

Report to Planning and Environment Committee

To: Chair and Members
Planning & Environment Committee
From: John M. Fleming
Managing Director, Planning and City Planner
Subject: Application By: The Corporation of the City of London
Wonderland Road Community Enterprise Corridor
Public Participation Meeting on: March 19, 2018

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 Corporation of the City of London relating to the Wonderland Road Community Enterprise Corridor land use designation within the Southwest Area Secondary Plan, the proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting on March 27, 2018 to amend the Southwest Area Secondary Plan **TO DELETE** policy 20.5.6.1.v) a), which requires that commercial development within a portion of the Wonderland Road Community Enterprise Corridor designation south of Bradley Avenue not exceed 100,000 square metres in gross floor area.

Executive Summary

Summary of Recommended Amendment

The recommended amendment is to delete the maximum commercial floor area in the Wonderland Road Community Enterprise Corridor designation, and is intended to address an issue that has been identified with the existing policy framework, where the commercial cap is inhibiting development along the corridor in a way that would be consistent with the secondary plan or good planning.

Purpose and Effect of Recommended Action

The purpose and effect of this recommended amendment is to eliminate the maximum commercial gross floor area requirement for commercial uses from the Wonderland Road Community Enterprise Corridor (WRCEC) land use designation in the Southwest Area Secondary Plan. This is achieved by deleting policy 20.5.6.1.v) a) in its entirety. Deleting the commercial cap will:

- Allow development along Wonderland Road South in accordance with the planned vision for the Corridor,
- Remove a policy that forces inefficient, discontinuous development patterns that precludes development on desirable commercial sites,
- Ensure the WRCEC policies are achieving their intended effect of allowing a fair, equitable, and reasonable distribution of commercial floor area, and
- Allow the market to determine appropriate locations for commercial development within commercially designated areas, while not negatively impacting other commercial sites in South London.

Rationale of Recommended Action

The amendment is recommended as it

- Is consistent with the Provincial Policy Statement (2014)
- Conforms to the vision and intent of the Southwest Area Secondary Plan
- Will facilitate contiguous development along Wonderland Road South that meets the intent of the Wonderland Road Community Enterprise Corridor designation.

Analysis

1.0 Corridor at a Glance

1.1 Property Description

The Wonderland Road Community Enterprise Corridor (WRCEC) land use designation applies to lands on either side of Wonderland Road South between Southdale Road West at the north and Hamlyn Street to the south. The designation includes lands spanning approximately 2.6 km along Wonderland Road South and has an area of 143 ha.

Existing uses in the corridor are varied. The portion from Southdale Road West to Bradley Avenue is fully built and includes primarily large format commercial uses.

Immediately south of Bradley Avenue on both the east and west sides of Wonderland Road South are vacant sites that have not been allocated any commercial floor area, however there is an active Official Plan and Zoning By-law amendment application to increase the commercial cap for these properties.

Further south on the west side of Wonderland Road South is the large commercial block controlled by York Developments that has received site plan approval for commercial development. To date most of this area is not built.

On the east side of Wonderland Road South across from the York Development site, is a variety of light industrial uses. There are existing retail stores in the northeast and southwest corners of Wonderland Road South and Wharncliffe Road, and portions of the corridor south of Exeter Road are undeveloped.

Lands located on the east side of Wonderland Road between Wharncliffe Road and Exeter Road are also subject to an active Official Plan and Zoning By-law amendment application to increase the commercial cap.

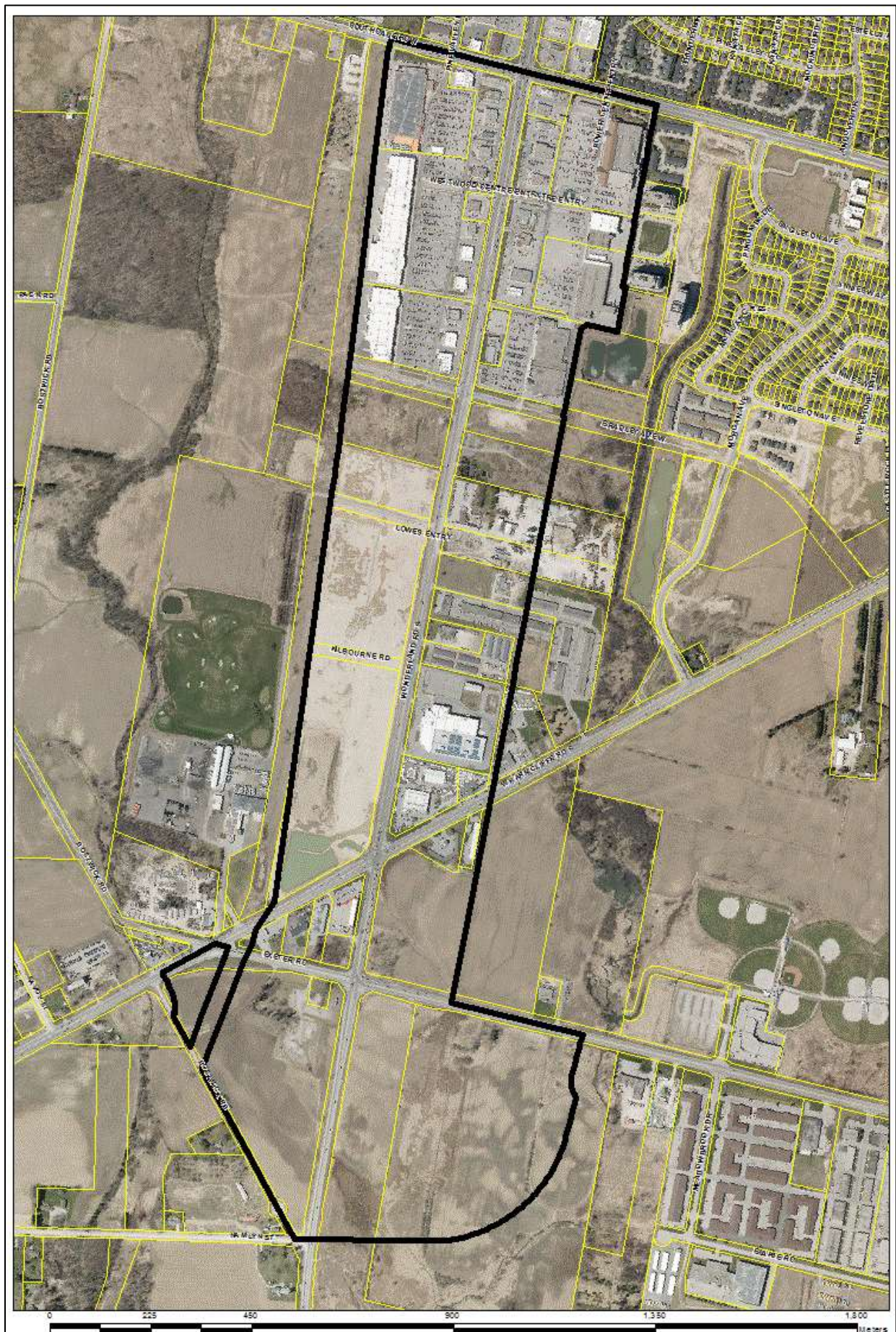
An application was made by Southside Group to amend the Official Plan and Zoning By-law (OZ-8590). It proposes to increase the commercial cap by 18,700m² for the properties located at 3244, 3263, and 3274 Wonderland Road South. Another application was made by Westbury International to amend the Official Plan (O-8543). It proposes to increase the commercial cap by 8,548m² for the property located at 3680 Wonderland Road South, to add to its existing zoning that permits 4,700m² of commercial floor area. This would result in a permitted commercial floor area of 13,248m² on that site. Westbury also submitted a Zoning By-law amendment application (Z-8712) to increase the commercial floor area, to be considered concurrently with the Official Plan amendment application.



Both the Southside Group and Westbury International applications were appealed for non-decision within the statutory timeframe by the applicants following Council's decision on June 13, 2017 to refer the recommended change to the commercial cap back to staff for further review.

1.2 Current Planning Information

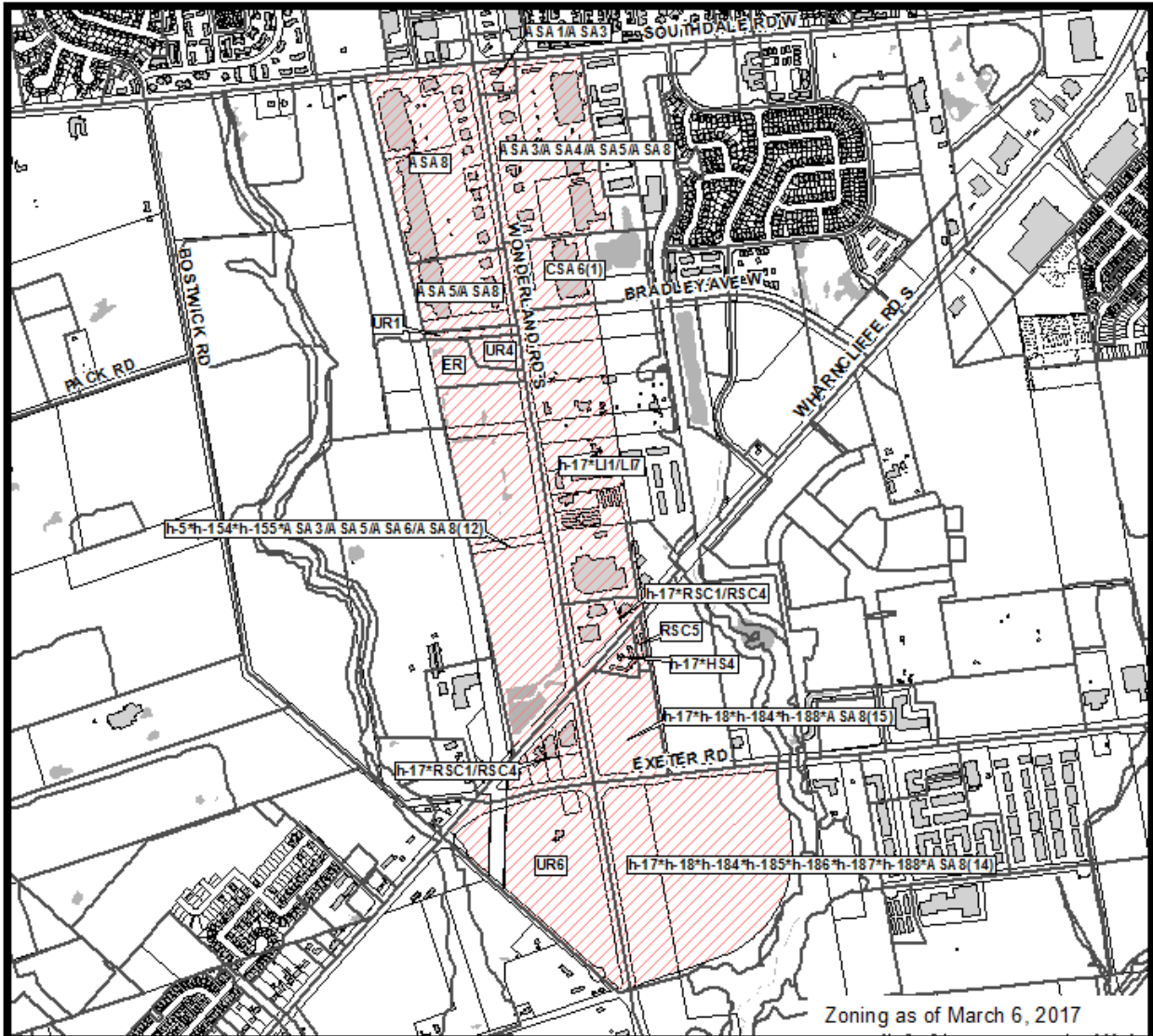
- Official Plan Designation – Wonderland Road Community Enterprise Corridor
- The London Plan Place Type – Shopping Area
- Existing Zoning – Various Zones

1.3 Location Map



LOCATION MAP		Legend  Subject Site
Subject Site: Wonderland Rd Enterprise Corridor Applicant: City of London File Number : O-8731	Planner : JA Created By : MB Date : 2017/05/01 Scale : 1:10,000	
<small>Prepared by : Graphics & Information Services, Planning Division Corporation of the City of London File=planning\projects\p_locationmaps\MXD's</small>		

1.5 Zoning Map



COUNCIL APPROVED ZONING FOR THE SUBJECT SITE: See map

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

- 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

- 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

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:
 O-8731 JA

MAP PREPARED:
 2017/05/01 MB

1:16,966
 0 85170 340 510 680
 Meters

2.0 Relevant Background

2.1 Planning History

The Wonderland Road Community Enterprise Corridor was established when the Southwest Area Secondary Plan was approved by the Ontario Municipal Board in 2014. This designation was amended by City Council on June 13, 2017 following a review that was initiated by the City after two separate applications were received for site specific increases to the maximum floor area of 100,000m² for commercial uses within the WRCEC designation. Instead of approaching changes to the cap in an ad-hoc or incremental manner, staff determined that a comprehensive review of the WRCEC policies was the best approach. Kircher Research Associates Ltd. was retained to complete a retail market study to determine effectiveness of the commercial cap. That study recommended removal of the cap.

The recommended amendment that was considered on June 13, 2017 included four key changes to the policies, including:

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

City Council approved changes 2, 3, and 4; but referred the first part of the recommended amendment back to staff for further consideration. The resolution included that:

The Civic Administration BE DIRECTED to report back to the Planning and Environment Committee with recommendations to allow for an orderly and efficient development pattern in Wonderland Road Community Enterprise Corridor, including the potential of increasing or eliminating the cap on permitted commercial floor area in the corridor

After receiving this direction, and in order to provide additional information with regards to the effectiveness of the commercial cap and possible implications of its removal, the City retained Coriolis Consulting Corp. to undertake a separate, independent review of the South London context and commercial policies in SWAP. Directions given to the consultant were to evaluate the impact of removing the cap on existing and planned retail and service space in the City of London and identify strategies to mitigate any potential impacts.

The report from Coriolis Consulting Corp. recommends that the commercial cap be removed. This is discussed in the Key Issues portion of this report, and the consultant's report is included in Appendix C.

2.2 Community Engagement

When the removal of the commercial cap was first proposed in 2017, notice was given by publishing a notice in the Londoner public notifications section and through a mailout to all property owners inside or within 120 metres of the WRCEC designation. Responses were received from several commercial landowners in the area opposing the staff recommendation to remove the cap. The arguments presented focused on the potential negative impacts of commercial over-development.

At the Planning & Environment Committee meeting on June 6, 2017 a presentation was given by Mimi Ward of Ward Land Economics Inc. on behalf of York Developments. Ms. Ward gave her opinion that there is no justification to remove the cap, and removal of the cap could result in impacts on other existing and planned commercial areas. A presentation was also given by Michelle Doornbosh of Zelinka Priamo Ltd. on behalf of Southside Group Inc. Ms. Doornbosh supported the staff recommendation to delete the commercial cap.

Following receipt of the report from Coriolis Consulting Corp. This file was opened to amend the Southwest Area Secondary Plan by deleting the commercial cap. Notice of this application was again given in The Londoner on February 1, 2018 and through a mailout sent to property owners inside the WRCEC designation and within 120 metres.

Responses were received from James Harbell on behalf of York Developments and from Bob Webber of Unit 36, 211 Pine Valley Drive. Mr. Harbell's comments included copies of previous letters provided for application O-8731. Mr. Webber's comments indicated his opinion that policies dictate the order of development and that the market should determine where development occurs.

2.3 Policy Context

All decisions on planning matters in Ontario shall be consistent with the Provincial Policy Statement (PPS, 2014). The PPS directs development to support healthy, liveable, and safe communities by including such things as efficient development and land use patterns, an appropriate mix and range of uses, protection of the natural environment, and minimizing land consumption and servicing costs.

The subject property is within the Southwest Area Secondary Plan (SWAP). The Secondary Plan policies provide direction for future development in the corridor and supersede the policies of the 1989 Official Plan or The London Plan.

The Wonderland Road Community Enterprise Corridor (WRCEC) land use designation in SWAP was intended to be flexible in terms of land use with a greater emphasis put on the design of new development. The long term vision is for this area to develop into a mixed-use, urban neighbourhood despite its suburban context. At present, however, large format commercial uses are permitted and have been the predominant form of development. The policies seek to ensure that this form of development does not prejudice future development opportunities that include mixed-use and more intense, urban built forms.

3.0 Key Issues and Considerations

The recommended amendment to delete the cap on commercial floor area has been considered in terms of its impacts on development patterns along Wonderland Road South as well as its impact on the retail market in London. A report prepared by Coriolis Consulting Corp. was prepared to consider the retail market effects of removing the cap and is included in Appendix C.

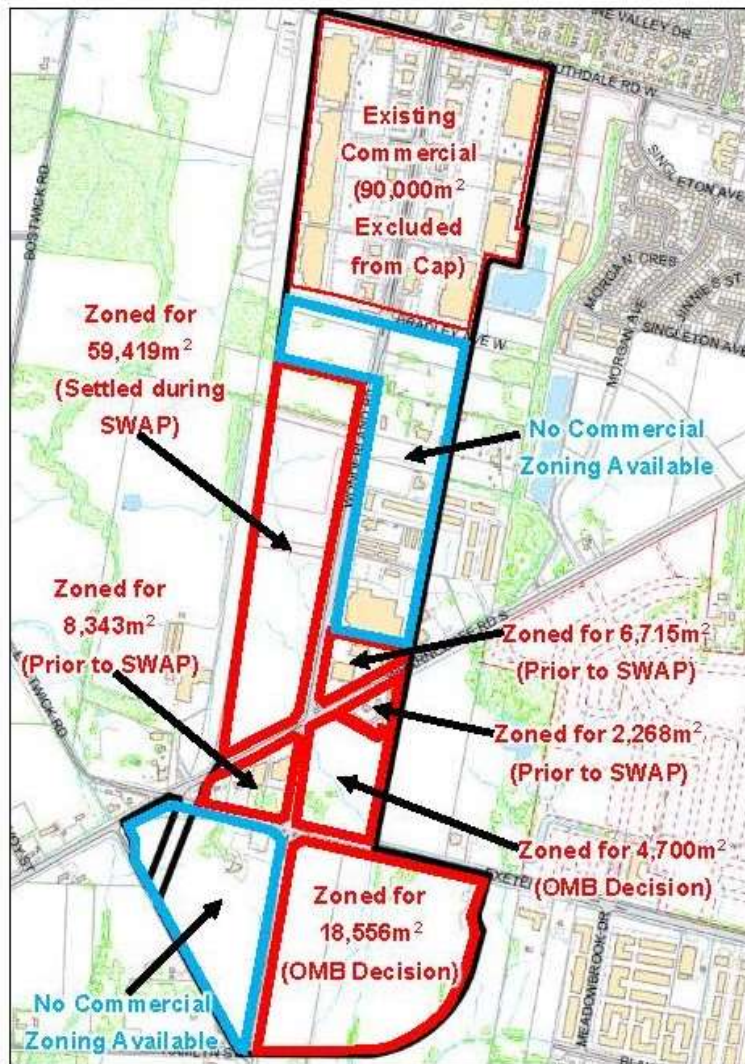
3.1 Development Patterns Along Wonderland Road

When the maximum commercial floor space cap of 100,000m² was approved by the OMB in 2014, 80% of the available commercial floor area had already been distributed through existing development and zoning, and the remaining 20% was soon allocated to two other parcels through a subsequent OMB hearing. The current allocation of the commercial zoning is shown in the figure below.

The effect of this distribution of commercial zoning is that sites currently with commercial zoning can develop immediately but those that were not assigned commercial zoning through the OMB process must wait until market conditions support non-commercial uses on the corridor. There is no planning rationale to distinguish between sites that were allocated commercial floor area and those that did not other than those who have commercial allocation submitted their requests for commercial zoning earlier in the process. Once the full 100,000m² had been allocated, the opportunity was lost for any other sites to be zoned for commercial development. There is no inherent difference between sites along the corridor from a land use perspective, and commercial development should not be dictated by a planning instrument that was never intended to impact the location of commercial development.

Because at this time there is only market demand for commercial uses, the result has been a pattern of leap-frog or discontinuous development where sites that are

contiguous to existing development, and therefore desirable development sites from a planning and market perspective, are not developable but sites located further afield that may be less desirable but have been zoned for commercial uses will develop first.



In the report prepared for file O-8731 (June 6, 2017 PEC meeting) three main concerns were identified with the current commercial cap situation. These are:

- it precludes sites in the Corridor from developing in accordance with the Corridor’s planned vision,
- It forces inefficient leap-frog development patterns by creating a situation that precludes development on desirable commercial sites, and
- It is not achieving the intended effect of the WRCEC policies, which is to allow a fair, equitable, and reasonable distribution of commercial floor area.

Each of these planning concerns are summarized below.

- 1) The Cap precludes development in accordance with the planned vision for the Corridor.

The long-term vision for the WRCEC designation includes mixed use, urban forms of development along Wonderland Road South, creating a pedestrian-oriented environment despite its suburban context. This form of development requires a commercial component to provide that mix of uses and ensure an active street environment. We recognize that there has not been demand for mixed use development on the corridor to date, however under the current policies this form of development would be precluded in perpetuity should the market conditions change.

The PPS includes that “long term prosperity should be supported by... maintaining and, where possible, enhancing the vitality and viability of downtowns and main streets” (PPS

Policy 1.7.1.c. Given the role of Wonderland Road South in the Southwest Area Secondary Plan to function as a “gateway into the city” and to be the “centrepiece of the Wonderland Boulevard Neighbourhood” (SWAP policy 20.5.6.i)), it is therefore consistent with the PPS to enhance the public realm along this corridor and encourage that a contiguous street wall be developed with the possibility of mixed use development. The cap prevents this from happening and should be removed.

- 2) The Cap forces inefficient, leap-frog development patterns that precludes development on desirable commercial sites.

Contiguous development is a principle of good planning that is essential for the efficient use of resources like roads, infrastructure, and services. Contiguous development is also necessary to achieve a quality built form that is walkable and vibrant. Even if individual sites are well designed and contribute to achieving the vision for the corridor, if there are large gaps between developments it will be difficult for that vision to be realized. Walkability requires both pedestrian infrastructure and destinations in close proximity. Pedestrians are unlikely to cross a large gap between developed sites, which reinforces the culture of car-only mobility. Development should be required to contribute to an orderly development progression and be designed to enhance the pedestrian experience in order to comply with the SWAP vision for this corridor. Any policy that prohibits this must be reconsidered and alternate approaches should be implemented to achieve the vision.

The Provincial Policy Statement (PPS) also requires efficient development patterns as part of its policy to build strong and healthy communities. It states that “Healthy, liveable and safe communities are sustained by ... promoting efficient development and land use patterns that sustain the financial well-being of the Province and municipalities over the long term” (Section 1.1.1.a). The PPS goes on to state that “New development taking place in designated growth areas should occur adjacent to the existing built up area and shall have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities” (Section 1.1.3.6).

Given that there is existing commercial development north of Bradley Avenue, it is not consistent with the PPS to include policies that would prevent the corridor from achieving a mix of uses that result in contiguous development patterns south of Bradley Avenue.

In addition, when future market conditions support other forms of development and the gaps may fill in, the most likely land use will be residential. Although the vision for WRCEC is mixed use development with residential uses above commercial, such development will not be permitted as the cap would prohibit any commercial component. The resulting form of development will be large single-use blocks of either commercial or residential development.

- 3) The Cap is not achieving its intended effect of the WRCEC policies, which is to allow a fair, equitable, and reasonable distribution of commercial floor area.

The Ontario Municipal Board decision on the Southwest Area Secondary Plan included that an equitable distribution of commercial development is desirable and would result from the current policies. The decision states:

No single landowner within the EC (enterprise corridor) will use the entire commercial cap and presumably therefore, there will be a fair distribution of resources based on market and not restrictions in planning instruments.

And lastly, by having the EC (enterprise corridor) extend to Hamlyn Street while maintaining the 100,000 sq m of gross floor area, mixed use development as contemplated by the Plan, will, in my view, be a logical consequence. Simply put, the permitted amount of commercial space will be spread over a wider area and, consequently, there will be room for as of

right development of other complementary uses, thereby resulting in a mix of uses throughout the corridor. (Paragraphs 49-50)

The decision did not materialize as intended, as from the moment the decision was rendered more than 80% of the available commercial gross floor area was already allocated, including 60% of the total 100,000m² that went to a single land holding (3313-3405 Wonderland Road South). The result of the cap is that market forces do not determine where commercial development occurs along the corridor. Rather it is the allocation of commercial zoning that existed prior to the approval of SWAP or was approved by the OMB which determines location of commercial development.

This is inconsistent with the decision of the OMB to allow a “fair distribution of resources based on market and not restrictions in planning instruments.” Removing the cap would not take away land use permissions from the sites that have commercial zoning already, but would allow normal market forces and good planning principles to dictate the order of commercial development within commercially designated areas.

3.2 Retail Market Analysis

The section above describes the planning concerns with the commercial cap as it relates to the development patterns along Wonderland Road South. In addition to these planning concerns, the decision to remove the cap should also consider the potential impacts on the broader commercial market.

Council passed a resolution on June 13, 2017 that included direction to staff to “report back to the Planning and Environment Committee with recommendations to allow for an orderly and efficient development pattern in Wonderland Road Community Enterprise Corridor, including the potential of increasing or eliminating the cap on permitted commercial floor area in the corridor.” To provide this information Coriolis Consulting Corp. was retained to review the potential impacts of removing or increasing the cap on the commercial and retail markets. Their report is attached as Appendix C.

The Coriolis report includes an analysis of the demand for commercial space in the local and regional serving retail uses, including forecasted growth in demand until 2047. This was compared to the current capacity for such retail space and the capacity with the commercial cap removed. Coriolis found that the current capacity in South London for commercial floor area is 176,300m², and removing the cap increases the capacity to 312,700m². The demand for region servicing commercial uses by the year 2047 is forecasted at 167,100m². Because in both cases the capacity is higher than the demand, the cap is not the determining factor for how much commercial development will be built, as the market will limit commercial development. Therefore, the primary effect of the commercial cap is that it determines the location of commercial development on the corridor but not the amount. Based on this finding, Coriolis has recommended that the City remove the commercial floor area cap from the WRCEC designation, which would allow the market to determine the location of commercial development rather than this particular planning instrument.

The Wonderland Road South corridor is a hub for region-serving commercial uses in South London. The existing policy that forces these uses to locate in other parts of the city or disrupts the agglomeration effect of region-serving commercial uses is not desirable from a planning or market perspective. Eliminating the cap would allow region-serving retail uses to locate on the corridor in the best locations, and would allow for other forms of development in the parts of the corridor that are less desirable for commercial uses.

The recommendation in the Coriolis report validates the findings of a previous market analysis completed for the City by Kircher Research Associates that was presented to the Planning and Environment Committee on June 6, 2017. The Kircher report also recommended the removal of the commercial cap.

Coriolis notes that because of the corridor’s large size, there is not enough demand for a contiguous commercial development over its entire area. However, if the cap is removed this demand could locate on vacant sites adjacent to existing commercial developments. This would allow for development of residential or other uses envisioned in the Southwest Area Secondary Plan on portions of the Corridor south of Exeter Road. The previous amendment to the WRCEC policies, approved in June, 2017, would permit residential and mixed-use development that is 2 to 4 storeys in height.

4.0 Conclusion

This amendment was initiated by the City to address concerns with the development patterns along Wonderland Road South, where some properties are zoned for commercial uses and may develop, while others that have not been allocated commercial zoning are left undevelopable until the market shifts to include demand for non-commercial uses.

The recommended amendment proposes to delete policy 20.5.6.1.v) a) from the Southwest Area Secondary Plan, which would eliminate the maximum floor area for commercial uses in the Wonderland Road Community Enterprise Corridor land use designation. The recommended amendment will:

- Allow development along Wonderland Road in accordance with the planned vision for the Corridor.
- Remove a policy that forces inefficient, discontinuous development patterns that precludes development on desirable commercial sites.
- Ensure the WRCEC policies are achieving their intended effect of allowing a fair, equitable, and reasonable distribution of commercial floor area.
- Allow the market to determine appropriate locations for commercial development within commercially designated areas, while not negatively impacting other commercial sites in South London.

The recommended amendment is consistent with the PPS and will contribute to a more efficient and cost-effective development pattern along the Wonderland Corridor and conforms to the vision and intent for the Wonderland Road Community Enterprise Corridor, which is established in the Southwest Area Secondary Plan.

Prepared by:	Justin Adema, MCIP, RPP Planner II, Long Range Planning & Research
Submitted by:	Michael Tomazincic, MCIP, RPP Manager, Current Planning
Recommended by:	John M. Fleming, MCIP, RPP Managing Director, Planning and City Planner

March 12, 2018

JA/ja

Y:\Shared\policy\CITY INITIATED FILES\8868O - WRCEC policy amendment\8868 Report.docx

Appendix A – By-law for Official Plan Amendment

Bill No. (number to be inserted by Clerk's Office)
2018

By-law No. C.P.-1284-
A by-law to amend the Southwest Area
Secondary Plan, 2012 relating to
Wonderland Road Community
Enterprise Corridor designation.

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 Southwest Area Secondary Plan– 2012, 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 March 27, 2018.

Matt Brown
Mayor

Catharine Saunders
City Clerk

First Reading – March 27, 2018
Second Reading – March 27, 2018
Third Reading – March 27, 2018

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 removing the maximum floor area for commercial uses in the Wonderland Road Community Enterprise Corridor designation.

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.

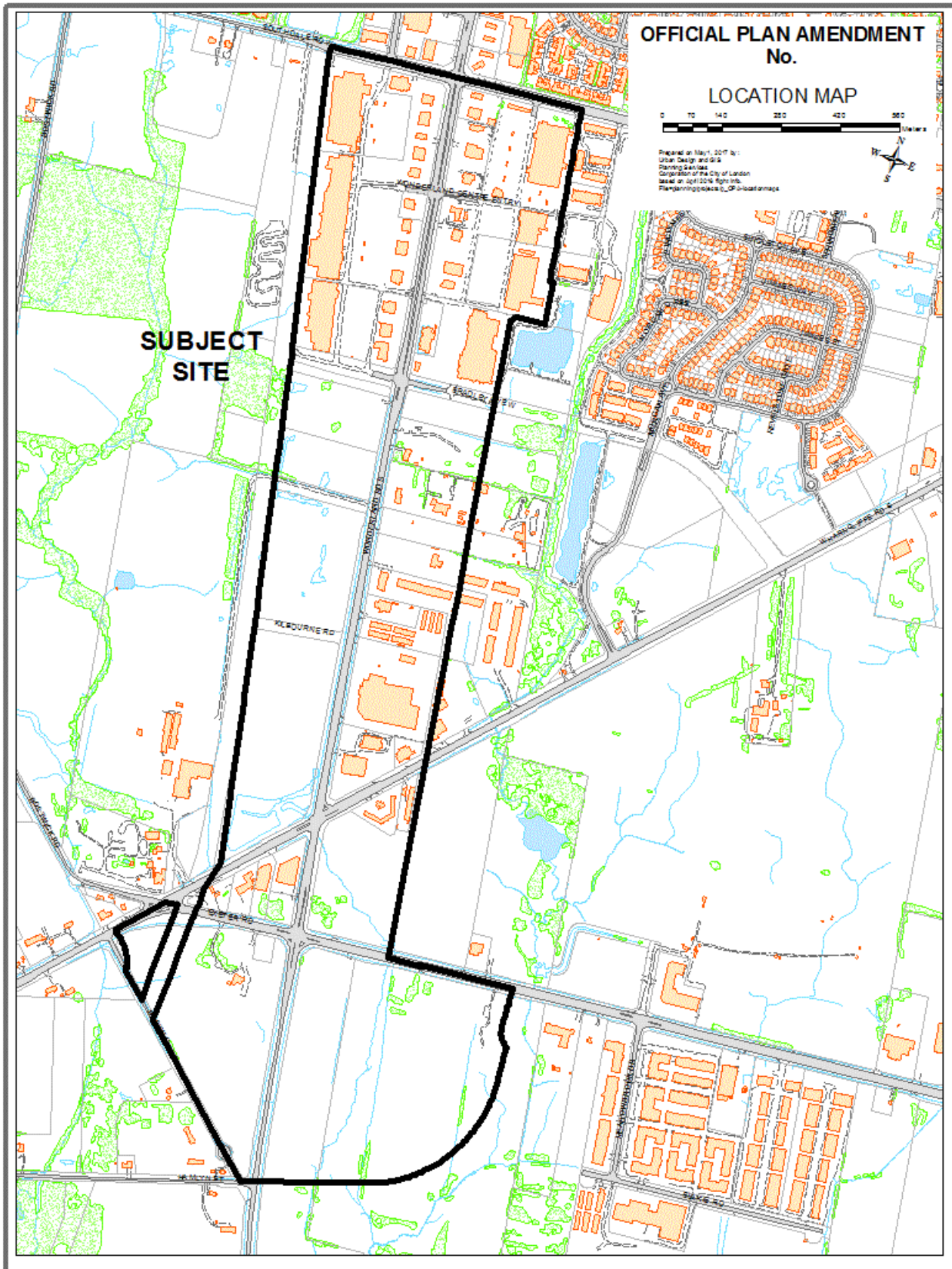
C. BASIS OF THE AMENDMENT

The amendment is intended to encourage contiguous development on the Wonderland Road corridor, allow for future development that is in line with the Plan's vision for Wonderland Road, and ensure the Wonderland Road Community Enterprise Corridor policies are achieving their intended effect of allowing a fair, equitable, and reasonable distribution of commercial floor area

D. THE AMENDMENT

The Southwest Area Secondary Plan is hereby amended as follows:

1. Delete policy 20.5.6.1.v) a) in its entirety.
2. Renumber policies 20.5.6.1.v) b)-e) to 20.5.6.1.v) a)-d).



Appendix B – Public Engagement

Community Engagement

Public liaison: On February 1, 2018, Notice of Application was sent to 176 property owners in the surrounding area. Notice of Application was also published in the *Public Notices and Bidding Opportunities* section of *The Londoner* on February 1, 2018.

Two replies were received.

Nature of Liaison: The purpose and effect of the possible Official Plan amendment is to consider policies to allow for an orderly and efficient development pattern in Wonderland Road Community Enterprise Corridor, including the potential of increasing or eliminating the cap on permitted commercial floor area in the corridor. The possible amendment includes DELETING policy 20.5.6.1. v) a) of the Southwest Area Secondary Plan, which states “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.”

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

The two responses that were received raised separate concerns.

A response from James Harbell on behalf of York Developments included a letter from Ward Economics outlining concerns with regards to the market impact of removing the commercial cap.

A response from Bob Webber of 221 Pine Valley Drive, Unit 36 indicated his opinion that the market should determine what properties develop at what time.

Agency/Departmental Comments

London Hydro

- London Hydro has no objection to this proposal or possible official plan and/or zoning amendment.

Development and Compliance Services

- Engineering has no concerns related to the above noted re-zoning. Please note that we did not receive comments from Transportation.

Upper Thames River Conservation Authority

- While the UTRCA has no concerns regarding this application, there are lands within the Wonderland Road Community Enterprise Corridor that are regulated by the UTRCA and landowners may be required to obtain written approval from the Authority prior to undertaking any site alteration or development within the regulated area.

**Appendix C – Wonderland Road Community Enterprise Corridor –
Report by Coriolis Consulting Corp. February, 2018**