

Report to Planning and Environment Committee

To: Chair and Members
Planning & Environment Committee

From: George Kotsifas P. Eng.,
Deputy City Manager, Planning and Economic Development

Subject: 755-785 Wonderland Road South
Public Participation Meeting

Date: January 31, 2022

Recommendation

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the applications of the Corporation of the City of London and McCorr Management (East) Inc. relating to the property located at 755-785 Wonderland Road South:

- (a) the proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting on February 15, 2022 to amend the Official Plan (1989) by **ADDING** a policy to section 10.1.3 – Policies for Specific Areas;
- (b) the proposed by-law attached hereto as Appendix "B" **BE INTRODUCED** at the Municipal Council meeting February 15, 2022 to amend Zoning By-law No. Z.-1, in conformity with the Official Plan, as amended in part (a) above, to change the zoning of the subject property **FROM** a Regional Shopping Area Special Provision (RSA2(2)) Zone **TO** a Regional Shopping Area Special Provision (RSA2(_)) Zone.

Executive Summary

Summary of Request

The Corporation of the City of London has requested to amend the 1989 Official Plan to add a Chapter 10 Specific Area Policy to permit service uses. The owner has requested to rezone the subject site to a new Regional Shopping Area Special Provision (RSA2(_)) Zone to add Kennel as an additional permitted use.

Purpose and Effect of Recommended Action

The purpose and effect of the recommended action is to align the 1989 Official Plan policies with The London Plan policies that will apply to the site, and to add Kennel to the existing range of permitted uses.

Rationale of Recommended Action

1. The recommended amendment is consistent with the Provincial Policy Statement, 2020;
2. The recommended amendment conforms to the in-force policies of the 1989 Official Plan, including but not limited to the criteria for Specific Area Policies and Planning Impact Analysis;
3. The recommended amendment conforms to the in-force policies of The London Plan, including but not limited to the Key Directions and Shopping Area Place Type;
4. The recommended amendment would permit a new use that is appropriate within the surrounding context ;
5. The recommended amendment would repurpose existing vacant and underutilized building stock and would provide convenient access to services for dog owners in the urban area of the city, thereby reducing the length and number of vehicle trips.

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

1.1 Previous Reports Related to this Matter

Z-7885: May 16, 2011 – Report to Built and Natural Environment Committee: request for a Zoning By-law Amendment at 785 Wonderland Road South

Z-9356: September 20, 2021 – Report to Planning and Environment Committee: request for a Zoning By-law Amendment at 755-785 Wonderland Road South

1.2 Planning History

In 2011, the subject site was rezoned from a Regional Shopping Area (RSA2) Zone to the current Regional Shopping Area Special Provision (RSA2(2)) Zone to permit a 2,020 square metre commercial school (Z-7885). More recently in 2021, a Zoning By-law Amendment was requested to add Business Service Establishment as an additional permitted use to the existing zone to allow a proposed call centre (Z-9356). Staff recommended the request be refused at the September 20, 2021 Planning and Environment Committee (PEC) meeting. The application was referred back to staff to facilitate further discussions with the applicant and will be brought back for consideration at a future PEC meeting.

1.3 Property Description

The subject lands are located on the west side of Wonderland Road South between Village Green Avenue and Viscount Road in the Westmount Planning District. There is an existing two-storey enclosed shopping centre, known as Westmount Mall, with a range of existing uses including: retail, office, a gym, and a movie theatre. The shopping centre was built in the 1980’s and has been added to and modified multiple times since its initial construction. The adjacent parcel, municipally addressed as 775-805 Wonderland Road South, is developed with three commercial retail units (CRUs) and is currently in the same ownership.

The existing mall building, excluding the movie theatre and adjacent CRUs, has a gross floor area of approximately 49,373 square metres (531,464 square feet) and a gross leasable floor area of approximately 41,847 square metres (450,448 square metres). Over time, the mall has experienced a number of vacancies as the retail market changed and former retail tenants relocated to other commercial areas. The existing ground floor of the mall is occupied by some retail uses and the City of London Social Services satellite office. The second floor is entirely comprised of offices (medical/dental, professional, service etc.), however a number of vacancies exist on both floors. Approximately 37% of the mall is currently vacant.



Figure 1: Subject site (view from Wonderland Road South)

1.4 Current Planning Information (see more detail in Appendix D)

- The London Plan Place Type – Shopping Area
- Official Plan Designation – Community Commercial Node
- Existing Zoning – Regional Shopping Area Special Provision (RSA2(2)) Zone

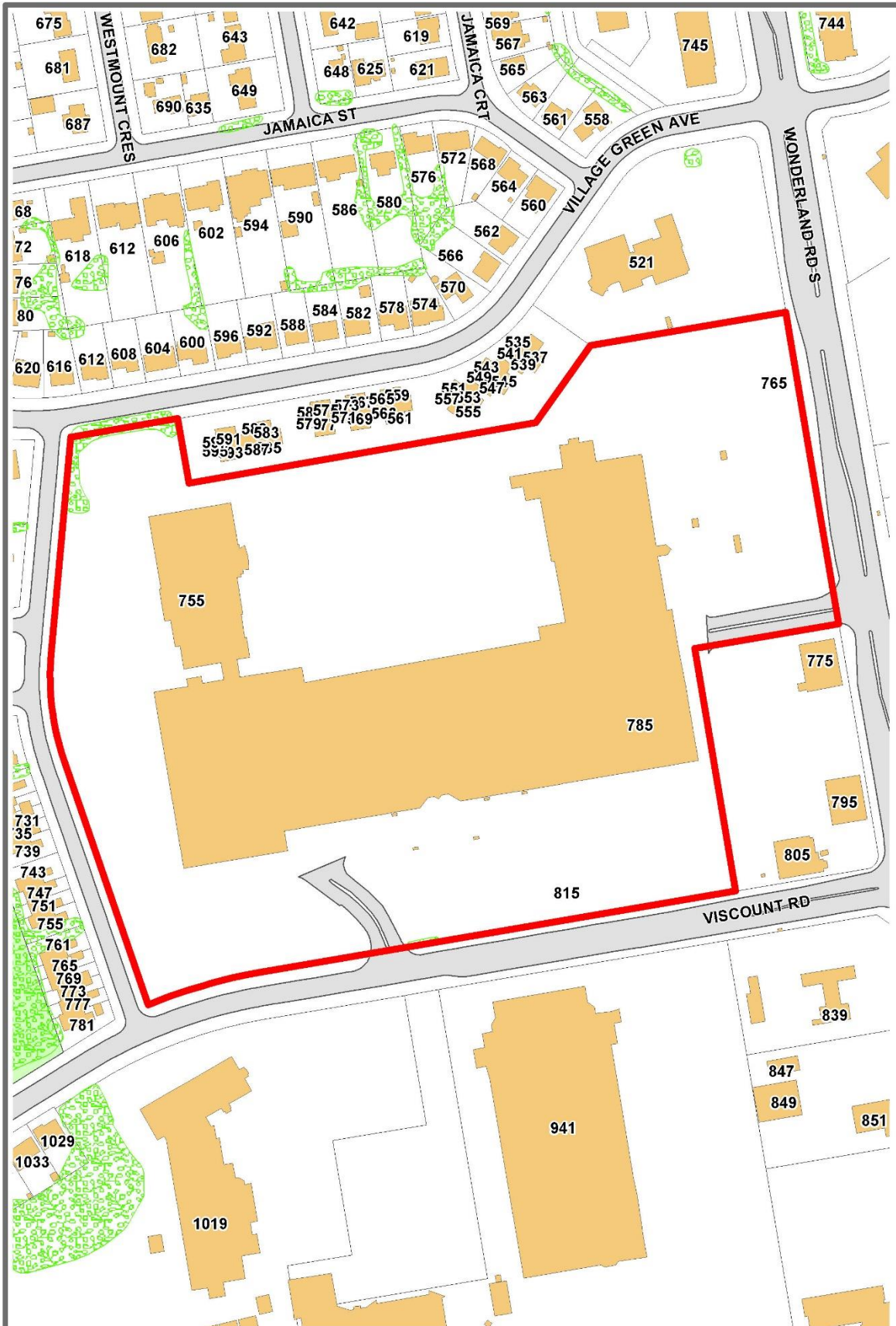
1.5 Site Characteristics

- Current Land Use – Shopping centre
- Frontage – 176.4 metres
- Depth – 620 metres
- Area – 11.34 hectares
- Shape – Irregular

1.6 Surrounding Land Uses

- North – Place of Worship and Low Density Residential
- East – Low Density Residential
- South – Institutional (Saunders Secondary School, Westmount Public School, and Jean Vanier Catholic School)
- West – Commercial and High Density Residential

1.7 Location Map



LOCATION MAP

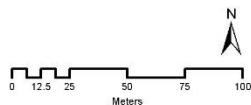
Location: 755-785 Wonderland Road South

File Number: O-9409/Z-9410

Planner: Olga Alchits

Date: 2021/22/02

Corporation of the City of London
Prepared By: Planning and Development



Scale 1:2500

Legend

- Subject Site
- Assessment Parcels
- Buildings
- Vegetation

2.0 Discussion and Considerations

2.1 Development Proposal

The applicant has requested to rezone the subject lands to add Kennel to the range of permitted uses. The Kennel use is proposed to occupy approximately 450.6 square metres (4,850 square feet) of vacant space within the existing shopping centre. No development or site alteration is proposed, aside from modifications to the building facade and construction of a small outdoor play area to be used as a pick-up and drop off space. The location of the vacant unit and breakdown of functions of the proposed use are depicted in Figures 2 to 4. The proposed exterior alterations are depicted in Figure 5. A detailed description of Dogtopia, the prospective tenant of the Kennel use, and their business practices are contained in Section 4.3 of this report.

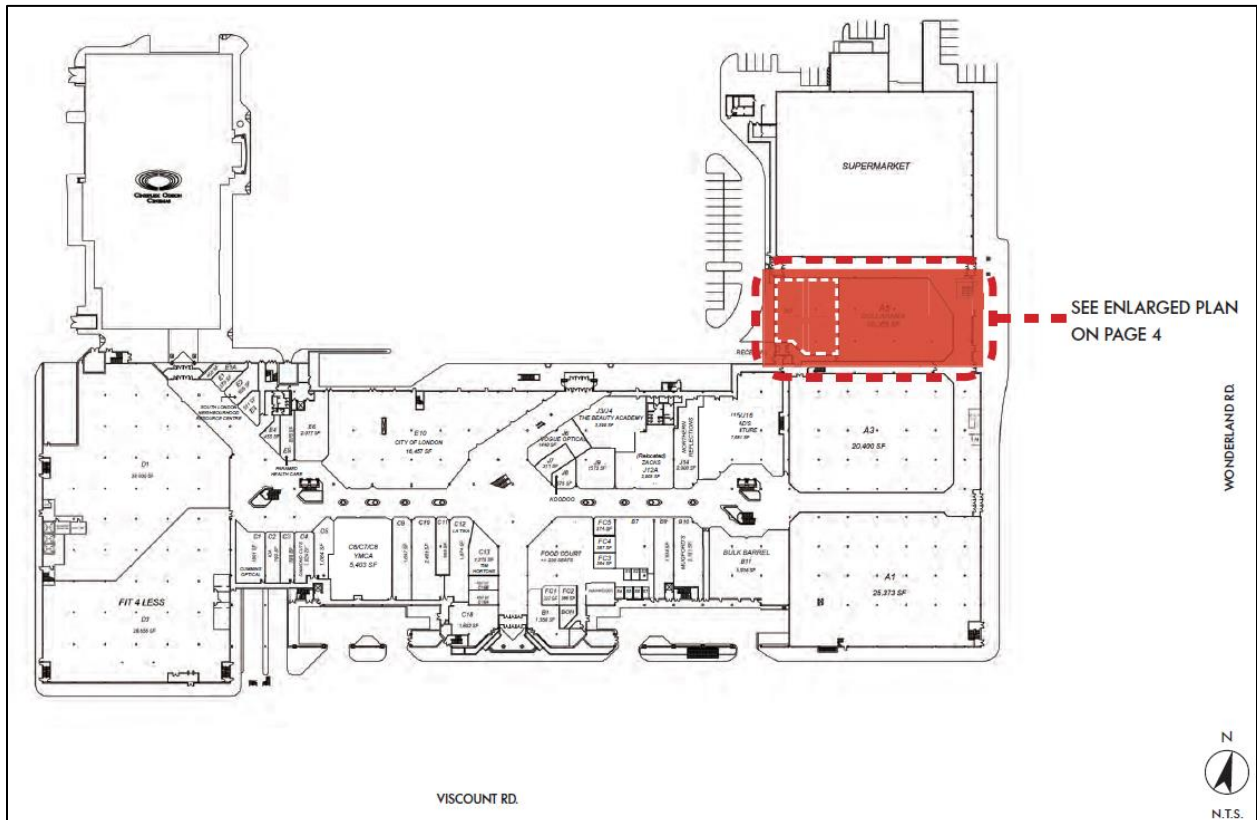


Figure 2: Building floor plan

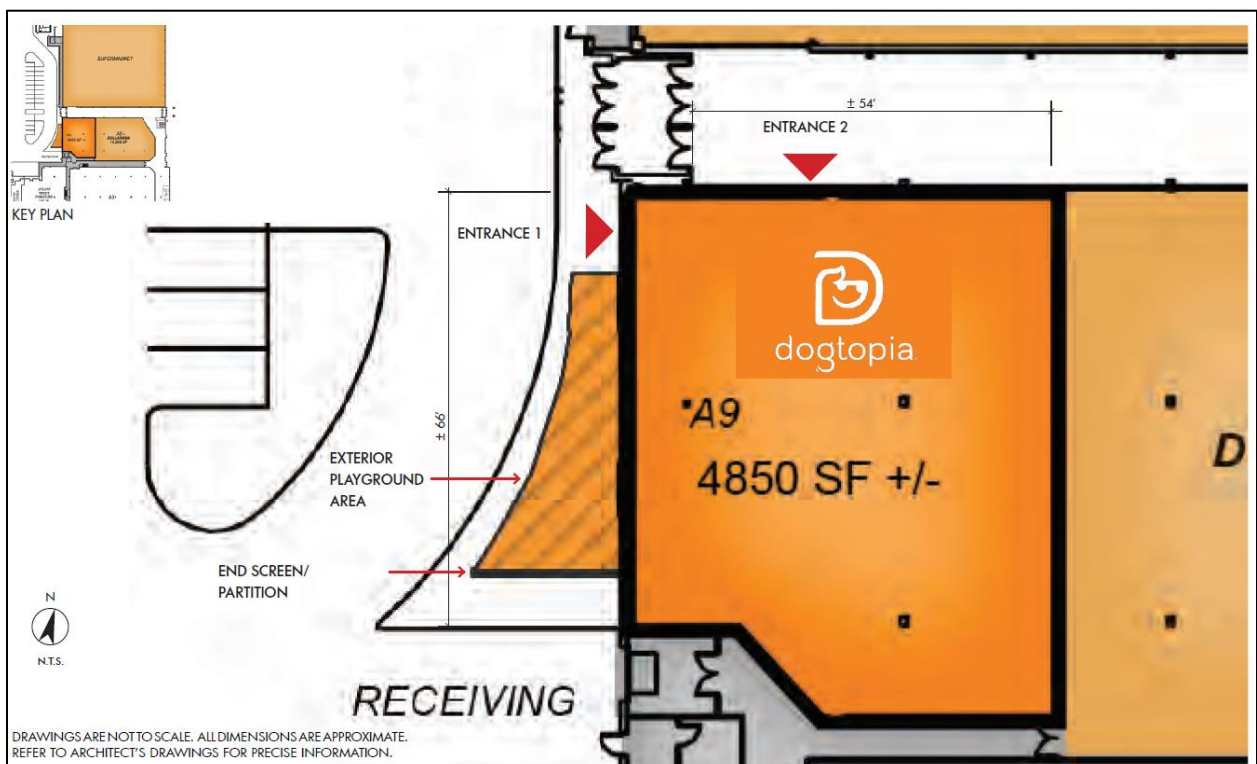


Figure 3: Enlarged plan depicting proposed location of use



Figure 4: Unit breakdown by function



Figure 5: Conceptual rendering depicting proposed exterior alterations

2.2 Requested Amendment

The Corporation of the City of London has requested to amend the 1989 Official Plan to add a Chapter 10 Specific Area Policy to permit service uses. The intent is to align the 1989 Official Plan policies with The London Plan policies that will apply to the site. The owner has requested to rezone the subject site to a new Regional Shopping Area Special Provision (RSA2(_)) Zone to add Kennel as an additional permitted use. The existing range of permitted uses and the existing special provision permitting commercial and private schools would continue to apply to the site.

2.3 Community Engagement (see more detail in Appendix C)

Through the community engagement process, two phone calls and two written responses were received citing concerns related to animal welfare and possible contamination to the adjacent supermarket.

2.4 Policy Context

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. In accordance with

Section 3 of the Planning Act, all planning decisions “shall be consistent with” the PPS.

Section 1.1 of the PPS encourages healthy, livable and safe communities which are sustained by promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term. The PPS directs settlement areas to be the focus of growth and development, further stating that the vitality and regeneration of settlement areas is critical to the long-term economic prosperity of our communities (1.1.3).

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 London Plan provides Key Directions (54_) that must be considered to help the City effectively achieve its vision. These directions give focus and a clear path that will lead to the transformation of London that has been collectively envisioned for 2035. Under each key direction, a list of planning strategies is presented. These strategies serve as a foundation to the policies of the plan and will guide planning and development over the next 20 years. Relevant Key Directions are outlined below.

The London Plan provides direction to build a mixed-use compact city by:

- Planning to achieve a compact, contiguous pattern of growth – looking “inward and upward”;
- Planning for infill and intensification of various types and forms to take advantage of existing services and facilities and to reduce our need to grow outward. (Key Direction #5, Directions 2 and 4).

The proposed use supports this Key Direction by providing a convenient service to Londoners in the urban area of the city. By improving access to this service within the urban area, the number of vehicle trips to other areas of the city is reduced.

The site is in the Shopping Area Place Type, as identified on *Map 1 – Place Types.

1989 Official Plan

The subject site is designated Community Commercial Node in accordance with Schedule ‘A’ of the 1989 Official Plan. Community Commercial Nodes are intended to provide for a wide range of goods and services which are needed on a regular basis. Community Commercial Nodes are smaller in size than Enclosed and New Format Regional Commercial Nodes and there is less emphasis on comparison shopping needs and more emphasis on community specialized services (4.3.7.1).

3.0 Financial Impact/Considerations

None.

4.0 Key Issues and Considerations

4.1 Issue and Consideration #1: Provincial Policy Statement, 2020

The PPS promotes the integration of land use planning, growth management, transit-supportive development, intensification and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs (1.1.1e)).

Settlement areas are directed to be the focus of growth and development. Land use patterns within settlement areas shall be based on densities and a mix of land uses

which efficiently use land and resources and are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available (1.1.3.2). Land use patterns within settlement areas shall also be based on a range of uses and opportunities for intensification and redevelopment (1.1.3.2).

Planning authorities shall promote economic development and competitiveness by providing for an appropriate mix and range of employment, institutional, and broader mixed uses to meet long-term needs (1.3.1). A land use pattern, density and mix of uses should be promoted that minimize the length and number of vehicle trips and support current and future use of transit and active transportation (1.6.7.4). Lastly, the PPS encourages long-term economic prosperity to be supported by promoting opportunities for economic development and community investment-readiness (1.7.1 a)).

The recommended amendment is in keeping with the PPS 2020 as it facilitates the introduction of a new use that is suitable within the existing site context. The proposed Kennel would be located within the existing building, making use of existing building stock and efficiently using existing infrastructure and services. The recommended amendment contributes to an appropriate range and mix of uses to meet long term needs and supports opportunities for economic development. Lastly, the recommended amendment provides a use or service that may otherwise be inaccessible to residents within the urban area of the city, thereby reducing the length and number of vehicle trips.

4.2 Issue and Consideration #2: Use, Intensity, and Form

The London Plan

The Shopping Area Place Type permits a broad range of retail, service, office, entertainment, recreational, educational, institutional, and residential uses (877_1). Mixed-use buildings are encouraged and uses that are not compatible with residential and retail uses will not be permitted (877_2 and 822_3). A maximum intensity of four storeys, or six storeys with Type 2 Bonus Zoning, is contemplated (878_2).

The proposed Kennel use is contemplated in the Shopping Area Place Type as a service use. The proposed use complements the existing commercial uses in the area, including the those located in the mall, as well as residential uses in the vicinity. The existing two storey shopping centre building is within the intensity contemplated by the Shopping Area Place Type, and no changes to the intensity or form are proposed.

1989 Official Plan

While Community Commercial Nodes permit all types of retail outlets, the primary permitted uses do not contemplate a Kennel (4.3.7.3). As such, the City has initiated an Official Plan Amendment to add a Chapter 10 Specific Area Policy to the 1989 Official Plan to permit service uses. The intent of the City-initiated Official Plan Amendment is to align the policy framework of the 1989 Official Plan with that of The London Plan. The proposed Kennel use constitutes a service use, a contemplated use in the Shopping Area Place Type of The London Plan.

Given the unconventional nature of the proposed Kennel use in the urban area of the City, staff have considered the appropriateness of the proposed use through the evaluation of the criteria contained in Chapter 10 – Policies for Specific Areas and a Planning Impact Analysis. In accordance with policy 10.1.1, the adoption of policies for Specific Areas may be considered where one or more of the following conditions apply:

- 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.*
- 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.*

- iii) *The existing mix of uses in the area does not lend itself to a specific land use designation for directing future development and a site specific policy is required.*
- 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.*

In this instance, the recommended Specific Area Policy is in conformity with the criteria of policies 10.1.1 i) and 10.1.1 ii). The change in land use is site specific and does not warrant a change in land use designation for the site or broader area. The existing Community Commercial Node designation is appropriate for the existing shopping centre development. The intent of the recommended Chapter 10 Specific Area Policy is to add a new use to the existing range of primary permitted uses, with no changes to the existing intensity or form.

In conformity with policy 10.1.2, a Planning Impact Analysis is required on all applications for policies for Specific Areas. The Planning Impact Analysis is contained in Appendix C and addresses matters of use, intensity, and form.

While historically Kennels have been directed to the rural areas of the city, it should be noted that the use is permitted in the Auto-Oriented Commercial Corridor designation and as-of-right in the implementing Restricted Service Commercial (RSC1) Zone and Restricted Service Commercial (RSC2) Zone variations. These zones commonly exist in the urban area of the city and contain no specific regulations dictating separation distances for Kennels from other uses. Staff is satisfied that the proposed Kennel is appropriate in an urban context given the existing permissions through the Official Plan and Zoning. At this location, the use would provide convenient access for dog owners who live and work in both the immediate and broader vicinity. As such, the proposed use would repurpose existing vacant and underutilized building stock, while also reducing the length and number of vehicle trips for dog owners to other areas of the city.

4.3 Issue and Consideration #3: Proposed Operations and Animal Welfare

Dogtopia, the prospective tenant of the proposed Kennel use, currently operates several locations throughout Ontario, Canada, and the United States. Many of these locations, particularly those in Ontario, appear to occupy space within existing shopping centres.

The applicant's planning consultant has clarified that the range of services provided include daycare, overnight boarding, and spa/grooming services. The services are provided for dogs only and do not currently extend to cats or other household animals. At full capacity, the proposed location would accommodate 72 dogs spread over three rooms. However, it should be noted that similar-sized locations in the Greater Toronto Area average approximately 25-35 dogs daily (50% capacity). Overnight boarding would accommodate up to eight dogs at maximum capacity and would typically be restricted to dogs enrolled in the daycare program.

As outdoor space is limited, the majority of the proposed Kennel operations would function indoors through the use of indoor play areas. A Noise Control Plan and a Waste Management Plan were submitted as part of the complete Zoning By-law Amendment application to address issues related to noise and animal waste that may result from the use of indoor space as a Kennel. Staff have reviewed the Noise Control Plan and Waste Management Plan and are satisfied that the strategies will mitigate the impacts associated with noise and waste.

Through the circulation of the application, concerns were raised by members of the public regarding animal welfare. As this is a service typically operated in the rural areas of the city where adequate space is provided to accommodate outdoor play, consideration has been given to the appropriateness of the use in a highly urbanized area with the majority of operations confined to an indoor setting. Staff is satisfied that the proposed playrooms offer ample opportunity for exercise and socialization for the dogs, who otherwise may be alone indoors at home during the day. It should be noted

that animal welfare is not necessarily a matter which can be addressed or regulated by municipal zoning.

Conclusion

The recommended amendment is consistent with the Provincial Policy Statement, 2020 and conforms to the in-force policies of The London Plan and the 1989 Official Plan. The recommended amendment would repurpose existing vacant and underutilized building stock and would provide convenient access to services for dog owners in the urban area of the city, thereby reducing the length and number of vehicle trips.

Prepared by: Olga Alchits
Planner I

Reviewed by: Mike Corby, MCIP, RPP
Manager, Planning Implementation

Recommended by: Gregg Barrett, AICP
Director, Planning and Development

Submitted by: George Kotsifas, P. Eng
Deputy City Manager, Planning and Economic
Development

Appendix A

Bill No. (number to be inserted by Clerk's Office)
2022

By-law No. C.P.-1284-
A by-law to amend the Official Plan for
the City of London, 1989 relating to 755-
785 Wonderland Road South

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

1. Amendment No. (to be inserted by Clerk's Office) to the Official Plan for the City of London Planning Area – 1989, as contained in the text attached hereto and forming part of this by-law, is adopted.
2. This by-law shall come into effect in accordance with subsection 17(38) of the *Planning Act, R.S.O. 1990, c.P.13*.

PASSED in Open Council on February 15, 2022.

Ed Holder
Mayor

Michael Schulthess
City Clerk

First Reading – February 15, 2022
Second Reading – February 15, 2022
Third Reading – February 15, 2022

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 Specific Area policy in Section 10.1.3 of the Official Plan for the City of London Planning Area – 1989 to permit service uses, in addition to the uses permitted in the Community Commercial Node designation. The intent is to align the policies of the 1989 Official Plan, as they apply to the subject lands, with The London Plan.

B. LOCATION OF THIS AMENDMENT

This Amendment applies to lands located at 755-785 Wonderland Road South in the City of London.

C. BASIS OF THE AMENDMENT

The recommended amendment is consistent with the PPS and the in-force policies of the 1989 Official Plan and The London Plan. The recommendation provides the opportunity for a new use that is contemplated in the Shopping Area Place Type of The London Plan. The recommended amendment would help to achieve the vision of the Shopping Area Place Type by providing a broader range of uses, including service uses.

D. THE AMENDMENT

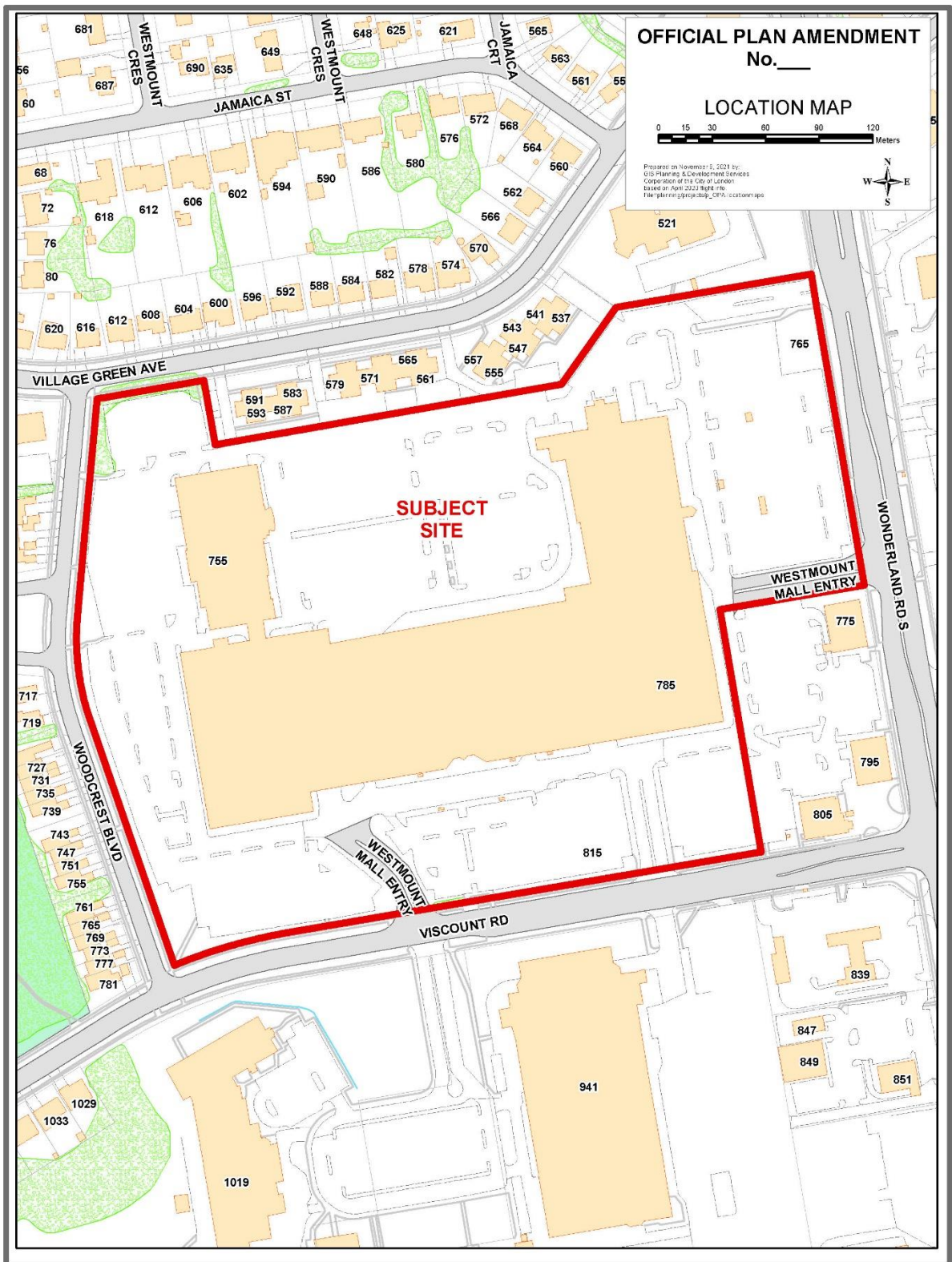
The Official Plan for the City of London Planning Area - 1989 is hereby amended as follows:

1. Section 10.1.3 – Policies for Specific Areas of the Official Plan for the City of London – 1989 is amended by adding the following:

() 755-785 Wonderland Road South

At 755-785 Wonderland Road South, in addition to the permitted uses of the Community Commercial Node designation, service uses may be permitted.

OPA Location Map



Appendix B

Bill No. (number to be inserted by Clerk's Office)
2022

By-law No. Z.-1-22_____

A by-law to amend By-law No. Z.-1 to
rezone an area of land located at 755-
785 Wonderland Road South

WHEREAS McCor Management (East) Inc. has applied to rezone an area of land located at 755-785 Wonderland Road South, as shown on the map attached to this by-law, as set out below;

AND WHEREAS upon approval of Official Plan Amendment Number (number to be inserted by Clerk's Office) this rezoning will conform to the Official Plan;

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

- 1) Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable the lands located at 755-785 Wonderland Road South, as shown on the attached map comprising part of Key Map No. A106, from a Regional Shopping Area Special Provision (RSA2(2)) Zone to a Regional Shopping Area Special Provision (RSA2(_)) Zone.
- 2) Section Number 21.4 b) of the Regional Shopping Area (RSA2) Zone is amended by adding the following subsection:

RSA2(_) 755-785 Wonderland Road South

a) Additional Permitted Uses

- i) Commercial and Private Schools
- ii) Kennel

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 February 15, 2022.

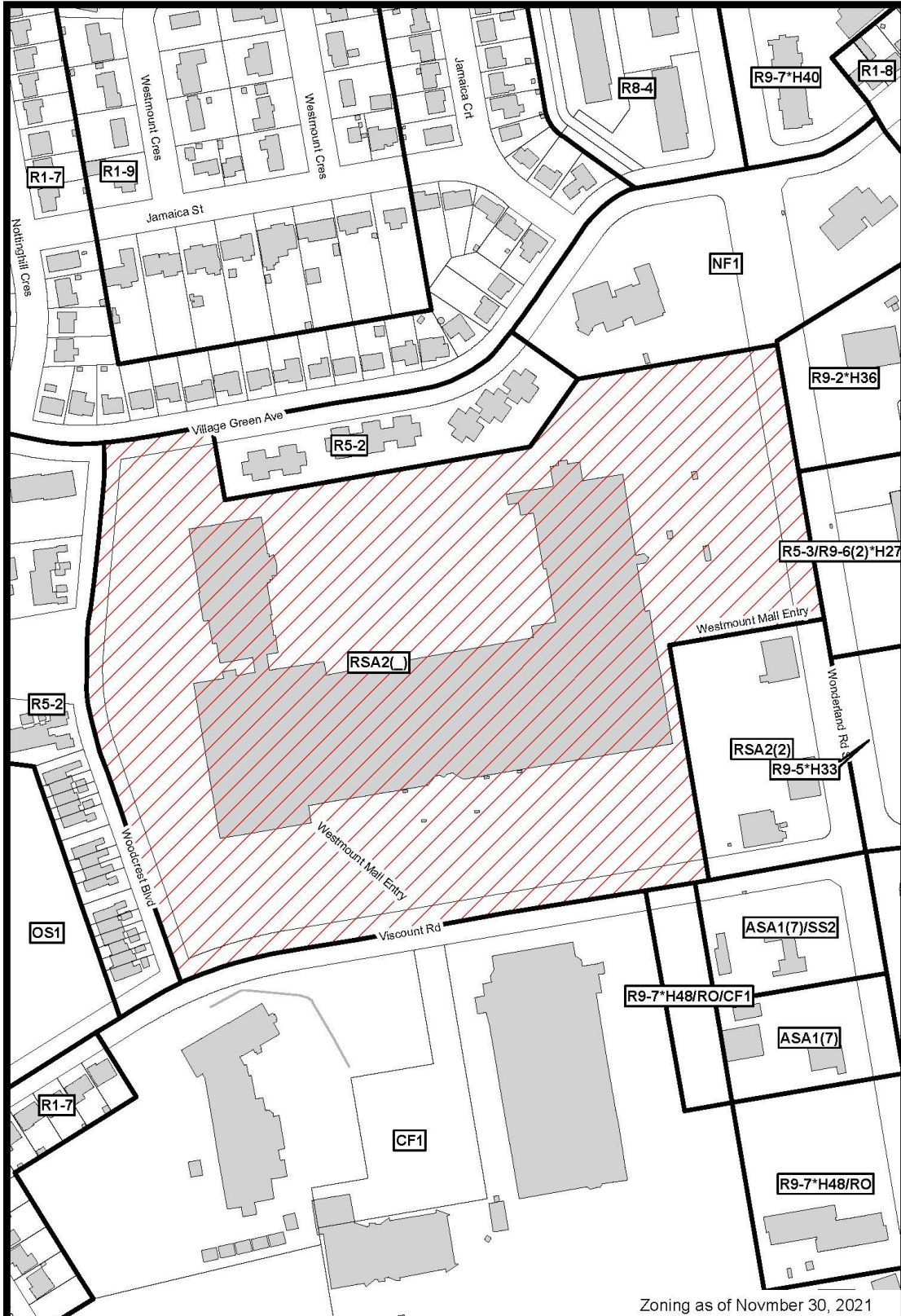
Ed Holder
Mayor

Michael Schulthess
City Clerk

First Reading – February 15, 2022
Second Reading – February 15, 2022
Third Reading – February 15, 2022

Zoning Amendment Map

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

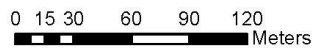


Zoning as of November 30, 2021

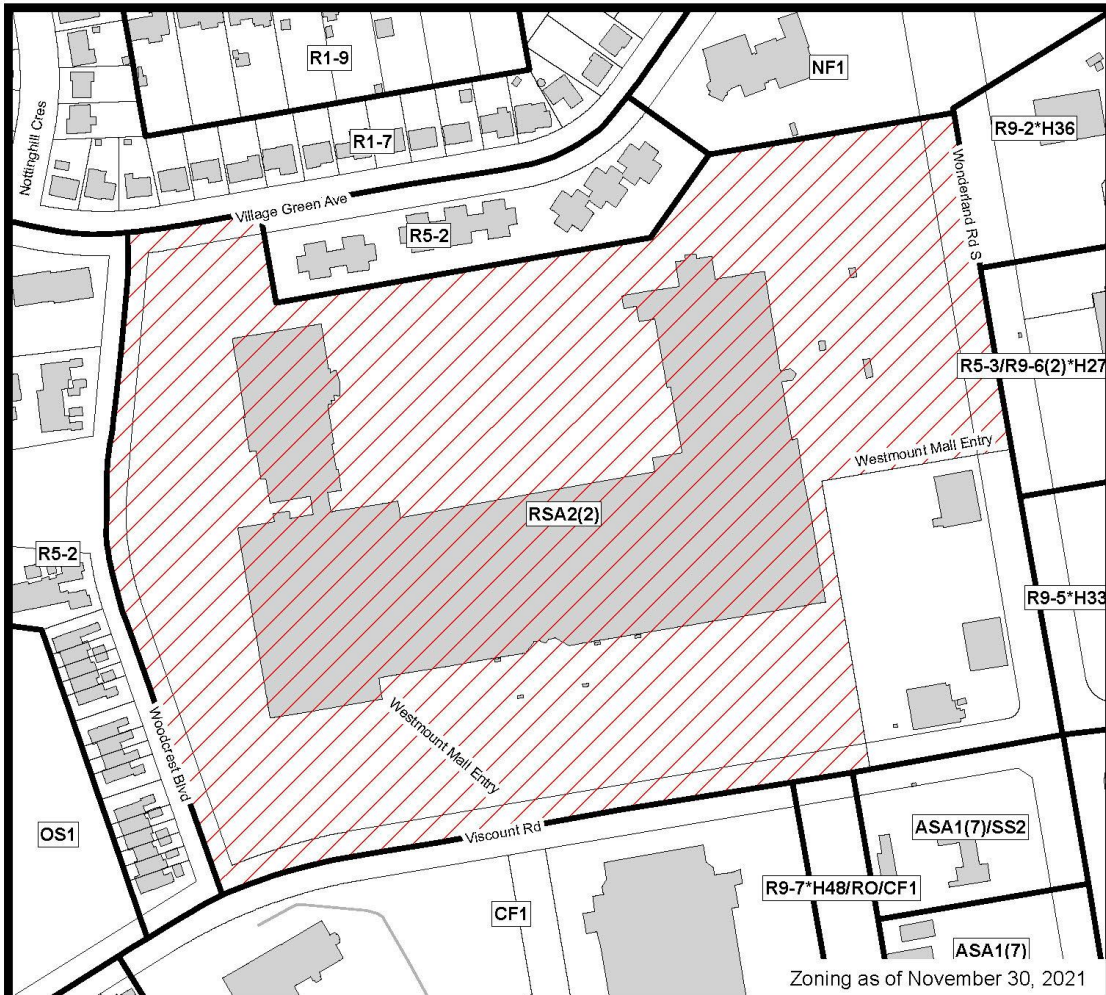
File Number: Z-9410
 Planner: OA
 Date Prepared: 2021/12/22
 Technician: rc
 By-Law No: Z-1-

SUBJECT SITE 

1:3,000



Zoning Amendment 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:

Z-9410

OA

MAP PREPARED:

2021/12/22

rc

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Appendix C – Public Engagement

Community Engagement

Public liaison: On September 29, 2021, Notice of Application was sent to property owners and tenants in the surrounding area. Notice of Application was also published in the *Public Notices and Bidding Opportunities* section of *The Londoner* on September 30, 2021. A “Planning Application” sign was also posted on the site.

Nature of Liaison: The purpose and effect of this Official Plan and zoning change is to permit a kennel. Possible amendment to the 1989 Official Plan to **ADD** a Specific Area Policy to permit service uses. The intent is to align the 1989 Official Plan policies with The London Plan policies that will apply to the site. Possible change to Zoning By-law Z.-1 **FROM** a Regional Shopping Area Special Provision (RSA2(2)) Zone **TO** a new Regional Shopping Area Special Provision (RSA2(_)) Zone to add Kennel as an additional permitted use to the existing range of uses.

Responses: Three phone calls and two written responses were received. Concerns were identified regarding viruses and bugs being spread to the adjacent supermarket, the adequacy of the mall’s ventilation system and its ability to filter out smells, etc., and animal welfare and there being very little area dedicated to outdoor play.

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

Telephone	Written
Marie Blosch 43 Mayfair Drive London, ON N6A 2M7	Marie Blosch 43 Mayfair Drive London, ON N6A 2M7
Edward Slivinski 743 Woodcrest Boulevard London, ON N6K 1P8	Jane Troller
Leah Smitham 535 Village Green Boulevard London, ON N6K 1G3	

From: Marie
Sent: Monday, October 4, 2021 10:42 AM
To: Maton, Catherine <cmaton@london.ca>
Subject: [EXTERNAL] Notice of application

Hello Catherine

I left a voicemail and am following up so you have my email address. I called about a notice of application O-9409/Z-9410 at Wonderland Mall for an amendment to allow a kennel. I’m looking for more information, who the applicant is, what they are proposing, etc. My phone number is [REDACTED].

Thank you!
Marie Blosch

From: Jane Troller
Sent: Wednesday, October 6, 2021 9:39 AM
To: Maton, Catherine <cmaton@london.ca>
Cc: Van Meerbergen, Paul <pvanmeerbergen@london.ca>
Subject: [EXTERNAL] File O-9409/Z-9410

I received a notice of planning application for 755-785 Wonderland road south proposing a kennel as an additional permitted use.

I would like to provide the following input: I am a nearby resident of Westmount Mall and do not believe that a kennel should be placed on its premises. The proposed site is surrounded by parking lots and would not be a good environment for a kennel. Kennels should be located where dogs have access to the outside natural environment where they can run, have access to exercise and be out of their cages to ensure their health and well-being.

Thank you for the opportunity to share my view.

Sincerely,
Jane Troller

Agency/Departmental Comments

September 29, 2021: Urban Design

There are no UD concerns for OP/ZBA application related to 755-785 Wonderland Road South.

September 30, 2021: London Hydro

London Hydro has no objection to this proposal or possible official plan and/or zoning amendment. Any new or relocation of the existing service will be at the expense of the owner.

October 19, 2021: Engineering

Please consider this email as Engineering’s sign off for the above noted re-zoning application. No engineering issues were identified during pre-application therefore, nothing further than the comments than what were provided at that time. If you have any questions, please let me know.

Appendix C – Planning Impact Analysis

4.5 Planning Impact Analysis	
Criteria	Response
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;	Staff is satisfied the proposed Kennel is compatible with surrounding land uses and will not result in impacts on present and future land uses. The applicant has provided a Noise Control Plan outlining several mitigation strategies to ensure there are no undue impacts on other tenants and users of the mall. As all operations are indoors, no noise impacts on adjacent residential properties are anticipated. A Waste Management Plan has also been provided to ensure proper sanitation and disposal of the various wastes produced by the proposed use.
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 site is of an adequate size and shape to accommodate the proposed use.
The supply of vacant land in the area which is already designated and/or zoned for the proposed use;	There is no vacant land in the area already designated and zoned for the use. The recommended amendments would facilitate repurpose of existing vacant and underutilized building stock.

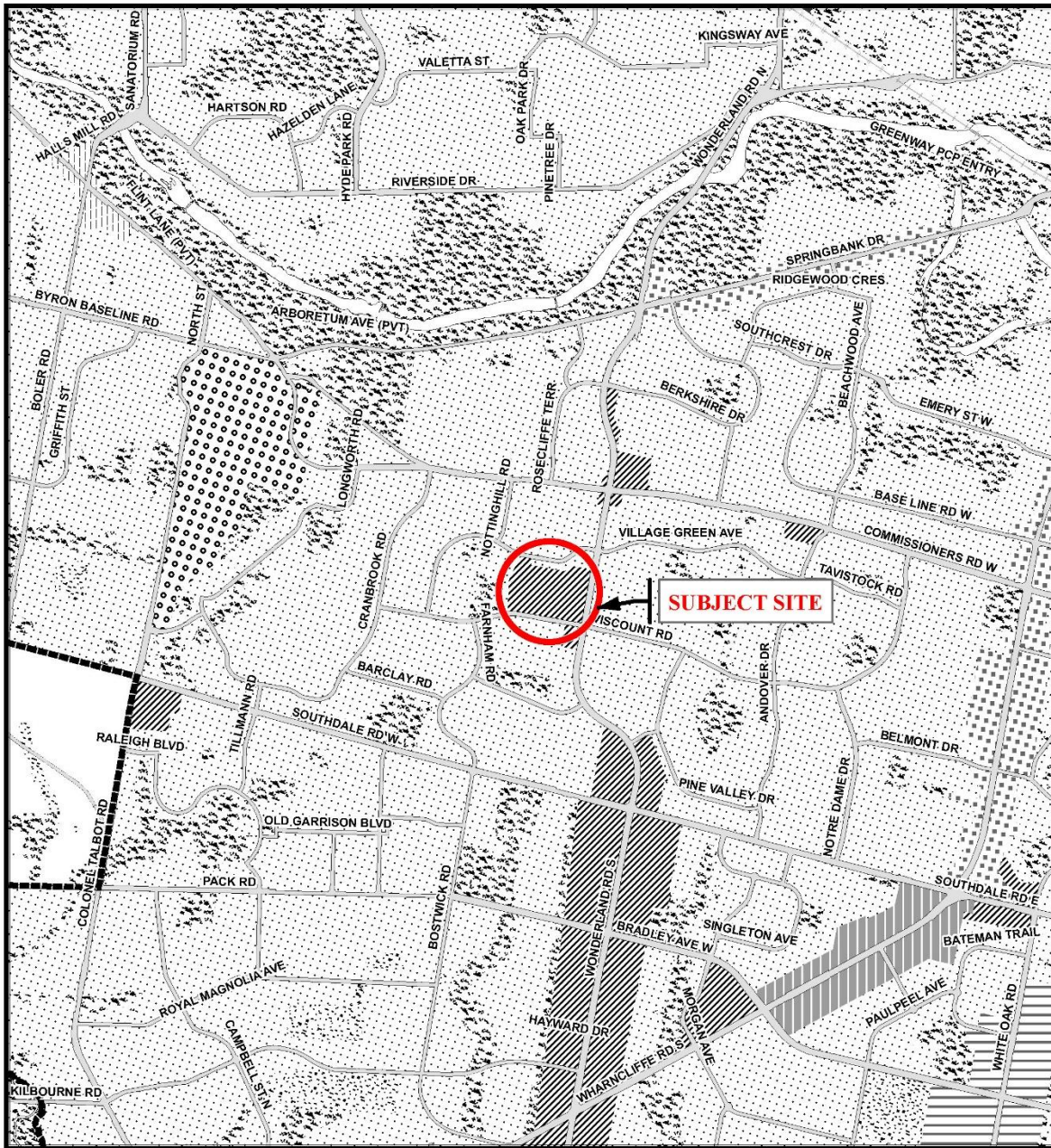
<p>The potential traffic generated by the proposed change, considering the most intense land uses that could be permitted by such a change, and the likely impact of this additional traffic on City streets, pedestrian and vehicular safety, and on surrounding properties;</p>	<p>No traffic impacts are anticipated.</p>
<p>The height, location and spacing of any buildings in the proposed development, and any potential impacts on surrounding land uses;</p>	<p>No changes to the existing building or site, including intensity and form, are proposed.</p>
<p>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;</p>	<p>No changes to the existing vehicular accesses are proposed.</p>
<p>Where adjacent to sites under separate ownership, access and traffic circulation should be co-ordinated:</p>	<p>No changes to the existing site accesses or traffic circulation are proposed.</p>
<p>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;</p>	<p>No changes to the existing building are proposed.</p>
<p>The potential impact of the development on surrounding natural features and heritage resources;</p>	<p>No natural heritage features are present that will be affected by the proposed development.</p>
<p>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;</p>	<p>No constraints affect the site or proposed use.</p>
<p>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;</p>	<p>The requested amendment does not conform to the policies of the 1989 Official Plan. A City-initiated Chapter 10 Specific Policy Area is recommended to implement the policies of The London Plan. No special provisions to the Zoning By-law, aside from adding the new use, are required. No development or site alteration is proposed, therefore Site Plan Approval is not required.</p>
<p>Compliance with Ministry of the Environment (MOE) noise guidelines; and,</p>	<p>N/A</p>
<p>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;</p>	<p>The applicant has provided a Noise Control Plan identifying various mitigation measures to ensure the proposed use results in no undue impacts on other units and users of the mall.</p>

Impacts of the proposed change on the transportation system, including transit

The proposed use would provide convenient access for dog owners who live and work in the immediate and broader vicinity. As such, the introduction of the proposed use helps to reduce the length and number of vehicle trips for dog owners to other areas of the city.

Appendix D – Relevant Background

London Plan Place Types Map



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.

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LONDON PLAN MAP 1 - PLACE TYPES -

PREPARED BY: Planning Services



Scale 1:30,000



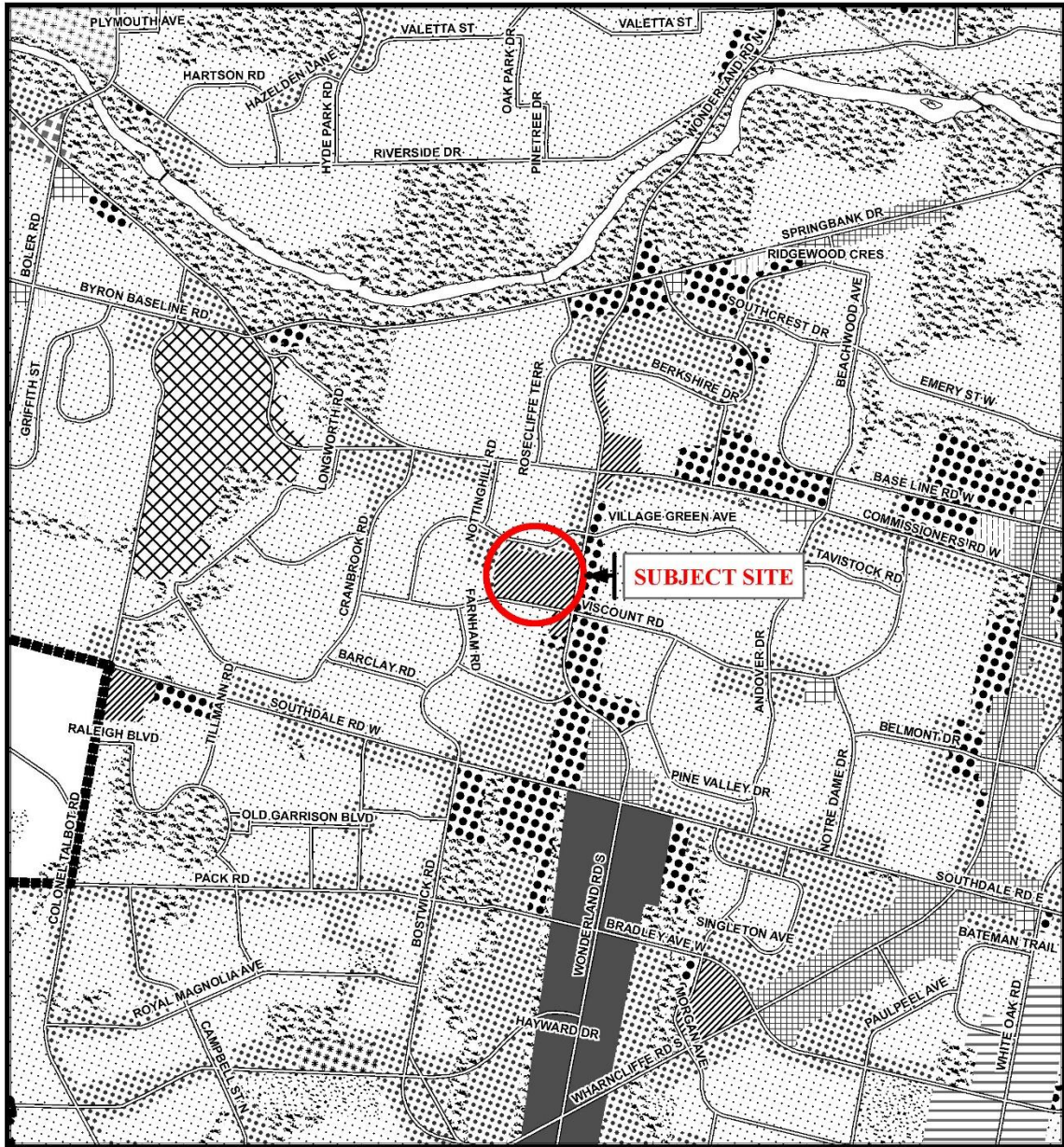
File Number: O-9409/Z-9410

Planner: OA

Technician: RC

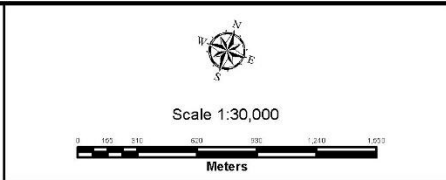
Date: December 22, 2021

Official Plan Land Use Map



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

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- LANDUSE -
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FILE NUMBER: O-9409/Z-9410
PLANNER: OA
TECHNICIAN: RC
DATE: 2021/12/22