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**File No: Z-7956
Planner: N. Musicco**

TO:	CHAIR AND MEMBERS BUILT AND NATURAL ENVIRONMENT COMMITTEE
FROM:	JOHN M. FLEMING DIRECTOR OF LAND USE PLANNING AND CITY PLANNER
SUBJECT:	APPLICATION BY: 2004145 ONTARIO LIMITED 1021 WONDERLAND ROAD SOUTH PUBLIC PARTICIPATION MEETING ON NOVEMBER 14, 2011 4:45 PM

RECOMMENDATION

That, on the recommendation of the Director of Land Use Planning and City Planner, based on the application of 2004145 Ontario Limited relating to the property located at 1021 Wonderland Road South, the attached proposed by-law **BE INTRODUCED** at the Municipal Council meeting on November 21, 2011 to amend Zoning By-law No. Z.-1 in conformity with the Official Plan to change the zoning of the subject lands **FROM** a Restricted Service Commercial (RSC2) /Highway Service Commercial (HS2) Zone which permits animal clinics, automotive rental establishments, pharmacies, dry cleaning, convenience stores, financial institutions and personal service establishments **TO** a Restricted Service Commercial Special Provision / Highway Service Commercial (RSC2())/HS2) Zone to add "financial institutions with accessory retail" and "medical/dental offices" to the list of permitted uses..

PREVIOUS REPORTS PERTINENT TO THIS MATTER
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None.

PURPOSE AND EFFECT OF RECOMMENDED ACTION

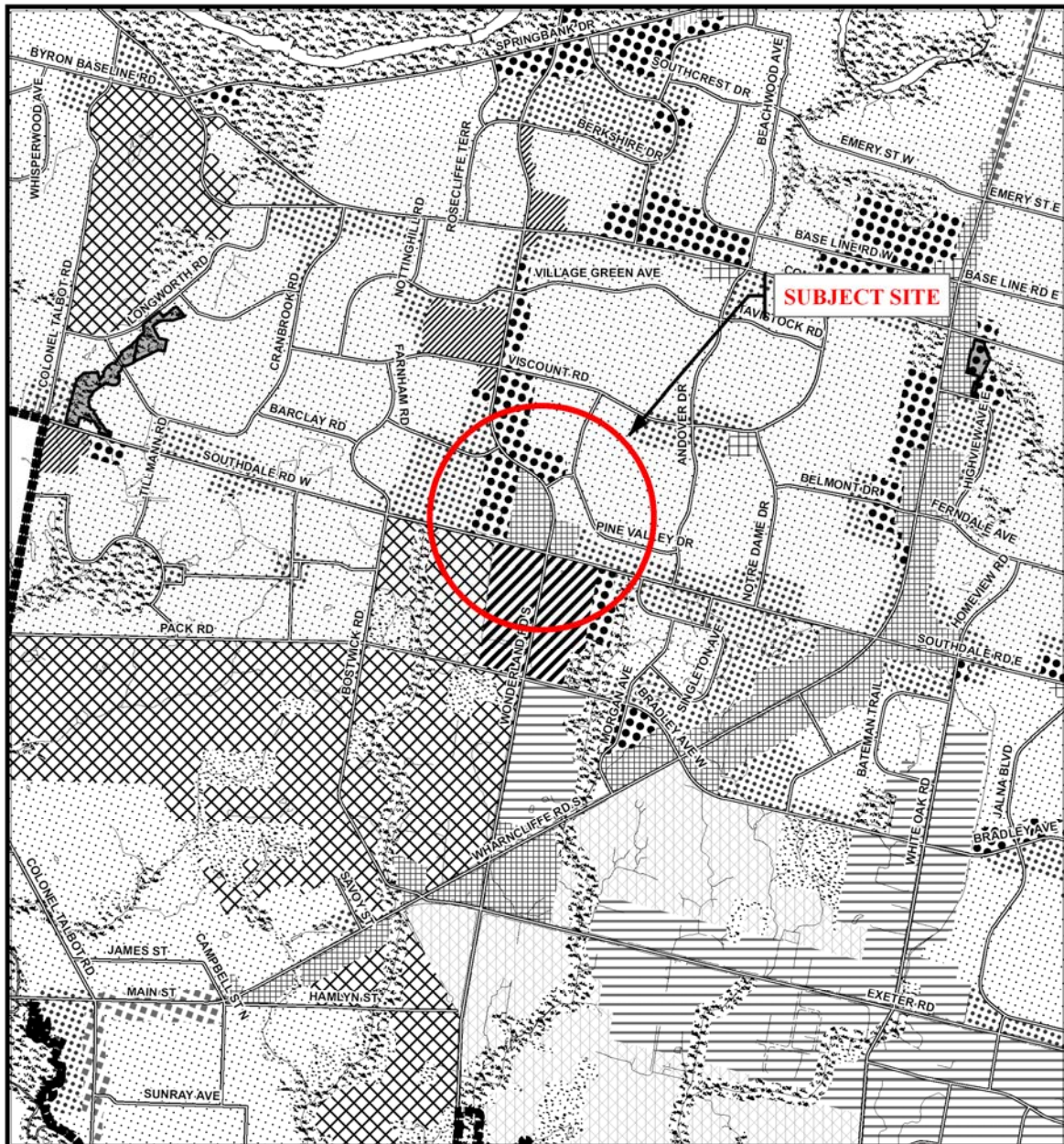
The purpose and effect of this zoning change is to rezone 1021 Wonderland Road South to add "financial institutions with accessory retail" and "medical/dental office" to the list of permitted uses.

RATIONALE

1. The recommended amendments are consistent with the polices of the Provincial Policy Statement (2005).
2. The recommended amendments are consistent with the policies of the Official Plan.
3. The subject lands are located along an arterial road where high traffic volumes are present and where services to the traveling public can be concentrated and supported.
4. The site is well served by London Transit with numerous routes located along Wonderland Road and Southdale Road.
5. The subject lands are of a size and shape to accommodate the proposal.

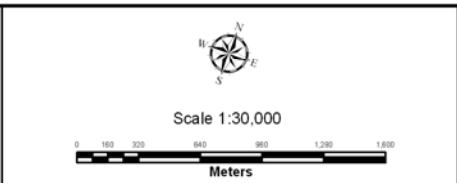
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Legend	
	Downtown Area
	Enclosed Regional Commercial Node
	New Format Regional Commercial Node
	Community Commercial Node
	Neighbourhood Commercial Node
	Main Street Commercial Corridor
	Auto-Oriented Commercial Corridor
	Multi-Family, High Density 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
	Areas Under Appeal

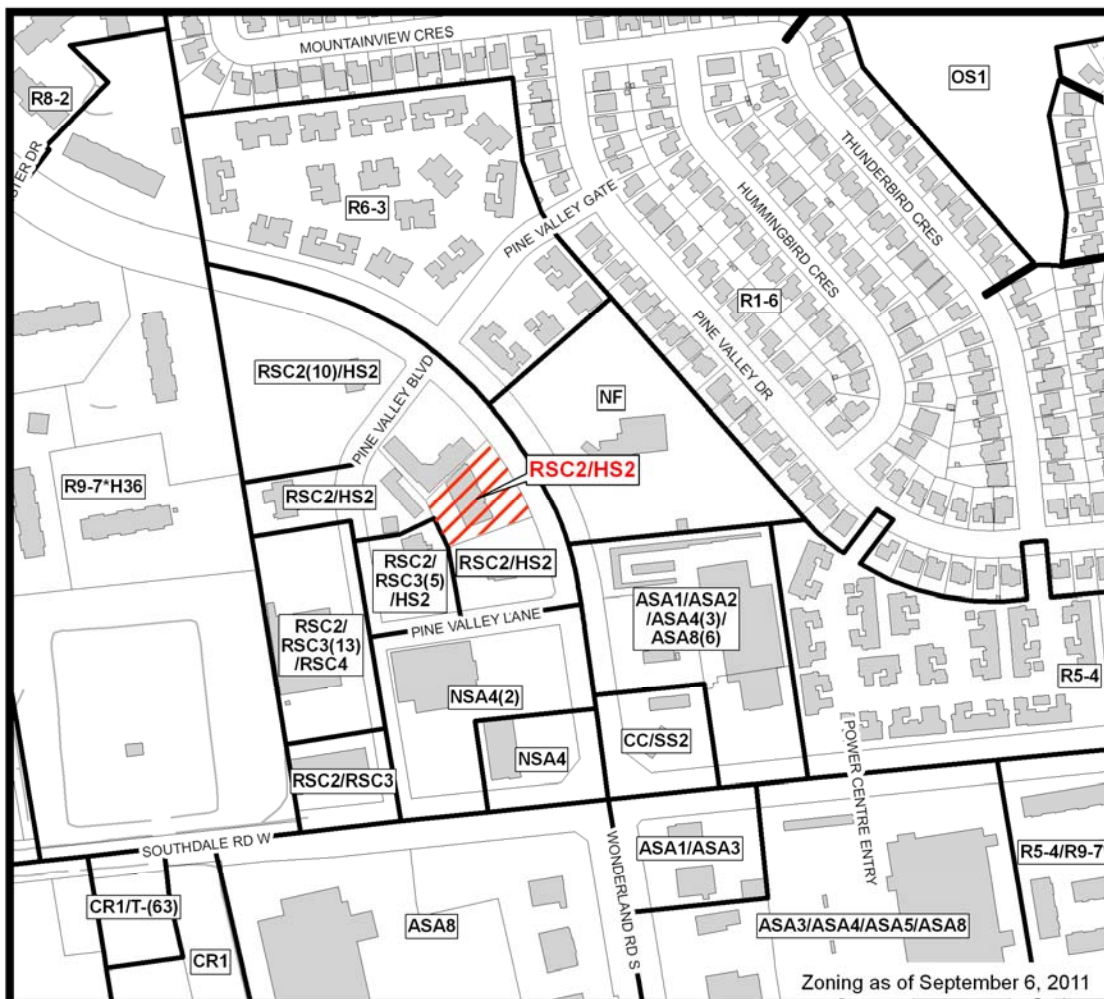
CITY OF LONDON
 Department of
 Planning and Development
 OFFICIAL PLAN SCHEDULE A
 - LANDUSE -
 PREPARED BY: Graphics and Information Services



FILE NUMBER: Z-7956
 PLANNER: NM
 TECHNICIAN: CK
 DATE: 2011 Oct 19

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Zoning as of September 6, 2011



COUNCIL APPROVED ZONING FOR THE SUBJECT SITE: RSC2/HS2

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

- R1 - SINGLE DETACHED DWELLINGS
- R2 - SINGLE AND TWO UNIT DWELLINGS
- R3 - SINGLE TO FOUR UNIT DWELLINGS
- R4 - STREET TOWNHOUSE
- R5 - CLUSTER TOWNHOUSE
- R6 - CLUSTER HOUSING ALL FORMS
- R7 - SENIOR'S HOUSING
- R8 - MEDIUM DENSITY/LOW RISE APTS.
- R9 - MEDIUM TO HIGH DENSITY APTS.
- R10 - HIGH DENSITY APARTMENTS
- R11 - LODGING HOUSE

- DA - DOWNTOWN AREA
- RSA - REGIONAL SHOPPING AREA
- CSA - COMMUNITY SHOPPING AREA
- NSA - NEIGHBOURHOOD SHOPPING AREA
- BDC - BUSINESS DISTRICT COMMERCIAL
- AC - ARTERIAL COMMERCIAL
- HS - HIGHWAY SERVICE COMMERCIAL
- RSC - RESTRICTED SERVICE COMMERCIAL
- CC - CONVENIENCE COMMERCIAL
- SS - AUTOMOBILE SERVICE STATION
- ASA - ASSOCIATED SHOPPING AREA COMMERCIAL

- OR - OFFICE/RESIDENTIAL
- OC - OFFICE CONVERSION
- RO - RESTRICTED OFFICE
- OF - OFFICE

- RF - REGIONAL FACILITY
- CF - COMMUNITY FACILITY
- NF - NEIGHBOURHOOD FACILITY
- HER - HERITAGE
- DC - DAY CARE

- OS - OPEN SPACE
- CR - COMMERCIAL RECREATION
- ER - ENVIRONMENTAL REVIEW

- OB - OFFICE BUSINESS PARK
- LI - LIGHT INDUSTRIAL
- GI - GENERAL INDUSTRIAL
- HI - HEAVY INDUSTRIAL
- EX - RESOURCE EXTRACTIVE
- UR - URBAN RESERVE

- AG - AGRICULTURAL
- AGC - AGRICULTURAL COMMERCIAL
- RRC - RURAL SETTLEMENT COMMERCIAL
- TGS - TEMPORARY GARDEN SUITE
- RT - RAIL TRANSPORTATION

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

2) ANNEXED AREA APPEALED AREAS

CITY OF LONDON
 PLANNING, ENVIRONMENTAL AND ENGINEERING SERVICES

ZONING BY-LAW NO. Z-1
SCHEDULE A

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

FILE NO: Z-7956	NM
MAP PREPARED: 2011/10/19	CK
1:4,500	
0 20 40 80 120 160 Meters	

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BACKGROUND

Date Application Accepted: August 18, 2011	Agent: Zelinka Priamo Limited
<p>REQUESTED ACTION: Possible amendment to change Zoning By-law Z.-1 FROM a Restricted Service Commercial (RSC2) /Highway Service Commercial (HS2) Zone which permits animal clinics, automotive rental establishments, pharmacies, dry cleaning, convenience stores, financial institutions and personal service establishments TO a Restricted Service Commercial Special Provision / Highway Service Commercial (RSC2())/HS2) Zone to add “financial institutions with accessory retail” and “medical/dental offices” to the list of permitted use.</p>	

<p>SITE CHARACTERISTICS:</p> <ul style="list-style-type: none"> • Current Land Use – Multi-unit neighbourhood shopping area • Frontage – 71.3 m² • Area – 3,830 m² • Shape - Irregular

<p>SURROUNDING LAND USES:</p> <ul style="list-style-type: none"> • North – Neighbourhood shopping area • South - Restaurant • East – Place of Worship • West - Automotive Repair

<p>OFFICIAL PLAN DESIGNATION: Auto Oriented Commercial Corridor(refer to map)</p> <p>Uses considered to be appropriate include hotels; motels; automotive uses and services; commercial recreation establishments; restaurants; sale of seasonal produce; building supply outlets and hardware stores; furniture and home furnishings stores; warehouse and wholesale outlets; nursery and garden stores; animal hospitals or boarding kennels; and other types of commercial uses that offer a service to the traveling public.</p> <p>The permitted secondary uses includes uses which serve employees of adjacent employment areas including eat-in restaurants; financial institutions; personal services; convenience commercial uses; a limited amount and range of retail uses; day care centres; medical and dental offices and clinics; and offices associated with wholesale warehouse or construction and trade outlets, and similar support offices may also be permitted in appropriate locations.</p>
<p>EXISTING ZONING: Restricted Service Commercial (RSC2) /Highway Service Commercial (HS2) (refer to map)</p> <p>The permitted uses include:</p> <p>Restricted Service Commercial (RSC2): Animal clinics, Automobile rental establishments, Automobile repair garages; Automobile sales and service establishments, Automobile supply stores, Automotive uses, restricted, Catalogue stores, Duplicating shops, Home and auto supply stores, Home improvement and furnishing stores, Repair and rental establishments, Service and repair establishments, Studios, Taxi establishments, Bulk beverage stores, Dry cleaning and laundry depots, Liquor, beer and wine stores, Pharmacies, Bulk sales establishment. Highway Service Commercial (HS2): Animal hospitals, Automotive uses, restricted, Convenience service establishments, Convenience stores, Duplicating shops, Financial institutions, Personal service establishments, Restaurants, Video rental establishments, Brewing on Premises Establishment, Automobile repair garages, Taxi establishments</p>

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PLANNING HISTORY

OZ-6151 – July 22, 2002 – 439 Southdale Road West / Commercial Area Policy Review.

SIGNIFICANT DEPARTMENT/AGENCY COMMENTS

PUBLIC LIAISON:	On August 25, 2011, 75 members of the public were notified. Notice of Application was also published in the “Living in the City” section of the London Free Press on August 26 th , 2011. A land use change sign was posted on the property.	Number of responses received: 2
Nature of Liaison: Possible amendment to Zoning By-law Z.-1 FROM a Restricted Service Commercial (RSC2) /Highway Service Commercial (HS2) Zone which permits animal clinics, automotive rental establishments, pharmacies, dry cleaning, convenience stores, financial institutions and personal service establishments TO a Restricted Service Commercial Special Provision / Highway Service Commercial (RSC2())/HS2) Zone to add “financial institutions with accessory retail” and “medical/dental offices” to the list of permitted use.		
Responses: Two members of the public responded. No concerns.		

Engineering Review (Environmental and Engineering Services Department)

No concerns.

Transportation Department (City of London)

“Transportation has reviewed the Z.-1 Zoning Bylaw amendment for 1021 Wonderland Road South and has no comment regarding this application. Should a site plan be required, internal driveway connections to the properties to the north and south to consolidate accesses along Wonderland Road will be requested.”

Stormwater Management Unit (City of London)

No comment.

Urban Forestry (City of London)

No comment.

Bell Canada

“We have no conditions/objections to the application. If there are any conflicts with existing Bell Canada facilities or easements, the Owner/Developer shall be responsible for re-arrangements or relocations”.

London Hydro

“London Hydro has no objection to this proposal”

ANALYSIS

The subject site is located on the southwest corner of Wonderland Road South and Pine Valley Boulevard. The property is approximately 0.38 ha (0.95 acres) in size with a frontage of approximately 71.3 meters along Wonderland Road. The subject lands currently contain a 95.1 m² (10,238 ft²) mixed use, multi-tenant plaza with 56 associated parking spaces.

Proposal

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Currently, are two vacant units within the existing commercial plaza (formerly Blockbuster Store). A financial institution with accessory retail (ex. cheque cashing outlet) is being proposed to be located within the vacant 373.5 m² (4,020 ft²) space and a hearing testing facility is being proposed in the second vacant 152.7 m² (1,644 ft²) unit. No changes to the exterior of the building or site are being proposed.



Provincial Policy Statement

The *Provincial Policy Statement, 2005* (PPS) provides policy direction on matters of provincial interest related to land use planning and development. It is intended to be read in its entirety and the relevant policies are to be applied in each situation. As it relates to this application, the PPS provides some direction to this matter.

Section 1.1.1(2) of the Provincial Policy Statement provides that “accommodating an appropriate range and mix of residential, employment (including industrial, commercial and institutional uses), recreational and open space to meet the long-term needs” helps to sustain healthy, livable and safe communities.

Section 1.1.3.2 indicates that Land use patterns within *settlement areas* shall be based on: densities and a mix of land uses which:

- (a) 1. efficiently use land and resources;
- 2. are appropriate for, and efficiently use, the *infrastructure* and *public service facilities* which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion; and
- 3. minimize negative impacts to air quality and climate change, and promote energy efficiency.
- (b) a range of uses and opportunities for *intensification* and *redevelopment* in accordance with the criteria in policy 1.1.3.3.

Section 1.1.3.3 states that Planning authorities shall identify and promote opportunities for intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs.

The proposal subject of this application is consistent with these policies.

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Official Plan

The Official Plan contains Council’s objectives and policies to guide the short-term and long-term physical development of the municipality. The policies promote orderly urban growth and compatibility among land uses. While the objectives and policies in the Official Plan primarily relate to the physical development of the municipality, they also have regard for social, economic and environmental matters.

The subject site is currently designated Auto Oriented Commercial Corridor in the Official Plan. Areas designated Auto-Oriented Commercial Corridor provide locations for a broad range of commercial uses that, for the most part, are not suited to locations within Commercial Nodes or Main Street Commercial Corridors because of their building form, site area, access or exposure requirements. Generally, permitted uses cater to vehicular traffic and single purpose shopping trips. Depending on the nature of the use, customers are drawn from passing traffic or a wide-ranging market area

Commercial Land Use Designations

Commercial land use designations provide the primary location for retail and service commercial land uses. They provide for the orderly development and distribution of commercial uses consistent with the objectives of the Official Plan.

It is intended that the development and use of areas in Commercial designations such as Auto Oriented Commercial Corridor (Section 4.2.1) have regard for, and:

- i) Promote the orderly distribution and development of commercial uses to satisfy the shopping and service needs of residents and shoppers;
- ii) Minimize the impact of commercial development on adjacent land uses and on the traffic-carrying capacity of adjacent roads;
- iii) Provide sufficient land at appropriate locations to meet the need for new commercial development; and,
- iv) Encourage intensification and redevelopment in existing commercial areas within the built-up area of the City to meet commercial needs, to make better use of existing City infrastructure and to strengthen the vitality of these areas.

Planning Objectives (4.2.2.1)

- i) Promote the grouping of service commercial uses into integrated forms of development that have common access points and parking facilities.
- ii) Encourage infilling and consolidation of permitted areas within the existing limits of commercial corridor developments.

Function (4.2.2.3)

The Auto-Oriented Commercial Corridor designation is applied to areas along arterial roads that typically consist of a mix of retail, auto and commercial uses, office and remnant residential uses. The intent of the policies is to promote the clustering of similar service commercial uses having similar functional characteristics and requirements, and to avoid the extension of strip commercial development. The form of development is oriented toward automobiles and vehicular traffic and serves both a local and broader market area.

Permitted Uses (4.4.2.4)

Areas designated Auto-Oriented Commercial Corridor are primarily intended for commercial uses that cater to the commercial needs of the traveling public. Types of service commercial uses that generate significant amounts of traffic and draw patrons from a wide area may also be located within these areas.

Uses considered to be appropriate include hotels; motels; automotive uses and services; commercial recreation establishments; restaurants; sale of seasonal produce; building supply

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outlets and hardware stores; furniture and home furnishings stores; warehouse and wholesale outlets; nursery and garden stores; animal hospitals or boarding kennels; and other types of commercial uses that offer a service to the traveling public.

Secondary uses which serve employees of adjacent employment areas including eat-in restaurants; financial institutions; personal services; convenience commercial uses; a limited amount and range of retail uses; day care centres; *medical and dental offices and clinics*; and offices associated with wholesale warehouse or construction and trade outlets, and similar support offices may also be permitted in appropriate locations.

The recommended amendment to expand the range of uses on the subject site conforms to the intent of the Official Plan and is consistent with the listed range of permitted uses.

Location (4.4.2.5)

The Auto-Oriented Commercial Corridor designation will be applied to areas along arterial roads where high traffic volumes are present and where services to the traveling public can be concentrated and supported. The designation shall include lands of suitable depth, size and accessibility to accommodate the permitted uses and shall be on lands separated from existing or planned residential development or other sensitive land uses by physical barriers, intervening land uses or buffer and setback provisions that are sufficient to offset potential nuisance impacts.

The location of the “medical/dental office” and “financial institution with accessory retail” use is consistent with the intent of the Official Plan policy criteria. The subject site is along an arterial road and is adequate in size and depth.

Form (4.4.2.6)

The development of new permitted uses within the designation may take the form of infilling, redevelopment or the conversion of existing structures. Auto-Oriented Commercial Corridors vary considerably in their mix of existing uses, lot sizes and scale of development.

The applicant is not proposing to alter the form of the existing building.

Office Buildings (4.4.2.6.7)

The height and scale of office buildings in the designation shall be limited through regulations in the Zoning By-law to a size which is compatible with surrounding land uses and which does not exceed a neighbourhood scale of development, approximately 2000m² in size. The Zoning By-law will limit floor areas for individual office uses in keeping with the intent that large office uses be located within the Downtown or Office Area designations

The existing building will be retained for a medical/dental office (152.7 m²) and a financial institution with accessory retail (373.5 m²). The applicant has not proposed any additions to the building. The existing building on the subject site is smaller in comparison to the surrounding buildings.

Zoning By-law

The current zoning is Restricted Service Commercial (RSC2) /Highway Service Commercial (HS2) Zone which permits animal clinics, automotive rental establishments, pharmacies, dry cleaning, convenience stores, financial institutions and personal service establishments. The requested zoning is a Restricted Service Commercial Special Provision / Highway Service Commercial (RSC2())/HS2) Zone to add “financial institutions with accessory retail” and “medical/dental offices” to the list of permitted uses

The “medical/dental office” use is permitted within the Restricted Service Commercial (RSC3) Zone. The proposed amendment will allow the addition of the “medical/dental office” and

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“financial institution with accessory retail” use to the list of permitted uses under the Restricted Service Commercial (RSC2) Zone.

Planning Impact Analysis

Planning Impact Analysis will be used to evaluate applications for an Official Plan amendment and/or Zoning By-law amendment, to determine the appropriateness of a proposed change in land use, and to identify ways of reducing any adverse impacts on surrounding land uses. Planning Impact Analysis is intended to document the criteria reviewed by municipal staff through the application review process to assess an application for change. Depending upon the situation, other criteria may also be considered.

Proposals for changes in the use of land which require the application of Planning Impact Analysis will be evaluated on the basis of criteria relevant to the proposed change and identify ways of reducing any adverse impacts on surrounding land uses. Other criteria may be considered through the Planning Impact Analysis to assist in the evaluation of the proposed change. The criteria considered include the following:

- i) the policies contained in the Section relating to the requested designation;

Secondary uses under the Auto Oriented Commercial Corridor designation include ‘medical and dental offices’ and ‘financial institutions with accessory retail’.

- ii) 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;

The proposed uses are compatible with the surrounding land uses which are a neighbourhood shopping area, place of worship, a restaurant and automotive uses. The proposed uses could serve the neighboring business and residents. The addition of these specific types of offices can service the traveling public and fits the intent of the Auto Oriented Commercial Corridor designation.

- iii) 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 uses;

The subject lands are of a size and shape to accommodate the proposal. The application is not required to go through the Site Plan Approval process as no external renovations or additions have been proposed.

- iv) the potential traffic generated by the proposed change, considering the most intense land uses that could be permitted by such a change, and the likely impact of this additional traffic on City streets, pedestrian and vehicular safety, and on surrounding properties;

The City of London Environmental Engineering Review Division does not have any concerns with the proposed amendment to add the ‘medical and dental offices’ and ‘financial institutions with accessory retail’.

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

The applicant is not proposing any external changes to the building. The subject lands are of a size and shape to accommodate the proposal.

- vi) 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;

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The City of London Transportation Department has no concerns with the amendment to add the ‘medical and dental offices’ and ‘financial institutions with accessory retail’ use.

ix) the exterior design in terms of bulk, scale, and layout of buildings, and the integration of these uses with present and future land uses in the area and its conformity with the City’s commercial urban design guidelines;

The applicant will be utilizing the existing building for the medical and dental offices and financial institutions with accessory retail uses.

x) the potential impact of the proposed development on surrounding natural features and heritage resources;

There are no natural features surrounding the subject lands.

CONCLUSION

The addition of the *medical and dental offices and financial institutions with accessory retail use* will permit the orderly distribution and development of commercial uses to satisfy the shopping and service needs of residents and shoppers. This recommended amendment fits the intent of the area and is a reasonable extension of offices that are permitted designation.

PREPARED BY:	SUBMITTED BY:
NICOLE MUSICCO – PLANNER II COMMUNITY PLANNING AND URBAN DESIGN	JIM YANCHULA, MCIP, RPP MANAGER OF COMMUNITY PLANNING AND URBAN DESIGN
RECOMMENDED BY:	
JOHN M. FLEMING, MCIP, RPP DIRECTOR OF LAND USE PLANNING & CITY PLANNER	

October 31, 2011
/nm

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Responses to Public Liaison Letter and Publication in “Living in the City”

TELEPHONE

Date	Name and Address	Comments
September 12, 2011	Subway Sandwiches, 1021 Wonderland Road S.	No Objection.
September 23, 2011	Dina Mansour, Hollywood Tan, 1021 Wonderland Road S.	No Objection.

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Bill No. (number to be inserted by Clerk's Office)
2011

By-law No. Z.-1-_____

A by-law to amend By-law No. Z.-1 to rezone an area of land located 1021 Wonderland Road South

WHEREAS 2004145 Ontario Limited have applied to rezone an area of land located at 1021 Wonderland Road South, as shown on the map attached to this by-law, as set out below;

AND WHEREAS this rezoning conforms to the Official Plan

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

Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to lands located at 1021 Wonderland Road South, as shown on the attached map comprising of Key Map 128, **from** a Restricted Service Commercial (RSC2) /Highway Service Commercial (HS2) Zone **to** a Restricted Service Commercial Special Provision / Highway Service Commercial (RSC2())/HS2) Zone to add "financial institutions with accessory retail" and "medical/dental offices" to the list of permitted uses..

- 1) Section Number 28.4 of the Restricted Service Commercial Zone to By-law No. Z.-1 is amended by adding the following Special Provision:

28.4 RSC2() 1021 Wonderland Road South

- a) Addition Permitted Uses(s)
 - i) Financial institutions with accessory retail
 - ii) Office, medical/dental

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 subsection 34(21) of the *Planning Act, R.S.O. 1990, c. P.13*, either upon the date of the passage of this by-law or as otherwise provided by the said subsection.

PASSED in Open Council on November 21, 2011

Joe Fontana
Mayor

Catharine Saunders
City Clerk

First Reading - November 21, 2011
Second Reading - November 21, 2011
Third Reading - November 21, 201

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Bibliography of Information and Materials (Z-7956)

Request for Approval:

City of London Zoning By-law Amendment Application Form, completed by M. Doornbosch August 22, 2011.

Reference Documents:

City of London. *Official Plan*, June 19, 1989, as amended.

City of London. *Zoning By-law No. Z.-1*, May 21, 1991, as amended.

Ontario. Ministry of Municipal Affairs and Housing. *Provincial Policy Statement*, March 01, 2005.

City of London, Notice of Application, August 25, 2011

City of London, Living in the City – August 27, 2011

City of London, Notice of Public Meeting, October 27, 2011

City of London, Living in the City - Saturday October 29, 2011

Correspondence: (all located in City of London File No. Z-7956 unless otherwise stated)

City of London

N. Musicco and M. Doornbosch (Various emails – August 2011-September 2011).

Memo to N. Musicco from EESD (J. Graham) – October 19, 2011

Email to N. Musicco from Transportation - A. Couvillon – September 27, 2011

Email to N. Musicco from Stormwater (A. Galloway) – September 2, 2011

Memo to N. Musicco from Urban Forestry (R. Postma) – August 29, 2011

External

Memo to N. Musicco from John La Chapelle (Bell Canada) – September 7, 2011

London Hydro (Dave Dalrymple) Memo to N. Musicco – September 7, 2011