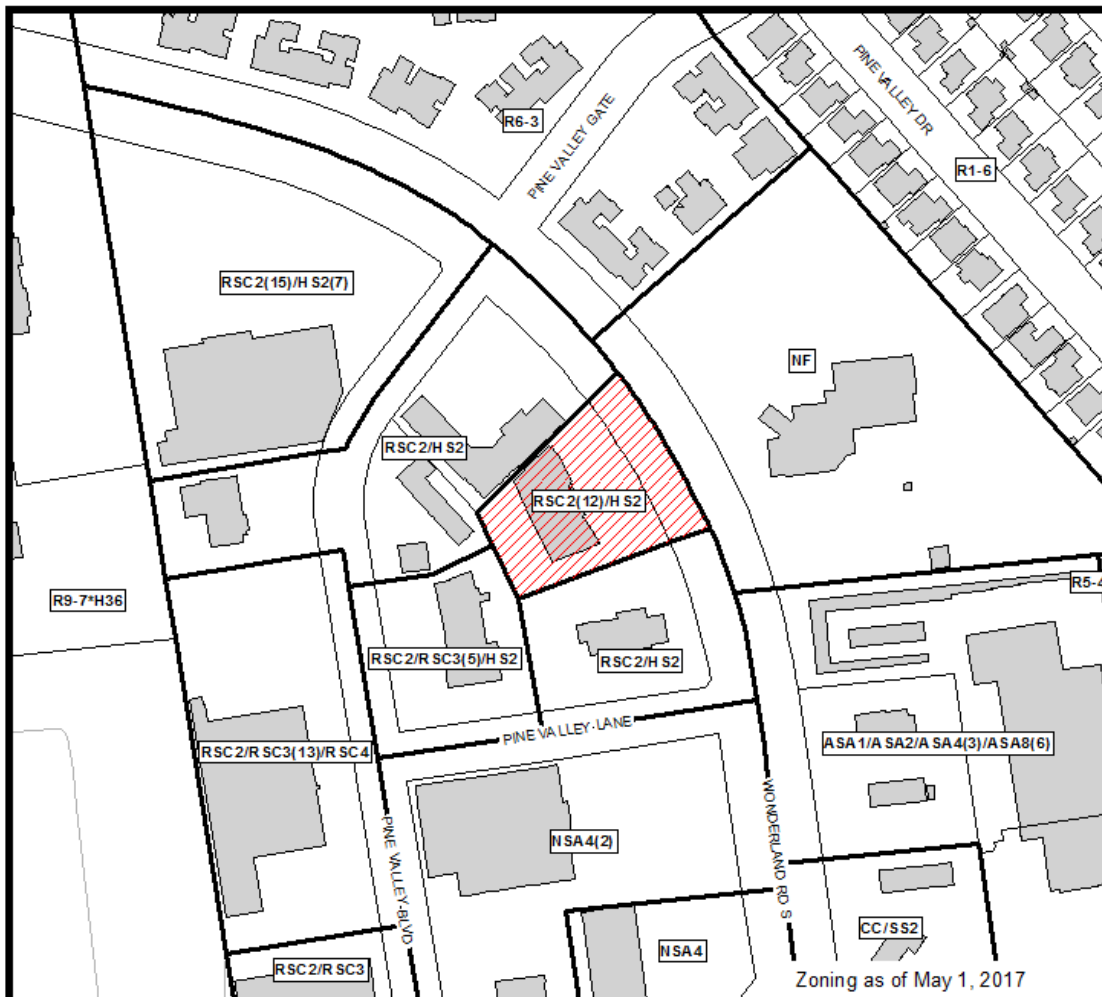
CITY OF LONDON
Planning Services
LONDON PLAN MAP 1
- PLACE TYPES -
PREPARED BY: Planning Services



File Number: O-8760/Z-8759
Planner: BT
Technician: MB
Date: June 2, 2017

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COUNCIL APPROVED ZONING FOR THE SUBJECT SITE: RSC2(12)/HS2

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 |
|--|---|

<p>CITY OF LONDON PLANNING, ENVIRONMENTAL AND ENGINEERING SERVICES</p> <p>ZONING BY-LAW NO. Z-1 SCHEDULE A</p>	<p>FILE NO: O-8760/Z-8759 BT</p> <hr/> <p>MAP PREPARED: 2017/06/02 MB</p> <hr/> <p style="text-align: center;">1:2,500</p> <p style="text-align: center;">0 12.5 25 50 75 100 Meters</p>
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THIS MAP IS AN UNOFFICIAL EXTRACT FROM THE ZONING BY-LAW WITH ADDED NOTATIONS

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SITE CHARACTERISTICS:
<ul style="list-style-type: none"> • Current Land Use – 6 unit commercial plaza • Frontage – 71.3 metres • Depth – 69 metres • Area – 0.38 hectares (0.4 acres) • Shape - Irregular

SURROUNDING LAND USES:
<ul style="list-style-type: none"> • North - commercial • South - commercial • East - low density residential • West - commercial

OFFICIAL PLAN DESIGNATION: (refer to Official Plan Map)		
<ul style="list-style-type: none"> • Auto-Oriented Commercial Corridor 		
THE LONDON PLAN PLACE TYPE: (refer to The London Plan Map)		
<ul style="list-style-type: none"> • Shopping Area 		
INTENSIFICATION:		
<table border="0" style="width: 100%;"> <tr> <td style="width: 50%;"> <ul style="list-style-type: none"> • n/a </td> <td style="width: 50%;"> <ul style="list-style-type: none"> • n/a </td> </tr> </table>	<ul style="list-style-type: none"> • n/a 	<ul style="list-style-type: none"> • n/a
<ul style="list-style-type: none"> • n/a 	<ul style="list-style-type: none"> • n/a 	
EXISTING ZONING: (refer to Zoning Map)		
<ul style="list-style-type: none"> • RSC2(12)/HS2 		

PLANNING HISTORY

The subject lands are comprised of a single, irregularly shaped parcel containing a 1 storey, multi-unit commercial building. The 953 square metre (10,258 square foot) plaza currently contains 2 restaurants, an animal hospital and a personal service establishment. Two of the units are currently vacant.

On November 21, 2011, Municipal Council adopted a Zoning By-law amendment to the Restricted Service Commercial (RSC2) Zone and the Highway Service Commercial (HS2) Zone to add, under Special Provision, medical dental offices and financial institutions with accessory retail to the list of permitted uses.

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SIGNIFICANT DEPARTMENT/AGENCY COMMENTS

French School Board: No comment.

Upper Thames River Conservation Authority (UTRCA): No comment.

WADE: No objection.

Transportation: A road widening dedication of 24 metres from centre line is required on Wonderland Road South.

PUBLIC LIAISON:	On April 13, 2017, Notice of Application was sent to 75 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 April 13, 2017. A “Possible Land Use Change” sign was also posted on the site. On May 10, 2017 a Notice of Revised Application was sent to 75 property owners. The Notice of Revised Application contained the same information as the Notice of Application dated April 13, 2017 with the exception that the Official Plan and Zoning By-law amendment to be considered by Council no longer placed a floor area restriction on the requested retail use.	1 reply was received.
<p>Nature of Liaison: Change Official Plan to add a Special Policy to Chapter 10 (Policies for Specific Areas) to allow for a retail use.</p> <p>Change Zoning By-law Z.-1 from a Restricted Service Commercial Special Provision (RSC2(12)) Zone which permits: animal clinics; automobile repair garages; catalogue stores; bulk beverage stores; pharmacies; bulk sales establishments; financial institutions with accessory retail uses and medical/dental offices to a new Restricted Service Commercial Special Provision (RSC2(*)) Zone to add a commercial school, a commercial recreation establishment and laboratories to the list of permitted uses noted above.</p> <p>Change Zoning By-law Z.-1 from a Highway Service Commercial (HS2) Zone which permits: animal hospitals; convenience stores; personal service establishments; restaurants; assembly halls; private clubs and taverns to a Highway Service Commercial Special Provision (HS2(*)) Zone to add a retail use to the list of permitted uses noted above.</p> <p>Additionally, a regulation requiring a minimum of 56 parking spaces for the subject lands has been requested.</p> <p>Responses: Respondent sought clarification as to the type of school being requested and if the proposal was for a new building.</p>		

ANALYSIS

The Site, the surrounding environs and the requested action:

2004145 Ontario Limited has made an application to amend the City of London Z.-1 Zoning By-law for lands located at 1021 Wonderland Road South. The purpose and effect of the requested action is to add retail stores, commercial schools, commercial recreation establishments and laboratories to the list of permitted uses on the subject lands and to permit the existing parking supply of 56 parking spaces.

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The subject lands are located on the west side of Wonderland Road South, approximately 200 metres north of Southdale Road West (see Figure 1). The 0.3 hectare site currently contains a 1 storey, 6 unit commercial plaza with a floor area of approximately 950 square metres (10,000 square feet). 2 of the 6 units are currently vacant. According to the applicant's consultant, the site "...has seen a notable turnover in some of the units over the past ten years". The site currently has parking for 56 vehicles in front and to the rear of the building. A full turn access on Wonderland Road South provides access to the site, and an access driveway links the subject lands with an adjacent office building to the immediate west.

The subject lands are part of a larger commercial corridor and commercial node that extends along Wonderland Road South, both north and south of Southdale Road West (see Figure 2). On the north side of Southdale Road West, this commercial corridor contains a supermarket, a commercial recreation establishment, multiple commercial shopping plazas, restaurants, a pharmacy, self-storage uses, and automotive services. South of Southdale Road West, a larger regional commercial node (comprising the Westwood Power Centre and Wonderland Corners) flanks Wonderland Road South to the east and west.

Figure 1 – The Existing Site



The applicant is proposing to make use of the existing vacant commercial floor space for commercial schools and retail uses. The commercial school, a tutoring service for school-aged children, is to occupy approximately 142 square metres of the currently vacant floor area while the remaining 231 square metres is to be occupied by retail uses. Two additional uses, commercial recreation establishments and laboratories, are also being requested on the subject lands to allow greater flexibility in the range of permitted uses within the building. No additions to the existing building are contemplated by way of the current requested action.

The requested action seeks to add four new uses to the list of uses currently permitted on the site. The applicant has requested that three of these new uses (the commercial school use, the commercial recreation use, and the laboratory use) be added to the list of permitted uses in the

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existing Restricted Service Commercial Special Provision (RSC2(12)) Zone through a new site specific Service Commercial Special Provision (RSC2()) Zone. All of these uses sought by way of the requested Restricted Service Commercial Special Provision (RSC2()) Zone are recognized as permitted uses in the Auto-Oriented Commercial Corridor Designation.

The applicant has also requested that a new retail use be added to the list of permitted uses in the existing Highway Service Commercial (HS2) Zone through a Highway Service Commercial Special Provision (HS2(*)) Zone. The Commercial land use policies of the City of London Official Plan serve to permit and direct retail uses to the various commercial nodes (including the Downtown Area and the Enclosed Regional Commercial, New Format Regional Commercial, Community Commercial and Neighbourhood Commercial nodes) and the Main-Street Commercial Corridor. Auto-Oriented Commercial Corridors, while providing for a limited amount of retail use, are not intended to accommodate retail activities that are more appropriately located in the Downtown, Commercial Nodes, or Main Street Commercial Corridor designations. The existing Restricted Service Commercial Special Provision RSC2(12) Zone that exists on the site serves to implement Official Plan policy by specifying that “financial institutions with accessory retail uses (author’s emphasis)” are a permitted use. The Special Provision serves to limit the amount of retail uses.

Under the existing policy framework, the applicant’s request to add a retail use (above and beyond a “limited” capacity or “accessory” role) to the list of permitted uses in the Highway Service Commercial (HS2) Zone would require an Official Plan Amendment.

Figure 2 – The Subject Site and the Larger Commercial Corridor and Regional Commercial Node



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The London Plan places the subject site, as well as those lands previously identified on the Wonderland Road South corridor both north and south of Southdale Road West, in the Shopping Area Place Type. Unlike the Auto-Oriented Commercial Corridor policies of the City of London Official Plan, the Shopping Area Place Type policies of the London Plan include retail uses as a permitted use in the Place Type. Further, the intensity policies of the Shopping Area Place Type do not serve to limit or cap the amount of retail space.

Noting that the policies of the London Plan would provide for the retail use sought by way of the requested Zoning By-law amendment, the City of London initiated an Official Plan amendment to add a Special Policy to Chapter 10 (Policies for Specific Areas) to provide for the requested retail use, thereby implementing Council's longer-term vision for the property by way of the site-specific application.

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. The PPS is intended to be read in its entirety and the relevant policies are to be applied to each situation.

Section 1.1.1. b) of the PPS states that healthy, livable and safe communities are sustained by accommodating an appropriate range and mix of residential, employment, and other land uses to meet the long-term needs of the community. Section 1.8.1 e) further notes that Planning Authorities can address issues of energy conservation, air quality and climate change by improving the mix of employment and housing uses to shorten commute journeys and decrease transportation congestion. The requested action would provide for a range and mix of compatible land uses within walking distance for the residents of the neighbourhood in the vicinity of the subject site. It should also be noted that the subject site is located on a transit route and is serviced with pedestrian supportive infrastructure.

With a mind to managing and directing land use to achieve efficient and resilient development and land use patterns, Section 1.1.3.1 of the PPS states that settlement areas shall be the focus of growth and development and that their vitality and regeneration shall be promoted. The subject site is located in a settlement area. The requested action would provide for an expanded range of complementary land uses in a commercial plaza that has historically experienced a vacancies over the past ten years. The expanded range of permitted uses would serve to promote the vitality and regeneration of the subject site.

Section 1.1.3.2. a) of the PPS states that land use patterns within settlement areas shall be based on a density and mix of land uses which efficiently use land and resources. As noted previously, the site: is located on an arterial road with supporting pedestrian infrastructure; is fully serviced with municipal works; and is directly accessible by public transit. A broader range of commercial uses would allow for the efficient utilization of lands called for under the PPS.

Section 1.3 of the PPS states Planning Authorities shall promote economic development by providing for an appropriate range and mix of employment and institutional uses to meet long-term needs and by providing for opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses. Section 1.7 of the PPS continues noting that Long-term economic prosperity should be supported by promoting opportunities for economic development and community investment-readiness. The requested Zoning By-law amendment would provide for a range and mix of land uses that are compatible with, complimentary to, and supportive of existing surrounding land uses. The new uses would be located in an existing commercial building that is partially vacant but fully serviced with municipal works. The requested Zoning By-law amendment would serve to promote the wide range of economic activities and investment readiness policies of the PPS.

The requested Zoning By-law amendment is viewed as being consistent with, and serving to implement, the policies of the PPS.

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Official Plan:

The subject site is located within the Auto-Oriented Commercial Corridor (AOCC) designation. Section 4.2.1 of the Official Plan sets out planning objectives for all commercial land use designations, including the AOCC designation. Of particular relevance to the present discussion are the following objectives:

- i) *“Promote the orderly distribution and development of commercial uses to satisfy the shopping and service needs of residents and shoppers”*; and,
- ii) *“Encourage intensification and redevelopment in existing commercial areas within the built-up area of the City to meet commercial needs, to make better use of existing infrastructure and strengthen the vitality of these areas”*.

The requested action would be consistent with these objectives by providing for a range of compatible land uses that will serve the shopping and service needs of both the residents of the immediate area as well as the travelling public. Additionally, two of the requested uses (retail uses and commercial school uses) would immediately occupy the vacant units in the existing plaza thereby strengthening the viability and vitality of the subject lands and the larger commercial corridor.

The subject site, as well as lands to the north, south, east and west, is located in an AOCC designation. The AOCC designation is applied to areas along arterial roads that typically consist of a mix of retail, auto, commercial, office and remnant residential uses. The intent of the AOCC policies is to promote the clustering of similar service commercial uses having similar functional characteristics and requirements and avoid the extension of strip commercial development. The subject site is located on an arterial road and contains a 1 storey, multi-unit commercial plaza. The subject site is embedded in a larger commercial area that contains a mix of retail, commercial, office and auto-related uses.

Areas designated AOCC are primarily intended for commercial uses that cater to the commercial needs of the travelling public. The Restricted Service Commercial (RSC) and Highway Service Commercial (HS) Zone variations serve to implement the permitted use policies of the AOCC designation. Commercial schools, commercial recreation establishments, laboratories, and retail uses are all identified as permitted uses in a number of the Restricted Service Commercial (RSC) and Highway Service Commercial (HS) Zone variations or Special Provision (*) Zones thereto. It must be noted however that while a limited range of retail uses may be permitted in the AOCC designation, the policies of the Official Plan firstly serve to direct new retail uses to commercial nodes or the Main Street Commercial Corridor. New retail uses in the AOCC designation are “limited” by policy to an “accessory” or “secondary” role and are intended to serve employees of adjacent employment areas.

With a mind to encouraging infilling and consolidation of permitted uses within the existing limits of commercial corridor developments, the form policies of the AOCC designation state that the development of new permitted uses within the designation may take the form of infilling, redevelopment or the conversion of existing structures. The requested action would provide for the adaptive reuse of an existing commercial plaza that has experienced on-going vacancies. This existing commercial plaza is located within an established and fully serviced commercial corridor.

The policies of the Official Plan state that a Planning Impact Analysis will be used to evaluate applications for an Official Plan amendment and/or Zoning By-law amendment to determine the appropriateness of a proposed change in land use and to identify ways of reducing any adverse impacts on surrounding land uses. The requested action would provide for three land uses (commercial schools, commercial recreation establishments and laboratories) that are all identified as permitted, and therefore compatible, land uses in the AOCC designation. The requested retail use, on the other hand, would require an Official Plan amendment.

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The policies of Chapter 10 (Policies for Specific Areas) of the Official Plan state that, notwithstanding the other policies of this Plan (including the policies of the AOCC designation), policies for specific areas may be applied where the application of existing policies would not accurately reflect the intent of Council with respect to the future use of the land. The adoption of policies for such specific areas may be considered where certain conditions apply. One of these prescribed conditions states that the change in land use is site specific and is located in an area where Council wishes to maintain existing land use designations while allowing for a site specific use. The policies of Chapter 10 further note that in the application of this policy or condition, a Planning Impact Analysis will be required.

The subject site has been identified in the London Plan as being within the Shopping Area Place Type. All of the uses requested by way of the requested action are identified as permitted uses in the Shopping Area Place Type. The requested action would provide for a range of uses that accurately reflect, and would serve to implement, the intent of Council with respect to the future use of the land. As such, it would be appropriate to consider the application of a Site Specific policy to provide for the requested Zoning By-law amendment. That being said, the Policies of Chapter 10 (Policies for Specific Areas) and Chapter 4 (the AOCC designation) require the preparation of a Planning Impact Analysis to ascertain the appropriateness of the proposed change in land use.

The policies of the Official Plan identify criteria to be considered in the preparation of the Planning Impact Analysis. The following criteria have been identified as being of particular relevance in the consideration of the requested action:

1. *“The compatibility of the proposed uses with surrounding land uses and the likely impact of the proposed development on present and future land uses in the area”.*

The subject site, as well as lands to the north, south and the west are zoned to provide for a range and mix of Restricted Service Commercial (RSC), Highway Service Commercial (HS), Associated Shopping Area (ASA) and Neighbourhood Shopping Area (NSA) uses. The Zone variations of the Restricted Service Commercial (RSC), Highway Service Commercial (HS), Associated Shopping Area (NSA) and Neighbourhood Shopping Areas (NSA) Zones serve to implement the permitted use policies of the AOCC designation. All of the uses requested by way of the Zoning By-law amendment are provided for in one or more of the Zone variations to the Restricted Service Commercial (RSC), Highway Service Commercial (HS), Associated Shopping Area (NSA) and Neighbourhood Shopping Area (NSA) Zones. For example:

- Commercial recreation establishments are recognized as a permitted use in both the Highway Service Commercial (HS3) and the Restricted Service Commercial (RSC3) Zone variations;
- Commercial schools are recognized as a permitted use in the Restricted Service Commercial (RSC5) Zone;
- Laboratories are recognized as a permitted use in the both the Highway Service Commercial (HS2(3) and HS2(4)) and the Restricted Service Commercial (RSC3) Zone variations; and,
- Retail stores are recognized as a permitted use in the NSA Zone variation.

Retail stores are also recognized as a permitted use in a number of the Highway Service Commercial and Restricted Service Commercial Zone variations. In certain instances where retail uses are provided for in these zone variations, their size is typically limited in regulation to a maximum gross floor area.

In short, the requested action would provide for a range of compatible and complimentary uses that are currently contemplated in the AOCC designation and provided for in a number of the implementing Highway Service Commercial (HSC) and Restricted Service Commercial

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(RSC) Zone variations. The requested action would serve to fill two vacancies in an existing commercial plaza. No alterations to the building or the site are contemplated or requested by way of the requested action.

The requested action would provide for a range and mix of compatible land uses unlikely to negatively impact present and future land uses in the area.

2. *“The size and shape of the parcel of land on which a proposal is to be located, and the ability of the site to accommodate the intensity of the proposed uses”.*

The subject site contains a 953 square metre (10,000 square foot) multi-unit commercial plaza. Given the size of the building, a total of 64 parking spaces would be required under the parking regulations of the Z.-1 Zoning By-law. The subject site is fully developed and has parking for 56 vehicles with no opportunity to add additional stalls (see Figure 1). That being said, a review of the City of London property records would indicate that the plaza was constructed under permit in 1986 and that since the time of construction no complaints have been received by the City pertaining to parking or a lack thereof. Notwithstanding a minor deficiency in terms of the required number of parking spaces, the sites history would suggest that the site is of a sufficient size and configuration to accommodate the existing level of on-site intensity. In addition, the parking rates for the requested uses (retail – 1 space per 20 m², commercial school – 1 space per 30 m², commercial recreation establishment – 1 space per 20 m² and laboratory – 1 space per 45m²) are less intense than the parking rates for a number of uses (convenience store – 1 space per 15m², financial institution – 1 space per 15m² and pharmacy – 1 space per 15m²) currently permitted under the existing zoning.

3. *“The location of vehicular access points and their compliance with the City’s road access policies and Site Plan Control By-law and the likely impact of traffic generated by the proposal on City streets, on pedestrian and vehicular safety, and on surrounding properties” and “the impacts of the proposed change on the planned transportation system including transit.”*

The subject site is located on an Arterial road that is serviced by pedestrian infrastructure and transit. The site has a single access point to the Arterial roadway which is intended to remain unchanged as part of this requested amendment. The Transportation Department has not identified any transportation, or transportation system, related concerns in their review of the requested action.

4. *“The height, location and spacing of any buildings in the proposed development and any potential impacts on surrounding land uses”.*

The requested action would provide for an expanded range of permitted uses in an existing commercial plaza. No exterior alterations and or additions to the existing plaza are contemplated by way of the requested action. The existing commercial plaza was constructed under permit from the City of London approximately 30 years ago. The height and location of the building on the site is viewed as being compatible with surrounding land uses.

Having undertaken the required Planning Impact Analysis, staff are of the opinion that the requested action is appropriate and that no negative impacts on surrounding land are to be expected. The requested action is viewed as being consistent with, and serving to implement, the policies of the AOCC designation of Chapter 4 and the Policies for Specific Areas of Chapter 10 of the City of London Official Plan.

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The London Plan:

In the review of the requested action, the following policies of the London Plan are considered most relevant:

Policy 877_1 states a broad range of retail, service, office, entertainment, recreational, educational, institutional and residential uses may be permitted within the Shopping Area Place Type.

The requested action would provide for a range and mix of complimentary land uses (retail stores, commercial schools, commercial recreation establishments and laboratories) that are contemplated under the permitted use policies of the Shopping Area Place Type.

Policy 878_5 states lots will be of a sufficient size and configuration to accommodate the proposed development to help mitigate planning impacts on adjacent uses. Policy 878_7 states the Zoning By-law will include regulations to ensure that the intensity of development is appropriate for individual site.

The subject site contains a 950 square metre, multi-unit commercial plaza. The subject site has on-site parking for 56 vehicles. The site is fully developed and unable to provide for additional parking. That being said, the site has functioned with the existing plaza and supportive parking for over 30 years without any apparent planning impacts on adjacent land uses.

Unlike the existing AOCC designation which serves to “limit” the size of retail stores, the London Plan does not include such “limiting” policies instead relying on the size of the site to accommodate the level of intensity.

Policy 876_3 states that Council will allow for flexibility in use and the intensification of existing centres. Policy 876_4 states that Council will encourage the repurposing, reformatting, infill and intensification of existing centres to take advantage of existing services, use land more efficiently, and reduce the need for outward expansion.

The requested action would provide for an expanded range of complimentary land uses in an existing commercial plaza. The expanded range of uses would increase the plaza’s viability and vitality and would serve to implement the policies of the London Plan which serve to promote efficiencies in existing municipal infrastructure and reduce the need for outward expansion.

The requested action is viewed as being consistent with, and serving to implement, the Shopping Area Place Type policies of the London Plan.

The Recommended Special Policy and Zoning By-law:

A new policy is recommended to be added to chapter 10 (Policies for Specific Areas) that would permit retail uses on lands known municipally as 1021 Wonderland Road South. Given the policy direction of the London Plan, no restrictions on the amount of gross floor area for such retail uses is recommended. Instead, the recommended Zoning By-law amendment will serve to limit the intensity of the site by requiring the provision of 56 on-site parking spaces for the existing building. Should the site be redeveloped at some future time, the intensity of the site would be determined by the future use and the availability of on-site parking to accommodate the use.

A Special Provision “(*)” Zone to the Highway Service Commercial (HS2) is recommended to add retail uses to the list of permitted uses. A new Special Provision “(*)” Zone is recommended to replace the existing Restricted Service Commercial Special Provision (RSC2 (12)) Zone. The new Special Provision Zone would add a commercial school, a commercial recreation establishment, and laboratories to the list of permitted uses.

To address the sites minor parking deficiency, a regulation requiring a total of 56 parking spaces for the existing building is recommended.

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CONCLUSION

The requested action has been shown to be consistent with, and serving to implement, the policies of the PPS, the City of London Official Plan, and the London Plan. The recommended Official Plan amendment will not detract from the commercial nodes and corridors identified in policy as being the preferred or primary location for retail uses. The recommended Zoning By-law amendment will provide for an expanded range of compatible and complimentary land uses which should serve to increase the viability of an existing commercial plaza.

PREPARED BY:	SUBMITTED BY:
BRIAN TURCOTTE SENIOR PLANNER, CURRENT PLANNING	MICHAEL TOMAZINCIC, MCIP, RPP MANAGER, CURRENT PLANNING
RECOMMENDED BY:	
JOHN M. FLEMING, MCIP, RPP MANAGING DIRECTOR, PLANNING AND CITY PLANNER	

May 17, 2016

/BT

"Attach." or "encl." (where applicable)

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O-8760/Z-8759
B. Turcotte

**Bibliography of Information and Materials
O-8760/Z-8759**

Request for Approval:

City of London Official Plan Amendment Application Form, completed by B. Turcotte, April 4, 2017.

Zoning Amendment Application Form, completed by Zelinka Priamo, March 17, 2017.

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. *Zoning By-law No. Z.-1*, May 21, 1991, as amended.

Planning Justification Report, completed by Zelinka Priamo, March 13, 2017.

Correspondence: (all located in City of London File No. O-8760/Z-8759 unless otherwise stated)

Other:

Site visit June, 2017.

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B. Turcotte**

Appendix "A"

Bill No. (number to be inserted by Clerk's Office)
2017

By-law No. C.P.-1284-_____

A by-law to amend the Official Plan for the City of London, 1989 relating to 1021 Wonderland Road South.

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

1. Amendment No. (to be inserted by Clerk's Office) 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 26, 2017.

Matt Brown
Mayor

Catharine Saunders
City Clerk

First Reading – June 26, 2017
Second Reading – June 26, 2017
Third Reading – June 26, 2017

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O-8760/Z-8759
B. Turcotte

AMENDMENT NO.

to the

OFFICIAL PLAN FOR THE CITY OF LONDON

A. PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is to add a policy in Section 10.1.3 of the Official Plan for the City of London to allow a retail use.

B. LOCATION OF THIS AMENDMENT

This Amendment applies to lands located at 1021 Wonderland Road South in the City of London.

C. BASIS OF THE AMENDMENT

The recommended amendment is consistent with the *Provincial Policy Statement, 2014*, and the Auto-Oriented Commercial Corridor policies and Policies for Specific Areas of the Official Plan.

The recommended amendment will facilitate the adaptive reuse of an existing commercial plaza with an expanded range of uses that are compatible with the existing surrounding land uses. The inclusion of a retail use to the list of permitted uses on the site will not detract from the commercial nodes and corridors identified in Official Plan policy as being the preferred or primary location for retail uses

D. THE AMENDMENT

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

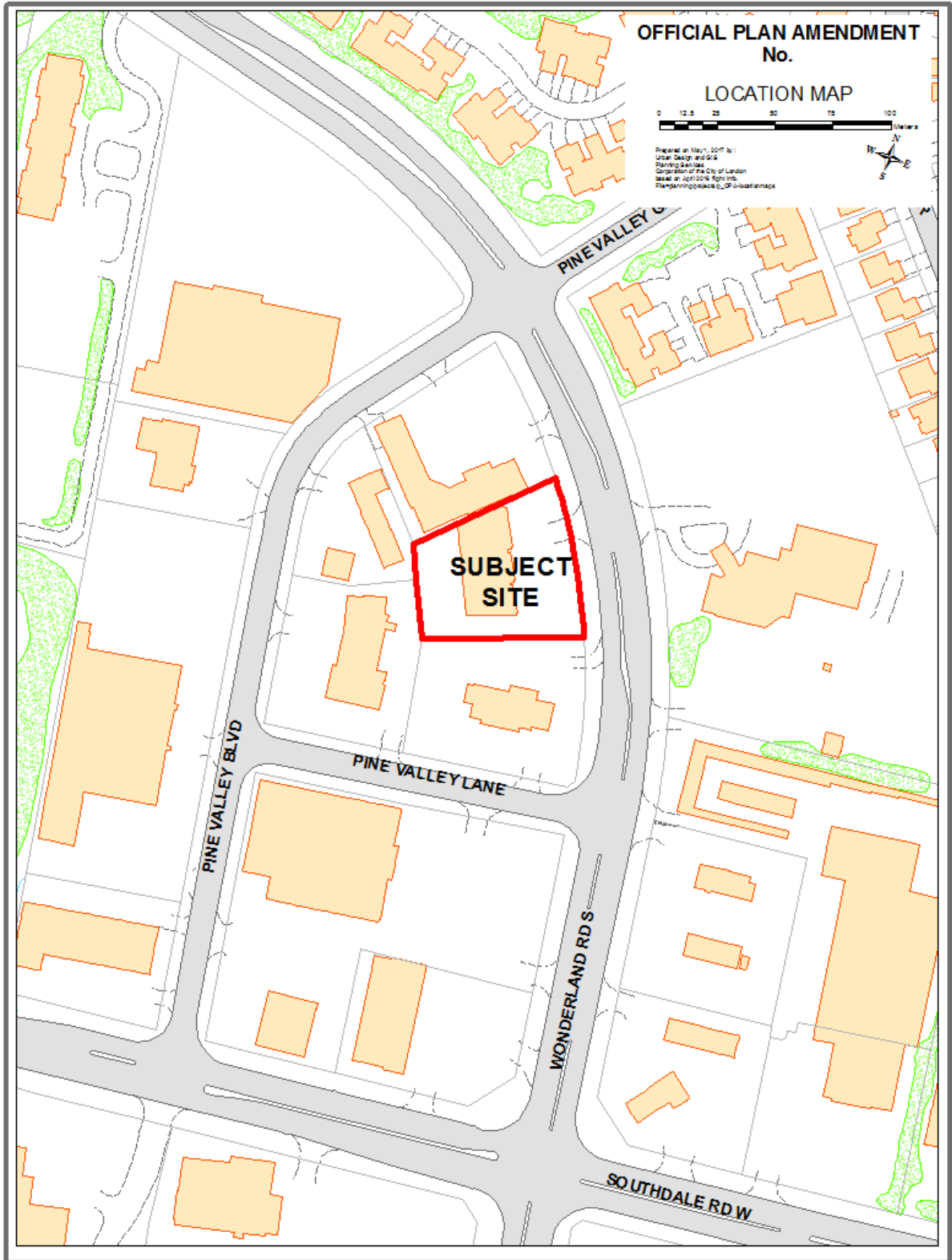
1. Section 10.1.3 – Policies for Specific Areas of the Official Plan for the City of London is amended by adding the following:

1021 Wonderland Road South

In the Auto-Oriented Commercial Corridor designation at 1021 Wonderland Road South, retail uses may be permitted.

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B. Turcotte



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O-8760/Z-8759
B. Turcotte

Appendix "B"

Bill No. (number to be inserted by Clerk's Office)
2017

By-law No. Z.-1-17 _____

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 1021 Wonderland Road South.

WHEREAS 2004145 Ontario Limited has applied to rezone an area of land located at 1021 Wonderland Road South, as shown on the map attached to this by-law, as set out below;

AND WHEREAS upon approval of Official Plan Amendment Number (number to be inserted by Clerk's Office) this rezoning will conform 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 1021 Wonderland Road South, as shown on the attached map comprising part of Key Map No. A106, from A Restricted Service Commercial Special Provision (RSC2(12)) Zone and a Highway Service Commercial (HS2) Zone to a Restricted Service Commercial Special Provision (RSC2(12)) Zone and a Highway Service Commercial Special Provision (HS2()) Zone.
- 2) Section Number 28.4 b) 12 of the Restricted Service Commercial (RSC) Zone is amended by deleting the current special provision RSC2(12) and replacing it with the following new special provision:

RSC2(12) 1021 Wonderland Road South

a) Additional permitted uses:

- i) commercial school
- ii) commercial recreation establishment
- iii) laboratories
- iv) financial institutions with accessory retail
- v) Office, medical/dental

b) Regulation[s]

- i) A total of 56 parking spaces shall be required for the existing building

- 3) Section Number 27.4 c) of the Highway Service Commercial (HS) Zone is amended by adding the following special provision:

HS2() 1021 Wonderland Road South

b) Additional permitted uses:

- i) retail store

b) Regulation[s]

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**O-8760/Z-8759
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- i) A total of 56 parking spaces shall be required for the existing building

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 June 26, 2017.

Matt Brown
Mayor

Catharine Saunders
City Clerk

First Reading - June 26, 2017
Second Reading – June 26, 2017
Third Reading - June 26, 2017

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O-8760/Z-8759
B. Turcotte

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



File Number: O-8760/Z-8759
 Planner: BT
 Date Prepared: 2017/06/02
 Technician: MB
 By-Law No: Z.-1-

SUBJECT SITE 

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