

## 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:** Wasan Holdings Ltd  
584 and 588 Wonderland Road North

**Public Participation Meeting on: June 22, 2020**

## Recommendation

That, on the recommendation of the Director, Development Services, the following actions be taken with respect to the application of Wasan Holdings Ltd relating to the property located at 584 and 588 Wonderland Road North:

- (a) The proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting on June 29, 2020 to amend the Official Plan by **ADDING** a specific policy to permit office, medical/dental office, and pharmacy uses;
- (b) The proposed by-law attached hereto as Appendix "B" **BE INTRODUCED** at the Municipal Council meeting on June 29, 2020 by **ADDING** a new policy to the Specific Policies for the Neighbourhoods Place Type **AND AMENDING** Map 7 – Specific Policy Areas – of The London Plan by adding the subject site to the list of Specific Policy Areas;
- (c) The proposed by-law attached hereto as Appendix "C" **BE INTRODUCED** at the Municipal Council meeting on June 29 2020 to amend Zoning By-law No. Z.-1, in conformity with the Official Plan as amended in parts (a) and (b) above, to change the zoning of the subject property **FROM** a Residential R1 (R1-9) Zone, **TO** a Restricted Office Special Provision (RO1(\_)) Zone;
- (d) **IT BEING NOTED** that the following site plan matter was raised during the public participation process: to consider removing the fencing in the exterior side yard of 584 Wonderland Road North to improve sightlines for motorists.

## Executive Summary

### Summary of Request

The requested amendment is to permit office, medical/dental offices and a small pharmacy through the conversion and modification of two existing single detached dwellings, or through a new, purpose-built development.

### Purpose and the Effect of Recommended Action

The purpose and effect of the recommended action will be to permit the additional uses of pharmacy, offices, medical/dental uses together with at least one dwelling unit.

### Rationale of Recommended Action

1. The recommended amendment is consistent with the Provincial Policy Statement, 2020 which promotes an appropriate range and mix of uses in a settlement area;
2. The recommended specific policy to The London Plan conforms to the in-force policies of The London Plan including but not limited to, Our City, Key Directions, and City Building, and will facilitate the development of a building with a greater floor area than contemplated in the Neighbourhoods Place Type;

3. The recommended amendment conforms to the in-force policies of the 1989 Official Plan, including but not limited to, Chapter 10 – Policies for Specific Areas, which allows Council to apply specific policies where the change in land use is site specific and located in an area where Council wishes to maintain the existing land use designation while allowing for a site specific use; and
4. The recommended Zoning By-law Amendment implements an appropriate use and intensity for the site which is compatible with the surrounding area.

## Analysis

### 1.0 Site at a Glance

#### 1.1 Property Description

The subject site is comprised of two single detached dwellings constructed circa 1962 with frontage on both Kingsway Avenue and Wonderland Road North. There is an existing low density residential neighbourhood located to the east and west, with some small scale medical/dental offices. An existing residential neighbourhood is located to the north and a transit village and commercial node on the north side of the CN rail corridor.



Figure 1: 584 & 588 Wonderland Road North (left to right)

The property directly to the south at 568-570 Wonderland Road South is currently used as a medical/dental office with one dwelling unit located in the basement. The site was previously used as two single detached dwellings until 2012 when it was re-zoned through application OZ-7946 to allow for the redevelopment of the site to its present form. On the east side of Wonderland Road North the lands are zoned to permit restricted office and high density residential uses. There is a mix of remnant single detached dwellings, along with office uses such as a purpose built medical/dental office building at 601 Wonderland Road North since 2006, and a medical clinic located at 595 Wonderland Road North existing since approximately 2018.

#### 1.2 Current Planning Information (see more detail in Appendix D)

- The London Plan Place Type – Neighbourhoods
- Official Plan Designation – Low Density Residential (LDR)
- Existing Zoning – Residential R1 (R1-9) Zone

#### 1.3 Site Characteristics

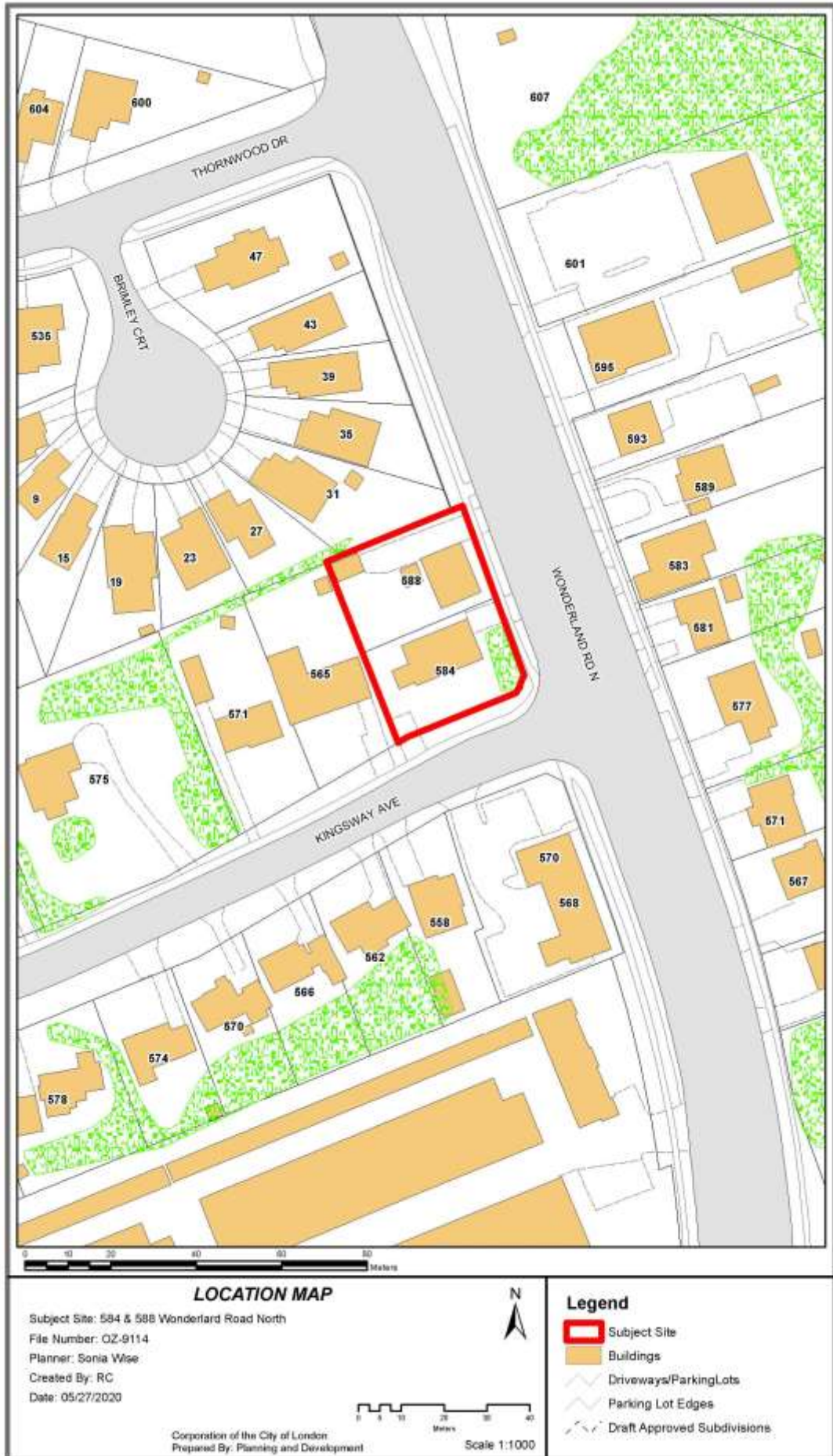
- Current Land Use – two single detached dwellings
- Frontage – 34m (111 feet)
- Depth – 45m (147 feet)
- Area – 1,557m<sup>2</sup> (16,759 square feet)
- Shape – Rectangular

#### 1.4 Surrounding Land Uses

- North – low density residential
- East – existing low density residential
- South – office, self-storage and multi-family residential

- West – low density residential

### 1.6 Location Map



## 2.0 Description of Proposal

### 2.1 Initial Development Proposal

The initial proposal was for the adaptive reuse of the two existing single detached dwellings to allow for medical/dental office uses. An existing dwelling unit located in 584 Wonderland Road North was proposed to be retained. Access to the site was provided jointly from Kingsway Avenue with parking located at the rear of the properties. The existing driveways from Wonderland Road North would be closed and restored to boulevard.

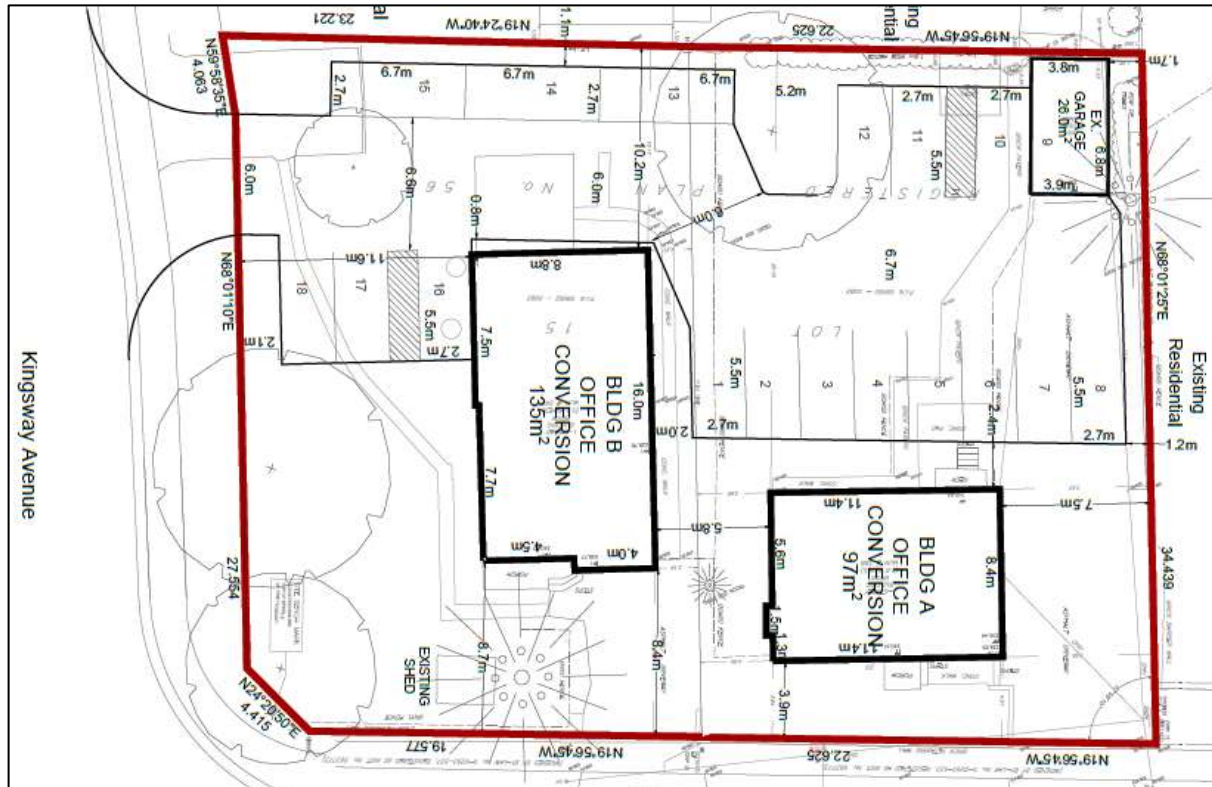


Figure 2: Initial Conceptual Site Plan

### 2.2 Revised Amendment

The revised proposal is for a change in form and a moderate broadening of uses through two redevelopment options. One option is for a building addition to link the two existing structures and to construct a new second storey. Another option is for a new purpose-built office building that would include the demolition of the existing structures. Both options would result in a substantial change from the initial proposal of simply converting the interior of the structures with no external change or extensive modification of the existing structures. Significantly altering the existing built form, or constructing a new purpose-built office requires an Official Plan Amendment to consider the request for a restricted office development. Access to the site is proposed to remain from Kingsway Avenue with parking located at the rear of the properties. The existing driveways from Wonderland Road North would be closed and restored to boulevard.

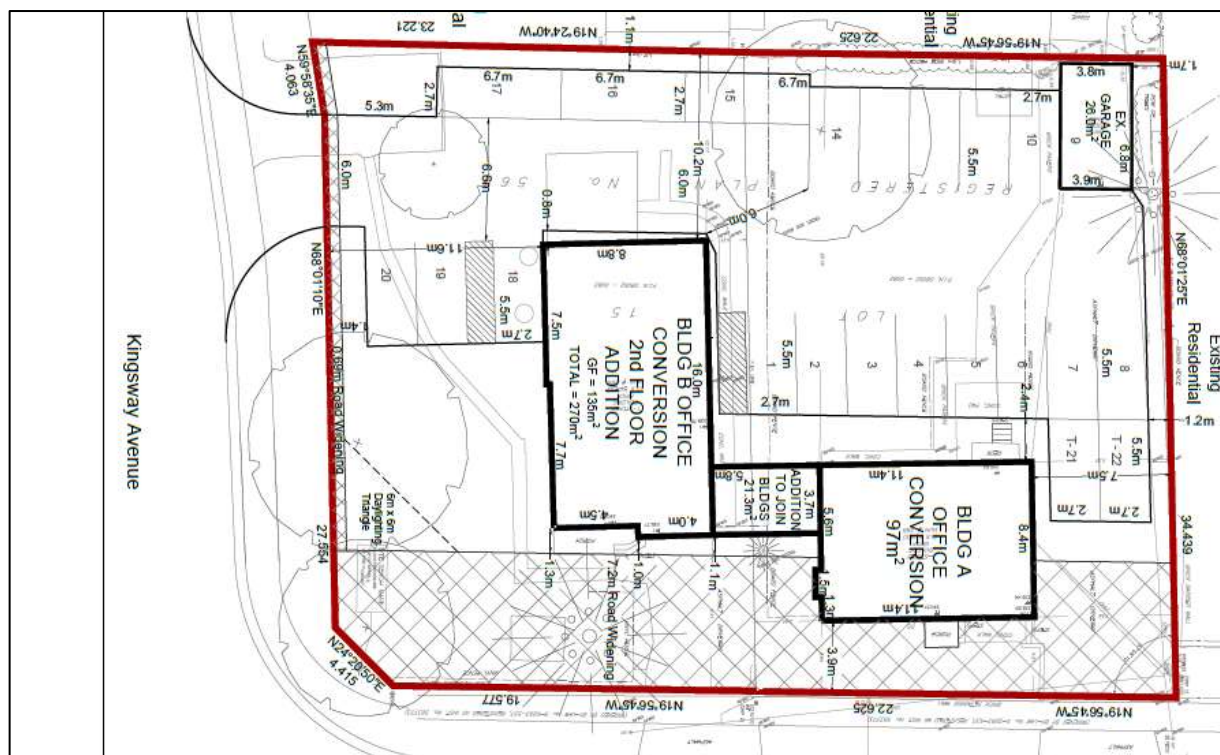


Figure 3: Revised Design

The requested amendment is for a Restricted Office Special Provision (RO1(\_)) Zone. Special provisions will allow for: the proposed office, medical/dental office, and pharmacy uses, along with at least one residential dwelling unit, a reduction in the total number of parking spaces to 18 provided, a reduced exterior side yard setback of 0m, a reduced parking area setback of 1.4m, and reduced interior side yard and rear yard setbacks of 0.5m for an existing garage.

### 3.0 Relevant Background

#### 3.1 Planning History

The existing buildings on-site were constructed in the 1960's as single detached dwellings as part of the subdivision RP-569 which was registered in 1938. Both properties have been used continuously for residential purposes, with some home occupations occurring on site periodically. There was a day care home occupation operating from 588 Wonderland Road North until approximately 2008, and an Acupuncture clinic home occupation operating at 584 Wonderland Road North from 2005-2010.

#### 3.2 Community Engagement (see more detail in Appendix D)

There were four comments received through the public consultation process. A summary of the comments received is as follows:

- One comment expressed concern with sightlines at the corner of Kingsway Avenue and Wonderland Road North due to an existing fence;
- One comment expressed concern with having more dentist offices in the area.
- One comment expressed concern with the increased scale and height of the revised proposal; and
- One comment was requesting additional information and clarification.

The sightlines and any obstruction will be further pursued at the time of site plan approval and the appropriateness of permitting the requested land use for the office, medical/dental office and pharmacy uses will be evaluated throughout the body of this report.

### 3.3 Policy Context (see more detail in Appendix E)

#### Provincial Policy Statement, 2020

The Provincial Policy Statement (PPS) 2020, provides policy direction on matters of provincial interest related to land use planning and development. All decisions affecting land use planning matters shall be “consistent with” the policies of the PPS. The PPS encourages healthy, livable and safe communities which are sustained by accommodating an appropriate range and mix of residential, employment and institutional uses to meet long-term needs (1.1).

#### 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 subject site is located within the Neighbourhoods Place Type and at the intersection of a Civic Boulevard (Wonderland Road North) and a Neighbourhood Connector (Kingsway Avenue).

#### 1989 Official Plan

The subject lands are designated Low Density Residential in the 1989 Official Plan, which applies to lands primarily planned for low rise residential development, such as single detached, semi-detached, and duplex dwellings and a limited range of compatible secondary uses.

## 4.0 Key Issues and Considerations

### 4.1 Use

#### *Provincial Policy Statement, 2020*

The PPS states that healthy, liveable and safe communities are sustained by accommodating an appropriate range and mix of residential, employment, institutional, recreation, park and open space, and other land uses to meet long term needs (1.1.1.b). The proposed office, medical/dental office and pharmacy uses represent an expanded range of local office and service uses for the nearby residents and the surrounding community.

The PPS also requires municipalities to provide opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses (1.3.1.b). The requested amendment for office, medical/dental office and pharmacy uses contributes to a mix of local small-scale employment options and facilitates live-work opportunities in the immediate area.

#### *The London Plan*

The vision for the Neighbourhoods Place Type provides key elements for neighbourhoods, including easy access to daily goods, services and employment opportunities within walking distance (916\_6\* and 916\_7\*). At this location, the Neighbourhoods Place Type primarily permits a range of low to mid-rise residential uses, including single detached dwellings, duplexes, triplexes, townhouses, and low-rise apartments as well as mixed-use buildings at the intersection of a Civic Boulevard and a Neighbourhood Connector (Table 10\*). The London Plan defines a mixed use building as follows (1795\*):

*Mixed-use buildings are those that include more than one use within a single building. The range of uses that may be permitted in such buildings is limited to those allowed for in the relevant place type. In most cases, mixed-use buildings include a residential component. Within the Neighbourhoods Place Type, a residential use is required as a component of any mixed-use building.*

The building will feature a mix of office, medical/dental office, pharmacy, and residential uses which is appropriately located to provide walkable services for the community and expands the hours of activation for the site.

#### *1989 Official Plan*

The subject lands are designated Low Density Residential in the 1989 Official Plan, which permits a range of low-rise residential uses including single detached, duplex, and semi-detached dwelling as the primary permitted uses (3.2.1). Certain uses that are considered to be integral to, or compatible with, residential neighbourhoods may be contemplated as secondary permitted uses, including community facilities, funeral homes and office conversions.

New small-scale office buildings are permitted in the Multi-Family, Medium Density Residential and Multi-Family, High Density Residential designations, though are not permitted in the Low Density Residential designation. A special policy has been requested to permit the uses on a site-specific basis through Chapter 10 – “Policies for Specific Areas”. The criteria in policy 3.6.8 for establishing new small-scale offices in the medium and high density residential designations has been considered as part of the evaluation to determine the fit and compatibility of a new office building on the subject site at 584-588 Wonderland Road North.

## **4.2 Location**

#### *Provincial Policy Statement, 2020*

The PPS directs that settlement areas shall be the focus of growth and development, and that their vitality and regeneration shall be promoted (1.1.3). The site is well located within an existing neighbourhood in a settlement area to support an expanded range of uses.

#### *The London Plan*

A key direction of The London Plan is to build a mixed-use, compact city that provides a mix of “stores, restaurants, clean industry, live-work arrangements and services in ways that respect the character of neighbourhoods” (59\_6). It is further a goal of The London Plan to allow for an appropriate range of retail, service and office uses within neighbourhoods, where appropriate and compatible within the neighbourhood context (924\*). The subject site is located within the Neighbourhoods Place Type and at the edge of the residential neighbourhood to the west. The site is well located at the intersection of a Civic Boulevard (Wonderland Road North) and a Neighbourhood Connector (Kingsway Avenue) to provide for a modest range and amount of office, medical/dental office and pharmacy uses which will serve the adjacent neighbourhood and surrounding area.

#### *1989 Official Plan*

The 1989 Official Plan sets out policies identifying the preferred locations for small-scale offices in Section 3.6.8 within the Multi-Family, Medium Density Residential and Multi-Family, High Density Residential Designations which have been reviewed for the subject site. The policies require that office developments shall be located on an arterial or primary collector road; and in established neighbourhoods, office developments will only be permitted in areas where the residential amenity of properties fronting on the arterial or primary collector road has been substantially reduced (3.6.8.i).

The site is situated at the intersection of the arterial road Wonderland Road North and

the primary collector Kingsway Avenue which is located at the periphery of the residential neighbourhood to the west. The residential amenity of the interior of the neighbourhood is stable and well-maintained with a consistent lot pattern and land use. The site is located at the exterior of the neighbourhood, where impacts from traffic and noise are the most prominent, and where other low density residential uses in proximity to the site have already been, or are zoned to be, developed for higher density residential or office uses. The site is well located along a major road to accommodate the mixed use development, while ensuring there is minimal disruption to the intact interior.

### 4.3 Intensity

#### *Provincial Policy Statement, 2020*

Land use patterns within settlement areas are to be based on densities and a mix of land uses which efficiently use land and resources (1.1.3.2.a). The proposed amendment is for a fully serviced site that efficiently utilizes the available and existing infrastructure.

#### *The London Plan*

The maximum floor area for office or commercial uses in a mixed-use form for a site at the intersection of a Civic Boulevard and a Neighbourhood Connector is 200m<sup>2</sup> (Table 12\*) which is intended to cap the floor area of commercial uses within a neighbourhood setting. There is a total floor area of 388m<sup>2</sup> proposed comprised of a medical dental office of 288m<sup>2</sup> and a pharmacy of 100m<sup>2</sup>. A specific policy is requested to The London Plan to allow for an increased floor area from the total of 200m<sup>2</sup> permitted at the intersection. Although the requested increase exceeds the maximum permitted by policy, the proposed development maintains the intent for a small-scale and local use within the area and also provides for one dwelling unit. The lands to the south currently have an office building with a total of 285m<sup>2</sup> which also exceeds the targeted cap on maximum floor area, and has achieved a level of compatibility within the neighbourhood that would be similar for the subject site.

While the proposed office building intensity does not conform to Table 12\*, these policies are currently under appeal and not in force and effect. Accordingly, these policies are informative but are not determinative and provide guidance for the review of the requested amendment. A specific policy to The London Plan is proposed to allow for the greater floor area in this location.

#### *1989 Official Plan*

The policies for new offices in section 3.6.8.ii) require provisions be made for landscaping, privacy screening, building setbacks and other appropriate measures necessary to protect the amenity of adjacent residential properties for new office uses within the medium and high density residential designations. The subject site is rectangular in shape and of an adequate size to support the proposed offices uses. Minor reductions in setbacks, the total number of parking spaces and a reduced parking area setback have been requested as special provisions.

There are a range of uses and built forms requested which will result in different parking demands. The most intensive scenario will result in a parking demand of 27 spaces for a new building with entirely medical/dental office uses occupying the total gross floor area along with one residential unit. The requested amendment is to provide 18 spaces which would be a reduction of 9 spaces from the most intensive scenario. The proposed mix of uses will require 25 spaces for the combined pharmacy (100m<sup>2</sup> = 4 spaces), medical/dental office use (288m<sup>2</sup> = 20 spaces) and residential dwelling unit (1 space), which is a reduction of 7 spaces. The proposed 18 spaces are sufficient to support the requested uses as the site is well serviced by public transit, and some of the uses such as the medical/dental office use and pharmacy are inter-connected that would share parking spaces for multi-purpose trips. The reduction in parking also supports the retention of a mature tree on site. If it is not feasible to retain the tree, an



additional two parking spaces can be provided in its place. Some refinements to site layout and parking are anticipated at the Site Plan Approval stage, including the removal of the tandem parking spaces which are not functional or independently accessible at all times.

#### 4.4 Form

##### *Provincial Policy Statement, 2020*

The PPS encourages a sense of place by promoting well-designed built form and by conserving features that help define character (1.7.1.e). The built form will be of an appropriate scale and height that is sympathetic and compatible within the context of the residential neighbourhood.

##### *The London Plan*

The minimum height required for properties in the Neighbourhoods Place Type on a Civic Boulevard is two storeys (table 11\*), and the existing buildings are one storey bungalows which is less than the minimum height in their current form. The eventual built form is proposed as two options, including: option 1 – to maintain the existing built form, construct an addition to join the two buildings, and construct a new second storey; and option 2 – to demolish the existing structures and construct a new purpose built office building. Both development options will result in a two storey form which will help frame the Civic Boulevard and enhance the corridor in conformity with the policies.

Non-residential uses may be permitted only when it is demonstrated that the proposed form of development can fit well within the context of the residential neighbourhood (936\_3\*). The site is located at the exterior edge of the neighbourhood at the intersection of a major road where office, medical/dental office and pharmacy uses are appropriate. The scale of the proposed development will not exceed two storeys in height and represents a sympathetic and compatible land use to the surrounding area.

##### *1989 Official Plan*

New office development shall be sensitive to the scale and appearance of adjacent residential uses (3.6.8.iii). The proposed development includes two options for the eventual built form through the construction of a second storey for the existing built form, or for a new purpose-built office. Both options would result in a two-storey structure which is a sympathetic and sensitive fit to the rest of the neighbourhood. The building will be oriented to the intersection of Wonderland Road North and Kingsway Avenue to provide separation from the interior of the neighbourhood, frame the streetscape along the major roads and function as a gateway into the neighbourhood.

#### 4.5 Chapter 10 – “Policies for Specific Areas”.

Chapter 10 allows Council to consider policies for specific areas where one or more of the four evaluation criteria apply, and the underlying designation is intended to be maintained. It is appropriate to consider the request on a site-specific basis and to maintain the underlying designation and compatibility with the adjacent residential neighbourhood to the west.

##### Evaluation Criteria

*i) The change in land use is site specific, is appropriate given the mix of uses in the area, and cannot be accommodated within other land use designations without having a negative impact on the surrounding area.*

There is a mix of small-scale, medical/dental and office uses within the immediate area and a similar style purpose-built medical/dental office use directly to the south of the subject site. The proposed use is appropriate for the site with frontage on Wonderland Road North and Kingsway Avenue. The proposal is a site specific request and is

considered to be the most appropriate approach to allow for the development while minimizing any negative impacts for the surrounding area and adjacent neighbourhood.

*ii) The change in land use is site specific and is located in an area where Council wishes to maintain existing land use designations, while allowing for a site specific use.*

The use of a specific policy allows for the proposed development on a site specific basis, and is a targeted approach rather than allowing a broader range of uses and varying intensities associated with a change to the underlying designation. The residential neighbourhood to the west of the subject site is stable, and maintaining the underlying designation of the subject site ensures that the specific proposal is developed, or other Low Density Residential uses occur instead. There is more certainty with the use of a specific policy that applies to the site only, instead of a designation boundary that could be interpreted with any potential future lot consolidation.

*iv) The policy is required to restrict the range of permitted uses, or to restrict the scale and density of development normally allowed in a particular designation, in order to protect other uses in an area from negative impacts associated with excessive noise, traffic, loss of privacy or servicing constraints.*

The specific policy will allow only for the proposed office, medical/dental office, pharmacy and residential, as a mixed-use development at 584-588 Wonderland Road North. Any further change in use would be required to seek future approval through a subsequent amendment for evaluation. The proposal represents an appropriate scale, fit, and form with the surrounding context and immediate area. Any negative impacts can be mitigated on site through the site layout and design, and the use of screening and buffering.

#### **4.6 Planning Impact Analysis**

As part of the consideration for a site specific policy through Chapter 10, a Planning Impact Analysis is required, as follows:

- a) compatibility of proposed uses with surrounding land uses, and the likely impact of the proposed development on present and future land uses in the area.

There is an existing mix of small-scale office and medical/dental offices in the vicinity, which is common for properties that front onto Wonderland Road North. The office, medical/dental office and pharmacy uses proposed are located at the exterior edge of the residential neighbourhood to the west and provide sufficient separation and buffering to minimize any impacts on amenity.

- b) the size and shape of the parcel of land on which a proposal is to be located, and the ability of the site to accommodate the intensity of the proposed use;

The proposed development has requested relief from certain zoning regulations for total number of parking spaces, parking area setback, and a reduced exterior side yard. The special provisions requested are minor in nature and allow for a more functional built form and site layout. The site is large enough to accommodate the requested amendment for the building and associated landscaping, setbacks and other by-law requirements.

- c) the supply of vacant land in the area which is already designated and/or zoned for the proposed use;

There are existing lands to the south and east in the vicinity that are already zoned for office uses with several examples of active office and medical/dental offices operating. Commercial shopping centres which permit a range of commercial, retail and office uses also exist to the north, though are mostly located within the format of larger commercial plazas and malls. The proposed

office, medical/dental office and pharmacy uses will provide small-scale and local options to complement the area and the existing office development located directly to the south.

- d) the proximity of any proposal for medium or high density residential development to public open space and recreational facilities, community facilities, and transit services, and the adequacy of these facilities and services.

Not applicable

- e) the need for affordable housing in the area, and in the City as a whole, as determined by the policies of Chapter 12 - Housing.

The proposed development will have one residential dwelling unit in addition to the office, medical/dental office and pharmacy uses, which provides for an alternative form of housing than the dominant single detached dwelling form in the area. The dwelling unit contributes to the provision of affordable housing through the difference in size and style, and adds to local housing diversity.

- f) the height, location and spacing of any buildings in the proposed development, and any potential impacts on surrounding land uses;

The built form is proposed through either the renovation and conversion of the existing dwellings into a two storey office building, or as a new purpose-built development. The location of a new building would be oriented to the intersection of Kingsway Avenue and Wonderland Road North which will create separation from the adjacent residential neighbourhood, and minimize any associated impacts such as shadowing.

- g) the extent to which the proposed development provides for the retention of any desirable vegetation or natural features that contribute to the visual character of the surrounding area;

Landscaping of the site has been maintained in the front, interior side, and exterior side yards. Opportunities for additional landscape buffers providing separation between the parking area and adjacent residential properties will be determined at the Site Plan Approval stage.

- h) the location of vehicular access points and their compliance with the City's road access policies and Site Plan Control By-law, and the likely impact of traffic generated by the proposal on City streets, on pedestrian and vehicular safety, and on surrounding properties;

The site is currently accessed off of Wonderland Road North which will be closed and provided through Kingsway Avenue. The joint access proposed from Kingsway Avenue will remove the existing driveways from Wonderland Road North which will ensure vehicle turning movements on the arterial road occurs in a predictable location at the intersection. No negative impacts to traffic, pedestrian or vehicle safety, and surrounding properties are anticipated through the proposed access from Kingsway Avenue. Any required refinement to the site access and parking area will be determined at the Site Plan Approval stage.

- i) the exterior design in terms of the bulk, scale, and layout of buildings, and the integration of these uses with present and future land uses in the area;

The proposed built form is compatible with the surrounding neighbourhood at two storeys in height. Future land uses along the Urban Thoroughfare Wonderland Road North in the Neighbourhoods Place Type are contemplated up to four (4) storeys in height with some potential to increase to six (6) storeys. The proposed development is of an appropriate scale to transition to the adjacent

neighbourhood and will also have a complementary form to the future land uses in the area.

- j) the potential impact of the development on surrounding natural features and heritage resources;

There are no natural features and/or heritage resources that would be impacted by the development.

- k) constraints posed by the environment, including but not limited to locations where adverse effects from landfill sites, sewage treatment plants, methane gas, contaminated soils, noise, ground borne vibration and rail safety may limit development;

The site is located approximately 150m from a CN rail corridor which is a source of noise and possibly vibration. The conversion of the site from residential to mixed use represents a reduction of one residential unit in a location that can be sensitive to the impacts of the rail corridor. The office, medical/dental office and pharmacy uses proposed are not considered to be sensitive to the impacts in the same way as a residential use would be. There are no other environmental source constrains impacting the site.

- l) compliance of the proposed development with the provisions of the City's Official Plan, Zoning By-law, Site Plan Control By-law, and Sign Control By-law; and

Staff are satisfied the proposed office, medical/dental office and pharmacy uses are in conformity with the 1989 Official Plan and meet the general intent of the Zoning By-law. Special provisions are required to allow for the reduced number of parking spaces and building and parking area setbacks. The Site Plan Control By-law will be implemented further at the Site Plan Approval stage and has been reviewed as part of this Zoning By-law Amendment application.

- m) Measures planned by the applicant to mitigate any adverse impacts on surrounding land uses and streets which have been identified as part of the Planning Impact Analysis;

One comment from the public noted the existing fence along Wonderland Road North created an impediment to sightlines for vehicles accessing Wonderland Road North from Kingsway Avenue. Transportation staff confirmed that at the Site Plan stage the fence would be requested to be removed and relocated. This matter has been raised through the Zoning Amendment review process, and formally noted in the recommendation to ensure the concern regarding this obstruction is carried forward to the next planning phase. No other adverse impacts have been identified.

- n) Impacts of the proposed change on the transportation system, including transit.

The proposed office and medical/dental office will result in the main driveway and parking to be accessed from Kingsway Avenue which will have minimal impact on the local transportation patterns. Wonderland Road North is an Urban Thoroughfare in The London Plan, and an arterial road as identified on Schedule C – Transportation Corridors in the 1989 Official Plan, which sustains high traffic volumes of approximately 32,000 vehicles per day. There are two routes that immediately serve the subject site with route 19 along Kingsway and route 10 along Wonderland Road North. Additional routes are available at the Transit Station at Oxford Road West and Wonderland Road North which is located within a 5-10 minute walk away, approximately 550m. Existing transit routes will provide convenient service to future patrons of the office and medical/dental office.

## 4.7 Zoning

The recommended amendment is for a Restricted Office Special Provision (RO1(\_)) Zone which will allow for both development options requested. The Restricted Office Zone will allow for professional office, medical/dental office, and pharmacy uses together with at least one dwelling unit. Special provisions will allow for a reduction in the total number of parking spaces to 18 provided for all uses, a reduced exterior side yard setback of 0m along Wonderland Road North, a reduced parking area setback of 1.4m for Kingsway Avenue and Wonderland Road North, and for reduced interior side yard and rear yard setbacks of 0.5m for an existing garage located at the northwest portion of the site.

More information and detail is available in the appendices of this report.

## 5.0 Conclusion

The recommended amendment is consistent with the Provincial Policy Statement 2020, which promotes healthy, livable and safe communities by accommodating an appropriate range and mix of uses. The office, medical/dental office, pharmacy and residential uses conform to the key direction of The London Plan that supports a mix of uses in Neighbourhoods, and with the specific policies of the 1989 Official Plan. The recommended zone facilitates increased usability of the subject site by accommodating additional uses and intensity that is appropriate for the site and compatible with the surrounding area.

<b>Prepared by:</b>	<b>Sonia Wise, MCIP, RPP Senior Planner, Planning Policy</b>
<b>Recommended by:</b>	<b>Paul Yeoman, RPP, PLE Director, Development Services</b>
<b>Submitted by:</b>	<b>George Kotsifas, P.ENG Managing Director, Development and Compliance Services and Chief building Official</b>
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.	

June 12, 2020

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

## Appendix A

Bill No. (number to be inserted by Clerk's Office)  
2020

By-law No. C.P.-1284-  
A by-law to amend the Official Plan for  
the City of London, 1989 relating to 584  
and 588 Wonderland Road North.

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

1. Amendment No. # 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. The Amendment shall come into effect in accordance with subsection 17(27) of the *Planning Act, R.S.O. 1990, c. P.13*.

PASSED in Open Council on June 29, 2020.

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – June 29, 2020  
Second Reading – June 29, 2020  
Third Reading – June 29, 2020

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

A. PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is to add a policy in Section 10.1.3 of the Official Plan for the City of London to permit office, medical/dental office and pharmacy uses in conjunction with a dwelling unit within the Low Density Residential designation.

B. LOCATION OF THIS AMENDMENT

This Amendment applies to lands located at 584 and 588 Wonderland Road North in the City of London.

C. BASIS OF THE AMENDMENT

The site specific amendment allows for a mixed-use building with office, medical/dental office and pharmacy uses, along with a dwelling unit, while retaining the underlying Low Density Residential designation. The change in land use is appropriate for the site and compatible with the surrounding neighbourhood.

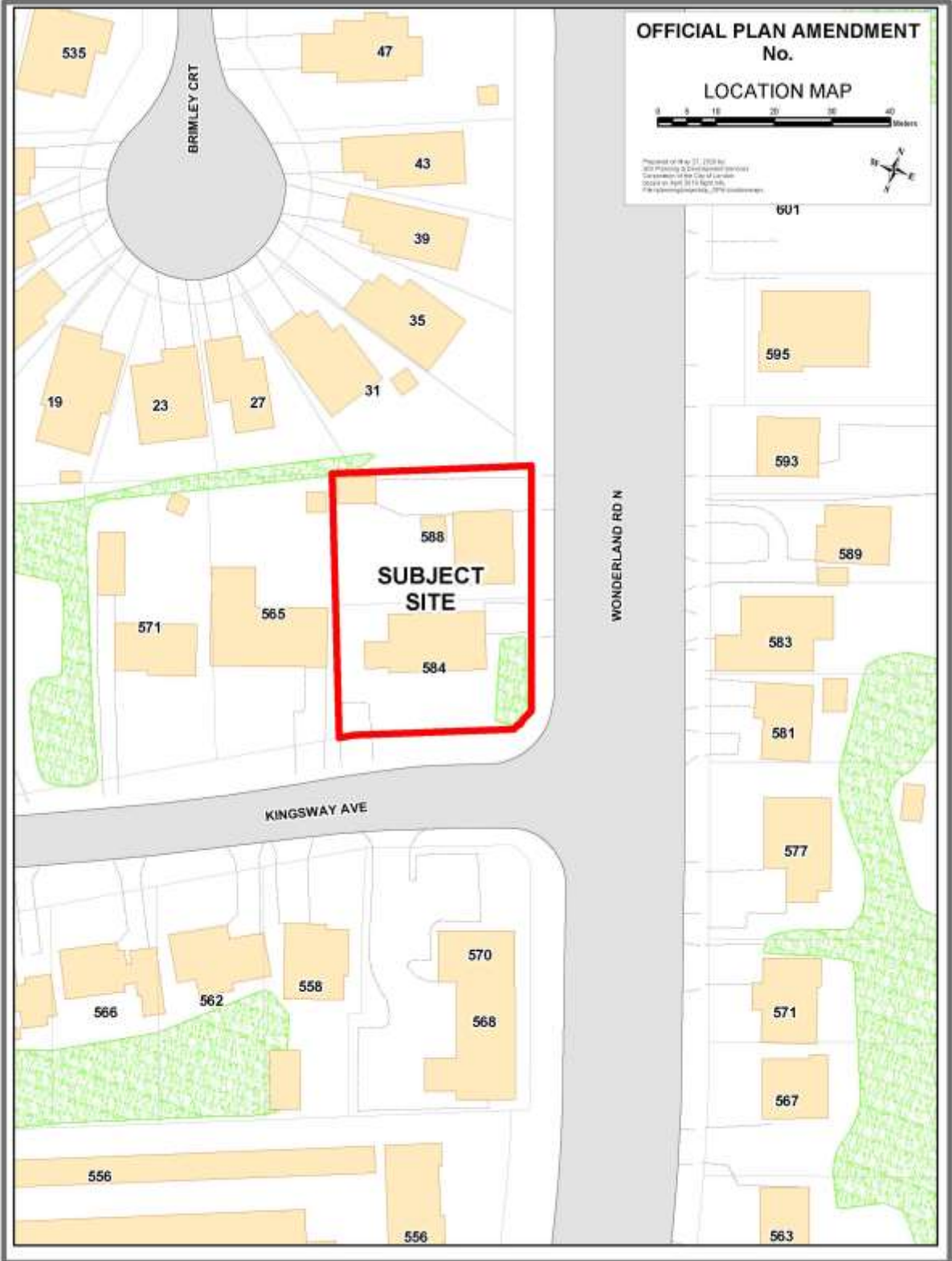
D. THE AMENDMENT

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

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

584 and 588 Wonderland Road North

A mixed-use building is permitted with a maximum of 390m<sup>2</sup> non-residential gross floor area, along with one dwelling unit.





**Appendix B**

Bill No. (number to be inserted by Clerk's Office)  
2020

By-law No. C.P.-XXXX-\_\_\_\_

A by-law to amend The London Plan for  
the City of London, 2016 relating to 584  
and 588 Wonderland Road North.

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 Amendment shall come into effect in accordance with subsection  
17(27) of the *Planning Act, R.S.O. 1990, c.P.13.*

PASSED in Open Council on June 29, 2020.

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – June 29, 2020  
Second Reading – June 29, 2020  
Third Reading – June 29, 2020

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

A. PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is to add a policy to the Specific Policies for the Neighbourhoods Place Type and add the subject lands to Map 7 – Specific Policy Areas – of the City of London to permit a maximum gross floor area of 390m<sup>2</sup> for non-residential uses at 584 and 588 Wonderland Road North within the Neighbourhoods Place Type.

B. LOCATION OF THIS AMENDMENT

This Amendment applies to lands located at 584 and 588 Wonderland Road North in the City of London.

C. BASIS OF THE AMENDMENT

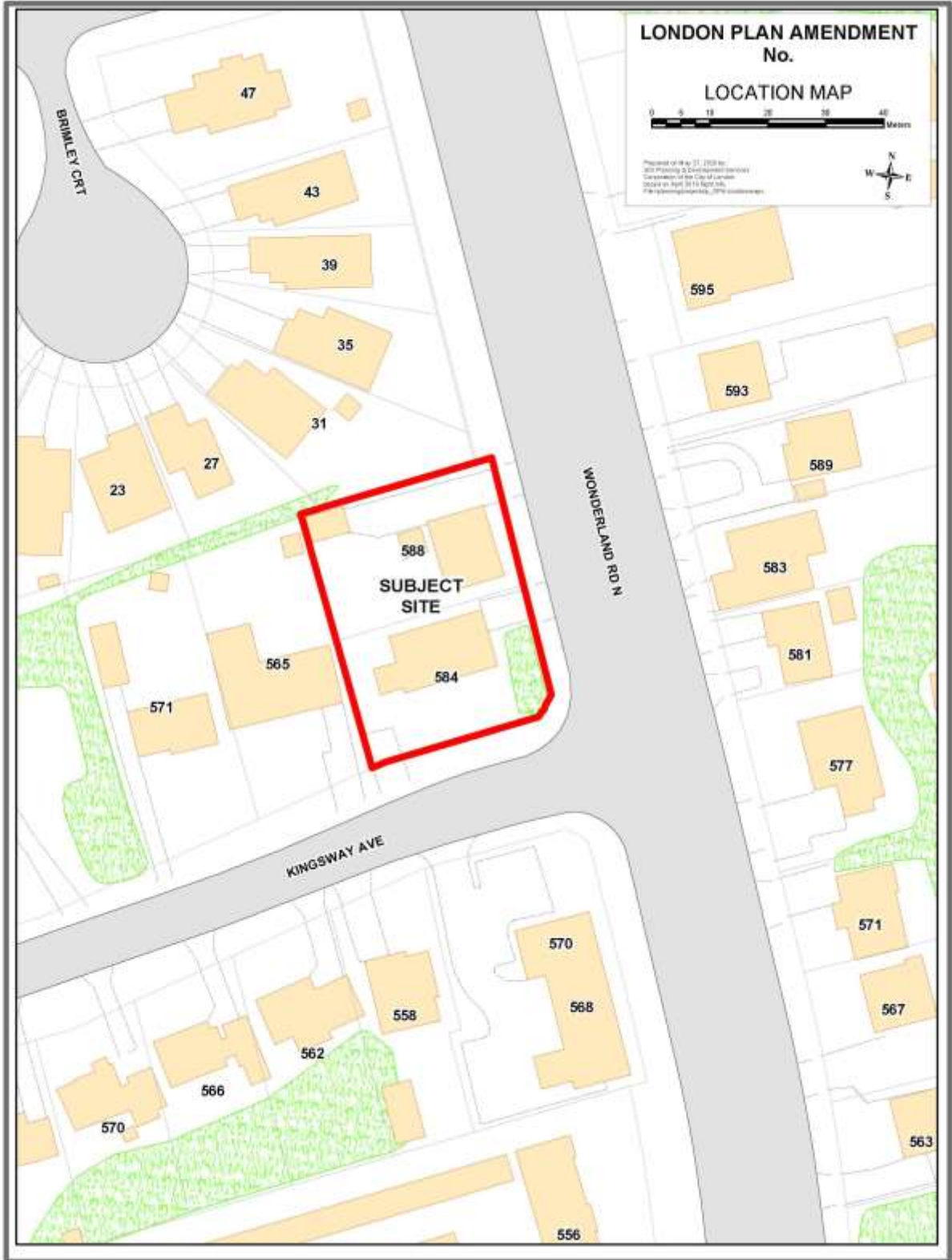
The site specific amendment would allow for the mixed use building with office, medical/dental office and pharmacy uses, along with one dwelling unit, with a greater non-residential floor area. The increased floor area and intensity for the site fits within the character of the existing area and is an appropriate site for the uses.

D. THE AMENDMENT

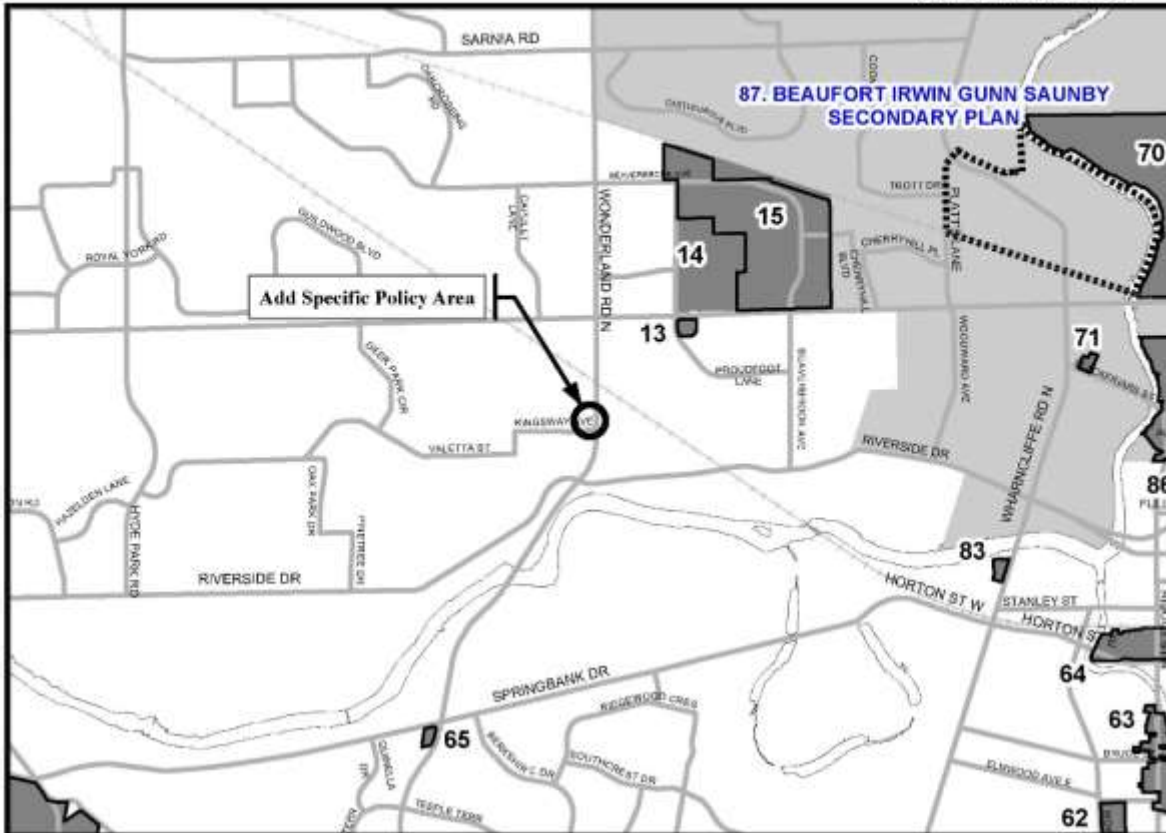
The London Plan for the City of London is hereby amended as follows:

1. Specific Policies for the Neighbourhoods Place Type of The London Plan for the City of London is amended by adding the following:  

( ) In the Neighbourhoods Place Type at 584 and 588 Wonderland Road North, a mixed use building is permitted with a maximum of 390m<sup>2</sup> non-residential gross floor area, along with one dwelling unit.
2. Map 7 – Specific Policy Areas, to The London Plan for the City of London Planning Area is amended by adding a Specific Policy Area for the lands located at 584 and 588 Wonderland Road North in the City of London, as indicated on “Schedule 1” attached hereto.



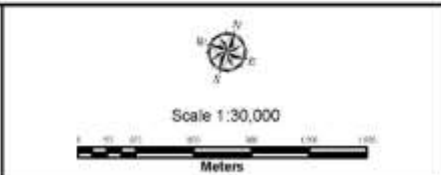
AMENDMENT NO:



LEGEND	BASE MAP FEATURES
Specific Policies	Streets (See Map 3)
Rapid Transit and Urban Corridor Specific-Segment Policies	Railways
Near Campus Neighbourhood	Urban Growth Boundary
Secondary Plans	Water Courses/Ponds

This is an excerpt from the Planning Division's working consolidation of Map 7 - Special Policy Areas of the London Plan, with added notations.

**SCHEDULE 1  
TO  
THE LONDON PLAN**  
AMENDMENT NO.  
PREPARED BY: Planning Services



FILE NUMBER: OZ-9114  
PLANNER: SW  
TECHNICIAN: RC  
DATE: 5/27/2020

## Appendix C

Bill No. (number to be inserted by Clerk's Office)  
2020

By-law No. Z.-1-20\_\_\_\_\_

A by-law to amend By-law No. Z.-1 to  
rezone an area of land located at 584  
and 588 Wonderland Road North.

WHEREAS Wasan Holdings Ltd has applied to rezone an area of land located at 584 and 588 Wonderland Road North, 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 584 and 588 Wonderland Road North, as shown on the attached map comprising part of Key Map No. 64 from a Residential R1 (R1-9) Zone to a Restricted Office Special Provision (RO1(\_)) Zone.
- 2) Section Number 18.4 of the Restricted Office Zone is amended by adding the following Special Provision:

RO1( ) 584 and 588 Wonderland Road North

- a) Permitted Use
  - i) One dwelling unit together with office, medical/dental office and/or pharmacy uses.
- b) Regulations
  - i) Number of parking spaces for all permitted uses (Minimum) 18
  - ii) Exterior Side Yard Depth (Minimum) 0m (0ft)
  - iii) Parking Area Setback from required road allowance (Minimum) 1.4m (4.5ft)
  - iv) Gross floor area for all non-residential uses (Maximum) 390m<sup>2</sup> (4,197 sq ft)
  - v) Rear Yard Depth and Interior Side Yard Depth for Accessory structure (Minimum) 0.5m (1.6ft)

The inclusion in this By-law of imperial measure along with metric measure is for the purpose of convenience only and the metric measure governs in case of any discrepancy between the two measures.

This By-law shall come into force and be deemed to come into force in accordance with Section 34 of the *Planning Act, R.S.O. 1990, c. P13*, either upon the date of the passage

of this by-law or as otherwise provided by the said section.

PASSED in Open Council on June 29, 2020.

Ed Holder  
Mayor


Catharine Saunders  
City Clerk

First Reading – June 29, 2020  
Second Reading – June 29, 2020  
Third Reading – June 29, 2020

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



File Number: OZ-9114  
Planner: SW  
Date Prepared: 2020/05/27  
Technician: RC  
By-Law No: Z.-1-

SUBJECT SITE 

1:1,250  
0 5 10 20 30 40  
Meters



## Appendix D – Public Engagement

### Community Engagement

**Public liaison:** On September 25, 2019, Notice of Application was sent to 44 property owners in the surrounding area. Notice of Application was also published in the *Public Notices and Bidding Opportunities* section of *The Londoner* on September 26, 2019. A “Planning Application” sign was also posted on the site.

On March 4, 2020, Notice of Revised Application was sent to 45 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 March 5, 2020.

4 replies were received

**Nature of Liaison:** Possible change to Zoning By-law Z.-1 **FROM** a Residential R1 (R1-9) Zone **TO** a Residential R1 Special Provision/Office Conversion Special Provision (R1-9(\_)/OC5) Zone to permit dwellings units, medical/dental offices, and office uses within the existing buildings; with a shared access and parking area from Kingsway Avenue. Special Provision are requested to allow for two dwellings on one lot, a reduced exterior side yard, a reduced parking area setback, and an increased parking area coverage.

**Responses:** A summary of the four comments received include the following:

One comment expressed concern with sightlines at the corner of Kingsway Avenue and Wonderland Road North due to an existing fence.

One comment expressed concern with having additional dentist offices in the area.

One comment expressed concern with the increased scale and height of the revised proposal.

One comment was requesting additional information and clarification.

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

Telephone	Written
Richard	Maura Mills/Dr. Shinde 601 Wonderland Road London ON N6H 3E2
Rachel Flegel 571 Kingsway Avenue, London ON N6H 3A2	Mike & Susan Fediw 31 Brimley Court London ON N6H 5S3

**From:** Maura Mills [mailto: ]  
**Sent:** Thursday, October 10, 2019 4:09 PM  
**To:** Wise, Sonia <swise@london.ca>  
**Subject:** [EXTERNAL] Zoning By Law Amendment Comment Submissions

Hi Sonia,

I am submitting our comment on behalf of Dr. Shinde the business owner of Wonderland Family Dentistry regarding File: Z-9114, in light that the zoning for this is for a Medical/Dental office, being that we are a dental office putting another dental office in such close proximity would greatly affect our business and therefore we do not support and would like appeal this application to exclude zoning for dental.

--  
Sincerely,



Maura

Wonderland Family Dentistry  
601 Wonderland Road  
London, Ontario N6H 3E2

T: [REDACTED]  
F: [REDACTED]

**From:** [REDACTED] [mailto:[REDACTED]]  
**Sent:** Thursday, April 23, 2020 4:50 PM  
**To:** Wise, Sonia <[swise@london.ca](mailto:swise@london.ca)>  
**Subject:** [EXTERNAL] File Number - OZ-9114 - Wason Holdings

Sonia:

Regarding the 7.2 m road widening:

1. Will the 7.2 m road widening continue up through the 5 properties of Brimley Court.
2. What is planned for the intersection of Thornwood & Wonderland Road. Traffic lights etc.. left turn onto Wonderland Road
3. Expected time frame.

Mike & Susan Fediw  
31 Brimley Court  
London, Ont. N6H5S3  
[REDACTED]

## Agency/Departmental Comments

April 2, 2020 Development Services – Engineering

### *Transportation:*

- Wonderland road North is currently undergoing an Environmental Assessment, details regarding the EA can be found at the below web link: <https://www.london.ca/residents/Environment/EAs/Pages/Wonderland-Road-Improvements.aspx>
- Road widening dedication of 22.5m from centre line required along Wonderland Road North
- Revised 6.0m x 6.0m daylight triangle required
- Access to Wonderland Road to be closed and restored to City standards
- Shared access/easement between 584 & 588 from Kingsway Avenue
- Confirmation that there is sufficient onsite parking for the proposed use
- Detailed comments regarding access design and location will be made through the site plan process.

### *Water:*

- Detailed comments regarding water servicing for the site will be made through the site plan process.

### *Sewers:*

- 584 Wonderland Road – the municipal sanitary available is the 400mm diameter sanitary on Kingsway.
- 588 Wonderland Road - the municipal sanitary available is the 300mm diameter sanitary on Wonderland Road.
- The existing PDC's should be field verified for condition, size and grade and certified by the Owners Engineer they are adequate for intended use. Additionally, inspection MH' on private property will be required.

*Stormwater:*

- As per plan # 9661, the site at C=0.50 is tributary to the existing municipal 660mm storm sewer along Wonderland Road N. The proposed development will need hydraulic calculations (storm sewer capacity analysis) to demonstrate that capacity of the sewer system to service the site is not exceeded and that on-site SWM controls will be designed to the satisfaction of the City Engineer. On-site SWM controls design should include, but not be limited to required storage volume calculations, flow restrictor sizing, etc.
- The sites do not seem to have PDC connections to the existing storm sewer on Wonderland Road N
- Any proposed LID solution should be supported by a Geotechnical Report and/or hydrogeological investigations prepared with focus on the type of soil, its infiltration rate, hydraulic conductivity (under field saturated conditions), and seasonal high ground water elevation.
- The subject lands are located in the Mud Creek Subwatershed. The Owner shall provide a Storm/Drainage Servicing Report demonstrating compliance with the SWM criteria and environmental targets identified in the Medway Creek Stanton Drain and Mud Creek Subwatershed Study that may include but not be limited to, quantity/quality control, erosion, stream morphology, etc.
- The Owner agrees to promote the implementation of SWM Best Management Practices (BMP's) within the plan, including Low Impact Development (LID) where possible, to the satisfaction of the City Engineer.
- The owner is required to provide a lot grading plan for stormwater flows and major overland flows on site and ensure that stormwater flows are self-contained on site, up to the 100 year event and safely conveys up to the 250 year storm event, all to be designed by a Professional Engineer for review.
- The Owner shall allow for conveyance of overland flows from external drainage areas that naturally drain by topography through the subject lands.
- Stormwater run-off from the subject lands shall not cause any adverse effects to adjacent or downstream lands.
- An erosion/sediment control plan is required to identify all erosion and sediment control measures for the subject site and that will be in accordance with City of London and MECP standards and requirements, all to the specification and satisfaction of the City Engineer. This plan is to include measures to be used during all phases of construction. These measures shall be identified in the Storm/Drainage Servicing Report.
- Additional SWM related comments will be provided upon future review of this site.

Urban Design – October 30, 2019

Urban Design staff reviewed the submitted conceptual site plan for the zoning by-law amendment at the above noted address and provide the following urban design comments consistent with the Official Plan, applicable by-laws and guidelines;

- Ensure any proposed parking is located 3m from any street frontage in order to screen the parking and provide for adequate landscaping between the parking and street.

September 27, 2019 – Upper Thames River Conservation Authority

No Objections

Canadian National Rail – October 1, 2019

As this is a conversion from residential to commercial in an established area, CN has no comments.

London Hydro – October 9, 2019

These sites are presently serviced by London Hydro. Contact the Engineering Dept. if a new service or service upgrade is required to facilitate the new buildings. Any new and/or relocation of existing infrastructure will be at the applicant's expense. Above-grade transformation is required.

## Appendix E – 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 Statement, 2014

### Provincial Policy Statement, 2020

- 1.1.1.b – appropriate range and mix of uses
- 1.1.3 – regenerate settlement areas
- 1.1.3.2.a – land use and densities which efficiently use resources
- 1.3.1.b – diversified economic base
- 1.7.1.e – opportunities for a diversified economic base

### The London Plan

- 59\_6 – build a mixed use compact city
- Table 10\* – permitted uses in the Neighbourhoods Place Type
- Table 11\* – permitted heights in Neighbourhoods Place Type
- Table 12\* – permitted floor area for non-residential uses in Neighbourhoods
- 916\_6\* - easy access to goods within neighbourhoods
- 916\_7\* - local employment opportunities
- 924\* - commercial uses in neighbourhoods where appropriate
- 936\_3\* - non-residential uses only if they fit the context
- 1578\* – evaluation of Zoning Amendments
- 1795\* - glossary of terms

### 1989 Official Plan

- 3.2 – Low Density Residential
- 3.7 – Planning Impact Analysis
- 3.6.8 – New Office Uses Evaluation Criteria
- Chapter 10 – Policies for Specific Areas

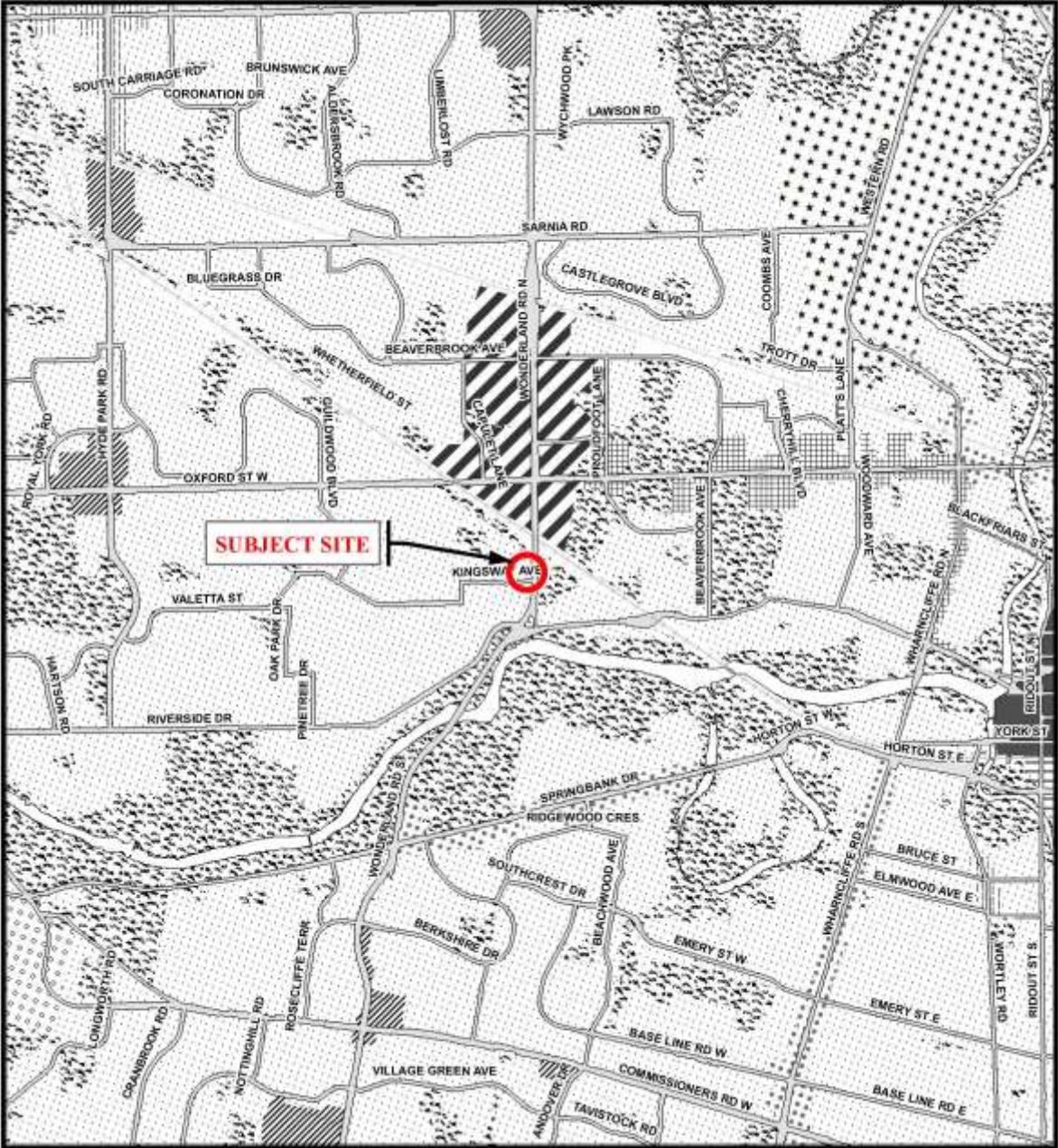
### Z.-1 Zoning By-law

- Section 3 – Zones and Symbols
- Section 4 – General Provisions
- Section 18 – Restricted Office (RO) Zone

**Appendix F – Relevant Background**

**Additional Maps**





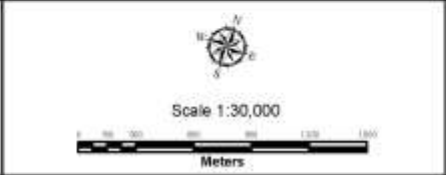
**Legend**

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

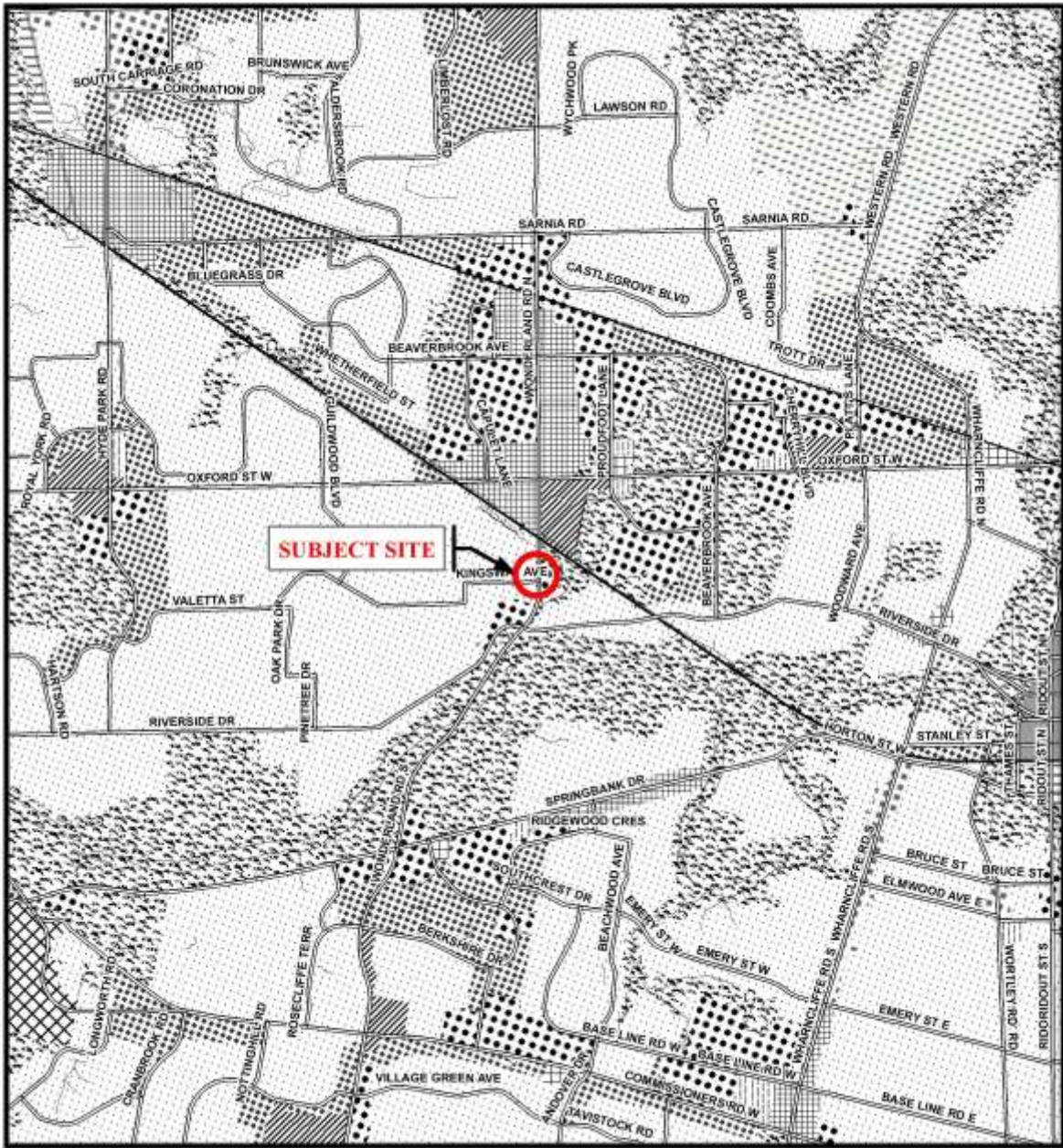
*This is an excerpt from the Planning Division's working consolidation of Map 1 - Place Types of the London Plan, with added notations.*

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

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



**File Number:** OZ-9114  
**Planner:** SW  
**Technician:** RC  
**Date:** May 27, 2020



Legend	
	Downtown
	Enclosed Regional Commercial Node
	New Format Regional Commercial Node
	Community Commercial Node
	Neighbourhood Commercial Node
	Main Street Commercial Corridor
	Auto-Oriented Commercial Corridor
	Multi-Family, High Density Residential
	Multi-Family, Medium Density Residential
	Low Density Residential
	Office Area
	Office/Residential
	Office Business Park
	General Industrial
	Light Industrial
	Regional Facility
	Community Facility
	Open Space
	Urban Reserve - Community Growth
	Urban Reserve - Industrial Growth
	Rural Settlement
	Environmental Review
	Agriculture
	Urban Growth Boundary

**CITY OF LONDON**  
 Department of  
 Planning and Development  
 OFFICIAL PLAN SCHEDULE A  
 - LANDUSE -  
 PREPARED BY: Graphics and Information Services



FILE NUMBER: OZ-9114  
 PLANNER: SW  
 TECHNICIAN: RC  
 DATE: 2020/05/27



Zoning as of May 31, 2019



**COUNCIL APPROVED ZONING FOR THE SUBJECT SITE:**

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

- |  |   |
|--|---|
| <ul style="list-style-type: none"> <li>R1 - SINGLE DETACHED DWELLINGS</li> <li>R2 - SINGLE AND TWO UNIT DWELLINGS</li> <li>R3 - SINGLE TO FOUR UNIT DWELLINGS</li> <li>R4 - STREET TOWNHOUSE</li> <li>R5 - CLUSTER TOWNHOUSE</li> <li>R6 - CLUSTER HOUSING ALL FORMS</li> <li>R7 - SENIOR'S HOUSING</li> <li>R8 - MEDIUM DENSITY/LOW RISE APTS.</li> <li>R9 - MEDIUM TO HIGH DENSITY APTS.</li> <li>R10 - HIGH DENSITY APARTMENTS</li> <li>R11 - LODGING HOUSE</li> <br/> <li>DA - DOWNTOWN AREA</li> <li>RSA - REGIONAL SHOPPING AREA</li> <li>CSA - COMMUNITY SHOPPING AREA</li> <li>NSA - NEIGHBOURHOOD SHOPPING AREA</li> <li>BDC - BUSINESS DISTRICT COMMERCIAL</li> <li>AC - ARTERIAL COMMERCIAL</li> <li>HS - HIGHWAY SERVICE COMMERCIAL</li> <li>RSC - RESTRICTED SERVICE COMMERCIAL</li> <li>CC - CONVENIENCE COMMERCIAL</li> <li>SS - AUTOMOBILE SERVICE STATION</li> <li>ASA - ASSOCIATED SHOPPING AREA COMMERCIAL</li> <br/> <li>OR - OFFICE/RESIDENTIAL</li> <li>OC - OFFICE CONVERSION</li> <li>RO - RESTRICTED OFFICE</li> <li>OF - OFFICE</li> </ul> | <ul style="list-style-type: none"> <li>RF - REGIONAL FACILITY</li> <li>CF - COMMUNITY FACILITY</li> <li>NF - NEIGHBOURHOOD FACILITY</li> <li>HER - HERITAGE</li> <li>DC - DAY CARE</li> <br/> <li>OS - OPEN SPACE</li> <li>CR - COMMERCIAL RECREATION</li> <li>ER - ENVIRONMENTAL REVIEW</li> <br/> <li>OB - OFFICE BUSINESS PARK</li> <li>LI - LIGHT INDUSTRIAL</li> <li>GI - GENERAL INDUSTRIAL</li> <li>HI - HEAVY INDUSTRIAL</li> <li>EX - RESOURCE EXTRACTIVE</li> <li>UR - URBAN RESERVE</li> <br/> <li>AG - AGRICULTURAL</li> <li>AGC - AGRICULTURAL COMMERCIAL</li> <li>RRC - RURAL SETTLEMENT COMMERCIAL</li> <li>TGS - TEMPORARY GARDEN SUITE</li> <li>RT - RAIL TRANSPORTATION</li> <br/> <li>"H" - HOLDING SYMBOL</li> <li>"D" - DENSITY SYMBOL</li> <li>"H" - HEIGHT SYMBOL</li> <li>"B" - BONUS SYMBOL</li> <li>"T" - TEMPORARY USE SYMBOL</li> </ul> |
|--|---|

**CITY OF LONDON**

PLANNING SERVICES / DEVELOPMENT SERVICES

**ZONING  
BY-LAW NO. Z-1  
SCHEDULE A**



FILE NO:

OZ-9114 SW

MAP PREPARED:

2020/05/27 RC

1:1,500

0 5 10 20 30 40  
Meters

THIS MAP IS AN UNOFFICIAL EXTRACT FROM THE ZONING BY-LAW WITH ADDED NOTATIONS