



Slide One: 755-785 Wonderland Road South



City of London
January 31, 2022

Slide Two: Subject Site





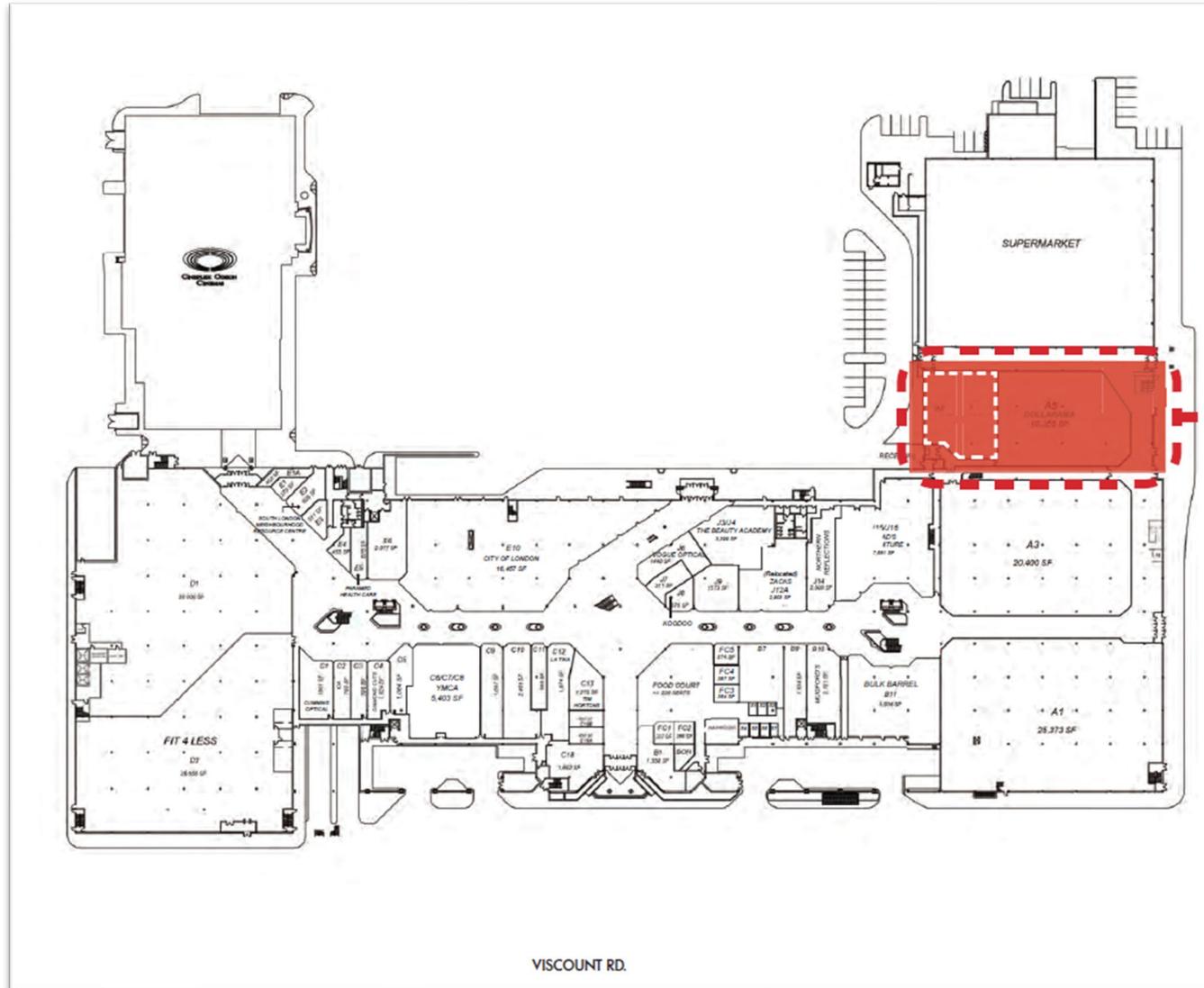
Slide Three: Proposal





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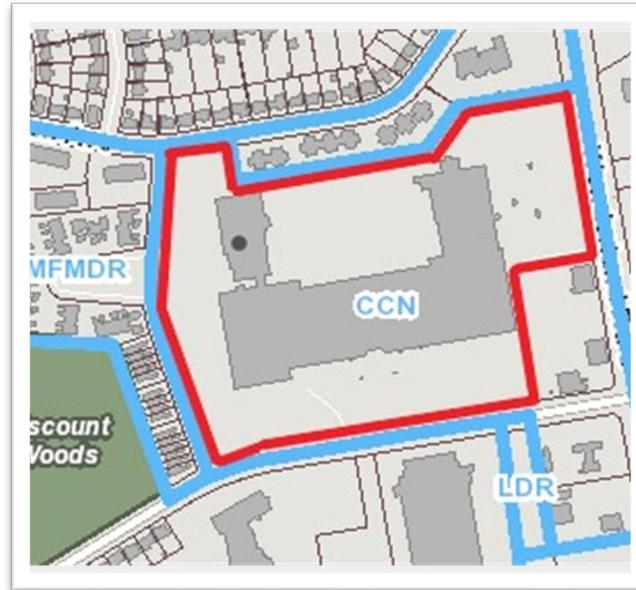
Slide Four: Proposal



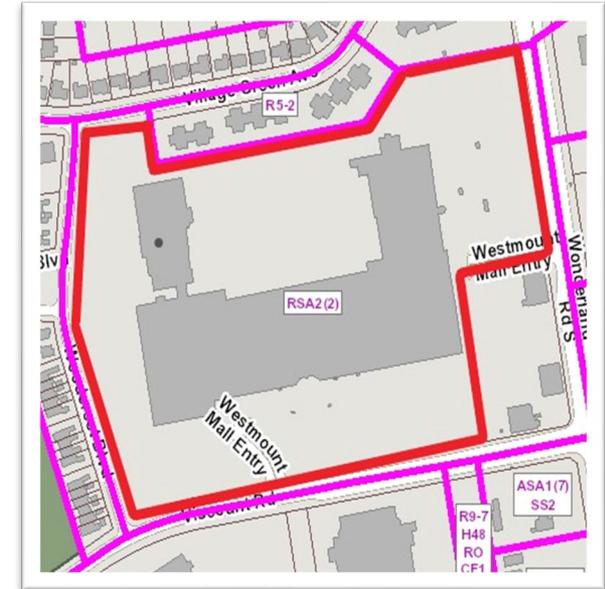
Slide Five: Policy Overview



*The London Plan
Shopping Area Place Type*



*1989 Official Plan
Community Commercial Node*



*Zone
Regional Shopping Area (RSA2(2))*



Slide Six: Request

Summary of Request:

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



Slide Seven: Key Issues and Considerations

1. Provincial Policy Statement, 2020

- Facilitates the introduction of a new use that is suitable within the existing site context. The Kennel would be located within the existing building, making use of existing building stock and efficiently using existing infrastructure and services.
- Contributes to an appropriate range and mix of uses to meet long term needs and supports opportunity for economic development.
- 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.

2. The London Plan

- 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 those located in the mall, as well as residential uses in the vicinity..

3. 1989 Official Plan

- Primary permitted uses do not contemplate a Kennel. As such, the City has initiated an OPA to add a Chapter 10 Specific Area Policy to the 1989 Official Plan to permit service uses.



Slide Eight: Key Issues and Considerations Continued

4. Proposed Operations and Animal Welfare

- Dogtopia, the prospective tenants of the proposed Kennel use, operate several locations throughout Ontario, Canada and the United States in similar existing shopping centres.
- Services include daycare, overnight boarding, spa/grooming for dogs only.
- Full capacity- 72 dogs spread over three rooms.
- Overnight boarding would accommodate up to 8 dogs maximum.
- Noise Control Plan and Waste Management Plan submitted. Staff is satisfied that the strategies will mitigate the impacts associated with noise and waste.
- Concerns were raised by members of the public regarding animal welfare such as 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.



Slide Nine: Dog Licensing and Control By-law

Upon application for a Dog Kennel License London Animal Care Centre requires the following:

- 1) Proof of zoning approval
- 2) Proof that the applicant is Canadian Kennel Club registered
- 3) Proof that the applicant is incorporated under the Animal Pedigree Act



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Slide Ten: Recommendation

Recommendation:

Staff is recommending approval as the amendment is consistent with the Provincial, 2020 , and conforms to the in-force policies of The London Plan and the 1989 Official Plan. The recommended amendment 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.