



3130, 3260 Dingman Dr & 4313 Wellington Rd S

Public Site Plan Meeting
October 9th, 2018

Proposed: Commercial development consisting of 26 units and 73,000m² gross leasable area

Applicant: PenEquity, Goal Ventures Inc., Ikea, and Costco

File #: SPA17-109, SPA17-111, SPA17-117



Site Location & Context



Site Characteristics:

Current Land Use: Vacant with the exception of a single large format commercial building and associated parking on the northeast corner of the site.
Frontage: 606m (Dingman Drive)
Depth: 675 m
Area: 190,558 m²
Shape: Irregular

Neighbours:

North: Highway 401, open space, and commercial uses
South: Open space and agricultural uses
East: Large format commercial uses
West: Highway 401, open space, commercial and agricultural uses



Zoning

Current London Plan Designation: Shopping Area Place Type

Zoning: h*h-5*h-18*h-55*h-103*h-141*ASA3/ASA5/ASA6(3)/ASA7(1)/ASA8(11) and OS5

Zoned to permit: Clinics, Day car centers, Laboratories, Medical/dental offices, Offices (professional), Offices (service), Automobile repair garages, Automotive uses (restricted), Restaurants, Taxi establishments, Commercial recreation establishments and Taverns.

Council Approved (June 2013): Cinemas, Hotel, Home improvement and furnishing store, Liquor, beer and wine store and Gas bar.

Ontario Municipal Board: On June 30th, 2015, the OMB issued an Order on the Zoning By-law (ZBA) and Official Plan Amendment (OPA). The ZBA was issued on a contingent basis requiring confirmation that transportation issues have been addressed.



Council Resolution – June 26th, 2013

The Council resolution of June 26, 2013 provided the following additional direction with regards to Site Plan Approval:

- Create a block pattern on the site that incorporates buildings oriented towards a high quality main street with direct pedestrian connections throughout the site.
- Provide a variety of high quality materials (such as transparent glass, brick, stone, etc.) on all proposed buildings, in particular the elevations facing Highway 401, Dingman Drive and the mainstreet;
- Include a key building at the view terminus of the proposed main street and create a centralized public space.
- Provide enhanced landscape buffering along Highway 401 and Dingman Drive. Include adequately sized landscape islands to break up large surface parking areas. Plant three trees for every tree removed.



Responses From the Public

January 4th, 2018: a Notice of Application was sent to area residents (within 120 m of the site) advising that a site plan application was received.

January 18th: a Notice of Site Plan Application was published in The Londoner

September 14th, 2018: a Notice of Public Site Plan Meeting was sent to area residents (within 120 m of the site) advising of a public meeting before the Planning and Environment Committee on October 9th, 2018

September 20th: Notice of Public Site Plan Meeting was published in The Londoner

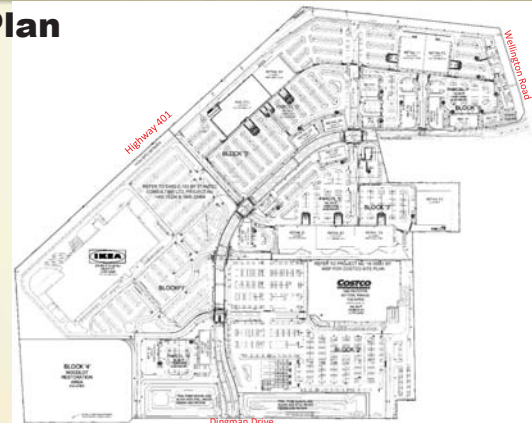
Responses: 1 written, 1 phone call

In Regard to:

- Concern with traffic volumes.

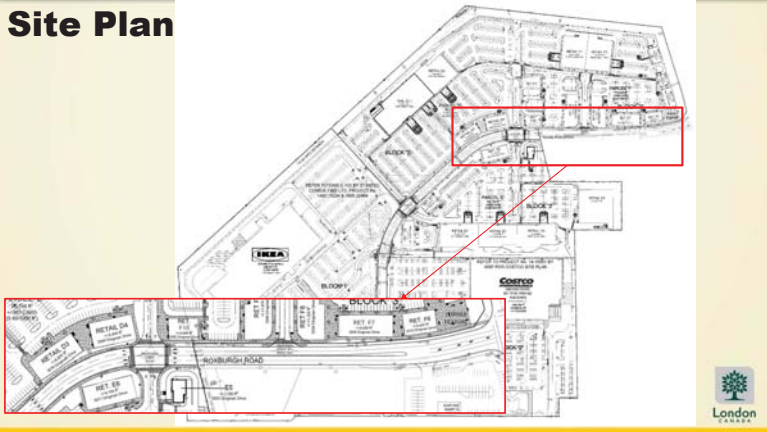


Site Plan

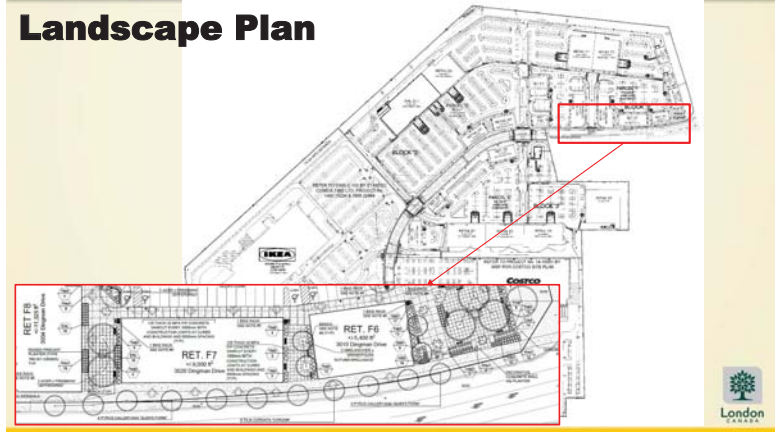




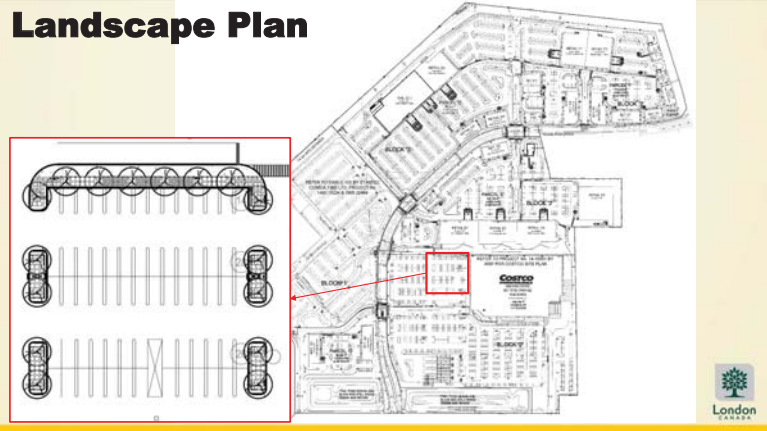
Site Plan



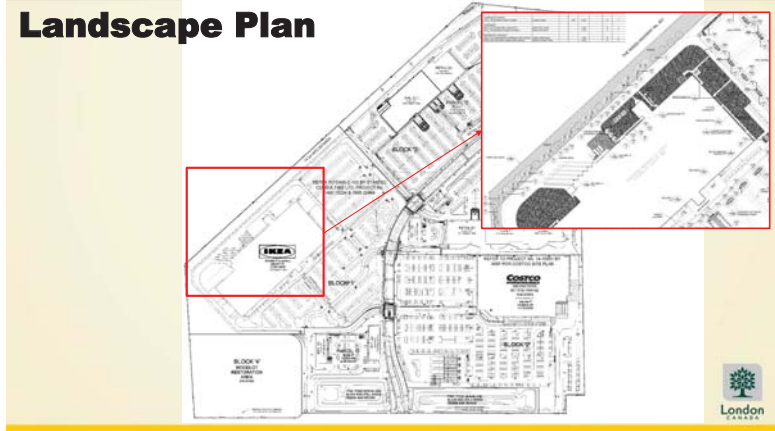
Landscape Plan



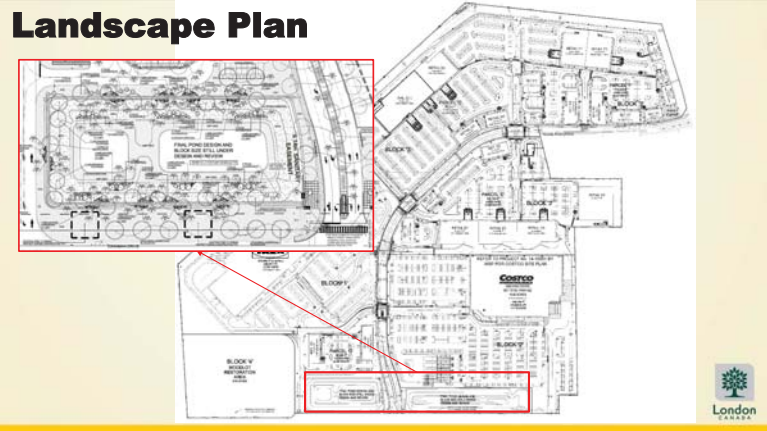
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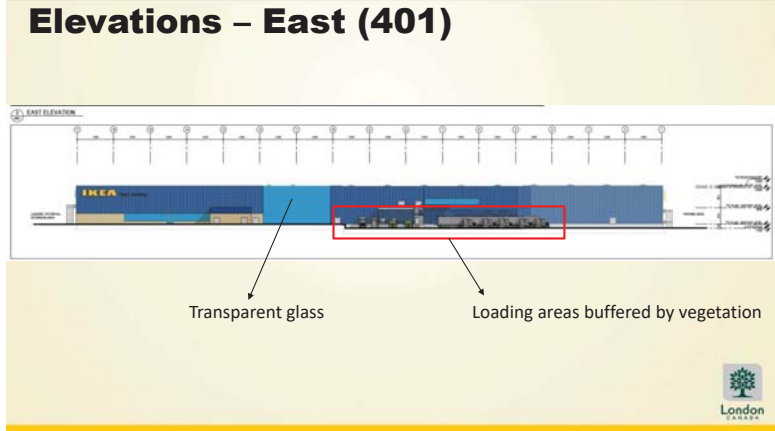
Landscape Plan



Landscape Plan



Elevations - East (401)





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Staff and Agency Comments

In regard to the modifications to the proposed design in keeping with Council's provided direction, Staff request the following items be taken into consideration:

TRANSPORTATION COMMENTS: Road widening dedication, traffic signalization, and road alignment to be refined through further submissions.

SITE PLAN COMMENTS: Continue to refine the main street with elevation that show the buildings oriented towards the main street with accented pedestrian entry points, transparent glass, articulated facades and rooflines; Create a centralized public space located along the main street.

MTO COMMENTS: The City received comments from MTO on October 2nd regarding the Traffic Impact Study, and on October 9th regarding the updated Site Plan submitted for PEC. MTO is supportive of the development proposal, and has provided interim permission for limited site works to advance. They acknowledge that the Proponents have made advances towards the provision of an accepted Traffic Impact Study, though concerns remain.



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Next Steps

1. Council recommendation to the Site Plan Approval Authority based on outcomes of tonight's public meeting
2. Subsequent submissions provided by the Applicant for review by staff and the Approval Authority
3. Issuance of a Building and Land Use Permit by the Ministry of Transportation
4. OMB Final Decision issuance
5. Site Plan Control Approval
6. Development Agreement executed and registered on title
7. Removal of Holding Provisions



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Recommendation

The Planning & Environment Committee **REPORT TO** the Approval Authority the issues, if any, raised at the public meeting with respect to the application for Site Plan Approval to permit the construction of approximately 73,000m² of commercial space; and

Council **ADVISE** the Approval Authority of any issues they may have with respect to the Site Plan Application, and whether Council supports the Site Plan Application.

