

## 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:** Application By: Wonderland Business Centre Inc. and Old  
Oak Properties  
3392 Wonderland Road South  
Removal of Holding Provision h-17

**Meeting on:** April 19, 2021

## Recommendation

That, on the recommendation of the Director, Development Services, based on the application of Wonderland Business Centre Inc. and Old Oak Properties relating to the properties located at 3392 Wonderland Road South, the attached proposed by-law **BE INTRODUCED** at the Municipal Council meeting on May 4, 2021 to amend Zoning By-law No. Z.-1 in conformity with the Official Plan to change the zoning of 3392 Wonderland Road South **FROM** a Holding Light Industrial (h-17\*LI1\*LI7) Zone **TO** a Light Industrial (LI1\*LI7) Zone to remove the h-17 holding provision.

## Executive Summary

### Purpose and the Effect of Recommended Action

The purpose and effect of this zoning change is to remove the h-17 holding provision so that the existing and future development of industrial uses can proceed in accordance with the approved zoning.

### Rationale of Recommended Action

1. The removal of the holding provision will allow for development in conformity with the Zoning By-law.
2. Development Services Engineering has confirmed services are available for this site. Full municipal sanitary sewer and water services are available to service this site. Therefore, the h-17 holding provision is no longer required.

## Linkage to the Corporate Strategic Plan

Building a Sustainable City - London's growth and development is well planned and sustainable over the long term.

## Analysis

### 1.0 Background Information

The lands are designated Enterprise, Multi-Family Medium Density Residential through the South West Area Plan as mended by the OMB in April 2014 and updated in December 2019.

#### 1.1 Previous Reports Related to this Matter

**April 26, 2010** - Planning and Environment Committee –The Southwest London Area Plan (SWAP) - to provide a comprehensive land use plan, servicing requirements and a phasing strategy for future development within the Urban Growth Area south of Southdale Road (O-7609).

## **1.2 Planning History**

The lands were designated Enterprise, Multi-Family Medium Density Residential and Open Space through the Southwest London Area Plan (SWAP) process. On November 20, 2012, Municipal Council passed By-Law No. C.P.-1284-(st)-331 to approve Official Plan Amendment 541. On April 29, 2014, the Ontario Municipal Board (OMB) issued its Decision. The outcome of the decision, and the amendments approved.

## **1.3 Property Description**

The subject lands are located on the east side of Wonderland Road South, southwest of Wharncliffe Road South and south of Bradley Avenue West. This section Wonderland Road South is classified as an Urban Throughfare in The London Plan and an Arterial Road in the 1989 Official Plan. The subject lands are occupied by eight (8) light industrial and commercial buildings. The removal of the h-17 would permit the existing light industrial and commercial uses as well as future development on the lands.

## **1.4 Current Planning Information (see more detail in Appendix C)**

- The London Plan Place Type – Shopping Area, Neighbourhoods and Green Space Place Type
- 1989 Official Plan Designation – Enterprise, Multi-Family Medium Density Residential and Open Space
- Existing Zoning – Holding Light Industrial (h-17\*LI1\*LI7) Zone

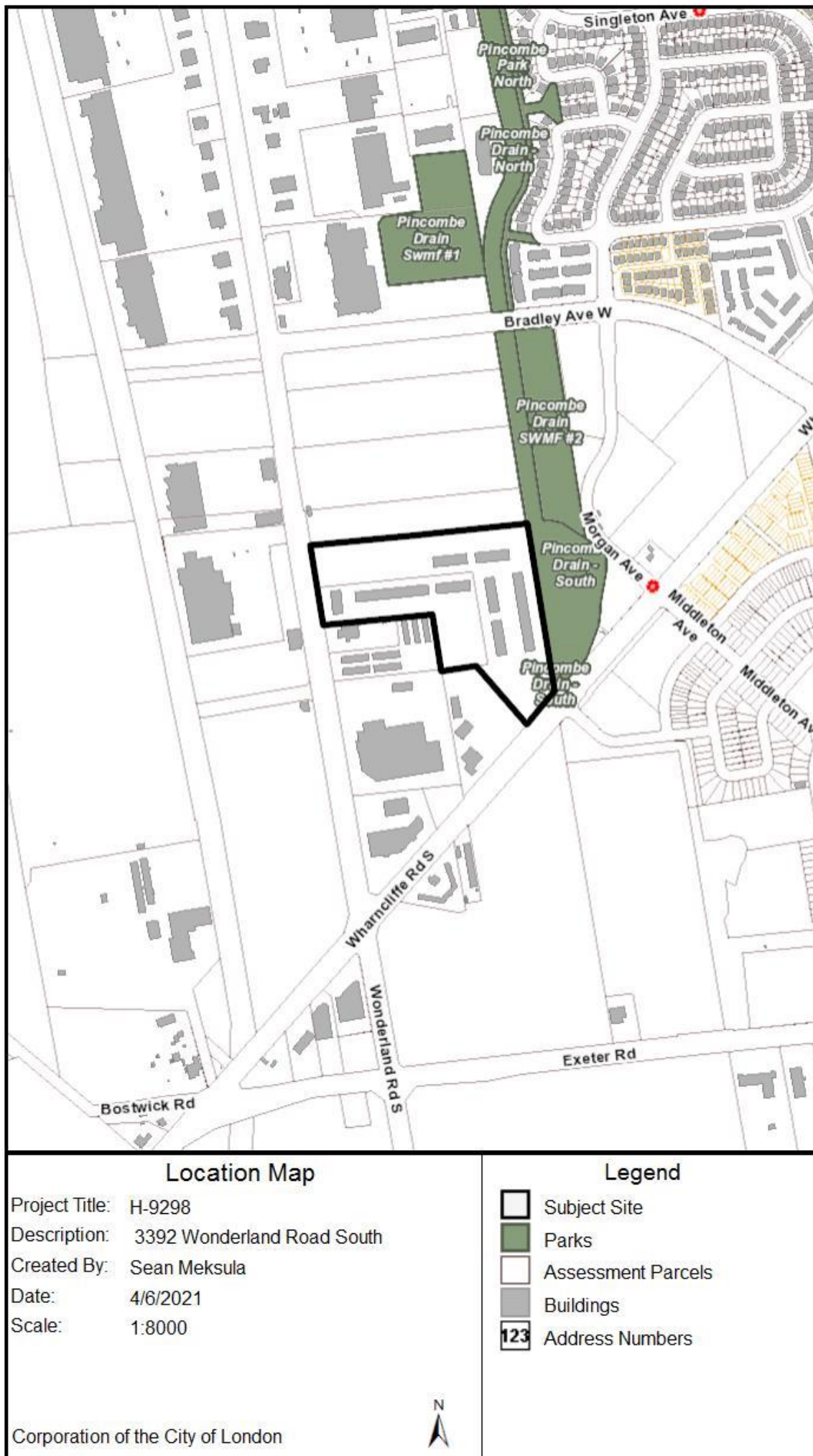
## **1.5 Site Characteristics**

- Current Land Use – Vacant
- Frontage – 146 metres on Wonderland Road South and 75 metres on Wharncliffe Road South
- Depth – 387 metres
- Area – 96,570m<sup>2</sup>
- Shape – Irregular

## **1.6 Surrounding Land Uses**

- North – Vacant
- East – Open Space
- South – Light Industrial and Commercial
- West – Commercial

1.7 Location Map



## 2.0 Discussion and Considerations

The purpose of this amendment application is to remove the h-17 holding provision from these lands. This provision requires that full municipal sanitary sewer and water services are available to service the site. The removal of the h-17 holding provision at 3392 Wonderland Road South will allow the existing light industrial and commercial uses as well as future development on the lands.

### 2.2 Community Engagement (see more detail in Appendix B)

On February 4, 2021 a notice of the application was published in the Public Notices and Bidding Opportunities section of The Londoner. No comments were received in response to the Notice of Application.

### 2.3 Policy Context (see more detail in Appendix C)

*The Planning Act* permits the use of holding provisions to restrict future uses until conditions for removing the holding provision are met. To use this tool, a municipality must have approved Official Plan policies related to its use, a municipal council must pass a zoning by-law with holding provisions, an application must be made to council for an amendment to the by-law to remove the holding symbol, and council must make a decision on the application within 150 days to remove the holding provision(s).

The London Plan and the 1989 Official Plan contain policies with respect to holding provisions, the process, notification and removal procedures.

## 3.0 Financial Impact/Considerations

Through the completion of the works associated with this application fees, development charges and taxes will be collected. There are no direct financial expenditures associated with this application.

## 4.0 Key Issues and Considerations

### Why is it Appropriate to remove this Holding Provision?

#### **h-17 Holding Provision**

The h-17 holding provision states that:

*“h-17 Purpose: To ensure the orderly development of lands and the adequate provision of municipal services, the “h-17” symbol shall not be deleted until full municipal sanitary sewer and water services are available to service the site.*

The h-17 holding provision requires that full municipal sanitary sewer and water service systems are available for these lands. Sanitary services were installed along Wonderland Road South in 2020 and a municipal watermain is present. Development Services Engineering has confirmed services are available for this site. Also, through the Site Plan Approval (SPA21-021) process, the accepted plans and Development Agreement for this site will include provisions to ensure that a connection to the existing water and sanitary systems in the immediate area is required. This satisfies the requirement for removal of the “h-17” holding provision.

More information and detail about public feedback and zoning is available in Appendix B & C.

## Conclusion

It is appropriate to remove the h-17 holding provision from the subject lands at this time as full municipal sanitary and water services are available. Also, the development agreement will include provisions to ensure that a connection to services is required.

**Prepared by:** Sean Meksula, MCIP, RPP  
Senior Planner, 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

cc: Matt Feldberg, Manager, Development Services (Subdivisions)  
cc: Bruce Page, Manager, Development Services (Subdivisions)  
cc: Peter Kavcic, Manager, Development Services (Subdivisions)

SM/sm

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## Appendix A

Bill No. (Number to be inserted by Clerk's Office)  
2021

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

A by-law to amend By-law No. Z.-1 to remove holding provision from the zoning for lands located at 3392 Wonderland Road South.

WHEREAS S.E.M. Construction have applied to remove the holding provision from the zoning for the lands located at 3392 Wonderland Road South, as shown on the map attached to this by-law, as set out below;

AND WHEREAS it is deemed appropriate to remove the holding provision from the zoning of the said land;

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 the lands located at 3392 Wonderland Road South, as shown on the attached map comprising part of Key Map No. 111, to remove the h-17 holding provision so that the zoning of the lands as a Light Industrial Zone comes into effect.
2. This By-law shall come into force and effect on the date of passage.

PASSED in Open Council on May 4, 2021

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading - May 4, 2021  
Second Reading - May 4, 2021  
Third Reading - May 4, 2021

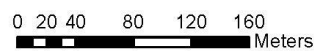
AMENDMENT TO SCHEDULE "A" (BY-LAW NO. Z-1)



File Number: H-9298  
 Planner: SM  
 Date Prepared: 2021/01/22  
 Technician: rc  
 By-Law No: Z-1-

SUBJECT SITE 

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## Appendix B – Public Engagement

### Community Engagement

**Public liaison:** Notice of the application was published in the Londoner on February 4, 2021

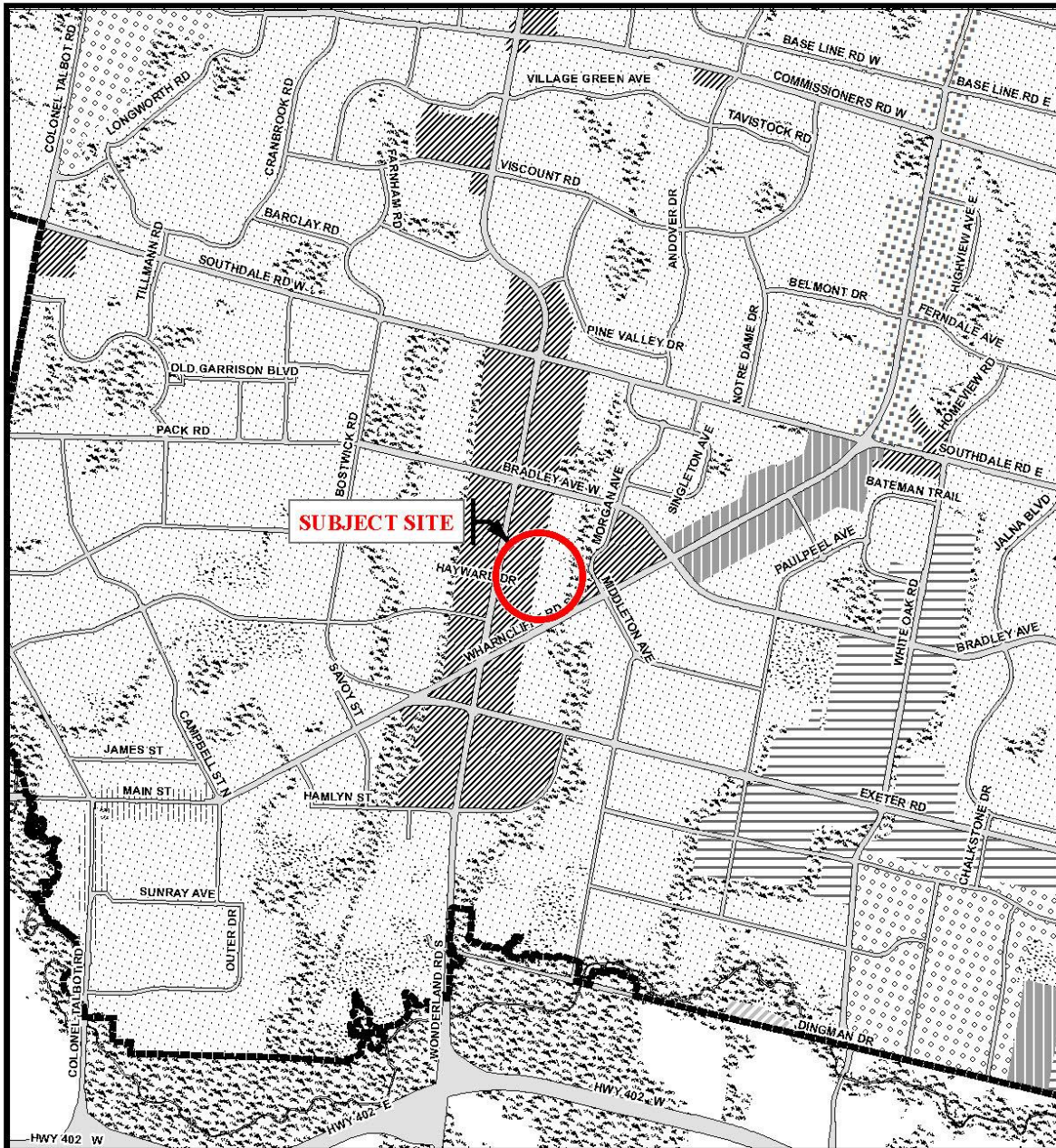
0 replies were received

**Nature of Liaison:** Possible change to Zoning By-law Z.-1 by deleting the Holding h-17 Provision from the subject lands. The removal of the holding provision is contingent on: full municipal sanitary sewer and water services are available to service the site. Council will consider removing the holding provision as it applies to these lands no earlier than March 1, 2021.



**Appendix C – Relevant Background**

**London Plan Excerpt**



**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



Scale 1:30,000



**File Number:** H-9298

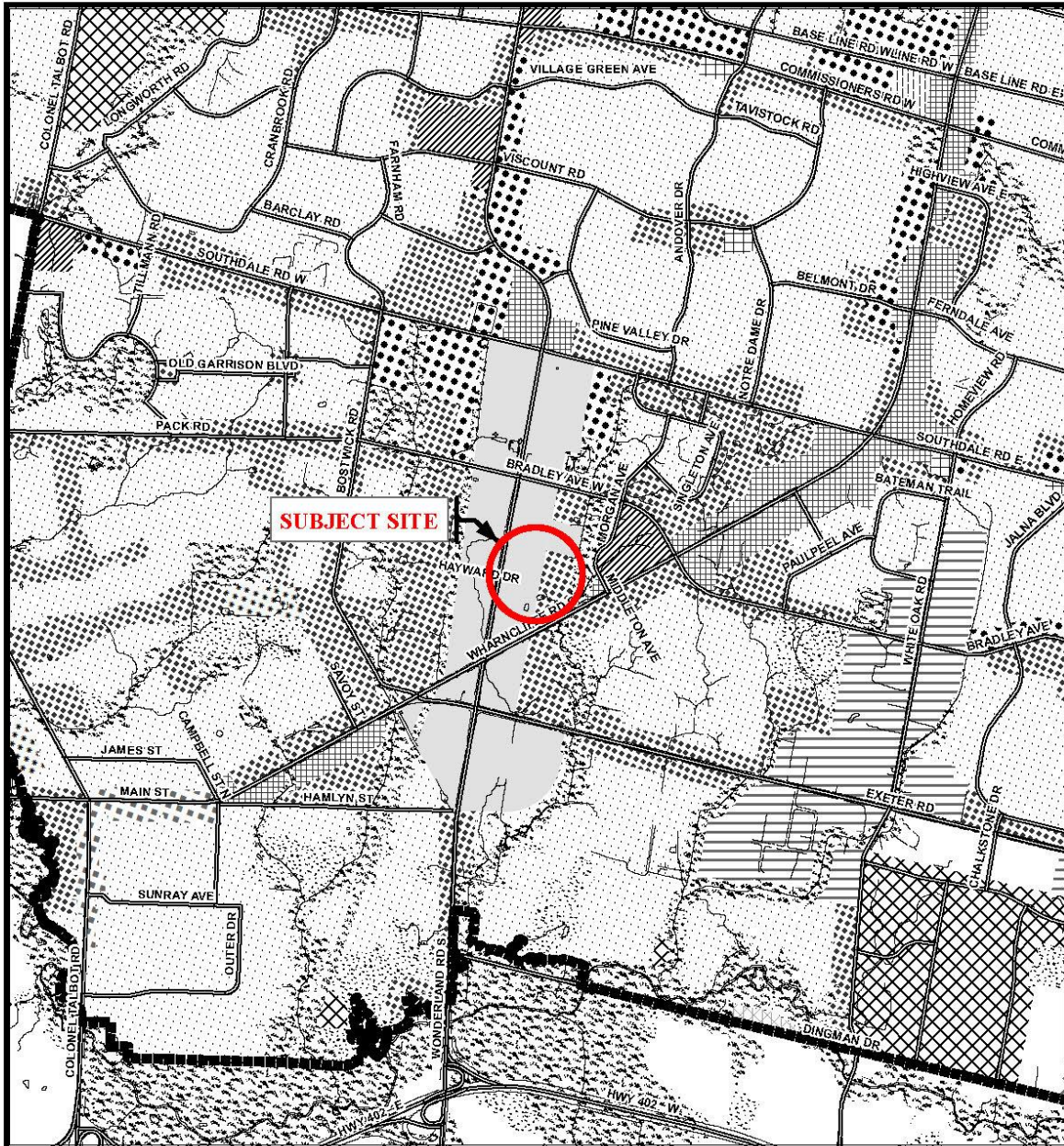
**Planner:** SM

**Technician:** RC

**Date:** January 22, 2021

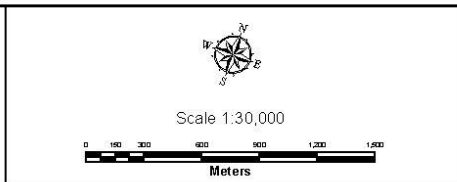


1989 Official Plan Excerpt



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
	Enterprise

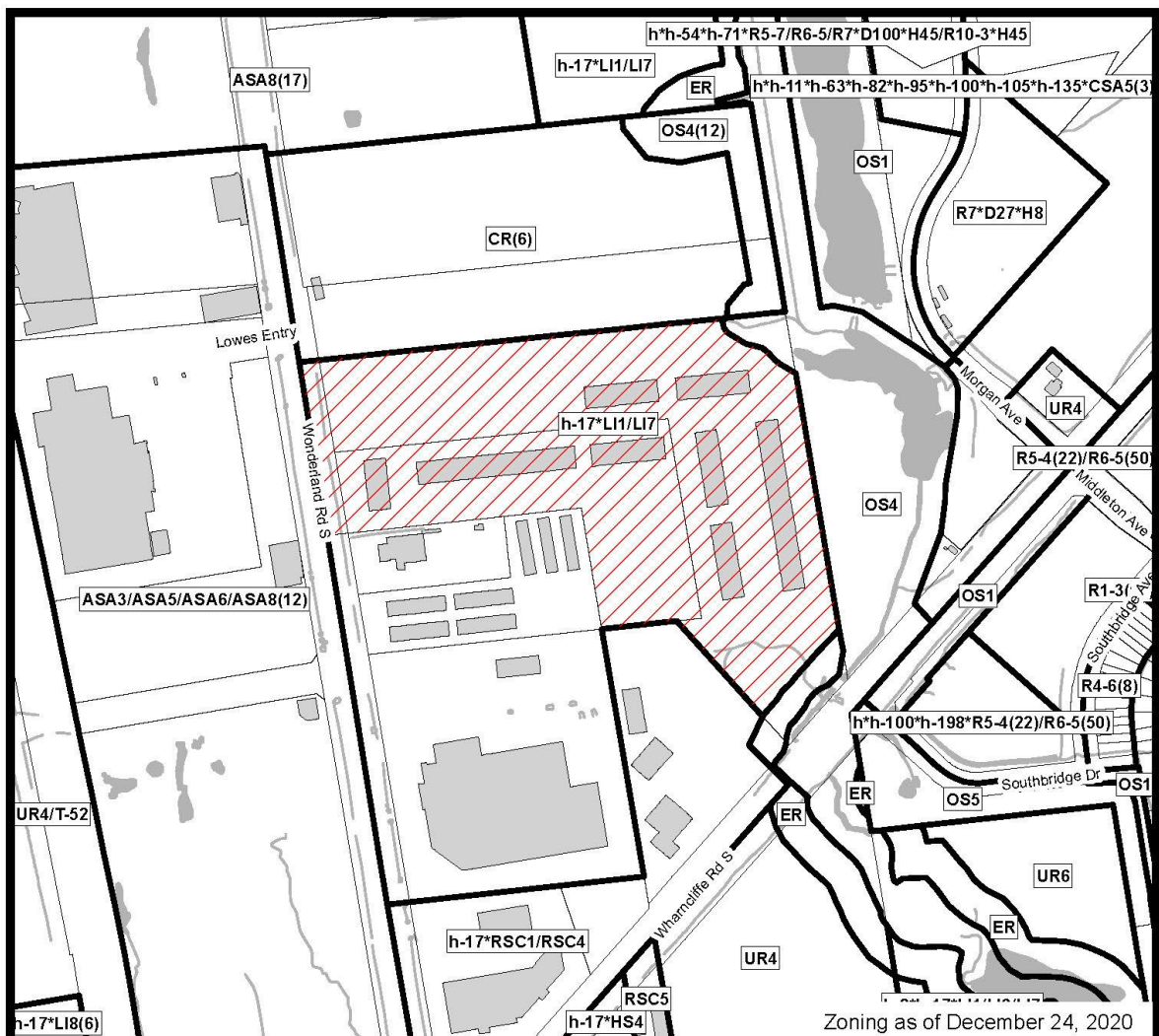
**CITY OF LONDON**  
 Department of  
 Planning and Development  
 OFFICIAL PLAN SCHEDULE A  
 - LANDUSE -  
 PREPARED BY: Graphics and Information Services



FILE NUMBER: H-9298  
 PLANNER: SM  
 TECHNICIAN: RC  
 DATE: 2021/01/22



Existing Zoning Map



**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

- "h" - 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:

H-9298

SM

MAP PREPARED:

2021/01/22

rc

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0 25 50 100 150 200

Meters