

Report to Planning and Environment Committee

To: Chair and Members
Planning & Environment Committee
From: George Kotsifas P. Eng.,
Managing Director, Development & Compliance Services and
Chief Building Official
Subject: Gateway Casinos and Entertainment Ltd.
3334 and 3354 Wonderland Road South
Public Participation Meeting on: July 22, 2019

Recommendation

That, on the recommendation of the Director, Development Services, the following actions be taken with respect to the application of Gateway Casinos and Entertainment Ltd. relating to the property located at 3334 and 3354 Wonderland Road South:

- (a) the proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting on July 30, 2019 to amend the Official Plan to change the designation of the subject lands **FROM** Multi-Family, Medium Density Residential **TO** Wonderland Road Community Enterprise Corridor;
- (b) the proposed by-law attached hereto as Appendix "B" **BE INTRODUCED** at the Municipal Council meeting on July 30, 2019 to amend the Southwest Area Secondary Plan to change the designation of the subject lands **FROM** Medium Density Residential **TO** Wonderland Road Community Enterprise Corridor;
- (c) the proposed by-law attached hereto as Appendix "B" **BE INTRODUCED** at the Municipal Council meeting on July 30, 2019 to amend the Southwest Area Secondary Plan policies for the Wonderland Boulevard Neighbourhood by **ADDING** a Section 20.5.6.6, 3334 and 3354 Wonderland Road South;
- (d) the proposed by-law attached hereto as Appendix "C" **BE INTRODUCED** at a future Municipal Council meeting to amend the Official Plan, 2016, The London Plan at such time as Map 1 is in full force and effect to change the Place Type of the subject lands **FROM** Neighbourhoods **TO** Shopping Area;
- (e) the proposed by-law attached hereto as Appendix "D" **BE INTRODUCED** at the Municipal Council meeting on July 30, 2019 to amend Zoning By-law No. Z.-1, in conformity with the Official Plan as amended in part (a) through (d) above, to change the zoning of the subject property **FROM** a Holding Light Industrial (h-17-LI1/LI7) Zone and Environmental Review (ER) Zone, **TO** a Commercial Recreation Special Provision (CR(*)) Zone and an Open Space Special Provision (OS4(*)) Zone;
- (f) **IT BEING NOTED** the following Site Plan matters have been raised through the application review process for consideration by the Site Plan Approval Authority with regard to the design of the space between the Casino building and the City sidewalk as a unique space that functions as a forecourt to the building and also permits a limited amount of parking. The following design elements achieve the principles discussed in detail Subsection 4.1 of this report:
 - i) A flush surface that extends from the main north-south driveway to the City sidewalk along the Wonderland Road frontage;
 - ii) Include wide pedestrian walkways, with landscaping from the City sidewalk to the building on both the north and south edges of the forecourt;

- iii) Provide continuous built form elements, such as canopies, to delineate the forecourt space and to provide for pedestrian amenity along the walkways on north and south edges of the forecourt;
- iv) Differentiate the approach to tree planting and tree locations; pedestrian scale lighting and site furniture; and landscaping scheme; between the forecourt and the general parking field. Include a similar level of trees that would be required through the City's Site Plan Control By-law;
- v) Differentiate the approach to the surface treatment between the forecourt and the general parking field, either by using an alternate paving material, colour or use a combination of materials and colours; and
- vi) Include similar elements, used in the forecourt design, in the area between the main north-south driveway up to the front building façade within the drop off area and restaurant patio.

Executive Summary

Summary of Request

The applicant has requested amendments to *The London Plan*, the *1989 Official Plan* and the *Southwest Area Secondary Plan* ("SWAP") to permit entertainment uses on a greater portion of the subject lands than is currently contemplated by policy. The requested amendments would change the current Place Type and designation on the easterly (rear) portion of the subject lands to include, and expand, the Shopping Area Place Type in *The London Plan* and the Wonderland Road Community Enterprise Corridor ("WRCEC") designation in the *1989 Official Plan* and in the *SWAP*. The requested amendment to the *SWAP* would also add a site-specific policy to permit parking between the building and the City sidewalk where parking is currently not allowed.

The applicant has requested a zone change for the subject lands to explicitly permit a Casino and accessory uses on the subject lands and to protect the Pincombe Drain. The requested Commercial Recreation Special Provision (CR(*)) Zone would permit a Casino as an additional permitted use; would provide a definition for a Casino specific to the subject lands; and would provide a minimum parking rate requirement for a Casino. The special provision would also permit an increase in the maximum building height; and permit a reduction in the minimum landscape open space. The requested Open Space Special Provision (OS4(*)) Zone would permit stormwater pipe outlets as an additional permitted use. Through discussions with City staff, the applicant has agreed to modification to the magnitude of the requested minimum parking rate requirement for a Casino and has agreed to a modification to the requested special provision to the OS4 Zone to limit the range of permitted uses to low-impact uses and to recognize a lot with no minimum frontage requirement.

Purpose and the Effect of Recommended Action

The purpose and effect of the recommended Official Plan Amendments and zone change is to permit the development of a Casino and accessory uses on the subject lands and to protect the Pincombe Drain. The recommended amendment to *The London Plan* Place Type on the easterly (rear) portion of the subject lands from Neighbourhoods to Shopping Area; the *1989 Official Plan* from Multi-Family, Medium Density Residential ("MFMDR") to WRCEC; and the *SWAP* from Medium Density Residential ("MDR") to WRCEC would permit entertainment uses on greater portion of the subject lands than would currently contemplated by policy. The recommended amendment to the *SWAP* would also add a site specific policy to permit parking, between the building and the City sidewalk, where parking is currently not permitted.

The recommended amendment would change the zoning from a Holding Light Industrial (h-17-LI1/LI7) Zone and an Environmental Review (ER) Zone to a Commercial Recreation Special Provision (CR(*)) Zone and an Open Space Special Provision (OS4(*)) Zone. The recommended special provision for the Commercial Recreation (CR(*)) Zone would permit a Casino as an additional permitted use; would provide a

definition for a Casino specific to the subject lands; and would provide a minimum parking rate requirement for a Casino. The recommended special provision would also increase the maximum building height and reduce the minimum landscape open space. The recommended special provision for the Open Space (OS4(*)) Zone would permit only low-impact uses associated with passive recreation, conservation and ecosystem management to protect the Pincombe Drain along with stormwater pipe outlets for the Casino, and a lot with no minimum lot frontage.

The recommended amendment would also remove the h-17 holding provision which previously indicated the limited use of the subject lands for dry uses on individual sanitary facilities, until full municipal sanitary sewer and water services are available to service the subject lands.

Rationale of Recommended Action

1. The recommended Official Plan Amendment and zone change are consistent with the *2014 Provincial Policy Statement ("PPS")* and will contribute to a broad range and mix of land uses within the City and the Southwest Area in the interest of long-term economic prosperity. The development of the subject lands for the proposed Casino adjacent to other developed and developing lands in the Southwest Area is an efficient use of land and infrastructure in an area intended for urban development consistent with the *PPS*. The proposed Casino will function as an entertainment destination that has a City-wide or broader service area that will support sustainable tourism in the City consistent with the *PPS*. The recommended zone change will protect the natural heritage features and ecological functions of the Natural Heritage System and will direct development outside of hazardous lands consistent with the *PPS*.
2. The recommended Official Plan Amendment to change the current Place Type and designation on the easterly (rear) portion of the subject lands to include, and expand, the Shopping Area Place Type in *The London Plan* and the WRCEC designation in the *1989 Official Plan* and the *SWAP* will not fundamentally change the land use patterns in the Wonderland Road South corridor and is a reasonable extension of the Shopping Area Place Type and the WRCEC designation.
3. The recommended Official Plan Amendment to the Wonderland Boulevard Neighbourhood policies in the *SWAP* to add a site specific policy to permit parking between the proposed building and the City sidewalk would permit a specific site design that includes a forecourt that is street-oriented, pedestrian-friendly and transit supportive and conforms to the general intent of the *SWAP*.
4. The proposed Casino would function as an entertainment use and the recommended zone change to permit a Casino on the subject lands, conforms to the in-force policies of *The London Plan* including the permitted uses that are contemplated in the Shopping Area Place Type and the WRCEC designation in the *1989 Official Plan* and the *SWAP*. The proposed, 2-storey height of the proposed Casino conforms to the maximum building height of 4-storeys (without Bonus Zoning) contemplated in the Shopping Area Place Type in *The London Plan* and in the WRCEC destination in the *SWAP*. The gross floor area maximum or "cap" for commercial development in the WRCEC designation does not apply to entertainment uses. The proposed form of the Casino building is consistent with the existing large format retail stores in the immediate area and thereby is a good fit and compatible with its context and conforms to *The London Plan*. The site design would include elements that are street-oriented, pedestrian-friendly and transit supportive and would conform to the general intent of the *SWAP*.
5. The recommended zone change conforms to *The London Plan* and the *1989 Official Plan* and will limit development to areas outside of natural hazards and to areas that are appropriately buffered from the natural heritage features and ecological functions of the Natural Heritage System.

Analysis

1.0 Site at a Glance

1.1 Property Description

The subject lands are located on the east side of Wonderland Road South between Bradley Avenue to the north and Wharncliffe Road South to the south. The subject lands are rectangular in shape and comprised of two parcels of land that are proposed to be consolidated into one parcel, approximately 6.88 hectares (17 acres) in size, for the purpose of this application. The subject lands are municipally known as 3334 and 3354 Wonderland Road South (Figure 1 through 3). The subject lands are currently used for a concrete batching plant and automobiles sales establishment. The subject lands are relatively flat, gradually sloping from west to east, and are largely disturbed/developed.

To the north and the west of the subject lands are large-format shopping centres and vacant future development lands; to the east is the Pincombe Drain corridor and vacant future development lands; and to the south is an industrial park and the London Transit Commission ("LTC") operations facility (Figure 4 and 5). In addition to the Pincombe Drain corridor, there is an unevaluated wetland located to the northeast of the subject lands on adjacent lands. Lands within, and adjacent to, the Pincombe Drain and unevaluated wetland, are regulated by the Upper Thames River Conservation Authority ("UTRCA").

1.2 Current Planning Information (see more detail in Appendix G)

- Official Plan Designation – Wonderland Road Community Enterprise Corridor and Multi-Family, Medium Density Residential
- The London Plan Place Type – Shopping Area and Neighbourhoods
- Southwest Area Secondary Plan – Wonderland Road Community Enterprise Corridor and Medium Density Residential
- Existing Zoning – Holding Light Industrial (h-17-LI1/LI7) Zone

1.3 Site Characteristics

- Current Land Use – commercial and light industrial
- Frontage – 175 metres (574 feet)
- Depth – 390 metres (1280 feet)
- Area – 6.88 hectares (17 acres)
- Shape – rectangular

1.4 Surrounding Land Uses

- North – Commercial
- East – Open Space
- South – Commercial/Light Industrial
- West – Commercial

1.5 Location Map

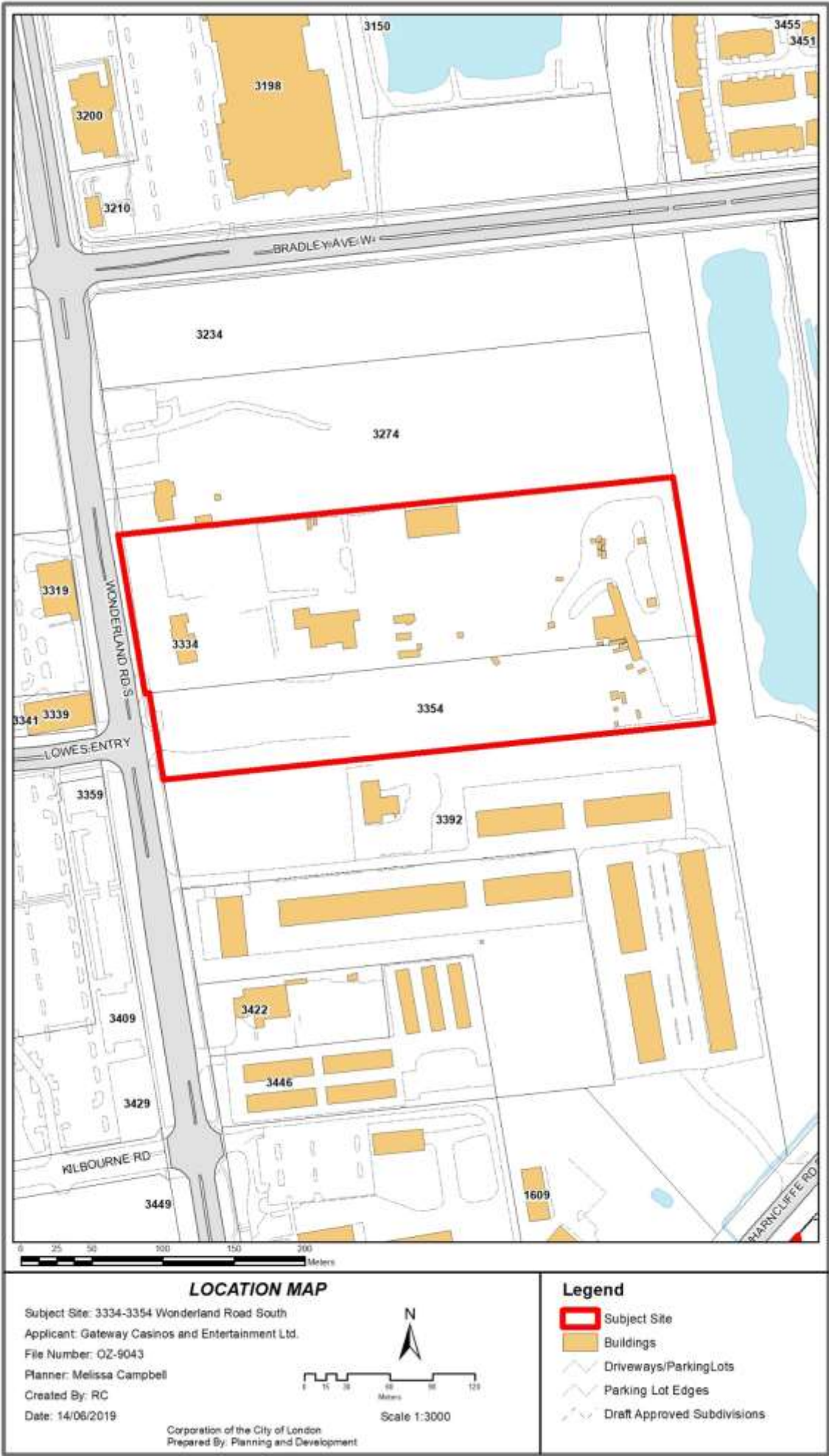




Figure 1 – 3334 Wonderland Road South



Figure 2 – 3354 Wonderland Road South



Figure 3 – View of Concrete Batching Plant from 3354 Wonderland Road South



Figure 4 – 3375 Wonderland Road South, Adjacent Large Format Shopping Centre



Figure 5 – 3392 Wonderland Road South, Adjacent Light Industrial Uses

2.0 Description of Proposal

2.1 Development Proposal

The recommended amendments are intended to permit and facilitate the development of a Casino on the subject lands. The Casino would include a gaming floor, and accessory restaurants with outdoor patios and accessory offices. The proposed building would be 2-storeys, approximately 12.8m (42 ft.) in height, and have a gross floor area of approximately 9,566m² (102,967 ft²). The building is proposed to be located internal to the subject lands, set back approximately 90m (295ft.) from Wonderland Road South. The primary building entrance would be located on the west side of the building, oriented towards Wonderland Road South (Figure 6 and 7).

A forecourt is proposed between the City sidewalk and the building in the westerly front yard and may be used for parking but is designed as a pedestrian-friendly space that is distinctly different from the general field of parking. A total of 999 parking spaces would be provided on the subject lands. The general field of parking is predominantly located in the southerly interior side yard and easterly rear yard; and an additional 4 bus parking spaces are located in the northerly interior side yard. The service and loading spaces would be located to the rear of the proposed building, and screened from view from Wonderland Road South by the building mass. It is anticipated that bicycle parking will be provided in storage lockers internal to the building for staff and at-grade in proximity to building entrances for patrons.

Two vehicular accesses to the subject lands are proposed. A full-turn access at the southerly end of the subject lands that would be aligned with the existing signalized intersection shared with the larger-format retail shopping centre on the west side of Wonderland Road South; and a right-in/right-out access at the northerly end of the subject lands.

To protect the natural heritage features and ecological functions associated with the Pincombe Drain, a 30m wide valleyland corridor would be provide on the easterly, rear, portion of the subject lands. A stormwater (pipe) outlet is proposed within the valleyland corridor to allow for the controlled release of stormwater from the on-site private stormwater management system proposed below the parking area to the Pincombe Drain. The on-site private stormwater management system will be designed to meet quality control (environmental) targets and quantity control (flow) targets in accordance with the subwatershed plan.

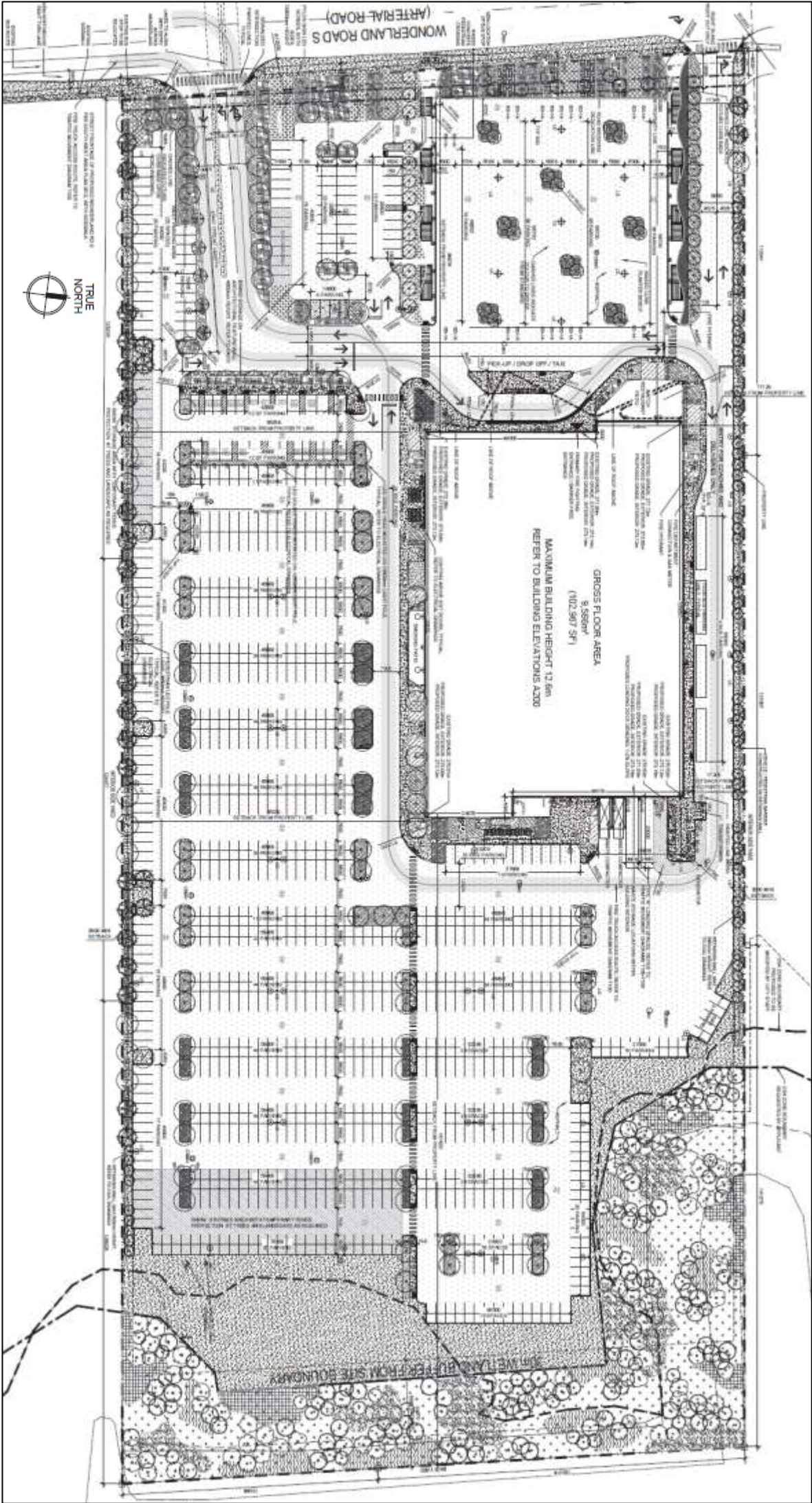


Figure 6 – Conceptual Site Plan, Revised July 2019



Figure 7 – Conceptual Elevations, from top to bottom the west (front) elevation, the east rear elevation, the north (interior side) elevation, and the south (interior side) elevation.

3.0 Relevant Background

3.1 Planning History

The City of London is currently a host gaming municipality to slots and electronic table games at the Western Fair District. In 2017 Gateway Casino and Entertainment Ltd. (“Gateway”) entered into a 20-year operating and services agreement with the Ontario Lottery and Gaming Corporation for the Southwest Gaming Bundle that includes the slots and electronic table games at the Western Fair District.

In early 2018 a public consultation process was initiated by the City of London to seek input from the general public and to engage with all relevant stakeholders to assist City Council in evaluating and making a decision on the future of gaming in the City. That consultation was focused only on whether or not to expand gaming in the City of London and was not related to a specific location. In April 2018, City Council passed a resolution endorsing expanded gaming to include up to 1,200 slots and up to 50 live table games at a Casino within the City of London.

Later that same year, the Western Fair Association and Realty Services for the City of London submitted a planning application to permit a Casino at the Western Fair District. In October 2018, City Council passed a resolution to amend the *1989 Official Plan* to adopt the same permitted uses for the Western Fair District as identified in *The London Plan* which explicitly contemplated hotels, and to amend the Zoning By-law Z.-1 to permit a Casino on the Western Fair District and to add a definition for a Casino.

In April 2019, Gateway submitted a planning application to permit a Casino on the subject lands along Wonderland Road South in the Southwest Area of the City.

The purpose of this report is to evaluate the planning application by Gateway within the context of the policy and regulatory framework that guides the use and development of land and to consider the suitability of the subject lands for the requested use. This report is not intended to address the potential social impacts associated with a Casino, nor competition between potential sites. Through community engagement associated with this application as noted in Subsection 3.3 and Appendix “E” of this report, several of the replies received had concerns for social impacts associated with the proposed Casino such as addiction to gaming and related mental health, financial and family issues proximate to residential neighbourhoods. The potential for crime was also a

concern, and in some instances a preference for alternative locations within the City was expressed.

3.2 Requested Amendment

The applicant has requested an amendment to *The London Plan* Place Type on the easterly (rear) portion of the subject land from Neighbourhoods to Shopping Area; the 1989 *Official Plan* from MFMDR to WRCEC; and the *SWAP* from MDR to WRCEC to permit entertainment uses on greater portion of the subject lands than would currently be contemplated by policy. Also requested is an amendment to the *SWAP* to add a site-specific policy to permit parking between the proposed building and City sidewalk.

The applicant has requested a zone change on the subject lands from a Holding Light Industrial (h-17-LI1/LI7) Zone and an Environmental Review (ER) Zone to a Commercial Recreation Special Provision (CR(*)) Zone and an Open Space Special Provision (OS4(*)) Zone to permit a Casino and accessory uses on the subject lands and protect the Pincombe Drain. The requested special provisions for the Commercial Recreation (CR(*)) Zone would permit a Casino as an additional permitted use; would provide a definition for a “Casino” specific to the subject lands, which would allow a portion of the facility to be devoted to uses in connection with the operation of a casino including offices, restaurants, outdoor patios, auditoriums, meeting rooms, amusement games establishments and places of entertainment; and would permit a minimum parking rate of 1 space per 20m² for a Casino. The requested special provision would also include an increased maximum building height of 16m in place of 12m, and a reduced minimum landscaped open space of 15% in place of 25%. The requested special provision for the Open Space (OS4(*)) Zone would permit a stormwater outlet in association with a Casino.

Through discussions with City staff the applicant has agreed to a modified requested minimum parking rate requirement of 1 space per 15m² for a Casino consistent with the observed peak parking demands of the Point Edward Casino that was used as a comparable proxy to the proposed development. The applicant has also agreed to a modified requested special provision for the OS4 Zone that would permit only low-impact uses associated with passive recreation, conservation and ecosystem management to protect the natural heritage features and ecological functions associated with the Pincombe Drain. The modified special provision would permit Conservation lands, Conservation works, Passive recreation uses (which include hiking trails and multi-use pathways); Managed woodlots and a Stormwater pipe outlet associated with a Casino. The modified requested special provision would also permit a lot with no minimum lot frontage in place of 15m.

3.3 Community Engagement (see more detail in Appendix E)

Notice of Application was sent to property owners in the surrounding area on April 17, 2019 and published in the *Public Notices and Bidding Opportunities* section of *The Londoner* on April 18, 2018. Notice of Revised Application was sent to property owners in the surrounding area on June 5, 2019 and published in the *Public Notices and Bidding Opportunities* section of *The Londoner* on June 6, 2019. A “Planning Application” sign was also posted on the site.

The Notice of Application advised of a possible amendment to *The London Plan* Place Type on the easterly (rear) portion of the property from Neighbourhoods to Shopping Area; the 1989 *Official Plan* from MFMDR to WRCEC; and the *SWAP* from MDR to WRCEC.

The Notice of Application advised of a possible amendment to the Zoning By-law No. Z.-1 from a Holding Light Industrial (h-17-LI1/LI7) Zone and an Environmental Review (ER) Zone, to a Commercial Recreation Special Provision (CR(*)) Zone, an Open Space (OS4) Zone and an Environmental Review (ER) Zone to permit a Casino and accessory uses and to protect the Pincombe Drain. The special provision for the CR Zone would permit a Casino as an additional permitted use and would include a definition of Casino specific to the subject lands which would allow a portion of the facility to be devoted to uses in connection with the operation of a casino including offices, restaurants, outdoor patios, auditoriums, meeting rooms, amusement games

establishments and places of entertainment. The requested special provision would also include an increased maximum building height of 16m in place of 12m, and a reduced minimum landscaped open space of 15% in place of 25%. The Notice of Application also advised that City may consider the appropriateness of removing the holding (h-17) provision, which limits the uses on the site to dry uses on individual sanitary facilities, until full municipal sanitary sewer and water services are available to service the site.

The Notice of Revised Application advised of a possible added amendment to the SWAP to add site specific policies to permit parking between the building and the City sidewalk where parking is currently not allowed. The Notice of Revised Application also advised of a possible added special provision to the CR Zone to permit a minimum parking rate of 1 space per 20m² for a Casino, and a possible special provision to the OS4 Zone to permit stormwater pipe outlets in association with a Casino as an additional permitted uses and a lot with no minimum lot frontage in place of 15m. The Notice of Revised Application advised that the City may consider other special provisions and/or holding provisions.

Staff have received 18 replies from 14 respondents as part of the community engagement process.

The replies noted support for:

- more growth in the Southwest Area;
- creation of jobs in the construction and service industry; and
- “spin-off” benefits for tourism and other businesses, such as the hotel/motel industry.

The replies also noted concerns for:

- decline of the Western Fair District as entertainment venue without a Casino, and the negative impact on horse racing at the Western Fair District;
- fit and compatibility with the surrounding context, including the character of Lambeth;
- too much growth and development in the Southwest Area and loss of “farmland”;
- proximity of the subject lands to residential neighbourhoods with preference for alternative locations for the proposed Casino elsewhere in the City, such as, the Downtown Area, the Western Fair District, Wellington Road South/Highway 401 area, and/or undeveloped areas;
- capacity of road network and the need for road expansion, existing traffic congestion to be exacerbated, and traffic to be generated by the proposed Casino is inconsistent with recent reduction in lanes on Main Street (in Lambeth);
- artificial lighting including up-lighting negatively affecting “dark” sky conditions and natural heritage features and their ecological functions;
- adverse social impacts including addiction to gaming and related mental health, financial and family issues; crime and vandalism;
- clear designations for residential, open space, business and entertainment venues;
- prohibition on front yard parking not achieving desirable public benefits and not sustainable; that this prohibition may be applied differently to the subject lands than other lands; and
- reduction in residential property values.

The applicant hosted an Open House – Public Information Session on June 24, 2019 at the London Chambers of Commerce; and the Ward Councillors for Wards 9, 10 and 12 also hosted a subsequent Community Information Meeting on July 8, 2019 at the Bostwick Community Centre. Both the Open House and Community Information Meeting were an opportunity for the general public to receive information on the application from the applicant and to provide input, but neither are required as part of the planning application process under the Planning Act. The input received at the June

24, 2019 Open House was generally supportive of the application and the input received at the July 8, 2019 Community Information Meeting included many of the concerns noted above.

3.4 Policy Context (see more detail in Appendix F)

Provincial Policy Statement, 2014

The *2014 Provincial Policy Statement* (“PPS”) provides broad policy direction on matters of Provincial interest related to land use planning and development. Relevant to this planning application, the *PPS* provides policies on key issues such as promoting economic growth and development, appropriate land use patterns, public health and safety, and the quality of the natural environment.

The London Plan

The London Plan is the new Official Plan for the City of London (Council adopted, approved by the Ministry with modifications, and the majority of which is in force and effect). *The London Plan* policies under appeal to the *Local Planning Appeals Tribunal* (Appeal PL170100) and not in force and effect are indicated with an asterisk throughout this report. *The London Plan* policies under appeal are included in this report for informative purposes indicating the intent of City Council, but are not determinative for the purposes of this planning application.

The westerly (front) portion of the subject lands is located in the Shopping Area Place Type on *Map 1- Place Types in *The London Plan*. The Shopping Area Place Type is intended for a broad range land uses and the redevelopment of these areas over time for mixed-use development is encouraged. The Shopping Area Place Type allows for commercial uses that provide goods and services to the immediate neighbourhood, and in certain circumstances these areas may serve a broader population.

The easterly (rear) portion of the subject lands is located in the Neighbourhoods Place Type on *Map 1 – Place Types, with frontage on a *Urban Thoroughfare (Wonderland Road South) on *Map 3 – Street Classifications in *The London Plan*. The Neighbourhoods Place Type is primarily intended for residential land uses and the intensity of development is dependent on the street classification on which a property has frontage, with the higher-order streets permitting more intense forms of development.

The London Plan also includes environmental policies intended to ensure that the Natural Heritage System is protected and that development is directed away from significant natural hazards.

1989 Official Plan

The *1989 Official Plan* contains policies that guide the use and development of land within the City of London and is consistent with the policy direction set out in the *PPS*. The *1989 Official Plan* assigns land use designations to properties, and policies associated with those land use designations provide for a general range of land uses, form and intensity of the development that may be permitted.

The westerly (front) portion of the subject lands is located in the WRCEC designation on Schedule “A” – Land Use in the *1989 Official Plan*. The WRCEC designation applies to those lands fronting on Wonderland Road South between Southdale Road West and Hamlyn Street. The WRCEC designation was first introduced as a new land use designation in the *SWAP*, and later consolidated into the commercial land use designations in the *1989 Official Plan*. The WRCEC designation is intended to provide for a wide range of commercial, office, residential and institutional land uses in low to mid-rise built forms. Both stand-alone and mixed use development are contemplated in the WRCEC designation.

The easterly (rear) portion of the subject lands is located in the MFMDR designation on Schedule “A” – Land Use in the *1989 Official Plan*. The MFMDR designation is primarily intended for multi-unit residential developments having a low-rise profile.

The *1989 Official Plan* also includes environmental policies intended to ensure the Natural Heritage System is protected and that development is directed away from significant natural hazards.

Southwest Area Secondary Plan

The *SWAP* provides the primary policy guidance regarding the use and development of land within the Southwest Area of the City that is generally bounded by Southdale Road West, White Oak Road, Exeter Road, Wellington Road South, Green Valley Road and the Urban Growth Boundary. The Southwest Area of the City is the last and largest reserve of land, where a significant portion of growth will be absorbed over several decades (50+ years).

The westerly (front) portion of the subject lands is located in the WRCEC designation on Schedule 5 – Wonderland Boulevard Neighbourhood in the *SWAP*. The WRCEC designation applies to lands adjacent to Wonderland Road South and is intended to provide for a wide range of commercial, office, entertainment, residential and institutional uses. Both stand-alone and mixed-use development are contemplated in the WRCEC designation (Policies 20.5.1.3 and 20.5.6.1 i)).

The easterly (rear) portion of the subject lands is located in the MDR designation on Schedule 5 – Wonderland Boulevard Neighbourhood in the *SWAP*. On lands located north of Exeter Road in the Wonderland Boulevard Neighbourhood, the MDR designation is intended to provide for higher intensity residential development than typically occurs in medium density areas. Minimum density requirements are specified in the *SWAP*. The permitted uses include the primary permitted uses in the MFMDR designation in the *1989 Official Plan*, with the exception of single-detached, semi-detached and duplex dwellings.

4.0 Key Issues and Considerations

4.1 Land Use Compatibility

Through an analysis of use, intensity, and form, City staff have considered whether the proposed development of a Casino and associated uses on the subject lands is appropriate based on the relevant planning and regulatory framework that governs the use and development of the subject lands, including consideration of whether the proposed development of a Casino and accessory uses are a good fit and compatible within the surrounding context.

4.1.1 Use

Provincial Policy Statement, 2014

Section 1.0 of the *PPS* identifies that the Province’s long term economic prosperity, environmental health, and social wellbeing depends on wisely managing change and promoting efficient land use and development patterns. The *PPS* directs that efficient development and land use patterns will sustain the financial well-being of the Province and municipalities over the long term (Policy 1.1.1 a)) The *PPS* promotes cost-effective development patterns that would minimize land consumption and servicing costs (Policy 1.1.1 e)). The *PPS* encourages development and land use patterns that conserve biodiversity and consider the impacts of climate change.

The *PPS* directs that settlement areas be the focus of growth and development and that their vitality and regeneration should be promoted (Policy 1.1.3.1). The *PPS* directs that land use patterns with settlement areas be based on a mix and range of land uses and opportunities for intensification and redevelopment should be promoted (Policy 1.1.3.2 a) and b)).

To support of employment, the *PPS* directs that planning authorities promote economic development and competitiveness by providing an appropriate mix and range of employment uses for long term needs; by providing opportunities for a diversified economic base, including a range and choice of suitable sites for a range of employment uses; and by encouraging compact, mixed use development that incorporates compatible employment uses where people reside to support livable and

resilient communities (Policy 1.3.1 a) through c)) .

To support of long-term economic prosperity, the *PPS* directs that opportunities for economic development be promoted, the use of land and resources, infrastructure and public service facilities be optimized; the health of downtowns and mainstreets be maintained and enhanced where possible; opportunities for sustainable tourism development be provided; and the negative impacts from a changing climate be minimized and the ecological benefits of nature be considered (Policy 1.7.1 a) through c), g) and j)).

The London Plan

To permit and facilitate the proposed development of a Casino on the subject lands, the recommended amendment to *The London Plan* would change the Place Type on the easterly (rear) portion of the subject lands from the Neighbourhoods Place Type to the Shopping Area Place Type, such that the Shopping Area Place Type would be expanded to include the entire subject lands.

Shopping Areas are distributed throughout the City and are intended to provide goods and services to the immediate neighbourhood, and in certain circumstances these areas may serve a broader population (*Policy 789_4. and Policy 874_). A broad range of retail, service, office, entertainment, recreational, educational, institutional and residential uses are contemplated in the Shopping Area Place Type (Policy 877_1.).

The London Plan directs that within the Shopping Area Place Type, uses that are not compatible with retail and residential uses will not be permitted, recognizing the intent that these areas will re-format to become mixed-use areas that include retail, service, office and residential uses over-time (Policy 871_ and Policy 877_3.). More broadly, the evaluation criteria for planning and development applications in *The London Plan* would require a proposal to demonstrate how it would fit within its broader context and would be sensitive to and compatible with that context (Policy *1578_).

It is not expected that adding new Shopping Area Place Types or expanding existing Shopping Area Place Types will be required over the life of *The London Plan* (Policy 875_ and Policy 880_). Generally new or expanded Shopping Area Place Types are discouraged, recognizing that there are already a significant number of sites that can accommodate commercial uses throughout the City (Policy 876_ and Policy 880_). The revitalization and intensification of existing Shopping Area Place Types is encouraged to reduce the need for outward expansion (Policy 876_). However, adding new or expanded Shopping Area Place Types may be contemplated subject to specific policies in *The London Plan* through which to evaluate the appropriateness of new additions or expansions (Policy 875_ and Policy 881_2.-4.).

1989 Official Plan

To permit and facilitate the proposed development of a Casino on the subject lands, the recommended amendment to the *1989 Official Plan* would change the designation on the easterly (rear) portion of the subject lands from a MFMDR destination to a WRCEC designation, such that the WRCEC designation would be expanded to include the entire subject lands.

The *1989 Official Plan* identifies that a broad range of commercial, residential, office and institutional uses are contemplated in the WRCEC designation subject to the more specific policies contained in the *SWAP* (Policy 4.8.3).

Southwest Area Secondary Plan

To permit and facilitate the proposed development of a Casino on the subject lands, the recommended amendment to the *SWAP* would change the designation on the easterly (rear) portion of the subject lands from a MDR designation to a WRCEC designation, such that the WRCEC designation would be expanded to include the entire subject lands.

The *SWAP* is organized on the basis of Neighbourhood Areas which have specific functions and characteristics. The Wonderland Boulevard Neighbourhood is intended to

function a diverse, mixed-use neighbourhood that provides amenities and employment opportunities for its residents and is characterized by a high intensity of built form to be transit-supportive. The WRCEC designation that applies to lands within the Wonderland Boulevard Neighbourhood on either side of Wonderland Road South between Southdale Road West and Hamlyn Street, provides opportunities for a broad mix of commercial, office, residential and institutional uses. The more specific policy direction provided by the *SWAP* explicitly lists entertainment uses among the permitted uses in the WRCEC designation in addition to retail, service, office, recreational, educational, institutional, and residential uses. A mix of any of the permitted uses within a single building is permitted and encouraged within the WRCEC designation (Policy 20.5.6.1 ii)). Recognizing that land uses within the WRCEC designation will develop over time and given that the location of specific land uses is not prescribed, development proposals are to demonstrate how they could be integrated and compatible with adjacent development (Policy 20.5.6.1 iv)).

Analysis

The subject lands are located within the City's urban growth boundary which is a planned settlement area where urban land uses are directed to locate and development is encouraged. Consistent with the *PPS* the proposed Casino is a new entertainment use for the City that would contribute to the vitality of the settlement area and would further diversify the City's economic base.

Locating the proposed Casino on the subject lands would provide entertainment and employment opportunities proximate to where people live in the Southwest Area to achieve a compact form of development that is consistent with the *PPS*. The proposed Casino is a City-wide and regional serving entertainment destination appropriately proposed on lands abutting a major road that functions as gateway to the City from the 400-series highway in the Southwest Area. The subject lands are near other developed or developing commercial sites and can be serviced by municipal services in the near-future. The recommended Official Plan Amendments and zone change to permit the proposed Casino on the subject lands would therefore provide for the efficient use of land and infrastructure consistent with the *PPS*. Compatibility with surrounding land uses, including maintaining the economic vitality and viability of the Lambeth mainstreet consistent with the *PPS*, is discussed in greater detail below.

The recommended zone change to protect the natural heritage features and ecological functions associated with the Pincombe Drain and protect development from natural hazards is consistent with the *PPS* and the direction to minimize negative impacts from climate change to support long-term economic prosperity. The recommended Special Provision to the OS4 Zone that would be applied within 30 metres of the natural heritage features associated with the Pincombe Drain will permit only low-impact land uses and select structures associated with stormwater management near the potential (flood) hazard of the Pincombe Drain. This is discussed in greater detail in Subsection 4.3 where natural heritage features and natural hazards are considered in greater detail together.

The recommended Official Plan Amendments and zone change to permit the proposed Casino on the subject lands conform to the planned intent for the Shopping Area Place Type in *The London Plan* and the WRCEC designation in the *1989 Official Plan* and the *SWAP*, which all contemplate the use of land for a broad range of commercial purposes. The proposed Casino would function as an entertainment use, and conforms to the more specific list of permitted uses for the WRCEC designation identified in the *SWAP*. Where permitted uses in the WRCEC designation are only broadly identified in the *1989 Official Plan*, the more specific policy direction provided by the *SWAP* explicitly lists entertainment uses among the permitted uses in the WRCEC designation.

Locating the proposed Casino within Wonderland Boulevard Neighbourhood, conforms to the planned function of that neighbourhood as a diverse, mixed use neighbourhood, and is an appropriate use for the subject lands relative to other areas in the City, and would provide compatible entertainment and employment opportunities proximate to where people live in the Southwest Area.

The proposed use of the subject lands for a Casino would be a good fit and compatible with the surrounding context and conforms to *The London Plan* and the *SWAP* policies concerned with land use compatibility within the Shopping Area Place Type and the WRCEC designation where mixed-use development is contemplated. The existing land uses that immediately surround the subject lands are predominately commercial and include large-format retail stores and other ancillary service commercial uses, which would not be adversely impacted by vehicular traffic or the noise from normal business operations associated with the Casino including periodic loading and deliveries. The surrounding large-format retail stores and other ancillary service commercial uses themselves, have similar impacts.

The *SWAP* directs that commercial uses within the WRCEC designation are to complement the more traditional uses and forms within the Lambeth Village Core. This is not to say that the commercial uses are to be the same. The proposed Casino would maintain the economic vitality and viability of the Lambeth mainstreet consistent with the *PPS* by contributing to the range of local economic activities in a way that does not compete with the Lambeth mainstreet. Businesses located along either the Lambeth mainstreet or Wonderland Road South may benefit from the City-wide or broader draw of people to the proposed Casino that would otherwise not do business in the Southwest Area of the City

There are intervening lands that are either developed, planned for development or will remain in a natural state between the proposed Casino and the more sensitive low density residential uses in the Southwest Area. As such the low density residential uses will be buffered from the proposed Casino and noise impacts associated with normal business operations.

As noted in the Background Section to this report, it is not the intent of this report to evaluate or provide comment on the potential adverse mental health and social impacts of the proposed Casino. This report is solely focused on potential adverse physical impacts related to traffic, noise, vibration, odours and other air emission, dust and other particulates that may affect the normal use and enjoyment of a property; the normal conduct of a business; the quality of the natural environment; or the physical health of a person or the safety of a person. Other than traffic and noise no physical impacts are expected to result from the proposed Casino. Transportation Related Considerations, including traffic impacts are discussed in detail in Subsection 4.2 of this report and noise impacts have been addressed above.

The recommended Official Plan Amendments to change the designation on the easterly (rear) portion of the subject lands such that the Shopping Area Place Type and WRCEC designation would be expanded to include the full depth of the subject lands is considered by City staff to be a reasonable “rounding-out” of those areas that would improve the intended functionality of a single use on the site; is not intended to increase the amount of available commercial lands; and is generally consistent with the depth of the Shopping Area Place Type and WRCEC designation north of Bradley Avenue. Where residential land uses are currently contemplated for the easterly (rear) portion of the subject lands, the lands affected by the proposed change and expansion could still be developed/redeveloped for residential uses in accordance with the permitted uses in the Shopping Area Place Type and the WRCEC designation. Therefore, the land use patterns along Wonderland Road South will not fundamentally change as a result of the proposed expansion to the Shopping Area Place Type and the WRCEC designation. It should be noted that the proposed zone change to protect for the flood hazard, natural heritage features and ecological functions associated with the Pincombe Drain would restrict the development of much of the easterly (rear) portion of the subject lands where the expansion would occur. In *The London Plan*, the expansion of the Shopping Area Place Type is to be evaluated on the basis of the following policy considerations:

Is there a demonstrated need for the expansion? The recommended expansion is required to accommodate an entertainment destination that has a City-wide or broader service area and which is appropriate for the gateway location along Wonderland Road South and only a few other strategic locations in the City. The recommended expansion

is required to accommodate an entertainment destination that is distinctly different from conventional retail and service commercial uses that predominately locate in the Shopping Area Place Type and have a broad range of locational opportunities elsewhere in the City.

Does the expansion take on a nodal configuration, a linear configuration will not be permitted? The Shopping Area Place Type is already linear in its configuration along Wonderland Road South. The recommended expansion would not result in any additional linear, street-frontage, being located within the Shopping Area Place Type. As noted above, the recommended expansion is a “rounding-out” of the Shopping Area Place Type to include the full depth of the subject lands.

4.1.2 Intensity

The London Plan

The Shopping Area Place Type is intended to offer a broad range of commercial, office and residential uses at moderate intensity (*Policy 789_4.). It is recognized that the Shopping Area Place Type can include centres that differ in size and scale, ranging from small to medium-scale centres that serve a neighbourhood function to larger scale centres that serve a City-wide or broader service area function (Policy 871_). *The London Plan* utilizes height as a measure of intensity in the Shopping Area Place Type. As a base condition, a maximum building height of 4-storeys is contemplated. Bonus Zoning would allow for an increase in maximum building height up to 6-storeys (*Table 8- Summary of Minimum and Maximum Heights by Place Type and Policy 878_2.). Adequate off-street parking will be provided to ensure there are no negative impacts on adjacent streets and underground parking will be encouraged (Policy 878_3.). Development within the Shopping Area Place type is to be sensitive to adjacent land uses and should employ transitioning building heights and buffers to ensure compatibility (Policy 878_4.). Development must be appropriate for the size and configuration of the lot (Policy 878_5.) The total aggregate office uses will not exceed 2,000m² within the Shopping Area Place Type (Policy 878_6.).

1989 Official Plan

The planning principles found in Chapter 2 of the *1989 Official Plan* promote compatibility among land uses in terms of scale and intensity, and site and building design that is sensitive to the scale and character of surrounding uses (Policy 2.3.1 ii) and vii)). Among the commercial designations in the *1989 Official Plan*, the WRCEC designation is intended to function as a mixed-use corridor with higher density built form to support transit service and active transportation modes. The WRCEC designation policies in the *1989 Official Plan* direct that the intensity and mix of land uses will be described in detail in the *SWAP* (Policy 4.8.2).

Southwest Area Secondary Plan

In the *SWAP*, intensity within the WRCEC designation is managed through policies that establish gross floor area maximums for certain uses and building height maximums. Commercial development shall not exceed a gross floor area of 100,000m² (Policy 20.5.6.1 v) a)). Office development shall not exceed 20,000m², and each building shall not exceed 2,000m² (Policy 20.5.6.1 v) d)). There are no specific policies in the *SWAP* that would limit the gross floor area of entertainment uses. As a base condition, a maximum building height of 4-storeys is contemplated. Bonus Zoning would allow for an increase in maximum building height up to 6-storeys (20.5.6.1 v) b)).

Analysis

The proposed Casino would have a City-wide or broader service area which conforms to the intensity of development contemplated in the Shopping Area Place Type in *The London Plan*. The proposed 2-storey building height conforms to the base condition maximum building height of 4-storeys, contemplated in the Shopping Area Place Type in *The London Plan* and in the WRCEC destination in the *SWAP*. It should be noted that off-site parking impacts are not expected to result from the proposed development as the subject lands are appropriately sized such that the developable area can accommodate the proposed Casino building and a surplus of on-site parking, including separate parking for buses/coaches and shipping and receiving. The low-rise, 2-storey

height of the proposed Casino building does not necessitate the need for transitioning in building heights to be compatible with adjacent land uses. Where there are buildings on adjacent lands, the proposed Casino building is of a similar scale.

The proposed Casino building is 2-storeys, approximately 12.8m (42 ft.), in height and has a large footprint. The proposed Casino building conforms to the *1989 Official Plan*, and is consistent and compatible with large-format retail stores, light industrial uses and LTC operations facility located along the Wonderland Road South corridor in the immediate vicinity of the subject lands. As noted above, there are intervening lands that are either developed, planned for development or will remain in a natural state between the subject lands and low-density residential uses that may be adversely impacted by the scale of the proposed Casino building.

The gross floor area maximum, or commonly referred to “cap” in the *SWAP* for commercial development in the WRCEC designation, was determined through an Ontario Municipal Board decision dated April 29, 2014 (PL130020). The cap was put in place in the WRCEC designation to enable some of the lands to be developed for other uses. The basis for the cap was the 2012 Retail Market Demand Analysis for the *SWAP* prepared by Kircher Research Associates Ltd., for the City.

The terms of reference for the 2012 report was to determine the demand for retail and related service space. At the outset of the report, it was recognized that commercial development frequently includes components that are complementary to retail space, including local office space, medical offices, hotels/motels, places of entertainment, and recreation, which were not included in the recommended retail and related service commercial space that became the cap. This has been further clarified in the subsequent 2016 update report by Kircher and the 2018 report by Coriolis Consulting Corporation that considered the impact of the removing the cap. As such, the gross floor area maximum or cap on commercial development in the WRCEC is not intended to apply to places of entertainment such as the proposed Casino.

With regard to accessory uses that are proposed as part of the Casino, in particular office and restaurant uses, because accessory uses would be subordinate and incidental to the proposed Casino, and could not operate in the absence of the Casino as the main use, accessory uses are not subject to the gross floor area maximum or cap for commercial development or office development in the WRCEC designation in the *SWAP*. Moreover, accessory office space related to the Casino operations would not be subject to the aggregate gross floor area maximum for office uses in the Shopping Area Place Type in *The London Plan*.

4.1.3 Form

Provincial Policy Statement, 2014 (PPS)

The *PPS* directs that long term economic prosperity be supported by maintaining a sense of place and promoting well-designed built form (Policy 1.7.1 d)).

The London Plan

The London Plan plans for the Shopping Area Place Type to become more pedestrian, cycling and transit-oriented and less automobile-dominated in design overtime (Policy 871_). The Shopping Area Place Type is expected to be well connected to public transit, streets and other linkages to provide attractive options for active transportation (i.e. walking and cycling); and are to be designed and developed to contribute to a sense of place, identifiable as a centre for commerce and neighbourhood services (Policy 872_).

All planning and development applications in the Shopping Area Place Type are to conform to the general City Design policies in *The London Plan* (*Policy 879_1.). The intent and direction provided by several City Design policies can be summarized as follows:

- development, should be compatible and a good fit with the surrounding context (*Policy 193_ 2. and *Policy 252_)
- development should contribute positively to the character and sense of place. (Policies *193_ 2. and 3., *197_ ,*199_ , and *284_);

- new development is encouraged to be street-oriented, pedestrian-friendly and transit-supportive (Policy 193_ 4.and 5.),
- parking areas are to be strategically located, configured, and screened to create a comfortable and attractive pedestrian environment along the street edge and through parking areas (Policies 269_, *270_, *272_ and *278_).
- there should be direct, comfortable and safe pedestrian connections from the principle building entrance to the public sidewalk and through large surface parking areas (Policy 268_ and *Policy 281_).
- surface parking areas should include landscaped and/or treed islands and provide a sustainable tree canopy for visual amenity, to reduce the heat island effect, and to convey stormwater, and can include the use of low impact development measures to convey stormwater (*Policy 282_ and *283_)

The form policies that apply specifically to the Shopping Area Place Type contemplate smaller street-orientated pads within large commercial blocks to create to a pedestrian-oriented street wall; and parking should not be permitted between these smaller buildings and the street (*Policy 879_3. and 4.). Large commercial blocks should be designed to incorporate wide, tree-lined sidewalks to allow pedestrians direct and comfortable access through parking lots to the main entrance of commercial buildings located at the rear of the lot (*Policy 879_5.). Opportunities should be explored to create spaces that function as a public meeting place (*Policy 879_7.). Shopping Area development should include abundant tree planting, to provide shaded areas for parking, and comfortable pedestrian environments (*Policy 879_8.).

The Southwest Area Secondary Plan

The SWAP contains general Urban Design policies, and policies specific to the WRCEC designation, that are intended to guide the form of development in the area along Wonderland Road South. According to the preamble to the general Urban Design policies in the SWAP, the buildings constructed within the Southwest Area will directly respond to the design of the public street. There is to be integration between the private and public realm to create neighbourhoods that are vibrant and dynamic in character to encourage social interactions. The Southwest Area is identified as an important gateway location from the 401 and 402 that should showcase the City and create a sense of civic pride (Policy 20.5.3.9).

The general Urban Design policies direct that in the Wonderland Boulevard Neighbourhood in which the subject lands are located, development should be pedestrian-friendly and transit supportive (Policy 20.5.3.9 i) a)). In particular, where commercial development is permitted, building and site design is encouraged in a “main-street” format where retail and service commercial uses are oriented to the street to improve the pedestrian environment with specific design objective provided, including no parking permitted between buildings and City sidewalks (Policy 20.5.3.9 iii) b)). It should be noted that alternative design approaches are contemplated for the location and design of large-format retail stores whereby large-format retail stores may be located in the interior or at the rear of development blocks with smaller stores and buildings oriented to the street to create the strong street presence with consideration for parking located to the side or rear of buildings with no or only minimal parking permitted in front (Policy 20.5.3.9 iii) g)).

Where the general Urban Design policies focus on off-street parking, the intent is to minimize the visual impact of off-street parking on streetscapes and the people using the site. Parking lots are to be screened at the public right-of-way through the uses of features such as low fences, walls and landscaping. Priority is to be given to pedestrian connections from the public street through the parking field to improve the pedestrian environment and ensure the site is easily navigable (Policy 20.5.3.9 iii) g)).

Low to mid-rise built form is contemplated in the WRCEC designation and development is encouraged in a “main-street” format where buildings are oriented to a public street (Policy 20.5.6.1 vi) a)). It is anticipated that intensification will occur in the WRCEC designation in the future; and development within the WRCEC should not be located

where it may inhibit future phases of development. Development is to be designed to be pedestrian and transit friendly at the outset; and should be oriented to the street where possible and support the early provision of transit (Policy 20.5.6.1 vi c)). To achieve a pedestrian-oriented street and a strong street presence, where large-scale stores are permitted, alternative design approaches may be considered, including locating those stores in the interior of development blocks and locating smaller-scale stores oriented to the street as previously mentioned in the general Urban Design policies (Policy 20.5.6.1 vi) c)).

Analysis:

Wonderland Road South is an important gateway location from the 401 and 402 that should showcase the City. Consistent with the *PPS* that directs that long term economic prosperity be supported by maintaining a sense of place and promoting well-designed built form, the proposed site design would contribute to a collective high-quality visual presence that reinforces the planned function of Wonderland Road South as a gateway location to the City.

The Casino building is proposed to be low-rise (2-storeys in height) and have a large footprint, which is consistent with the existing development in the immediate area and conforms to *The London Plan* that directs new development be a good fit and compatible within its context.

Where large-format retail stores are proposed in the interior or rear of sites, the general Urban Design policies in the *SWAP* contemplate alternative design approaches to providing a strong street presence, including the use of smaller buildings orientated to the street. The requested Commercial Recreation Zone permissions, and the gross floor area cap on commercial development in the WRCEC designation, do not provide the same opportunity for smaller commercial buildings to be included in the proposed development to achieve street-oriented development. However, the forecourt proposed between the Casino building and City sidewalk is another alternative design approach through which street-oriented development can be achieved to conform to the general intent of the Urban Design policies in the *SWAP*. The forecourt is proposed to be a flexible shared space for people and vehicles through its design. The forecourt is proposed to be a distinctly different space from the general parking field proposed elsewhere on site that is conversely auto-oriented in design.

Throughout the planning application process the applicant and City staff have been working collaboratively to refine the forecourt design. Key features of the forecourt design as shown in the conceptual site plan revised by the applicant July 2019 include walkways and canopy-like structures that frame the forecourt to the north and to the south. The wide walkways provide for dedicated, direct connections from the City sidewalk along Wonderland Road South to the building. The forecourt is proposed to have a distinct surface treatment that is different than the surface treatment proposed for the general field of parking and is to include large, raised planters with trees to provide tree canopy coverage and lighting that is scaled and design for public spaces. The forecourt design is intended to provide a physical as well as visual connection between Wonderland Road South and the principle building entrance – tree species within the raised planters will be selected accordingly (Figures 8, 9, and 10) .



Figure 8 – Conceptual Forecourt Design, Revised July 2019



Figure 9 – Conceptual Forecourt Design, Revised July 2019, Aerial Perspective



Figure 10 – Conceptual Forecourt Design, Revised July 2019, Perspective Views

The forecourt design will be secured through the Site Plan Approval process, with the recommendation section of this report providing key principles for the design of the forecourt. It is the expectation of City staff that built-form structures, similar in principle to the examples pictured below, be included as part of the forecourt design that would be appropriately scaled in relation to size of the forecourt and the proposed Casino building (Figure 11). These structures are intended to be continuous, to the greatest extent possible, from the main internal north-south driveway to the property line along Wonderland Road South in order to achieve the general intent of the *SWAP* by providing for a built edge along the street and providing for an element of street-orientated development.



Figure 11 – Examples of Built Form Canopy Structures

The forecourt design has the potential to provide the same benefits as a buildings orientated to the street by encouraging and enhancing pedestrian, transit and cycling access and contributing to street-level activity. Although, the Casino building is proposed to be setback from the street, with respect to being pedestrian-friendly and transit-supportive, the forecourt would function as an interesting, safe and walkable space through which pedestrians, transit riders and cyclist could choose to access the Casino building from the street. It being noted that the proposed Casino has the potential to act as a significant generator of transit ridership from other areas in the City given its broad service area. The proposed Casino building would be a convenient distance from public transit along Wonderland Road South and the existing transit stop proximate to the subject lands.

Notwithstanding the merits of the forecourt described above, an Official Plan Amendment is required to add a site-specific policy to the Wonderland Boulevard Neighbourhood policies in the *SWAP* to permit parking between the building and the City sidewalk where the Urban Design policies in the *SWAP* contemplate only minimal parking in front of the main building, or more restrictively where commercial development is permitted, no parking between buildings and the City sidewalk. The site-specific policy would permit a particular site design that would be a street-oriented, pedestrian friendly and transit supportive form of development that conforms to the general intent of the policies in the *SWAP*.

4.2 Transportation Related Considerations

Through community engagement associated with this application, several replies from the general public expressed concern for vehicular traffic and congestion, both existing conditions and future conditions expected to result from the proposed Casino. Problematic areas identified included the Wonderland Road South corridor, the Wonderland Road South/Wharncliffe Road South/Exeter Road “triangle”, and the Lambeth Main Street corridor.

Analysis

Wonderland Road South is a higher-order street within the City's mobility network and identified as an Urban Thoroughfare on *Map 3 – Street Classifications in *The London Plan* and an Arterial on Schedule "C"– Transportation Corridors in the *1989 Official Plan*. As such, Wonderland Road South is intended to carry high volumes of vehicular traffic in a safe and efficient manner at moderate speeds. In the *SWAP*, Wonderland Road South is identified as the primary north/south gateway into the City from the 400-series highways in addition to which lands at or near the Wonderland Road South/Wharncliffe Road South/ Exeter Road "triangle" are to be developed as an intensive, transit-oriented, mixed-use focal area. Subsequently, the intensity of the proposed Casino is appropriate for the planned function of Wonderland Road South and the nearby Wonderland Road South/Wharncliffe Road South/Exeter Road "triangle".

A Transportation Impact Assessment ("TIA") dated March 2019 was prepared by Dillon Consulting Ltd. for the applicant to document the potential transportation impacts associated with the proposed Casino development and recommended mitigation strategies where necessary. Key findings and recommendations from the TIA are as follows:

- Within the TIA study area, the Wonderland Road South and Southdale Road West intersection is already operating at capacity for most movements. The combination of planned growth in the area, and to a lesser extent, the proposed Casino development will result in most intersection movements exceeding capacity. Modifications to the Wonderland Road South and Southdale Road West intersection already planned by the City would address many of the capacity issues for critical vehicle movements under future condition, although some left turn movements would continue to exceed capacity;
- Other intersections in the study area generally operate at a reasonable level of services. Some turning movements are expected to exceed capacity due to planned growth and/or due to the proposed Casino development. These capacity issues can generally be address through modifications to existing traffic signal phasing and/or timing and would not rely on the widening of roads.

Although it is generally understood that the Wonderland Road corridor has experienced increasing traffic pressures and these pressures are expected to further impact the Wonderland Road corridor with future growth, it should be noted that the TIA did not identify the need for a widened Wonderland Road South as a direct result of this planning application.

As background to the TIA, the main transportation network change planned in the vicinity of the subject lands is a widened Wonderland Road South between Southdale Road West and Highway 402 to an interim 4-lane condition, and an ultimate 6-lane condition and modifications to the Wonderland Road South/Southdale Road West intersection as conceived thorough a 2014/2015 Municipal Class Environmental Assessment ("EA") study. The widened Wonderland Road South interim 4-lane condition already exists between Southdale Road West and Exeter Road. As part of the City's 2019 Development Charges Background Study, the widened Wonderland Road South interim 4-lane condition between Exeter Road and Highway 402 is expected to be constructed in the year 2026. The widened Wonderland Road South ultimate 6-lane condition between Southdale Road West and Highway 402 is not expected to be constructed in the near-term.

In the broader area, a widened Southdale Road West between Pine Valley Boulevard and Colonel Talbot Road to 4-lanes with centre turn lanes is planned as conceived thorough another 2015 Municipal Class EA study. As part of the City's 2019 Development Charges Background Study, the widened Southdale Road West 4-lane condition between Pine Valley Boulevard and Bostwick Road is expected to be constructed in the year 2022; and between Bostwick Road and Colonel Talbot Road in the year 2031.

At present the City's Zoning By-law Z.-1 does not contain a minimum parking rate requirement for a Casino. The applicant had requested that a special provision to the CR Zone permit a minimum parking rate requirement of 1 space per 20m² for the proposed Casino on the subject lands. The requested rate was based on the existing

minimum parking rate requirement for Commercial Recreation Establishments in Zoning By-law Z.-1. Through the course of the planning application City staff have discussed with the applicant that the minimum parking rate requirement should be consistent with the findings in the TIA which included observed peak parking demands for the Point Edward Casino as a comparable proxy site to the proposed development. The applicant has subsequently agreed to a modified requested minimum parking rate requirement of 1 space per 15m² that is acceptable to City staff based on the findings of the TIA. The proposed Casino would require a minimum of 638 parking spaces based on a minimum parking rate requirement of 1 space per 15m², and a total of 999 parking spaces are proposed resulting in a surplus of 361 parking spaces.

4.3 Protection of Natural Hazards, Natural Heritage Features & Functions

City staff have considered whether the proposed development of a Casino and associated parking lot on the subject lands would be appropriate adjacent to the natural hazards and natural heritage features and ecological functions associated with Pincombe Drain to the east. The Pincombe Drain is a permanent tributary of the Dingman Creek. The Pincombe Drain has a catchment area that is comprised of residential, commercial and rural (agricultural and woodland) land uses. The Pincombe Drain has been highly altered by human activity, and proximate to the subject lands, there exists a narrow vegetation zone on either side of the drain.

An Environmental Impact Statement ("EIS") dated March 2019 and revised June 2019 was prepared by Matrix Solutions Inc. and submitted by the applicant to assist City staff in the evaluation of the proposed development. The EIS provided a characterization of the natural environment, including significant natural features and ecological functions, identified potential impacts from the proposed development and recommended mitigation measures where need. City staff have accepted the revised June 2019 EIS and its recommendations.

Provincial Policy Statement, 2014 (PPS)

Section 2.0 of the *PPS* identifies natural heritage resources as contributing to the Province's long term economic prosperity, environmental health, and social wellbeing. As such, it is in the public interest to protect these resources. The *PPS* directs that natural features and areas shall be protected for the long-term (Policy 2.1.1).

The *PPS* directs development and site alteration outside of, and way from, significant natural features and ecological functions, fish habitat and habitat of endangered species and threaten species, except for certain exclusion where it can be demonstrated that there will be no negative impact on the significant natural features or ecological functions, or in accordance with provincial and federal requirements (Policy 2.1.4 through Policy 2.1.7). Moreover, development and site alteration shall not be permitted on adjacent lands to the significant natural features and functions and habitats noted above, unless the potential impacts have been evaluated and it has been demonstrated that there will be no negative impacts (Policy 2.1.8)

The *PPS* also directs that the quality and quantity of water should be protected (Policy 2.2.1). The *PPS* generally directs development and site alterations outside of, and away from sensitive water features to protect water resources. (Policy 2.2.1 and Policy 2.2.2).

Section 3.0 of the *PPS* identifies long-term prosperity, environmental health and social well-being as depending on reducing the potential cost and risk to health from man-made and natural hazards. The *PPS* generally directs development away from man-made or natural hazards where there is unacceptable risk to public health or safety or property damage, and to not create new or aggravate existing hazards. The *PPS* directs development to areas outside of hazard lands impacted by flood hazards and/or erosion hazards (Policy 3.1.1). The *PPS* directs that planning authorities consider the potential impacts of climate change that may increase the risk associated with natural hazards (Policy 3.1.3)

The London Plan

The Pincombe Drain is identified as *Significant Valleylands* on *Map 5 – Natural Heritage in *The London Plan*. The subject lands located in the area of Highly Vulnerable Aquifers and west of the regulatory flood line associated with the Pincombe Drain shown on *Map 6 – Hazards and Natural Resources in *The London Plan*.

As per the policy direction in *The London Plan*, the width of Significant Valleylands shall be sufficient to accommodate the natural heritage features and ecological functions that contribute to its significance (*Policy 1350_1). *The London Plan* provides that the width of ecological buffers shall generally consist of 30m on each side of the watercourse measured from the high watermark or through the application of the City's Guidelines for Determining Setbacks and Ecological Buffers and as part of an Environmental Impact Study ("EIS") (*Policy 1350_2.).

An EIS is required by *The London Plan* where development is proposed within, or adjacent to, components of the Natural Heritage System to ensure that development does not negatively impact the natural heritage features and ecological functions of the Natural Heritage System consistent with the *PPS* (Policies 1393_, 1431_, 1432_, and 1433_). *The London Plan* requires ecological buffers to protect natural heritage features and their ecological functions; and ecological buffers will be required on lands contiguous to a specific natural heritage feature or area (*Policies 1412_ and 1413_).

The London Plan also directs development away from areas of natural hazards where there is a risk to public safety or property damage (Policy 1444_ and 1445_1. though 4. and 6.). For areas identified as highly vulnerable aquifers, a hydrological study may be required to determine the potential impacts of the proposed development on the quality and quantity of the groundwater resource which could result in the prohibition, restriction or other regulation on activities within these areas (Policy 1552_).

1989 Official Plan

The Pincombe Drain is identified as *Significant Corridors* on Schedule "B1" – Natural Heritage Features in the *1989 Official Plan*. The subject lands located west of the regulatory flood line associated with the Pincombe Drain shown on Schedule "B2" – Natural Resources and Hazards in the *1989 Official Plan*.

The *1989 Official Plan* recognizes that ecological buffers serve to protect the ecological function and integrity of the Natural Heritage System and requires ecological buffers around, or adjacent to components of the Natural Heritage System based on the recommendation of an approved EIS (Policy 15.3.6 i)). The *1989 Official Plan* provides that the width of ecological buffers will be specified through the application of the City's Guidelines for Determining Setbacks and Ecological Buffers and as part of an EIS (Policy 15.3.6 ii)).

An EIS is required by the *1989 Official Plan* where development is proposed within, or adjacent to, components of the Natural Heritage System to ensure development does not negatively impact the natural heritage features and ecological functions of the Natural Heritage System consistent with the *PPS* (Policy 15.5.1 i) and ii)).

Analysis

The proposed development is located outside of the current natural (flood) hazard and is appropriately buffered from the natural heritage features and ecological functions associated with the Pincombe Drain to protect the Natural Heritage System consistent with the *PPS*, and conforming to *The London Plan* and the *1989 Official Plan*. The proposed development is also located outside of the Dingman Creek Subwatershed Screening Area, where the Upper Thames River Conservation Authority ("UTRCA") is undertaking a comprehensive review of flood hazards to update the flood plain mapping, such that the impacts of climate change have been considered as part of this application.

The potential impacts of the proposed development on the Natural Heritage System has been evaluated through an EIS as is required by *The London Plan* and the *1989 Official Plan*. Since, the proposed Casino and parking lot would be setback further from the

natural heritage features and ecological functions associated with the Pincombe Drain than the present industrial activity, the proposed development would result in a net-benefit to the Natural Heritage System. The naturalization of a valleyland corridor discussed below would provide an overall net benefit to the area by increasing vegetation cover, providing general wildlife habitat and thermal refuge for the Pincombe Drain.

As recommended by City's Guidelines for Determining Setbacks and Ecological Buffers (August 2004), the limits of the proposed development would protect for a 30 metre wide valleyland corridor between the proposed development and the Pincombe Drain to serve as an ecological buffer. The valleyland corridor would be re-vegetated with native trees and shrubs where the subject lands are currently void of vegetation. City staff recommend that the portion of the subject lands corresponding to the valleyland corridor be zoned Open Space Special Provision (OS4(_)) consistent with OS4 zone that has been applied along the length of the Pincombe Drain to recognize the flood hazard. The special provision will limit range of permitted uses to a range of low-impact uses associated with passive recreation, conservation and ecosystem management to protect the natural heritage features and ecological functions that are associated with the Pincombe Drain.

The subject lands drain from west to east, with the majority of the subject lands draining towards the Pincombe Drain. Stormwater surface flows are currently un-controlled on the subject lands. The stormwater management design proposed by the applicant's engineering consultant would improve the current condition by providing a stormwater pipe outlet to the Pincombe Drain from a private stormwater management system below the parking area. The recommended special provision to the OS4 Zone would permit the stormwater pipe outlet. The applicant's environmental consultant have evaluated the impact of the proposed stormwater pipe outlet on the natural heritage features and ecological functions, and determined any potential impacts can be mitigated. The EIS has been accepted by City Staff. The potential impacts of the proposed development on natural heritage features and ecological functions are primarily limited to the effects of incidental tree removal and the removal of existing structures resulting in the alteration or loss of habitat for present barn swallow species at risk and potential bat species at risk. These impacts can be mitigated through creation of additional habitat within the vicinity of the Pincombe Drain as per the recommendations of the accepted EIS. With regard to the potential impacts of the proposed development on the quality and quantity of groundwater resources, a hydrological study will be required and reviewed through the subsequent Site Plan Approval application process. Through community engagement associated with this application concerns were raised about artificial lighting, including up-lighting, negatively affecting "dark" sky conditions and natural heritage features and their ecological functions. Site lighting is notably a matter for the subsequent Site Plan Approval ("SPA") application process, and a photometric lighting plan will be required and reviewed through the SPA process.

4.4 Removal of h-17 Holding Provision

The h-17 holding provision is intended to ensure the orderly development of land and the adequate provision of municipal services. At present the subject lands are not serviced by municipal sanitary sewers and the h-17 holding provision permits the limited use of the subject lands for dry uses on individual sanitary facilities, until municipal sanitary sewers are available to the subject lands. As part of the applicant's submission their consultant engineer has identified a servicing solution to connect the subject lands to municipal sanitary sewer services in the near-term through infrastructure improvements identified in the City's 2019 Development Charges Background Study. Specifically a strategic need sanitary sewer is expected to be constructed along Wonderland Road South from Wharncliffe Road South to Bradley Avenue in the year 2020. Through the Site Plan Approval process, a development agreement between the City and the applicant will require connections to full municipal services prior to occupancy occurring. Based on the above it is recommended that the h-17 holding provision be removed from these lands.

More information and detail is available in Appendix E, F and G of this report.

5.0 Conclusion

The recommended Official Plan Amendments and zone change are consistent with the *PPS* and will contribute to a broad range and mix of land uses within the City and the Southwest Area in the interest of long-term economic prosperity. The proposed redevelopment of the subject lands for a Casino is an efficient use of land and infrastructure in an area intended for urban development consistent with the *PPS*. The recommended zone change is consistent with the *PPS* and will protect the natural features and ecological functions associated with the Pincombe Drain and will protect the proposed development from the natural flood hazard.

The recommended Official Plan Amendments to change the current Place Type and designation on the easterly (rear) portion of the subject lands to include, and expand, the Shopping Area Place Type in *The London Plan* and the WRCEC designation in the *1989 Official Plan* and the *SWAP* is a reasonable rounding out of the Shopping Area Place Type and the WRCEC designation.

The recommended Official Plan Amendment to the Wonderland Boulevard Neighbourhood policies in the *SWAP* to add a site specific policy to permit parking between the proposed building and the City sidewalk would permit a specific site design that includes a forecourt that is street-oriented, pedestrian-friendly and transit supportive and conforms to the general intent of the *SWAP*.

The recommended Official Plan Amendments and zone change to permit the proposed Casino conforms to the planned intent for the Shopping Area Place Type in *The London Plan* and the WRCEC designation in the *1989 Official Plan* and the *SWAP*, which contemplate the use of the subject lands for a broad range of commercial purposes. The proposed Casino would function as an entertainment use, and conforms to the more specific list of permitted uses for the WRCEC designation in the *SWAP*. The proposed, 2-storey height of the proposed Casino conforms to the maximum building height of 4-storeys (without Bonus Zoning) contemplated in the Shopping Area Place Type in *The London Plan* and in the WRCEC destination in the *SWAP*. The gross floor area maximum or “cap” for commercial development in the WRCEC designation does not apply to entertainment uses. The proposed form of the Casino building is consistent with the existing large format retail stores in the immediate area and is a good fit and compatible with its context and conforms to *The London Plan*. The site design would include elements that are street-oriented, pedestrian-friendly and transit supportive such as a proposed forecourt between the Casino building and City sidewalk, and would conform to the general intent of the *SWAP*.

The recommended zone change conforms to *The London Plan* and the *1989 Official Plan* and will limit development to areas outside of natural hazards and to areas that are appropriately buffered from the natural heritage features and ecological functions of the Natural Heritage System.

Prepared by:	Melissa Campbell, MCIP, RPP Manager, Development Planning, Development Services
Recommended by:	Paul Yeoman, RPP, PLE Director, Development Services
Submitted by:	George Kotsifas, P.ENG Managing Director, Development and Compliance Services and Chief building Official
<p>Note: The opinions contained herein are offered by a person or persons qualified to provide expert opinion. Further detail with respect to qualifications can be obtained from Development Services.</p>	

July 10, 2019

cc: Michael Tomazincic, MCIP, RPP, Manager, Current Planning

X:\11 - Current Planning\DEVELOPMENT APPS\2019 Applications 9002 to\9043OZ - 3334-3354 Wonderland Rd S (MJC)\PEC\Draft 3334 & 3354 Wonderland Road South OZ-9043 MJC.docx

Appendix A

Bill No. (number to be inserted by Clerk's Office)
2019

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

A by-law to amend the Official Plan for the City of London, 1989 relating to 3334 and 3354 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 July 30, 2019.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – July 30, 2019
Second Reading – July 30, 2019
Third Reading – July 30, 2019

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 designation of certain lands described herein from Multi-Family, Medium Density Residential to Wonderland Road Community Enterprise Corridor on Schedule "A", Land Use, to the Official Plan for the City of London.

B. LOCATION OF THIS AMENDMENT

This Amendment applies to lands located at 3334 and 3354 Wonderland Road South in the City of London.

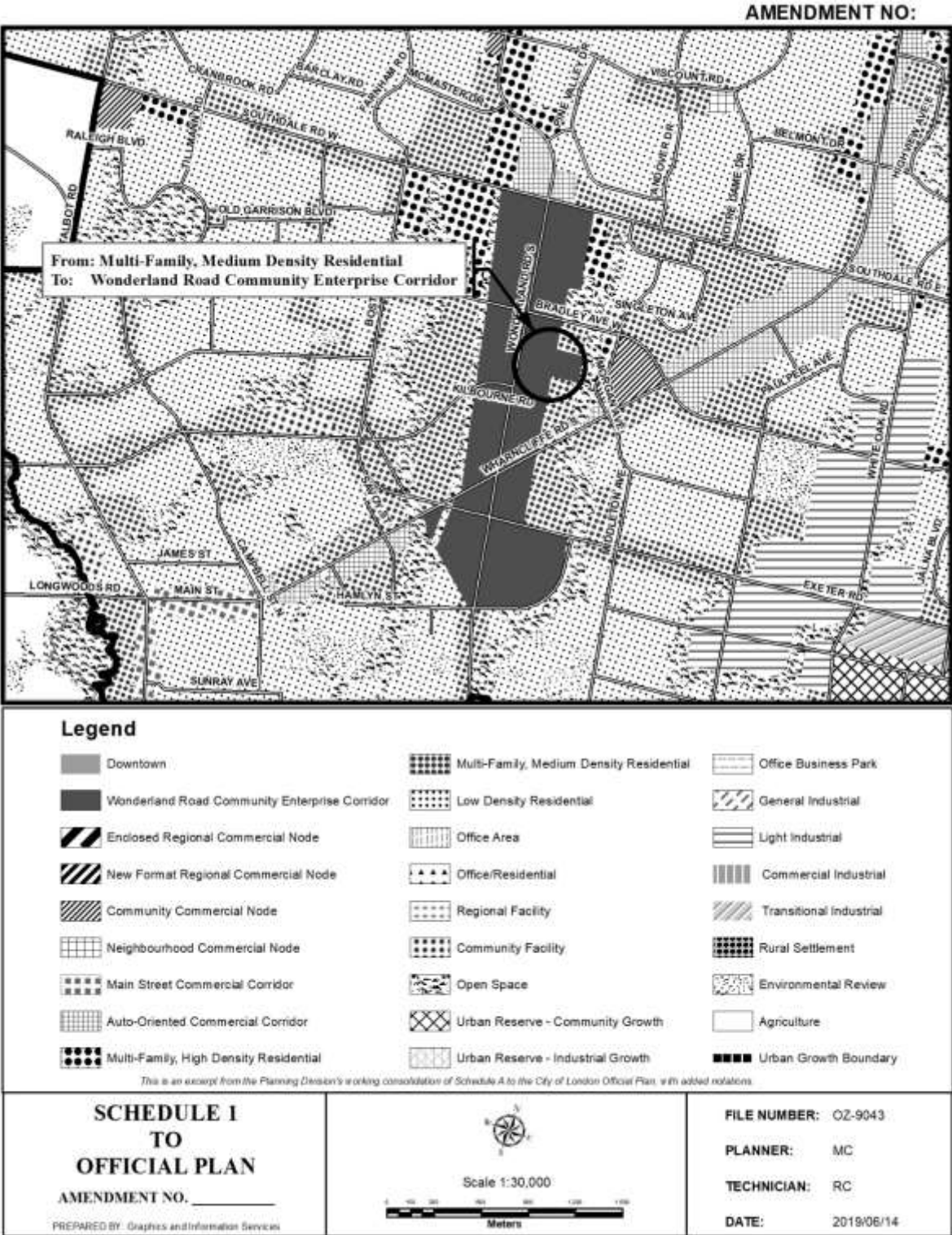
C. BASIS OF THE AMENDMENT

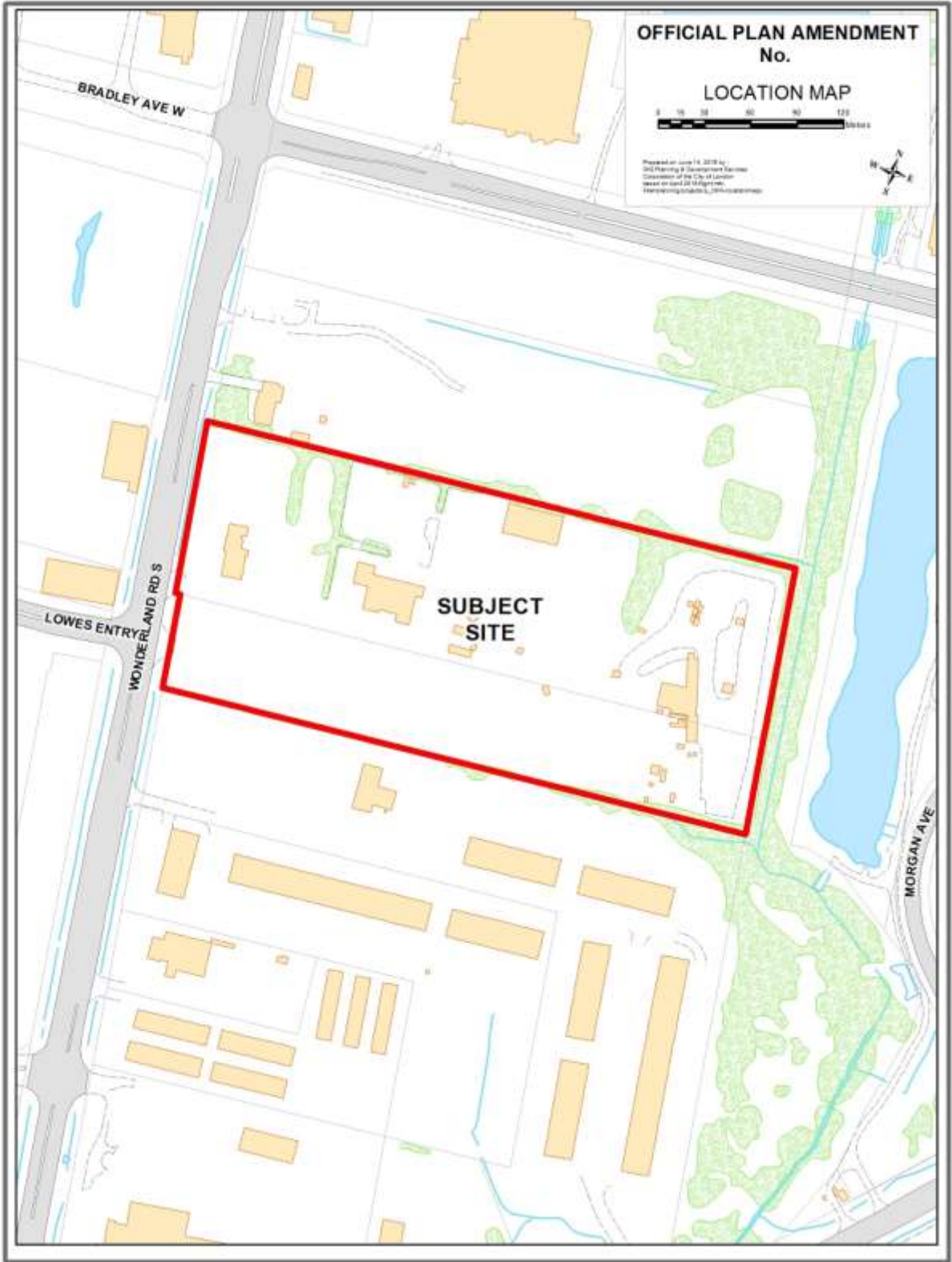
The amendment would permit a broad range of commercial, residential, office and intuitional uses, including a Casino and accessory uses, on the easterly (rear) portion of the lands.

D. THE AMENDMENT

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

1. Schedule "A", Land Use, to the Official Plan for the City of London Planning Area is amended by designating those lands located at 3334 and 3354 Wonderland Road South in the City of London, as indicated on "Schedule 1" attached hereto from Multi-family, Medium Density Residential to Wonderland Road Community Enterprise Corridor.





Appendix B

Bill No. (number to be inserted by Clerk's Office)
2019

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

A by-law to amend the Southwest Area
Secondary Plan, 2012 relating to 3334
and 3354 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 July 30, 2019.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – July 30, 2019
Second Reading – July 30, 2019
Third Reading – July 30, 2019

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

A. PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is:

1. To change the designation of certain lands described herein from, Medium Density Residential to Wonderland Road Community Enterprise Corridor on Appendix 1, Official Plan Extracts; Schedule 2, Multi-Use Pathways and Parks; Schedule 4, Southwest Area Land Use Plan; Schedule 5, Wonderland Boulevard Land Use Designations; Schedule 10, Central Longwoods Residential Neighbourhood Land Use Designations; and Schedule 13, North Longwoods Residential Neighbourhood Land Use Designations to the Southwest Area Secondary Plan for the City of London.
2. To add site specific policies for described herein to permit off-street parking areas in front of the main building and between the building and the public sidewalk; notwithstanding, the Urban Design policies of subsection 20.5.3.9 and the Wonderland Road Community Enterprise Corridor policies of subsection 20.5.6.1.

B. LOCATION OF THIS AMENDMENT

This Amendment applies to lands located at 3334 and 3354 Wonderland Road South in the City of London.

C. BASIS OF THE AMENDMENT

The amendment would permit broad range of retail, service, office, entertainment, recreational, educational, institutional, and residential uses, including a Casino and accessory uses, on the easterly (rear) portion of the land; and would permit parking between buildings and public sidewalks.

D. THE AMENDMENT

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

1. Appendix 1, Official Plan Extracts, to the Southwest Area Secondary Plan for the City of London Planning Area is amended by designating those lands located at 3334 and 3354 Wonderland Road South in the City of London, as indicated on "Schedule 1" attached hereto from Medium Density Residential to Wonderland Road Community Enterprise Corridor.
2. Schedule 2, Multi-Use Pathways and Parks, to the Southwest Area Secondary Plan for the City of London Planning Area is amended by designating those lands located at 3334 and 3354 Wonderland Road South in the City of London, as indicated on "Schedule 2" attached hereto from Medium Density Residential to Wonderland Road Community Enterprise Corridor.
3. Schedule 4, Southwest Area Land Use Plan, to the Southwest Area Secondary Plan for the City of London Planning Area is amended by designating those lands located at 3334 and 3354 Wonderland Road South in the City of London, as indicated on "Schedule 3" attached hereto

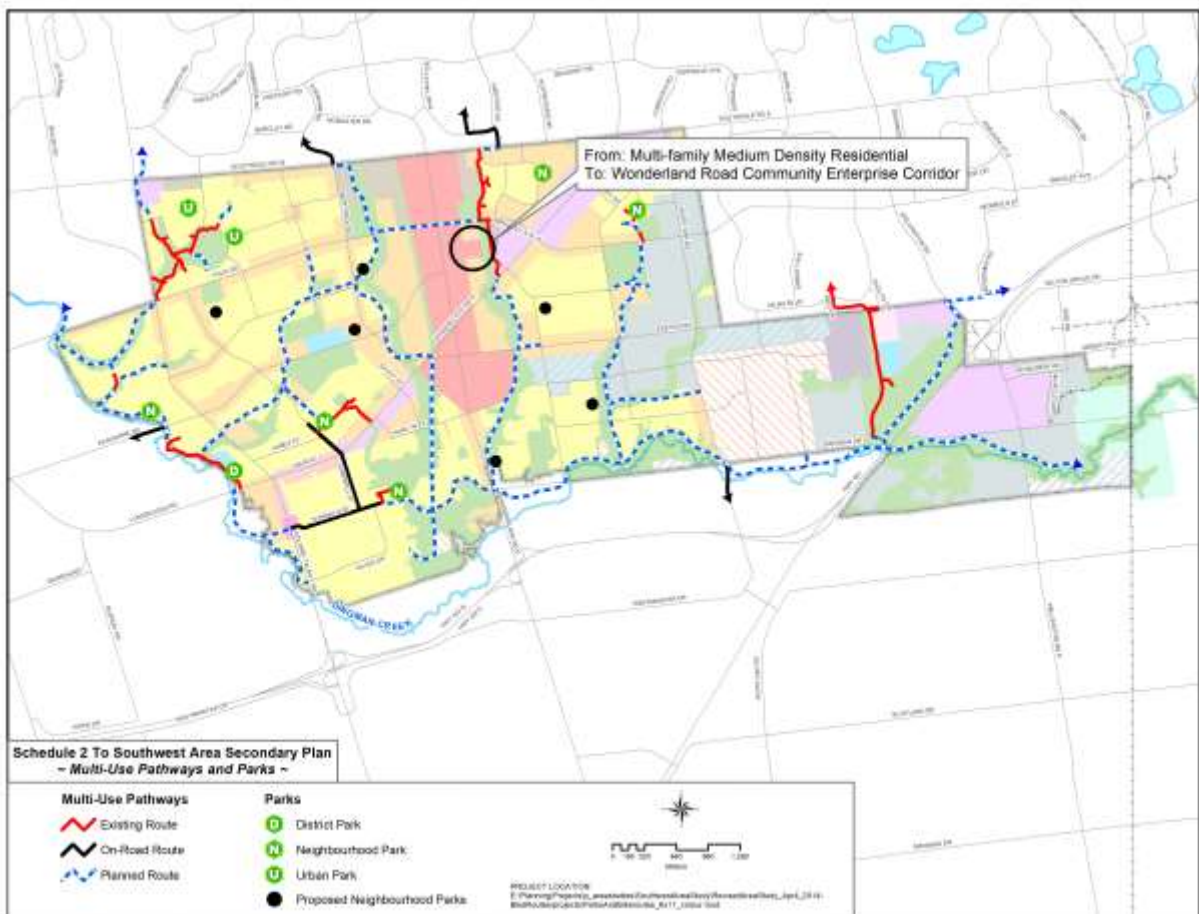
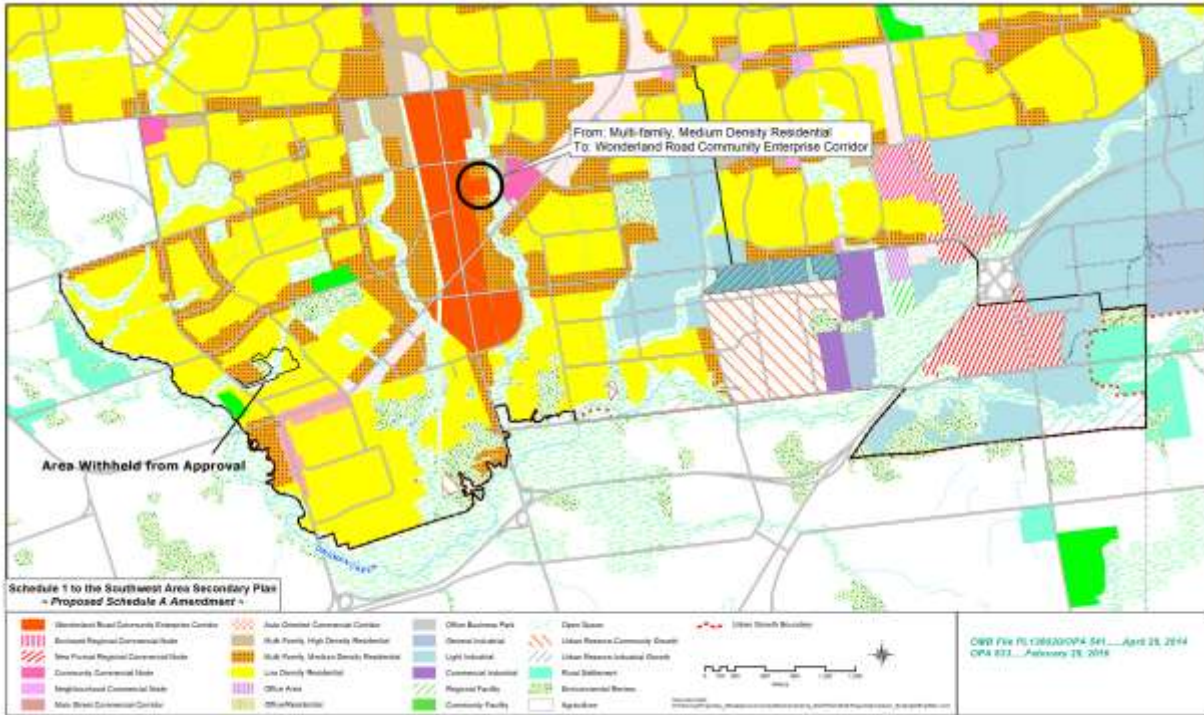
from Medium Density Residential to Wonderland Road Community Enterprise Corridor.

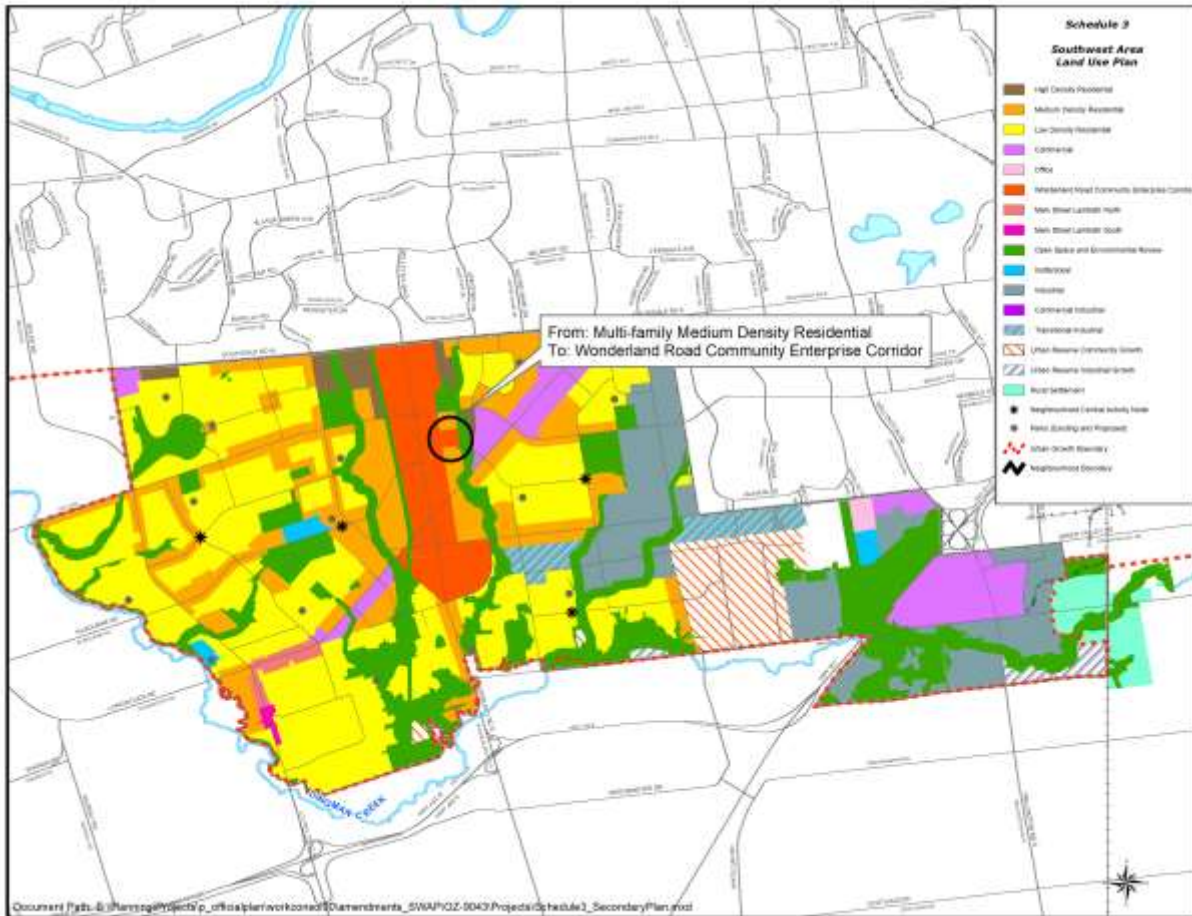
- 4. Schedule 5, Wonderland Boulevard Land Use Designations, to the Southwest Area Secondary Plan for the City of London Planning Area is amended by designating those lands located at 3334 and 3354 Wonderland Road South in the City of London, as indicated on “Schedule 4” attached hereto from Medium Density Residential to Wonderland Road Community Enterprise Corridor.
- 5. Schedule 10, Central Longwoods Residential Neighbourhood Land Use Designations, to the Southwest Area Secondary Plan for the City of London Planning Area is amended by designating those lands located at 3334 and 3354 Wonderland Road South in the City of London, as indicated on “Schedule 5” attached hereto from Medium Density Residential to Wonderland Road Community Enterprise Corridor.
- 6. Schedule 13, North Longwoods Residential Neighbourhood Land Use Designations, to the Southwest Area Secondary Plan for the City of London Planning Area is amended by designating those lands located at 3334 and 3354 Wonderland Road South in the City of London, as indicated on “Schedule 6” attached hereto from Medium Density Residential to Wonderland Road Community Enterprise Corridor.
- 7. Add new Section 20.5.6.6, 3334 and 3354 Wonderland Road South, to the Southwest Area Secondary Plan for the City of London Planning Area:

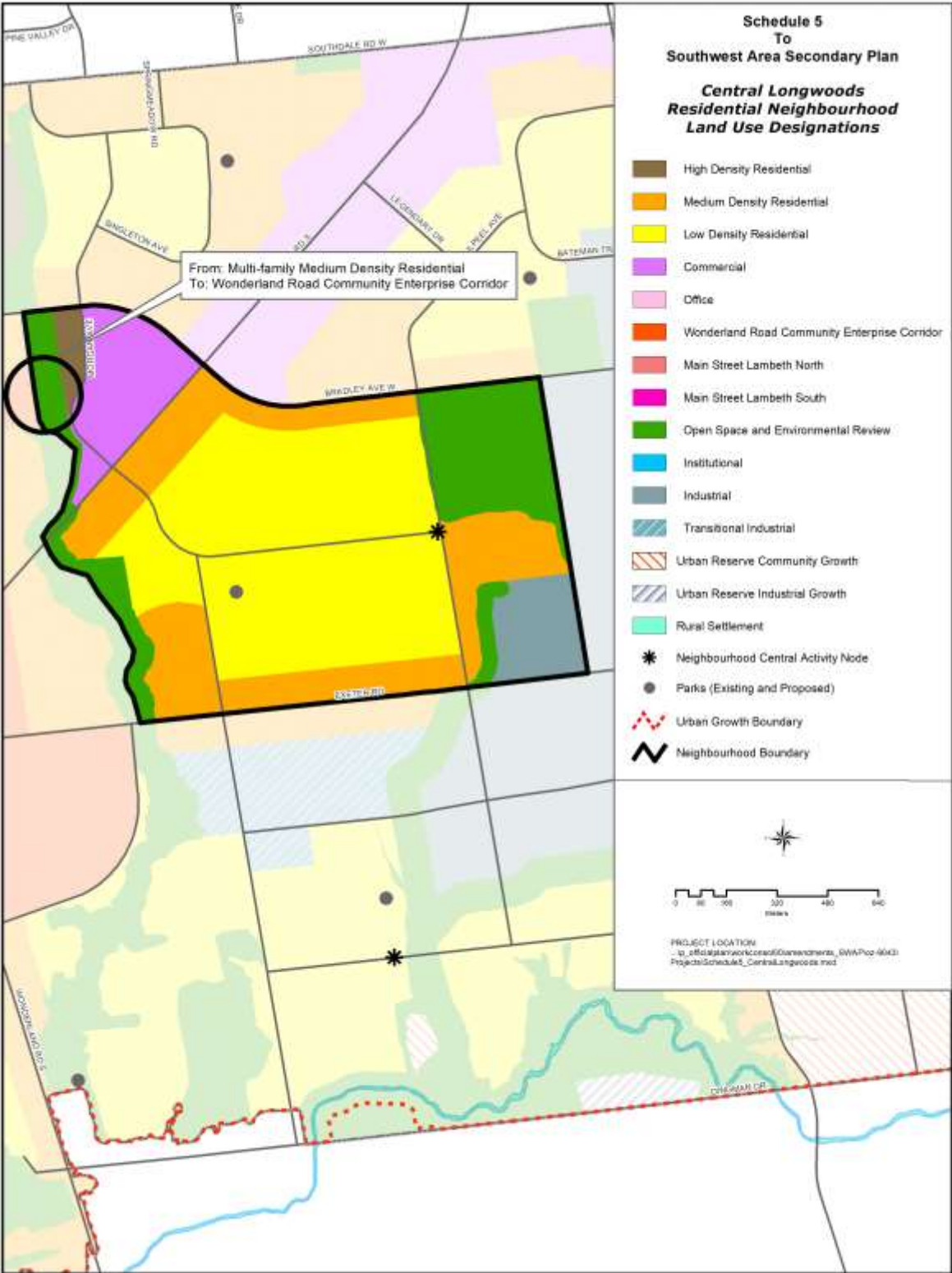
20.5.6.6 3334 and 3354 Wonderland Road South

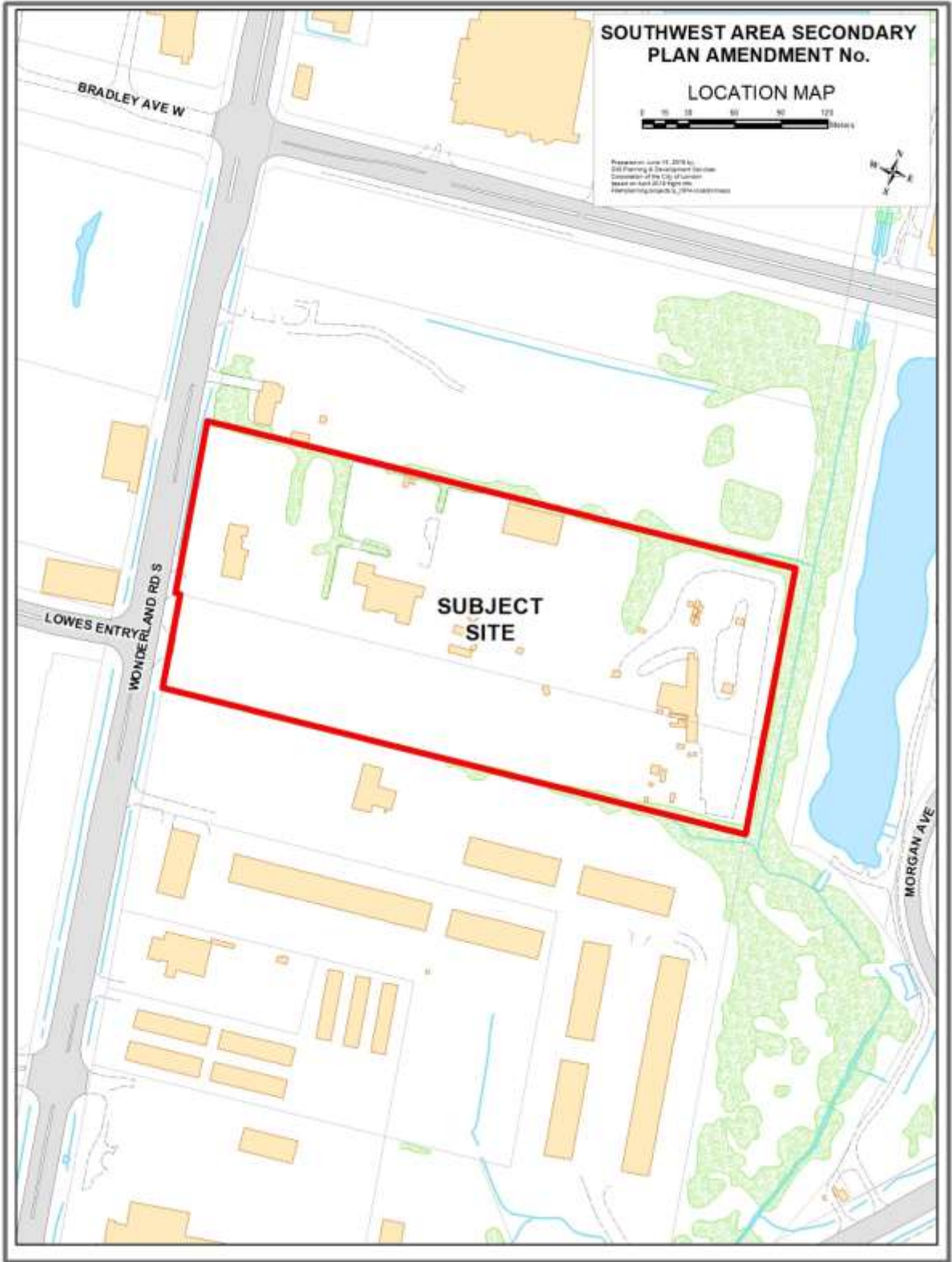
i) **Applicable Policies**

In the Wonderland Road Community Enterprise Corridor at 3334 and 3354 Wonderland Road South the following site specific policies apply.
Notwithstanding the Urban Design policies of subsection 20.5.3.9, where associated with a Casino and comprising part of a forecourt design, parking, driveways, lanes, and aisles shall be permitted between buildings and the public sidewalks.









Appendix C

Bill No. (number to be inserted by Clerk's Office)
2019

By-law No. C.P.-XXXX-____

A by-law to amend The London Plan for
the City of London, 2016 relating to 3334
and 3354 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 London Plan for
the City of London Planning Area – 2016, 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 (Insert Council Meeting Date).

Matt Brown
Mayor

Catharine Saunders
City Clerk

First Reading – (Insert Council Meeting Date)
Second Reading – (Insert Council Meeting Date)
Third Reading – (Insert Council Meeting Date)

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

A. PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is to change the Place Type of certain lands described herein from Neighbourhoods to Shopping Area on Schedule "A", Map 1 – Place Type, to The London Plan for the City of London.

B. LOCATION OF THIS AMENDMENT

This Amendment applies to lands located at 3334 and 3354 Wonderland Road South in the City of London.

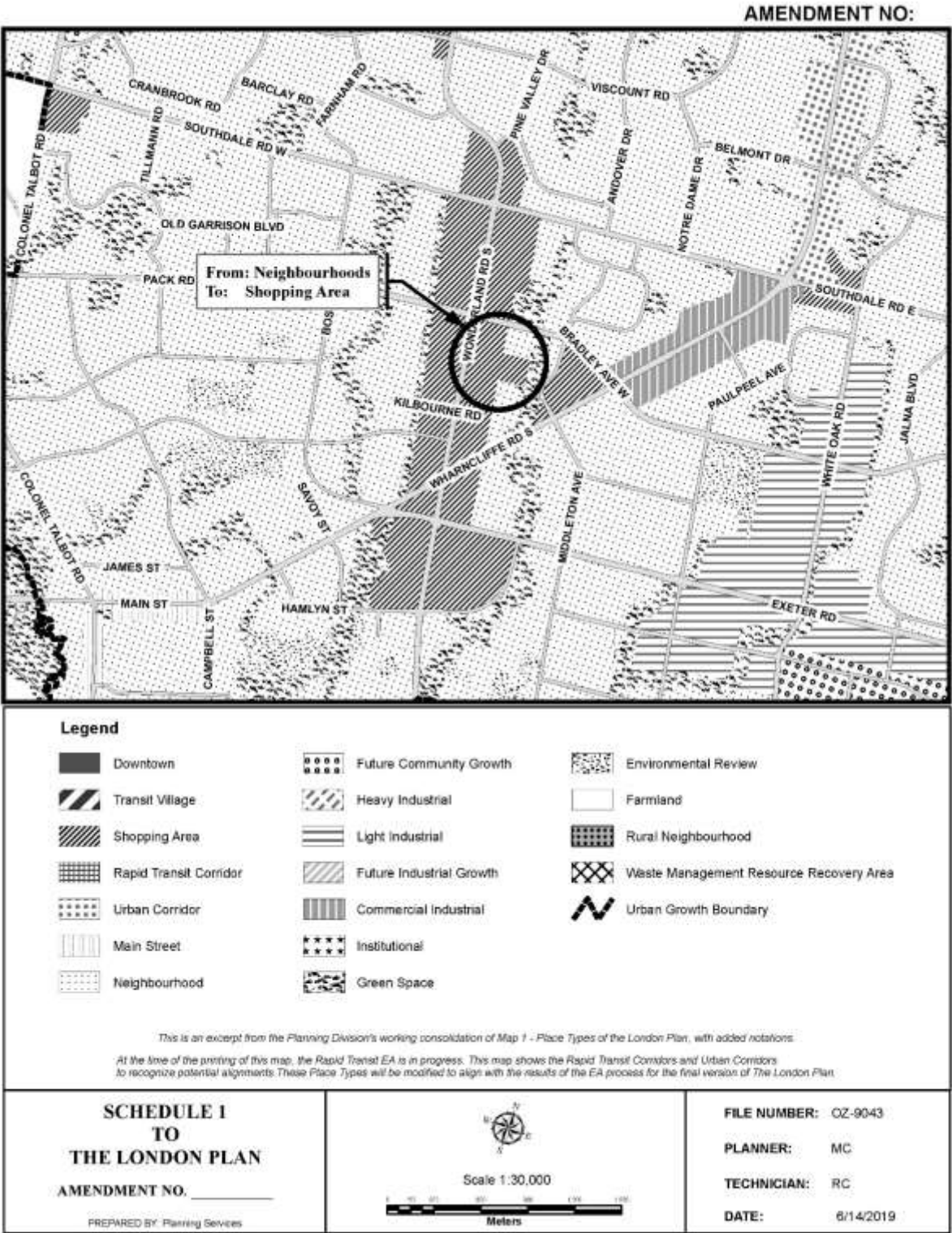
C. BASIS OF THE AMENDMENT

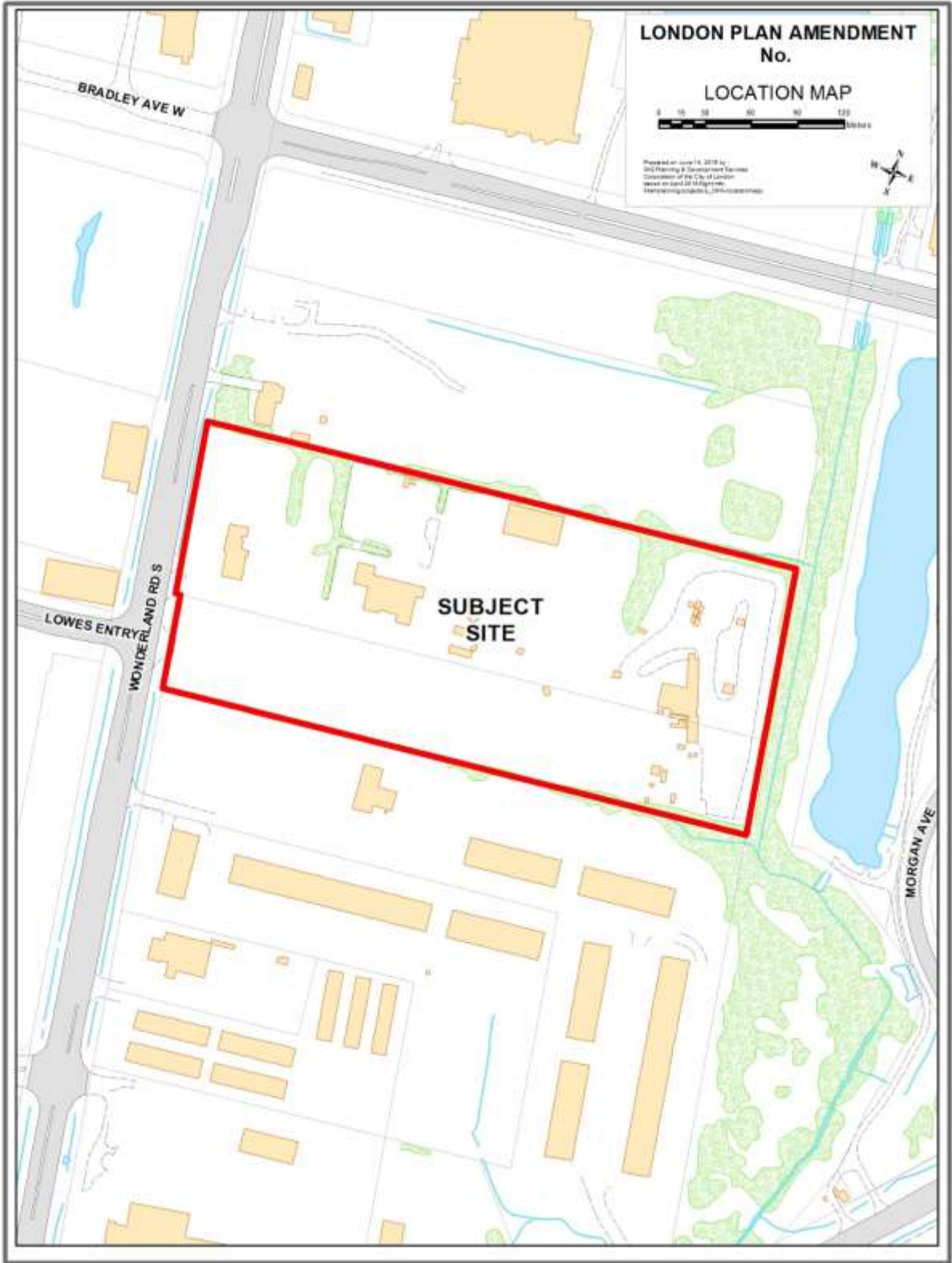
The amendment would permit a broad range of retail, service, office, entertainment, recreational, educational, institutional, and residential uses, including a Casino and accessory uses, on the easterly (rear) portion of the lands.

D. THE AMENDMENT

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

The London Plan is hereby amended as follows Map 1 – Place Types, to The London Plan for the City of London Planning Area is amended by change the Place Type of those lands located at 3334 and 3354 Wonderland Road South in the City of London, as indicated on "Schedule 1" attached hereto from Neighbourhoods to Shopping Area.





Appendix D

Bill No. (number to be inserted by Clerk's Office)
2019

By-law No. Z.-1-19_____

A by-law to amend By-law No. Z.-1 to
rezone an area of land located at 3334
and 3354 Wonderland Road South.

WHEREAS Gateway Casinos and Entertainment Ltd. has applied to rezone
an area of land located at 3334 and 3354 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 3334 and 3354 Wonderland Road South, as shown on the attached
map comprising part of Key Map No. A111, from a Holding Light Industrial (h-
17•LI1/LI7) Zone and an Environmental Review (ER) Zone to Commercial
Recreation Special Provision (CR(*)) Zone and an Open Space Special Provision
(OS4(*)) Zone.
- 2) Section Number 38.4 a) of the Commercial Recreation (CR) Zone is amended by
adding the following Special Provision:
 -) CR(*) 3334 and 3354 Wonderland Road South
 - a) Additional Permitted Use:
 - i) Casinos
 - ii) The following definition applies in this Zone:
"CASINO" means a facility for the purposes of gaming
that is authorized by the Province of Ontario, where a
portion of the facility may be devoted to uses in
connection with the operation of a casino including
offices, restaurants, outdoor patios, auditoriums,
meeting rooms, amusement games establishments
and places of entertainment.
 - b) Regulations:
 - i) Parking for Casinos 1 space per 15 m² (215 ft²)
(minimum)
 - ii) Landscape Open Space 15%
(minimum)
 - iii) Height 16 metres (53 feet)
(maximum)
- 3) Section Number 36.4 d) of the Open Space (OS) Zone is amended by adding the
following Special Provision:
 -) OS4(*) 3334 and 3354 Wonderland Road South
 - a) Permitted Use:

- i) Conservation lands;
- ii) Conservation works;
- iii) Passive recreation uses which include hiking trails and multi-use pathways;
- iv) Managed woodlots;
- v) Stormwater pipe outlets in association with Casinos.

- b) Regulation:
 - i) No minimum lot frontage requirement.

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 July 30, 2019.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – July 30, 2019
Second Reading – July 30, 2019
Third Reading – July 30, 2019

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



Appendix E – Public Engagement

Community Engagement

Public liaison: On April 17, 2019, Notice of Application was sent to 11 property owners in the surrounding area. Notice of Application was also published in the *Public Notices and Bidding Opportunities* section of *The Londoner* on April 18, 2019. A “Planning Application” sign was also posted on the site.

On June 5, 2019, Notice of Revised Application was sent to 12 property owners in the surrounding area. Notice of Revised Application was also published in the *Public Notices and Bidding Opportunities* section of *The Londoner* on June 6, 2019.

Staff have received 18 replies from 14 respondents

Nature of Liaison: The notice advised of possible Official Plan and Zoning amendments to permit a Casino and accessory uses including offices, restaurants, outdoor patios, auditoriums, meeting rooms, amusement game establishments, places of entertainment and stormwater outlets.

The notice advised of a possible amendment to the designation on the rear (east) portion of the property in the *1989 Official Plan* from Multi-family, Medium Density Residential to Wonderland Road Community Enterprise Corridor; *The London Plan* from Neighbourhoods to Shopping Area; and the *Southwest Area Secondary Plan* from Medium Density Residential to Wonderland Road Community Enterprise Corridor. The revised notice advised of a possible added amendment to the *Southwest Area Secondary Plan* to add site specific policies to permit off-street parking, driveways, lanes, and aisles between the building and public sidewalk. The notice advised of a possible amendment to the Zoning from a Holding Light Industrial (h-17·LI1/LI7) Zone and an Environmental Review (ER) Zone, to a Commercial Recreation Special Provision (CR(_)) Zone, an Open Space (OS4) Zone and an Environmental Review (ER) Zone to permit a Casino and accessory uses and the protection of the Pincombe Drain. The special provision for the Commercial Recreation (CR(_)) Zone would permit a Casino as an additional permitted use and would include a new site-specific definition of Casino. The requested special provision would also include an increased maximum building height of 16m in place of 12m, and a reduced minimum landscaped open space of 15% in place of 25%. The revised notice advised of a possible added special provision to the Commercial Recreation (CR(_)) Zone to permit a minimum parking rate of 1 space per 20m² for a Casino; and a possible special provision to the Open Space (OS4(_)) Zone to permit a stormwater outlet in association with a Casino as an additional permitted uses and a lot with no minimum lot frontage in place of 15m. The City may also consider the appropriateness of removing the Holding (h-17) provision, which limits the uses on the site to dry uses on individual sanitary facilities, until full municipal sanitary sewer and water services are available to service the site. The City may consider other special provisions and/or holding provisions.

Responses: A summary of the various comments received include the following:

Concern for:

- decline of the Western Fair District as entertainment venue without a Casino, and the negative impact on horse racing at the Western Fair District;
- fit and compatibility with the surrounding context, including the character of Lambeth;
- too much growth and development in the Southwest Area and loss of “farmland”;
- proximity of the subject lands to residential neighbourhoods with preference for alternative locations for the proposed Casino elsewhere in the City, such as, the Downtown Area, the Western Fair District, Wellington Road South/Highway 401 area, and/or undeveloped areas;

- capacity of road network and the need for road expansion, existing traffic congestion to be exacerbated, and traffic to be generated by the proposed Casino is inconsistent with recent reduction in lanes on Main Street (in Lambeth);
- artificial lighting including up-lighting negatively affecting “dark” sky conditions and natural heritage features and their ecological functions;
- adverse social impacts including addiction to gaming and related mental health, financial and family issues; crime and vandalism;
- clear designations for residential, open space, business and entertainment venues;
- prohibition on front yard parking not achieving desirable public benefits and not sustainable; that this prohibition may be applied differently to the subject lands than other lands; and
- reduction in residential property values.

Support for:

- more growth in the Southwest Area;
- creation of jobs in the construction and service industry; and
- “spin-off” benefits for tourism and other businesses, such as the hotel/motel industry.

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

Telephone	Written
John Hlodan 268 Andover Drive London, ON N6J 4T3	Lambeth Community Association Executive C/O Elli Westeinde 3645 Bostwick Rd. N. London, ON N6P 1G9
	Stephanie and Ryan Gonyou 6862 Beattie St. London, ON N6P 1A3
	Southside Group of Companies C/O Zelinka Priamo Ltd. 318 Wellington Rd London, ON N6C 4P4
	Derek Speller 3225 Singleton Avenue London, ON N6L 0B5
	Arlene Bartels 6502 Beattie Street London, ON N6P 1T9
	Elizabeth Millar 85 Broadway Avenue London, ON N6P 1A9
	William Curtis 106 Baseline Road, Apt. 809 London, ON N6J 3V3
	Mark and Suzanne George 3455 Morgan Crescent, Unit 30 London, ON N6L 0C6
	Ryan Fraser 201 King Street, 3rd Floor London, ON N6A 1C9
	Peter Jedicke 82 Barrydale Crescent London, ON N6G 2X4
	Doreen Gysbers 6604 Beattie Street London, ON N6P 1T8
	Bill Vanderwerf London, ON

From: Elli Westeinde
Sent: April 18, 2019 5:21 PM
To: Hopkins, Anna; Doc Services
Cc: Melo Cathy; Boyce Joan
Subject: [EXTERNAL] Re: Notice of Application - 3334 & 3354 Wonderland Road South (Ward 9) - Z-9043 - Barb Debbert

Thank you Anna,

Thank for bringing this application to our attention.

Please be advised that we, the Lambeth community Association executive do not support this application.

All communication with residents is consistent in the opinion that the Western Fair District is a much preferred location for this casino operation. Since our ward 9 includes many agricultural operations, many of our residents are directly or indirectly involved in the horse racing industry and we believe that moving the casino away from it's present location would have a negative impact on horse racing and financially impact many of our residents. Both of these operations offer similar gambling opportunities and therefore are potentially mutually beneficial. We have no desire to have a casino in our neighbourhood and prefer they move to another municipality if they are not supportive of existing agricultural based business.

The Western Fair District is more centrally located, has better accessibility and would be a diminished entertainment venue without the casino. We see Wonderland Road as a business corridor and downtown as more of an entertainment district. We would like the City to support clear designations for residential, open space, business and entertainment venues, and not support a mish mash of uses according to the whims of applicants, real estate developers etc. Please consider this communication in your due diligence for this application?

Best Regards,
Elli Westeinde,
Chair, Lambeth Community Association
3645 Bostwick Rd. N. London On. N6P 1G9

From: Stephanie Gonyou
Sent: Saturday, April 20, 2019 6:58 AM
To: Hopkins, Anna <ahopkins@london.ca>; Van Meerbergen, Paul <pvanmeerbergen@london.ca>
Cc: City of London, Mayor <mayor@london.ca>; Communications <COCC@london.ca>
Subject: [EXTERNAL] Possible casino

Hello,

I am writing to express my concern with Gateway Casino's zoning request in southwest London. I am 37 years old and a mother of 4, with my husband here in Lambeth. Again, I am deeply concerned having been a resident of Lambeth for almost 8 years. I wanted to make it very clear that a casino is not wanted in this area. This is a very tightknit community and (even with all the development) a very residential area of London. While I understand that a casino has the potential of being great for the economy, many Lambeth and Westmount families have been scarred and torn apart from the addictive and harmful nature of this type of gambling establishment. I know because I have dealt with this firsthand. I know some residents would be forced to move if a casino were to pop up in this neighbourhood. I beg you to consider an area that is not already developed residentially. It should not be put in as an afterthought to already developed and developing communities. If anything it should be far away from family homes, in an area that is not yet developed or in its current space - where the residents are used to a casino.

Thank you for your time. If you have any further information please let me know,

Ryan and Stephanie Gonyou
6862 Beattie St.



May 10, 2019

Development Services
City of London
300 Dufferin Avenue, 6th Floor
PO Box 5035
London, ON N6A 4L9

Attention: Barb Debbert

Dear Barb,

Re: 3334 and 3354 Wonderland Road South (OZ-9043)
Our File: SSD/LON/12-02

We are the planning consultants for the Southside Group of Companies ("Southside") who own lands on both sides of Bradley Avenue, east and west of Wonderland Road South, including lands immediately adjacent to the subject site, designated as part of the Wonderland Road Community Enterprise Corridor. The Southside lands south of Bradley Avenue have been recently approved by the Local Planning Appeal Tribunal (LPAT) for commercial use.

As part of the Southside approval process, and to this date, City Planning staff have taken the position that the Urban Design policies of the Southwest Area Plan must be interpreted to prohibit parking, driveways, lanes or aisles between commercial buildings and the public sidewalk. This is being applied equally to retail and service commercial uses, which include commercial recreation uses.

We note with interest that the Notice of Planning Applications makes no reference to the applicant seeking to amend the Official Plan to remove this prohibition (as interpreted by staff), on front yard parking, yet the applicant's site concept proposes parking areas in front of the casino.

While we do not agree that the SWAP policies require such a prohibition, we believe that there is a requirement:

- (a) for the applicant to file a revised request (with new notice) for an Official Plan Amendment to amend the SWAP urban design policies with respect to their application; OR

- (b) for the planning staff report to recommend refusal of the application as they did for the abutting Southside lands in part for failure to show how the proposal will comply with the SWAP urban design policies; OR
- (c) for the planning staff report to acknowledge that the SWAP urban design policies have sufficient flexibility to accommodate limited and carefully designed parking between commercial buildings and the public sidewalk in a manner that will activate the street frontage.

We believe that the City Planning staff's interpretation of the SWAP policies is not achieving the desirable public benefits that were intended. Moreover, this approach to the design of the Corridor is not a sustainable one.

However, Southside will not accept that the stated rules would be applied differently to the subject lands than to the Southside lands, particularly since the proposed casino would be a "destination use" and a key determinant of the character of this "gateway" area.

Thank you for your attention to our concerns. We ask to be notified when plan or report updates are received, and notified of future meetings on this matter.

Yours very truly,

ZELINKA PRIAMO LTD.



Richard Zelinka, MES, MCIP, RPP
Principal Planner

From: Carson, Melonie On Behalf Of Van Meerbergen, Paul
Sent: Tuesday, May 28, 2019 3:31 PM
To: Debbert, Barb <bdebbert@London.ca>
Cc: Van Meerbergen, Paul <pvanmeerbergen@london.ca>; Swartman, Amanda <aswartman@london.ca>; Carson, Melonie <mcarson@london.ca>
Subject: FW: GATEWAY CASINO

Hi Barb,

Councillor Paul Van Meerbergen has received the below email in regards to the Gateway Casino – 3334-3354 Wonderland Rd S:

“Good evening Paul.....while this is early in the process, I have just watched CTV coverage of a lease arrangement for . Gateway Casino that will be located in Ward 10. The coverage indicated that public input will be sought as rezoning is taking place.

I anticipate and expect you will actively seek residents input into this potential addition to Ward 10 in an area under constant growth and the overwhelming traffic that accompanies it.

Having downsized and built a residence in 2013 we have witnessed, along with other residents, constant residential, retail and road expansions to the point of fatigue. We are not naive to expansion when it comes to new sub-divisions, however, the potential addition of a casino brings with it some perceived negatives even after the construction fallout has departed and the casino is ready for business.

During your campaign you rang our doorbell and we chatted for about 15 minutes. You expressed at that time limited knowledge about this part of the Ward as it was in Ward 9 at the previous election. Some of the concerns I have mentioned above I have addressed at planning committee meetings at City Hall during the past 5 years; Sifton participated in dealing with those concerns as the neighbourhood grew.

I look forward to an early Ward meeting that would address this pending issue.

Thanking you in anticipation.....Derek Speller 3225 Singleton Avenue”

I thought I would pass along these comments and provide you with the residents contact information if want to reach out to the resident directly to provide more information.

Derek Speller

Thank you in advance,

From: Arlene Bartels
Sent: Thursday, June 6, 2019 10:55 AM
To: Campbell, Melissa <mecampbe@london.ca>
Subject: [EXTERNAL] Casino near Lambeth

Good Morning,

I am a concerned citizen residing in Lambeth. Lambeth is known as a quaint and beautiful place to live near the beautiful country open air but close to town. Lambeth is quiet and is currently being made into a sweet town, where the lanes were reduced down to one lane on main street and walkways/sidewalks created to walk through lambeth and visit the wonderful towns and restaurants. The city wanted a small town, quaint feeling

My concern is the casino proposed to be placed on wonderland/ wharncliffe. Does it make sense to do a casino close to what is supposed to be a quiet quaint town tourists can walk through and enjoy? It seems to me we will bring down the value of homes, we will encourage people with gambling addictions to frequent lambeth, we will increase traffic in our reduced lanes through main street. It seems really strange to do casino. Research shows it brings properties down in value and brings all sorts of people with gambling addictions into our quiet and quaint lambeth.

Please do not create a casino here in this beautiful and quiet area of London. Many people have written to our city councilor with no response and most here in lambeth are really against this.

Thankyou for reading my concern. Could you allow lambeth residents to vote on this and byron residents who also are upset about this. Could you consider a Walmart or small lambeth mall instead??

Thankyou
Arlene Bartels

6502 Beattie Street , Lambeth

From: the.millars
Sent: Thursday, June 6, 2019 1:29 PM
To: Campbell, Melissa <mecampbe@london.ca>
Subject: [EXTERNAL] CASINO.

I have been advised that you are the person that I should contact regarding the site change of the Casino to Wonderland.

I live in Lambeth and am very,very upset by this proposal.

I moved to Lambeth because of the small town appeal.In the last few years I have watched soo much of the beautiful farmland being destroyed and turned into housing developments I feel that the land is being ravaged. It makes me cry.

The last thing that Lambeth needs is to have a Casino in such close proximity. Please please take this email seriously.Let the people know that you are working for them and that what matters to us matters to you

Please send this message on to the Mayor's office

Thank-you.

I look forward to hearing from you

Elizabeth Millar.

From: Arlene Bartels
Sent: Friday, June 7, 2019 11:28 AM
To: City of London, Mayor <mayor@london.ca>
Subject: [EXTERNAL] Proposed Casino

Good morning.

I hope this email finds you well. I am reaching out to you in regards to the proposed Casino to be placed just outside Lambeth on Wonderland/wharncliffe area.

Many lambeth residents have reached out to city councillors and city of London in regards to this proposed Casino with no response. Currently there is facebook Lambeth group concerned for our "lovely Lambeth" and discussing this proposal. As a Lambeth resident, I share with others a deep concern about a casino in this area.

The city has worked hard to create a small, country town feel here recently. They have put 2yrs of construction to create a quaint village where you can walk the streets of Lambeth and check out the cute shops/cafes down Main street. Lambeth is a quiet almost rural place to live, low crime rate and quaint. Very quiet and very beautiful. This casino will drastically change the view of Lambeth and even change how people view the possibility of living in Lambeth.

We are concerned for the following reasons:

- 1) increased traffic in the now reduced to one lane in Lambeth.
- 2) statitics show crime rate always increases around casino's due to gambling addictions, drug use and theft.
- 3) house values drop due to increased crime and high traffic volume
- 4) lambeth will be commercialized and not a quaint village. People will reconsider moving there as most people dont want to live near a loud and busy casino.
- 5) it's the wrong area for a casino. This is a small little town not able to accomadate all that goes with a casino in terms of traffic, police surveillance/patrol due to crime.
- 6) traffic is already heavy during busy commute times and lots of young families are in the area. Kids biking around, people walking dogs, sports events...this will make it quite crazy and busy and we will really have to watch the safety of our kids. Casinos bring in all sorts of people including criminals/gangs.

If theres anything you can say or do to change this proposal or encourage the casino to be moved to anothor location the Lambeth residents will be thankful. I would hope revenue for london doesnt win out to the safety and the welfare of residents. Can we not pick a more remote, commercialized area...??
Thankyou fir reading my email and any help you can offer.

Arlene Bartels
Lambeth resident, Beattie Street.

From: Stephanie Gonyou
Sent: Friday, June 14, 2019 2:40 PM
To: Campbell, Melissa <mecampbe@london.ca>
Subject: [EXTERNAL] Re: Possible casino - OZ-9043 - 3334 and 3354 Wonderland Road

Hi Melissa, thanks for the update.
I also wanted to make one more note. As part of our very own London Plan (under CityBuilding Policies) 199_ All planning and development proposals within existing and new neighbourhoods will be required to articulate the neighbourhood's character and demonstrate how the proposal has been designed to fit within that context. I would be interested to see how this proposed casino would fit into the neighbourhood. Also, as laid out in The Our Tools chapter under EVALUATION CRITERIA FOR PLANNING AND DEVELOPMENT APPLICATIONS, it is made very clear that the adjacent neighbourhood would be greatly affected. I would love to see all the reports, when presented, that address the impact of the proposed casino on TRANSPORTATION MATTERS, CULTURAL HERITAGE MATTERS and NUISANCE MATTERS.
Thank you so much,
Stephanie Gonyou

From: william Curtis
Sent: Wednesday, June 19, 2019 9:21 PM
To: Tomazincic, Michael <mtomazin@London.ca>
Subject: [EXTERNAL] Casino

I am sending this e-mail in regards to the casino proposed for London On. Canada. I feel that this project is so very important to this city as a whole. As I do realize that steps are necessary for any big project in the city I feel as a citizen this is taking far too long. This project will not only see the construction industry create jobs but the full and part time jobs this will create is amazing. There will be full and part time jobs for the food industry, The motel industry and the casino industry. Not to mention the people who come to the city from all around us. They will stay at out motels and eat at our restaurants and shop at our stores. That is only a positive for the city. I for one will like to have some of my quests stay in the motel planned and eat in their restaurants. I would also like to see more communications between the planning committee and the citizens of our city.

I have talked to a lot of my friends and they are in agreement that if this is not resolved soon the casino would move to a city like St Thomas. This would be a great LOSE for our city.

I can be reached at

Thank you for taking time to read this e-mail and I hope that this project can soon take some positive steps forward Thank You

From: George
Sent: Saturday, June 22, 2019 9:27 AM
To: Planning <Planning@london.ca>
Subject: [EXTERNAL] Proposed casino

London Planning

I feel the residents in the neighbourhood have not been well informed. In past when a change in planning by the city has been proposed we have been notified by mail. We feel that the proposed casino will have a far reaching effects on the area. The wildlife will be devastated, the traffic on the already busy streets will drastically increase, the light pollution will be 24/7/365 and the noise pollution will dramatically increase for a residential area. This neighbourhood is not the area for a casino.

Sincerely
Mark & Suzanne George
Morgan Cres.
Sent from my iPad

From: Peter Jedicke
Sent: Tuesday, June 25, 2019 11:37 AM
To: Morgan, Josh <joshmorgan@london.ca>
Subject: [EXTERNAL] casino lights

Hello Josh,
the London Free Press reports on the proposal to build a large casino in southwest London. I'm concerned that the plan might include bright lights pointing up into the sky, as shown in illustration. This is light pollution and it's unnecessary. The night sky is a shared common asset of all of us. Let the casino owners find other avenues for marketing. Can I ask you to keep this in mind when you look over the details of the casino proposal?

Sincerely,
Peter Jedicke
amateur astronomer

From:
Sent: Tuesday, June 25, 2019 12:10 PM
To:
Cc: City of London, Mayor <mayor@london.ca>; van Holst, Michael <mvanholst@london.ca>; Lewis, Shawn <slewis@london.ca>; Salih, Mo Mohamed <msalih@london.ca>; Helmer, Jesse <jhelmer@london.ca>; Cassidy, Maureen <mcassidy@london.ca>; Squire, Phil <psquire@london.ca>; Morgan, Josh <joshmorgan@london.ca>; Lehman, Steve <slehman@london.ca>; Hopkins, Anna <ahopkins@london.ca>; Van Meerbergen, Paul <pvanmeerbergen@london.ca>; Turner, Stephen <sturner@london.ca>; Pelorza, Elizabeth <epelorza@london.ca>; Kayabaga, Arielle <akayabaga@london.ca>; Hillier, Steven <shillier@london.ca>
Subject: [EXTERNAL] Gateway Casino design Light Pollution issues as reported in the LFP today.

Hi Folks;

As the owner of a local business, I'd like to make a commentary in regards to the LFPpress article posted to day on the plans for the new Gateway Casino, and a concern which this has raised.

In the mock-up images shown, the design of the building includes a number of spotlights and other lights pointing up to the night sky. There is significant evidence that

lights pointed up to the sky has a major detrimental impact on bird migration, human sleep and health, as well as the ability to undertake astronomical research. Light pollution has also been shown to have a negative aspect on employee productivity.

On a personal note, as a former resident in that specific area of London, five years ago we moved our family away from that part of town, as the light pollution generated by new development in the commercial corridor around Wonderland & Southdale was poorly implemented. The degradation of the area was particularly noticeable during winter nights, when bright white LED lights reflect off fresh snow and low clouds.

It would be greatly appreciated if the final design adheres to best practices for the control of light pollution, including following the rules the City of London has recently adopted in regards to the Fatal light Pollution Awareness Program (FLAP). There should be no upwards pointing light at all in the facility, and reasonable steps should be taken to prevent spillage of light into the surrounding neighbourhood. The designs, as shown appear to be the exact opposite.

Our business strives to be a good neighbour to our city's residents, and the clients we work with also have a strong tendency towards environmental stewardship. Together, we represent millions of dollars of economic impact here in London. We would very much like to see Gateway be a responsible neighbour in this project. Our business is happy to see economic development in the city – but not if the environmental and quality of life aspect of our city will be compromised in the process. I would appreciate any and all help from the parties cc'd on this email to ensure the final design is one that our city and its residence can be proud of, with a more acceptable design that respects our City's light pollution standards than the one shown in today's London Free Press.

Sincerely,

Ryan Fraser
CEO, Quiet Legacy Planning Group

Ryan Fraser, CFP CIM
3rd Floor, 201 King Street
London, ON
N6A 1C9

From: Denise Swaenepoel
Sent: Friday, June 28, 2019 2:09 PM
To: Hopkins, Anna <ahopkins@london.ca>; Van Meerbergen, Paul <pvanmeerbergen@london.ca>; Peloza, Elizabeth <epeloza@london.ca>
Subject: [EXTERNAL] Gateway Casino Rezoning

Good afternoon Anna, Paul and Elizabeth,

I wanted to connect with the three of you at the Community information meeting on July 8th but will be unable to attend. That being said, I wanted to formally express concerns on behalf of New Hope Community Church in Lambeth.

At New Hope, our vision is connecting people with God and each other. We run several programs that help the community and many of our programs are filled with people from the surrounding communities.

Our current programs are as follows:

For people in crisis:

- Grief Share – for those suffering with the loss of family or friends
- Divorce Care – for those suffering with the loss of a relationship
- One to One – for people in various types of crisis who need someone to walk with them through their challenge

-Teen Challenge - New Hope is the home church for the students attending Teen Challenge (recovery program for people suffering the affects of addictions)

For families:

- Summer camp - for kids from age 5-11 years old
- Movie nights - family movies both indoor and outdoor throughout the year
- Kids Night out - for kids from age 5-11 years old on Tuesday nights
- Youth events - throughout the year at various locations
- Life Groups - people with like minded interests who meet weekly to share their own challenges and needs and encourage one another

Our concern with having another casino in London is the increased pressure on the community to support those with health/addiction issues as a result of having a casino in the community. New Hope already provides aid to the community in many different ways, helping to support people during crisis and time of need. Having a casino in the community would increase the need for support and would impact our other programs. I am available to discuss this issue at any time and can be reached at the number below. I trust that you will consider our concern.

I am happy to have had the opportunity to get to know you, Anna over the past couple of years, and also glad to have had the opportunity to work with you, Paul during my time as an Assistant to the Councillor's office (2005-2009).

Thank you so much,
Denise

Denise Swaenepoel
Executive Pastor

NEW HOPE COMMUNITY CHURCH
4009 Colonel Talbot RD
London, ON N6P 1E8

From:
Sent: Monday, July 8, 2019 7:40 PM
To: epoloza@london.ca; Hopkins, Anna <ahopkins@london.ca>; Van Meerbergen, Paul <pvanmeerbergen@london.ca>
Cc: Campbell, Melissa <mecampbe@london.ca>
Subject: [EXTERNAL] Feedback from tonight's Gateway Info session.

Hi Folks;

Thanks for taking the time to set this up tonight, it was helpful.

I have 3 pieces of feedback for you:

- 1) I had a chance to speak with the architects on the file. As per my concern re lighting (below this email), while they have assured me that proper lighting will be in place in most spaces, they did indicate that Gateway wished the building to "Glow" from Wonderland to attract folks in. I would strong prefer this not to be the case, or that any such glow be completely minimized to avoid creep into the neighbourhood. They also indicated that they would like bring skylights in for "special occasions". This should not be acceptable to city hall under any circumstances.
- 2) They indicated an expected average load of 70% of the roughly 1000 parking spots, but had no details on the expected in-out traffic flow. As you no doubt are aware, Wonderland & Southdale area traffic has been a nightmare for the last couple of years due to construction, and the natural bottleneck where Southdale drops to one lane west of Wonderland. Additionally, Wonderland south of Bradley remains in poor shape, and last year's construction is still not completed. I would have significant concerns with a 70% parking fill rate with any reasonable amount of turnover, particularly for special

events. To my mind, the situation seems similar to the North end Costco in size and scale, and I can attest how hard it is to get in and out safely at that location.

Paul, I moved out of your riding shortly after the massive retail development in that area, into Anna's. I think its safe to say that while the Casino will bring benefits to the city as a whole, I can see many folks concerned about the desirability of the neighbourhood dropping as we continue to devalue residential qualities over commercial in that area. Traffic is a huge part of this. Council should have a very good handle on this before any approval goes ahead.

3) As a point of feedback that may be helpful to you as councilors, most of the folks in the back right of the room were very, very concerned about the casino being in that location in general. I don't share all of their concerns, (Personally, I'm neutral on the site provided that Gateway is a respectful and good neighbor and implements appropriate design choices), but I would suggest to you that if the 20 or so people in that corner at all represent your local constituents that you will have a lot of opposition on your hands. There appeared to be a strong constituent from Lambeth & Westmount where I was sitting, and there was much discussion about the impact of the Casino on local residential crime rates and traffic flow. Folks were really having a hard time understanding "why us" and "why near our homes". When the one lady who asked Anna a question said "it's a done deal" and no one from the council said otherwise, there were a lot of upset folks saying to each other "What a waste of time" and "What is the point of this then?". I'm aware that it is not a done deal – but you had darn well better make the point to folks that its still up in the air. I don't think they understand what a rezoning application entails. Some general education to the public in London on this would probably be a wise investment of time. I know this is hard with your roles being Part-Time, but I think city money would be well spent on making this process better understood in general by the public.

Appreciate all you are doing for the city, and that you have to be on the receiving end of a lot of complaints and concerns, and that you took the time to do this tonight.

Many thanks,
Ryan Fraser

Ryan Fraser, CFP CIM
CEO
Quiet Legacy Planning Group Ltd.
3rd floor, Innovation Works
201 King St.
London, ON N6A 1C9

COMMUNITY MEETING FEEDBACK

- Comments -

Name (Please Print Clearly)

[REDACTED]

Email Address

[REDACTED]

Mailing Address (Including postal code)

[REDACTED]

Contact Number

[REDACTED]

Additional Comments/Feedback on future Ward meeting topics:

(Please use the back of the page should you require more space)

NO - Not in favour of zoning change or Gateway
Casinos moving into this area. They should stay
@ Fairground (ENTERTAINMENT District) LOCATION and
be in support of horse racing and agricultural
auxiliary businesses in Westminster Townships.

[REDACTED]

PS: I believe this company from BC. is still under
fine for money laundering in B.C.

☐

I give my Councillor (Councillor Elizabeth Pelozo) consent to disclose my personal contact information to City of
London Staff in order to investigate the concerns I have outlined above.

COMMUNITY MEETING FEEDBACK	
- Comments -	
Name (Please Print Clearly)	Doreen Gysbers
Email Address	
Mailing Address (Including postal code)	6604 Beattie St, London, Ont
Contact Number	
Additional Comments/Feedback on future Ward meeting topics: (Please use the back of the page should you require more space)	
<p>Infrastructure (Road) Concern.</p> <p>1) Significant road congestion to be expected if there are 2 lanes (with a right hand turning lane only).</p> <p>- you would need 3 lanes in each direction direction ; this development should trigger this (much traffic will come into city)</p>	
<input checked="" type="checkbox"/> I give my Councillor (Councillor Elizabeth Pelozo) consent to disclose my personal contact information to City of London Staff in order to investigate the concerns I have outlined above.	

From: biline
Sent: Monday, July 8, 2019 6:41 PM
To: Hopkins, Anna <ahopkins@london.ca>
Subject: [EXTERNAL] Gambling site rezone

Hello Anna Hopkins.

In regard to tonight's meeting at Bostwick library re:rezoning.

I am not able to attend tonight's meeting.

But I would like to say that I am opposed to the rezoning to accommodate a gambling casino facility.

I believe that it does not benefit society at large. It promotes greed and leads to misuse of money and family breakdown in many cases.

As a society we should discourage gambling of any sort or lotteries., or drugs (marijuana) a starter drug. which leads to harder drugs, or alcohol consumption, instead of promoting these things.(more stores, longer hours ect.

See all the misery it results in.

I know cities, governments only look at the taxes it will bring in.

But would it not be nice, if leaders would look beyond the dollars, and do what is wholesome and upbuilding for society.

Regards

Bill Vanderwerf
London

Agency/Departmental Comments

June 23, 2019: Transportation Planning and Design

- We have no outstanding concerns related to parking as I understand that the Consultant will be completing their study based on information gathered from other similar casino sites.
- We understand that a TIA will be prepared and submitted as part of the site plan approval process and that this study will identify any required roadway improvements associated with this development.

April 23, 2019: London Hydro Engineering

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

May 16, 2019: Upper Thames River Conservation Authority (“UTRCA”)

- The UTRCA has no objections to the proposed amendments to the Official Plan and Zoning By-law. We have provided comments on the Site Plan Application (SPA19-027) and trust the final design of the site will be determined through the Site Plan and the Section 28 permit requirements.

June 17, 2019: London Hydro Engineering

- London Hydro has no objection to this proposal or possible official plan and/or zoning amendment. Any new and/or relocation of existing infrastructure will be at the applicant's expense.

Appendix F – Policy Context

The following policy and regulatory documents were considered in their entirety as part of the evaluation of this requested land use change. The most relevant policies, by-laws, and legislation are identified as follows:

Provincial Policy Statment

Policy 1.1.1. a) and e) – Building Strong Health Communities, Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns

Policy 1.1.3.1 – Building Strong Health Communities, Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns, Settlement Areas

Policy 1.1.3.2 a) and b) – Building Strong Health Communities, Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns, Settlement Areas

Policy 1.3.1 a) through c) – Building Strong Health Communities, Employment

Policy 1.7.1 a) through d), g) and j) – Building Strong Health Communities, Long-Term Economic Prosperity

Policy 2.1.1 – Wise Use and Management of Resources, Natural Heritage

Policy 2.1.4 – Wise Use and Management of Resources, Natural Heritage

Policy 2.1.5 – Wise Use and Management of Resources, Natural Heritage
Policy 2.1.6 – Wise Use and Management of Resources, Natural Heritage
Policy 2.1.7 – Wise Use and Management of Resources, Natural Heritage
Policy 2.1.8 – Wise Use and Management of Resources, Natural Heritage
Policy 2.2.1 – Wise Use and Management of Resources, Water
Policy 2.2.2 – Wise Use and Management of Resources, Water
Policy 3.1.1 – Protecting Public Health and Safety
Policy 3.1.3 – Protecting Public Health and Safety

The London Plan

*Policy 193_ 2. through 5.– City Building Policies, City Design, What Are We Trying To Achieve
*Policy 197_ – City Building Policies, City Design, How Are We Going To Achieve This, Character
*Policy 199_ – City Building Policies, City Design, How Are We Going To Achieve This, Character
Policy 252_ – City Building Policies, City Design, How Are We Going To Achieve This, Site Layout
Policies 268_ – City Building Policies, City Design, How Are We Going To Achieve This, Site Layout
Policy 269_ – City Building Policies, City Design, How Are We Going To Achieve This, Site Layout
*Policy 270_ – City Building Policies, City Design, How Are We Going To Achieve This, Parking
*Policy 272_ – City Building Policies, City Design, How Are We Going To Achieve This, Parking
*Policy 278_ – City Building Policies, City Design, How Are We Going To Achieve This, Parking
*Policy 281_ – City Building Policies, City Design, How Are We Going To Achieve This, Parking
*Policy *282_ – City Building Policies, City Design, How Are We Going To Achieve This, Parking
*Policy 283_ – City Building Policies, City Design, How Are We Going To Achieve This, Parking
*Policy 284_ – City Building Policies, City Design, How Are We Going To Achieve This, Site Buildings
*Policy 789_4. – Place Type Policies, Urban Place Types, General Framework
Policy 871_– Place Type Policies, Urban Place Types, Shopping Area, Our Vision for the Shopping Area Place Type
Policy 872_– Place Type Policies, Urban Place Types, Shopping Area, Our Vision for the Shopping Area Place Type
Policy 874_– Place Type Policies, Urban Place Types, Shopping Area, Role within the City Structure
Policy 875_– Place Type Policies, Urban Place Types, Shopping Area, Role within the City Structure
Policy 876_ – Place Type Policies, Urban Place Types, Shopping Area, How Will We Realize Our Vision
Policy 877_1. and 3. – Place Type Policies, Urban Place Types, Shopping Area, Permitted Uses
Policy 878_2. through 6. – Place Type Policies, Urban Place Types, Shopping Area, Intensity
*Policy 879_1. through 5., 7. and 8. – Place Type Policies, Urban Place Types, Shopping Area, Form
Policy 880_– Place Type Policies, Urban Place Types, Shopping Area, Applications to Add New or Expand Existing Shopping Area Place Types
Policy 881_2.-4. – Place Type Policies, Urban Place Types, Shopping Area, Applications to Add New or Expand Existing Shopping Area Place Types
*Policy 1350_1. and 2.
Policy 1393_ – Environmental Policies, Natural Heritage, Permitted Uses and Activities, Development and Site Alterations

*Policy 1412_ – Environmental Policies, Natural Heritage, How Will We Protect The Natural Heritage System, Ecological Buffers
*Policy 1413_ – Environmental Policies, Natural Heritage, How Will We Protect The Natural Heritage System, Ecological Buffers
Policy 1431_ – Environmental Policies, Natural Heritage, How Will We Protect The Natural Heritage System, Environmental Impact Studies
Policy 1432_ – Environmental Policies, Natural Heritage, How Will We Protect The Natural Heritage System, Ecological Buffers
Policy 1433_ – Environmental Policies, Natural Heritage, How Will We Protect The Natural Heritage System, Ecological Buffers
Policy 1444_ – Environmental Policies, Natural and Human-Made Hazards, Why Are Natural And Human-Made Hazards Important To Our Future
Policy 1445_1. though 4. and 6. – Environmental Policies, Natural and Human-Made Hazards, What Are We Trying To Achieve
Policy 1552_ – Environmental Policies, Natural Resources, How Are We Going To Achieve This, Wellhead Protection Areas, Significant Groundwater Recharge Areas And Highly Vulnerable Aquifers
Policy *1578_ – Our Tools, Evaluation Criteria for Planning and Development Applications
*Table 8 – Summary of Minimum and Maximum Heights by Place Type
*Map 1 – Place Types
*Map 3 – Street Classifications
*Map 5 – Natural Heritage Features
*Map 6 – Hazards and Natural Resources

1989 Official Plan

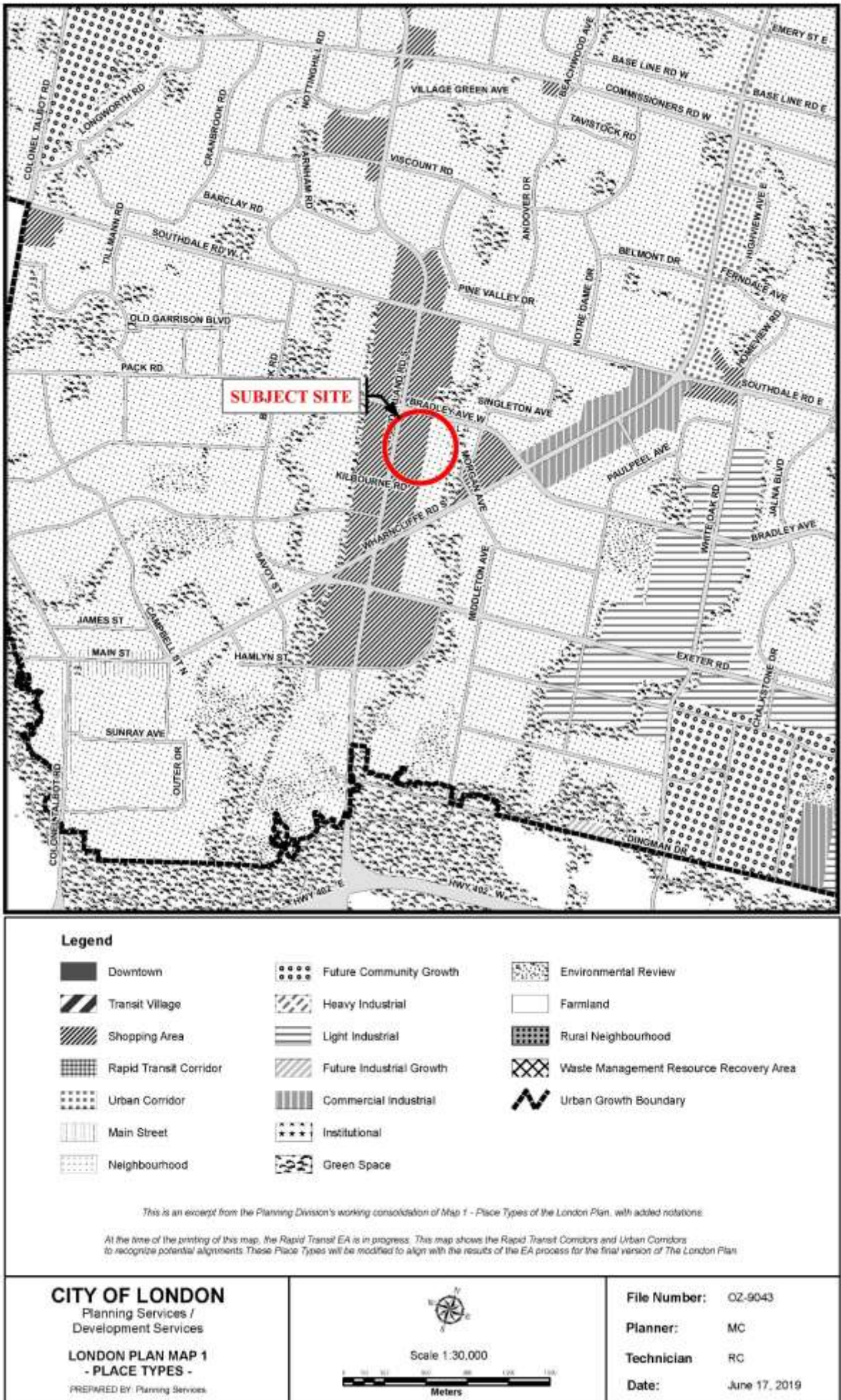
Policy 2.3.1 ii) and vii) – Planning Framework, Planning Principles, Planning Principles
Policy 4.8.2– Downtown and Commercial Land Use Designations, Wonderland Community Enterprise Corridor, Function of Corridor
Policy 4.8.3 – Downtown and Commercial Land Use Designations, Wonderland Community Enterprise Corridor, Permitted Uses
Policy 15.3.6 i) and ii) – Environmental Policies, Natural Heritage Areas Designated As Open Space, Ecological Buffers
Policy 15.5.1 i) and ii) – Environmental Policies, Environmental Impact Studies and Subject Lands Status Reports, Purpose of Environmental Impact Studies
Schedule “A” – Land Use
Schedule “B1” – Natural Heritage Features
Schedule “B2” – Natural Resources and Hazards
Schedule “C” – Transportation Corridors

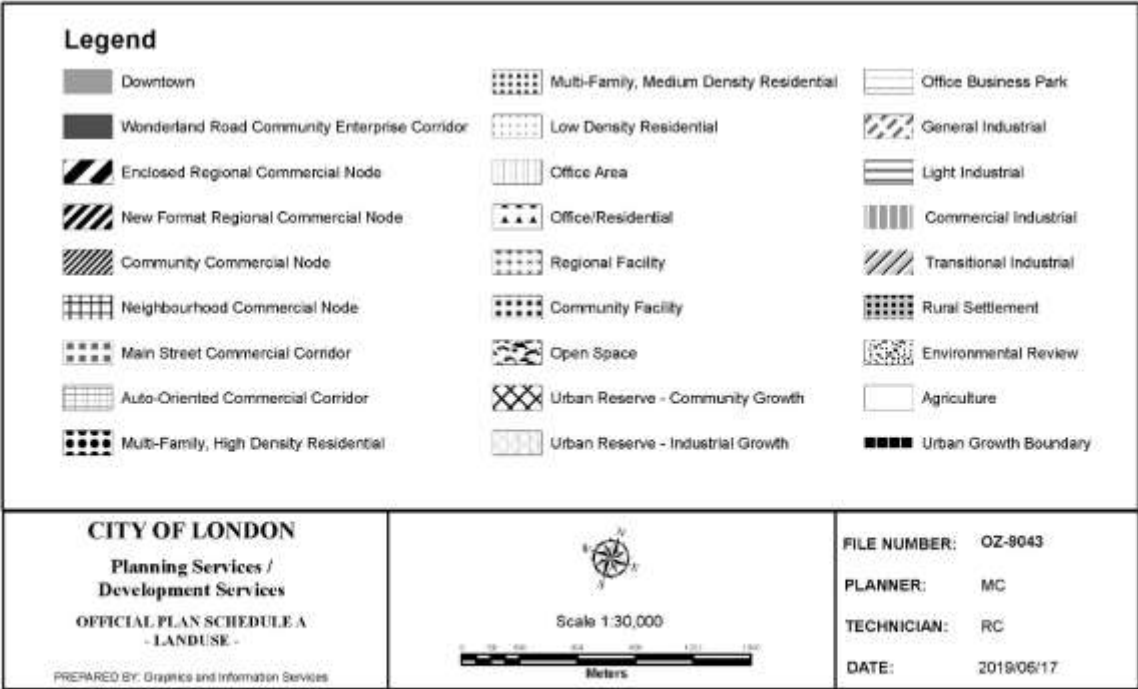
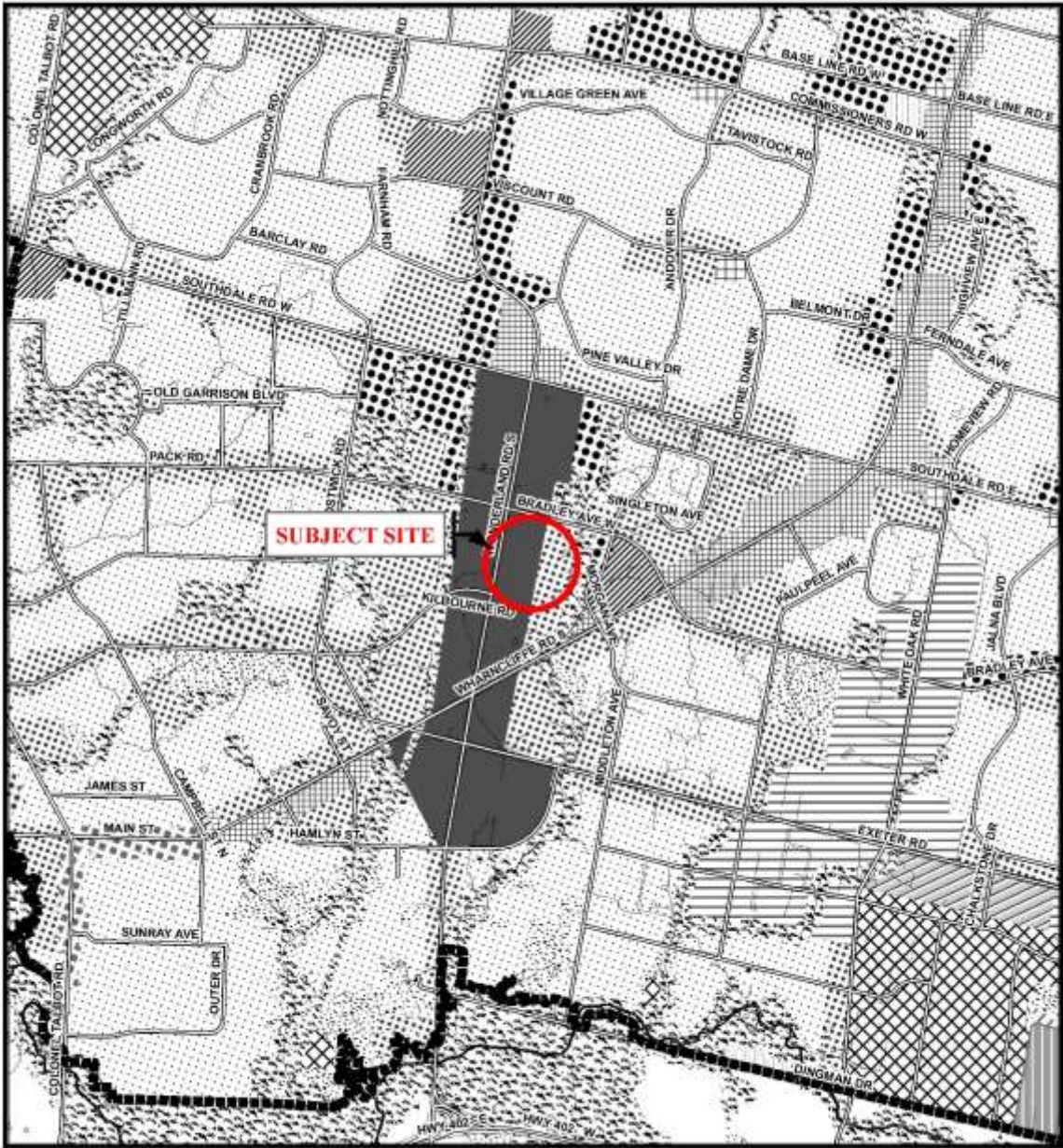
Southwest Area Secondary Plan

Policy 20.5.1.3 – Introduction
Policy 20.5.3.9 – General Policies, Urban Design
Policy 20.5.6.1 i) – Wonderland Boulevard Neighbourhood, Wonderland Community Enterprise Corridor, Intent
Policy 20.5.6.1 ii) – Wonderland Boulevard Neighbourhood, Wonderland Community Enterprise Corridor, Permitted Uses
Policy 20.5.6.1 iv) – Wonderland Boulevard Neighbourhood, Wonderland Community Enterprise Corridor, Compatibility Between Land Uses
Policy 20.5.6.1 v) a), b) and d) – Wonderland Boulevard Neighbourhood, Wonderland Community Enterprise Corridor, Intensity
Policy 20.5.6.1 vi a), c) – Wonderland Boulevard Neighbourhood, Wonderland Community Enterprise Corridor, Built Form
Schedule 5 – Wonderland Boulevard Neighbourhood

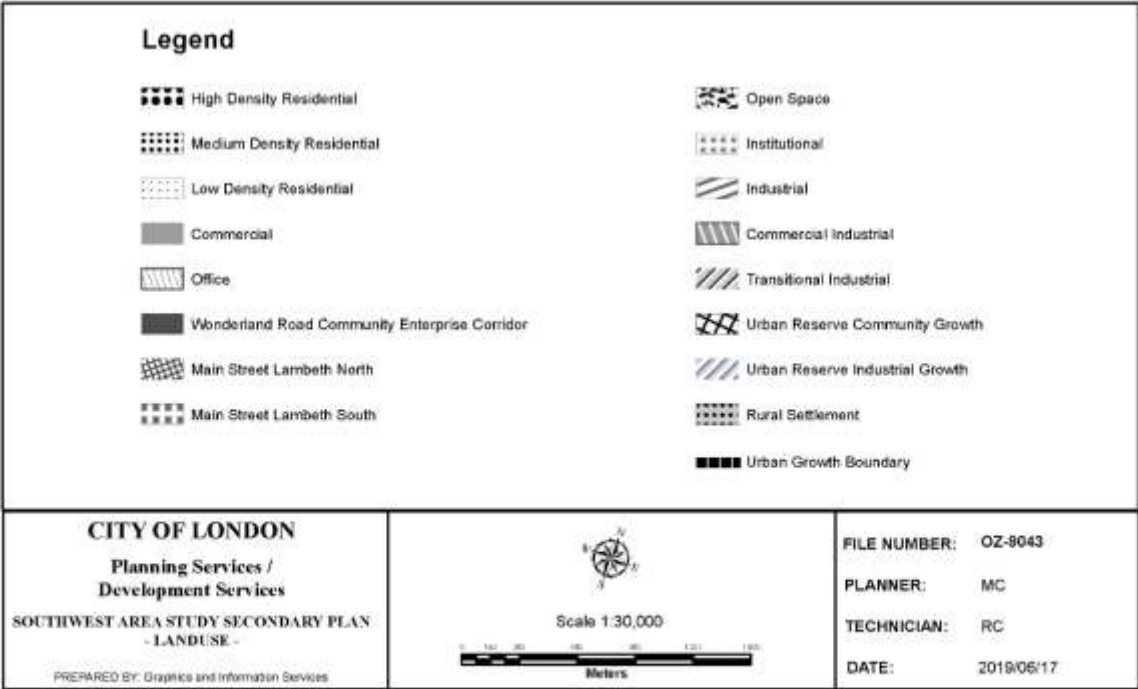
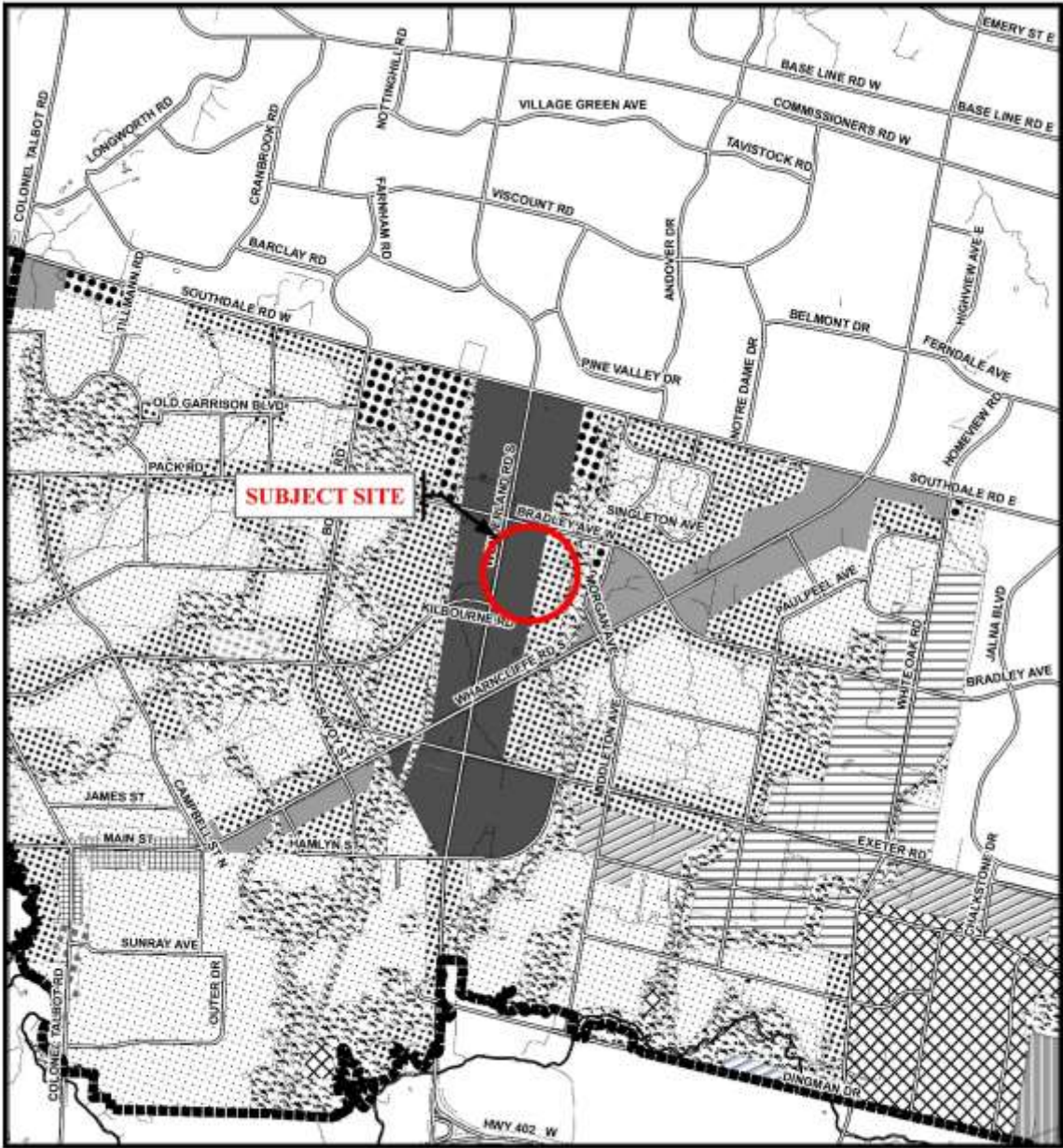
Appendix G – Relevant Background

Additional Maps





PROJECT LOCATION: e:\planning\projects\p_officialplan\work\consolid00\excerpt\lmod_templates\scheduleA_b&w_6x14_with_SWAP.mxd





COUNCIL APPROVED ZONING FOR THE SUBJECT SITE:

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

"N" - HOLDING SYMBOL
"D" - DENSITY SYMBOL
"H" - HEIGHT SYMBOL
"B" - BONUS SYMBOL
"T" - TEMPORARY USE SYMBOL

CITY OF LONDON

PLANNING SERVICES / DEVELOPMENT 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:
OZ-9043 MC

MAP PREPARED:
2019/06/17 rc

1:3,000
0 15 30 60 90 120
Meters