

That the following actions be taken with respect to the application of 1279059 Ontario Inc. (York Developments), CLF 1 (Wonderland Road) Inc., and 1699259 Ontario Inc. relating to the property located at 3313-3405 Wonderland Road South and 1789 Wharncliffe Road South:

- a) the proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting on June 25, 2013, to amend the Official Plan to change the land use designation of the lands known as 3313-3405 Wonderland Road South and 1789 Wharncliffe Road South **FROM** an "Urban Reserve – Community Growth" designation **TO** a "New Format Regional Commercial Node" designation to permit a range of retail, convenience, personal and financial service, restaurant, commercial recreation, office, community facility and limited automotive uses; and,
- b) the proposed by-law attached hereto as Appendix "B" **BE INTRODUCED** at the Municipal Council meeting on June 25, 2013, in conformity with the Official Plan as amended in part a) above, to change the zoning of the lands known as 3313-3405 Wonderland Road South and 1789 Wharncliffe Road South **FROM** an Urban Reserve (UR4) Zone, which permits existing dwellings, agricultural uses, conservation lands, managed woodlots, wayside pits, passive recreation uses, kennels, private outdoor recreation clubs, and riding stables **TO** an Associated Shopping Area Commercial Special Provision (h-/h-/h-/h-/h- ASA3/ASA5/ASA6/ASA8(_)) Zone, which permits a broad range of large and small scale retail outlets, including supermarkets and food stores; department stores; retail warehouses; building supply; service commercial uses; offices; automotive related uses and other uses such as restaurants, studios, day care centres, commercial recreation establishments and home improvement stores, subject to the following a holding provisions:
 - to ensure there are no conflicts between arterial roads and development, no development shall occur within 28.5 metres of the centreline of Wonderland Road South, until a Municipal Class EA has been completed to the satisfaction of the City of London and a further Zoning By-law Amendment is in full force and effect to reflect the ultimate right-of-way;
 - in order to determine the impact of the subject development on the area road network and to identify the transportation needs, no development shall occur until a Transportation Impact Assessment (TIA) study has been completed in accordance with the City of London's TIA Guidelines to the satisfaction of the City Engineer;
 - in order to ensure the orderly development of the lands for the future Primary Collector road connection to Wonderland Road South, no development shall occur until a final alignment for the Primary Collector Road has been determined to the satisfaction of the City Engineer and the required lands have been dedicated to the City of London;
 - in order to ensure that adequate provision of water servicing system is in place, in accordance with the City of London Standards and Requirements, no development shall occur until the Owner has entered into an agreement with the City of London which specifies the conditions associated with the provision of water servicing for the land; and,
 - to ensure the adequate provision of a temporary sanitary service for the land and to ensure that development will not have a negative impact on existing municipal infrastructure or the City of London's sanitary servicing strategy for the area, no development shall occur until the Owner has entered into an agreement with the City of London which specifies the conditions associated with the provision of temporary sanitary servicing for the land.