

Agenda Item #

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**OZ-8087**  
**Alanna Riley**

**Appendix "A"**

**Bill No.** (number to be inserted by Clerk's Office)  
**2013**

**By-law No. C.P.-1284-\_\_\_\_\_**

**A by-law to amend the Official Plan for the City of London, 1989 relating to 1311, 1363 and 1451 Wharncliffe 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 March 26, 2013**

**Joe Fontana**  
**Mayor**

**Catharine Saunders**  
**City Clerk**

**First Reading - March 26, 2013**  
**Second Reading - March 26, 2013**  
**Third Reading - March 26, 2013**

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OZ-8087  
Alanna Riley

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

**A. PURPOSE OF THIS AMENDMENT**

The purpose of this Amendment is to change the designation of certain lands described herein from Auto Oriented Commercial Corridor and Multi-Family, High Density Residential to Community Commercial Node on Schedule "A", Land Use, to the Official Plan for the City of London

**B. LOCATION OF THIS AMENDMENT**

This Amendment applies to lands located at 1311, 1363 and 1451 Wharncliffe Road South in the City of London.

**C. BASIS OF THE AMENDMENT**

The Amendment is to provide for an expanded commercial area and wider range of commercial uses that will serve the needs of residents within convenient walking or driving distance, in accordance with the policies of the Community Commercial Node designation.

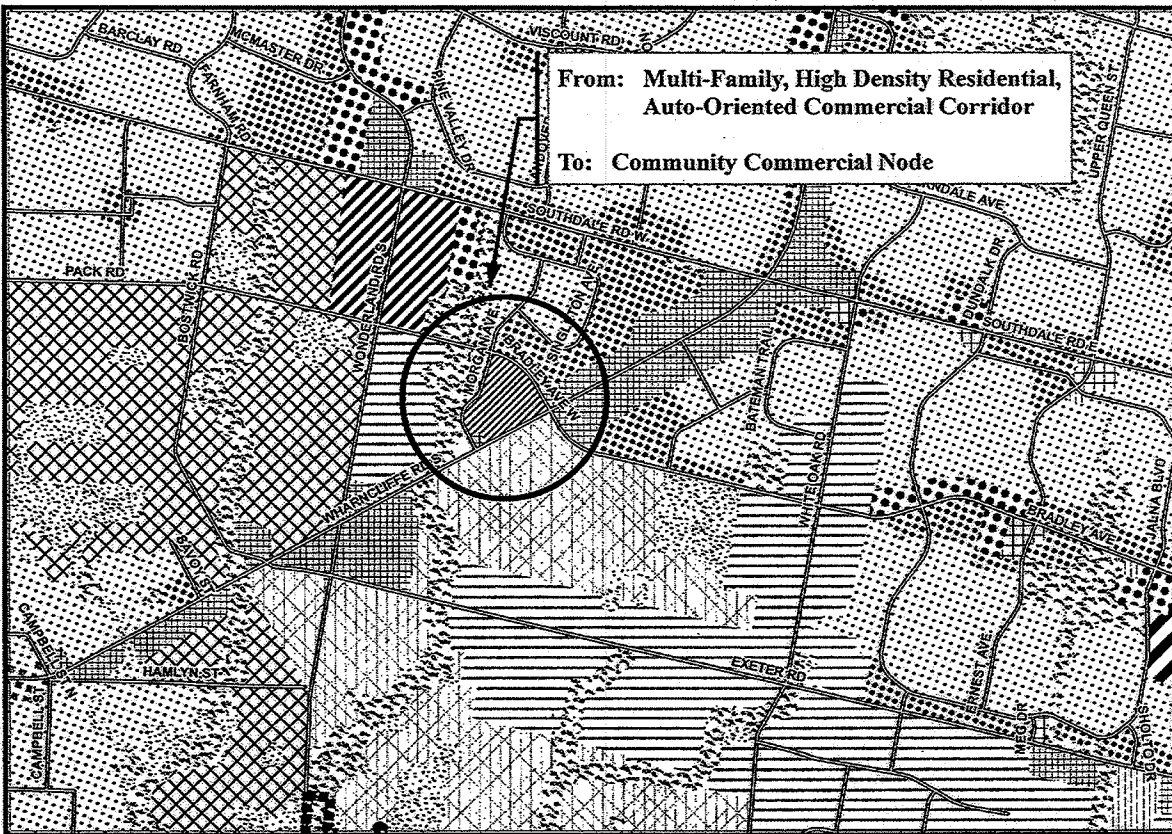
The subject site, with a nodal configuration frontage on two arterial roads and transit service, is an appropriate location for the Community Commercial Node designation. The proposed uses are appropriate for this site and multi-family high density residential uses may be permitted through a zoning by-law amendment, subject to proper integration with the commercial uses. Municipal infrastructure is available or planned and the development is appropriately located to serve the needs of residents from surrounding residential neighbourhoods.

**D. THE AMENDMENT**

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

Schedule "A", Land Use, to the Official Plan for the City of London Planning Area is amended by designating those lands located at 1311, 1363 and 1451 Wharncliffe Road South in the City of London, as indicated on "Schedule 1" attached hereto from Auto Oriented Commercial Corridor and Multi-Family, High Density Residential to Community Commercial Node.

AMENDMENT NO:



**Legend**

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

*This is an excerpt from the Planning Division's working consolidation of Schedule A to the City of London Official Plan, with added notations.*

**SCHEDULE 1  
TO  
OFFICIAL PLAN**

AMENDMENT NO. \_\_\_\_\_

PREPARED BY: Graphics and Information Services



Scale 1:30,000



FILE NUMBER: OZ-8087

PLANNER: AR

TECHNICIAN: DT

DATE: March 4, 2013

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OZ-8087  
Alanna Riley

### Appendix "B"

Bill No. (number to be inserted by Clerk's Office),  
2013

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

A by-law to amend By-law No. Z.-1 to rezone an area of land located 1311, 1363 and 1451 Wharncliffe Road South.

WHEREAS Sifton Properties Limited have applied to rezone an area of land located 1311, 1363 and 1451 Wharncliffe 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:

Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to lands located at 1311, 1363 and 1451 Wharncliffe Road South, as shown on the attached map from: a Holding Restricted Service Commercial Special Provision (h.h-11.h-63.h-82.h-95.h-100.h-105.h-138.RSC1(20)/RSC2(11)/RSC3(17)/ RSC4(15)/ RSC5((17)) Zone, a Holding Restricted Service Commercial Special Provision (h.h-11.h-63.h-82.h-95.h-100.h-105.h-135.RSC1(20)/ RSC2(11)/ RSC3(17)/RSC4(15)/RSC5((17)) Zone, and a Residential /R5/R6/R7/R10 (h.h-54.h-71.h-100.h-134.R5-7/R6-5/R7.D100.H45/R10-3.H45) Zone, TO a Holding Community Shopping Area Special Provision (h.h-11.h-63.h-82.h-95.h-100.h-105.h-138.CSA5( )) Zone; and a Holding Community Shopping Area Special Provision (h.h-11.h-63.h-82.h-95.h-100.h-105.h-135.CSA5( )) Zone.

- 1) Section Number 24 of the Community Shopping Area Zone to By-law No. Z.-1 is amended by adding the following Special Provision:

24.4 \_\_\_ CSA5( ) 1311, 1363 and 1451 Wharncliffe Road South

a) Regulations:

- |     |                                      |   |
|-----|--------------------------------------|---|
| i)  | Building Form                        | Uses may be in stand-alone buildings and not form part of a shopping centre |
| ii) | Front Yard Setback (Minimum)         | 3.0 metres  |
| ii) | Exterior Side Yard Setback (Minimum) | 3.0 metres  |

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.

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**OZ-8087**  
**Alanna Riley**

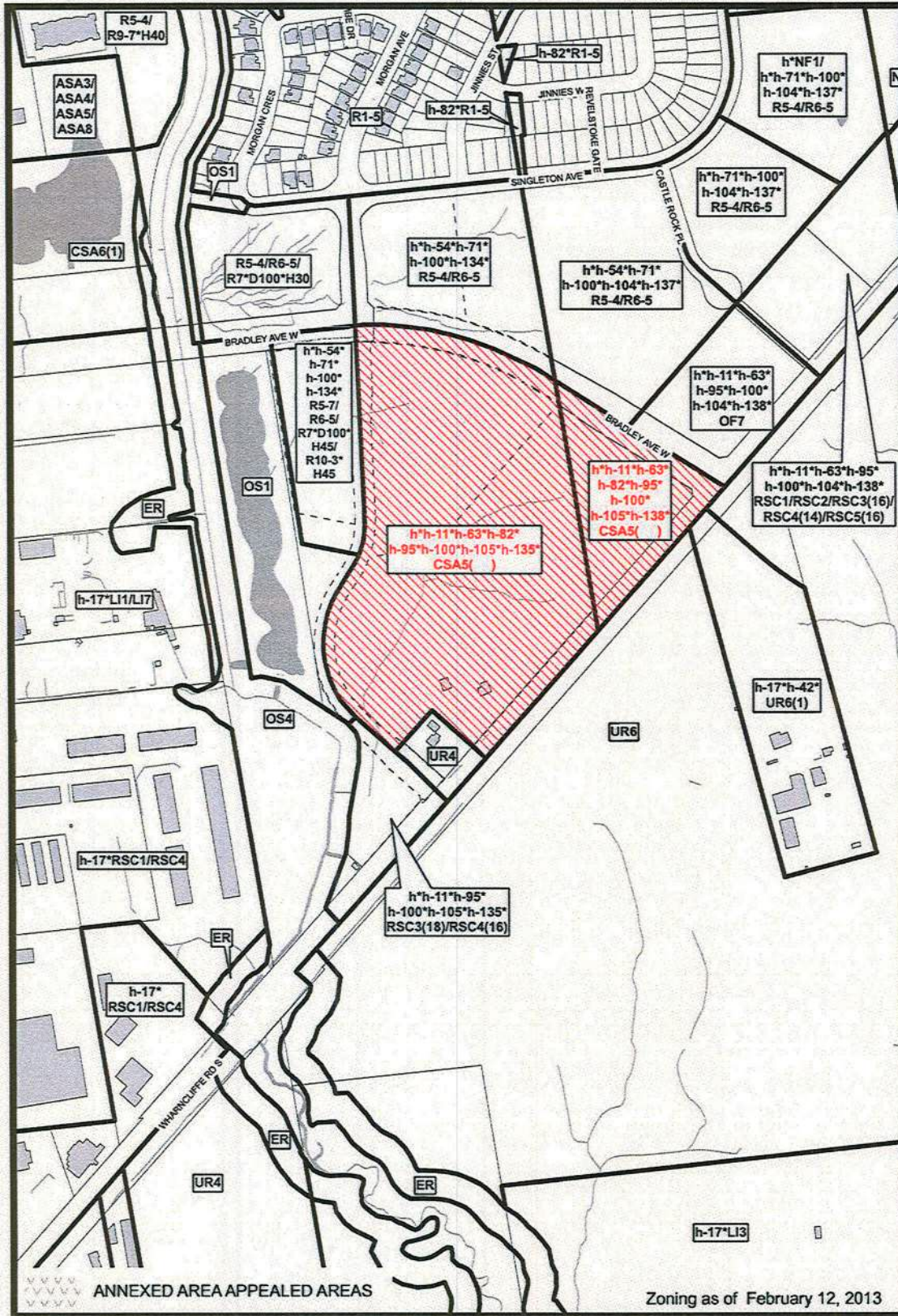
PASSED in Open Council on \_\_\_\_\_, 2013.

**Joe Fontana**  
Mayor

**Catharine Saunders**  
City Clerk

First Reading - \_\_\_\_\_, 2013  
Second Reading - \_\_\_\_\_, 2013  
Third Reading - \_\_\_\_\_, 2013


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



ANNEXED AREA APPEALED AREAS

Zoning as of February 12, 2013

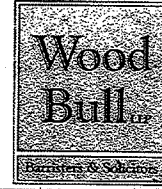
File Number: OZ-8087  
 Planner: AR  
 Date Prepared: March 4, 2013  
 Technician: DT  
 By-Law No: Z.-1-

SUBJECT SITE 

1:5,000

0 25 50 100 150 200 Meters





25 July 2012

Sent via E-mail and Mail

Cathy Saunders, City Clerk  
City of London  
300 Dufferin Avenue  
P.O. Box 5035  
London, ON N6B 1Z2

City Planning Department  
City of London  
300 Dufferin Avenue  
P.O. Box 5035  
London, ON N6B 1Z2

7013  
RECEIVED BY

AUG 02 2012

CITY OF LONDON  
DEVELOPMENT SERVICES

Attention: City Clerk  
Email to: [csaunders@london.ca](mailto:csaunders@london.ca)  
[hwoolsey@london.ca](mailto:hwoolsey@london.ca)

Attention: Greg Barrett ([GBarrett@london.ca](mailto:GBarrett@london.ca))  
Terry Grawey ([terrygrawey@london.ca](mailto:terrygrawey@london.ca))

Dear Ms. Saunders:

**Re: Future Applications by Sifton Properties Limited  
Lands west of Wharncliffe Road, south of Southdale Road (1451 Wharncliffe Road) (the  
"Subject Lands")  
Request for Notice and Information**

We are the solicitors for Greenhills SC Ltd., the owner of property located at the south-east corner of Wonderland Road and Exeter Road, within the London Southwest Planning Area.

We understand that there are existing applications on the Subject Lands, including applications to remove the holding symbol from the lands (Municipal File H-7863), (amongst many others).

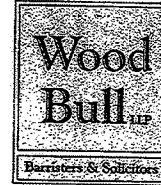
We request that the City provide our office and our client, on an ongoing basis and as it becomes available, with information regarding the existing applications for the Subject Lands. Without limiting the generality of this request, please provide our office and our client with copies of the following:

- All applications for Official Plan Amendment, Zoning By-law Amendment, Site Plan Approval, Minor Variance, Consent, and/or Building Permit respecting the Subject Lands (an "Application");
- Timely notice of any open house, community consultation meetings or public meetings in regard to an Application respecting the Subject Lands;
- Timely notice of any meetings of Council or any Committee of Council, or Committee of Adjustment in regard to an Application respecting the Subject Lands; and

Dennis H. Wood Direct: (416) 203-7718 [dwood@woodbull.ca](mailto:dwood@woodbull.ca)

65 Queen Street West Suite 1400 Toronto Ontario M5H 2M5 T (416) 203-7160 F (416) 203-8324 [www.woodbull.ca](http://www.woodbull.ca)

25 July 2012



- Any reports prepared by City staff or their consultants in regard to an Application respecting the Subject Lands.

We would appreciate being advised whether the owners or their representatives have engaged in pre-application consultation meetings with City staff in regard to any proposed new applications, in particular involving retail uses.

We would appreciate being advised if the City receives any new applications for the Subject Lands, and we also request timely notice of any open house, community consultation meetings, public meetings, meetings of Council or Committee of Council in regard to any future application on the Subject Lands.

The above-requested information may be sent to our office and to our client at the following addresses:

**Wood Bull LLP**  
65 Queen Street West, Suite 1400  
Toronto, Ontario, M5H 2M5  
Attn: Valeria Maurizio

**Greenhills SC Ltd.**  
700 Applewood Crescent  
Vaughan, Ontario, L4K 5X3  
Attn: Elaine Sui

Thank you in advance for your attention to this request.

Yours very truly,

**Wood Bull LLP**

A handwritten signature in black ink, appearing to read "Dennis H. Wood", is written over the typed name.

*pc*: Dennis H. Wood

DHW

c. Client



File # OZ-8087

Attn: Terry Grawey  
Dale Henderson

We received the notice of application to amend the official plan, file OZ-8087. In receiving and reviewing this possible amendment to change the land use designation on Schedule "A" of the Official Plan, we are opposed to the proposal of the land use being amended from "Auto-Oriented Commercial Corridor" and "Multi-Family Residential" to "Community Commercial Node (referred to as CCN)". This "CCN" permits a wide range of commercial retail uses, a limited range of automotive services, service-oriented office uses, community facilities such as libraries or day-care centres, professional and medical/dental offices, and commercial/private schools, which we are opposed to for numerous reasons and concerns that we feel have not been addressed in this proposal.

We do not feel that considerable consideration has been taken for the newly developed subdivision "Andover Trails" in this proposal. Although fully aware that eventually this "triangle" within a commercial and auto-oriented area would be developed, the Multi-Family residential buyers in this new subdivision were advised that the interior of the triangle would consist of the current zoning for future development.

With the proposal to change the zoning to "CCN", we do not feel that adequate attention has been given to the increased traffic flows and issues this will present into what we thought would be a residential area when we decided to build our house in this subdivision.

In 2011, file 0-7819 presented by the City of London, there was an application to amend the official plan. This amendment proposed the southerly extension of Morgan Avenue, between Singleton Avenue and Whamcliffe Road South, from a "Secondary Collector" road to a "Primary Collector" road. The residents in the area attended the Public Meeting and expressed our concern at this time. Consideration was given to our concerns and, as a result, it was accepted that this road classification was to remain a "Secondary Collector". With this new proposal to amend the current zoning changing this to a higher use Commercial zone, we have great concern that people will again try to use our Residential Community as a "cut through" on a street that is intended for residential function. We would like clarification and acknowledgement that this has been addressed with this proposal as we do not feel that the transportation network within this proposed plan addresses this issue appropriately for our Neighbourhood area.

In June of 2012, the Secondary Plan for the Southwest Area Plan was released. This proposed application to amend the official plan, in my view, contradicts the visions, principals and purpose of the plan for the Wonderland corridor. The current amendment encourages a poor transportation network with an increased volume in a Neighbourhood area and does not create the "transition between densities" being adjacent to a Multi Family, Medium Density Residential zone.

The commercial properties and buildings proposed in the two site plans fall short of the visions of the Secondary Plan with respect to service and commercial development, encouraging a "main street" format of the Southwest area Plan, where driveways, parking, lanes and aisles are shown between the buildings and public sidewalks, parking lots about the street, primary windows, and signage do not face the street, and any commercial nodes including large-format retail stores should be integrated into the pattern of streets and blocks of which they are part. In this proposal, they are being pushed into a Residential setting.

With the introduction of this commercial property, we are also concerned with increased lighting levels, increased nightly noise with deliveries, garbage pick up, snow removal and maintenance happening at night. All of these items adjacent to a residential property create a nuisance for the homeowners and quality of life. With the proposed property layout SK-11, all of these above

mentioned items would become a concern as it faces the Residential zoning across from the Bradley Extension.

We would like to encourage the City of London to continue efforts to bring development and business to the Southwest area; however, we would like the City of London to review this potential plan and other locations within the Southwest area plan that better suite the Commercial businesses included in this proposal. In addition, we believe that the City should follow the visions and expectations of the 2012 Secondary Plan and the Wonderland Corridor.

We would like the above mentioned concerns to be included as part of the public record in this amendment application to the official plan, and to be addressed at the future scheduled Public Meeting.

Vicki Blackwell  
3255 Morgan Avenue  
London, Ontario  
N6L 0B8  
[REDACTED]