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File: OZ-8043  
Planner: Mike Corby

<b>TO:</b>	<b>CHAIR AND MEMBERS PLANNING &amp; ENVIRONMENT COMMITTEE</b>
<b>FROM:</b>	<b>JOHN M. FLEMING DIRECTOR, LAND USE PLANNING AND CITY PLANNER</b>
<b>SUBJECT:</b>	<b>APPLICATION BY: SOBEYS DEVELOPMENT LIMITED PARTNERSHIP 981 &amp; 983 WONDERLAND ROAD SOUTH PUBLIC PARTICIPATION MEETING ON JULY 23, 2012 @ 4:00 P.M.</b>

<b>RECOMMENDATION</b>
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That, on the recommendation of the Director, Land Use Planning and City Planner, the following actions be taken with respect to the application of Sobeys Development Limited Partnership relating to the property located at 981 & 983 Wonderland Road South:

- (a) the proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting on July 24, 2012, to amend Special Policy 10.1.3, cxxxvi) of the Official Plan which applies to 981 Wonderland Road to **DELETE** "In the Southdale/Wonderland Commercial Policy area applicable to 981 Wonderland Road South, in addition to the uses permitted in the Commercial Policy designation, a small-scale supermarket may also be permitted" and to **INSERT** "In the Auto-Oriented Commercial Corridor designation applicable to 981 & 983 Wonderland Road South, in addition to the uses permitted in the Auto-Oriented Commercial Corridor designation, a small-scale supermarket and a limited amount of retail space with a maximum gross floor area of 996m<sup>2</sup> (10,721sq.ft.) may also be permitted"
  
- (b) the proposed by-law attached hereto as Appendix "B" **BE INTRODUCED** at the Municipal Council meeting on July 24, 2012 to amend Zoning By-law No. Z.-1, in conformity with the Official Plan as amended in part (a) above, **FROM** a Restricted Service Commercial Special Provision/Highway Service Commercial (RSC2(10)/HS2) Zone which permits a wide range of commercial uses and a small scale supermarket with a maximum gross floor area of 3,372m<sup>2</sup> (36,300sq.ft.) and a minimum of 172 parking spaces **TO** a Restricted Service Commercial Special Provision/Highway Service Commercial Special Provision(RSC2(\_\_)/HS2(\_\_)) Zone to allow retail store use with a maximum gross floor area of 996 m<sup>2</sup> (10,721sq.ft.); a small scale supermarket with a maximum gross floor area of 3,372m<sup>2</sup> (36,300sq.ft.); a minimum of 172 parking spaces; a reduced front yard setback to 2.2 metres (7.2 feet); a reduced exterior side yard setback to 3 metres (7.2 feet) and a reduced rear yard setback to 5 metres (16.4 feet).

**IT BEING NOTED** that the site plan process will address issues such as building location, landscaping, buffering, fencing, access, and drainage.

<b>PREVIOUS REPORTS PERTINENT TO THIS MATTER</b>
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Site Plan Approval Application SP12-007144  
OZ-6919 – Report to Planning Committee September 26, 2005

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**AMENDMENT NO.**  
**to the**  
**OFFICIAL PLAN FOR THE CITY OF LONDON**

**A. PURPOSE OF THIS AMENDMENT**

The purpose of this Amendment is:

1. To amend Section 10.1.3 of the Official Plan for the City of London by deleting specific area policy 10.1.3 cxxxvi) and replacing it with a new specific area policy cxxxvi) to permit a limited amount of retail space in addition to the uses permitted under the Auto Oriented Commercial Corridor designation located on the north-west quadrant of Southdale Road West and Wonderland Road South.

**B. LOCATION OF THIS AMENDMENT**

1. This Amendment applies to lands located at 981 & 983 Wonderland Road South in the City of London.

**C. BASIS OF THE AMENDMENT**

An Official Plan amendment is required to delete and replace Special Policy 10.1.3 cxxxvi) of the Official Plan to develop site-specific regulations to limit the amount of retail space on the subject site to ensure the retail uses develop at an appropriate scale and intensity to minimize impacts on the adjacent uses. As previously determined back in 2005 by City Council the subject site has proven to be an appropriate location for a site specific use and the addition of a limited scale retail use in conjunction with the supermarket will function well with the current mix of surrounding uses. The amendment to the site specific designation will still allow for the existing land use designation to be maintained and not negatively affect the character of the area. The proposed use will provide a positive transition and opportunity for the parcel to be developed appropriately by restricting the scale and density of both the supermarket use and the retail component.

**D. THE AMENDMENT**

The Official Plan for the City of London is hereby amended by deleting Section 10.1.3 cxxxvi) in its entirety and replacing it with the following new Section 10.1.3 cxxxvi) as follows:

Section 10.1.3 cxxxvi) – 981 & 983 Wonderland Road South of the Official Plan for the City of London is amended by adding the following:

In the Auto-Oriented Commercial Corridor designation applicable to 981 & 983 Wonderland Road South, in addition to the uses permitted in the Auto-Oriented Commercial Corridor designation, a small-scale supermarket and a limited amount of retail space with a maximum gross floor area of 996m<sup>2</sup> (10,721sq.ft.) may also be permitted.