

Bill No. 313
2013

By-law No. C.P.-1284(th)-___

A by-law to amend the Official Plan for the City of London, 1989 relating to 3313 -3405 Wonderland Road South and 1789 Wharncliffe Road South in the City of London.

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

1. Amendment No. 554 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 June 25, 2013.

Joe Fontana
Mayor

Catharine Saunders
City Clerk

First Reading – June 25, 2013
Second Reading – June 25, 2013
Third Reading – June 25, 2013

AMENDMENT NO. 554

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 lands described herein from Urban Reserve – Community Growth to New Format Regional Commercial Node on Schedule 'A', Land Use, to the Official Plan of the City of London.

B. LOCATION OF THIS AMENDMENT

This Amendment applies to lands located at 3313 – 3405 Wonderland Road South and 1789 Wharncliffe Road South in the City of London.

C. BASIS OF THE AMENDMENT

The recommended Official Plan Amendment will allow for the construction of a multi-building commercial complex, including multi-unit and stand alone buildings on the lands described herein.

The concept plan for the site illustrates a mixed use commercial centre with a total of approximately 55,162 m² of retail and service commercial floor space broken down into the following components:

- Approximately 14,214 m² of home improvement use;
- Approximately 12,542 m² of discount retail selling department store merchandise;
- Approximately 557 m² of office/clinic floor space; and
- Approximately 27,849 m² of commercial floor space in a number of single use or multi-purpose buildings.

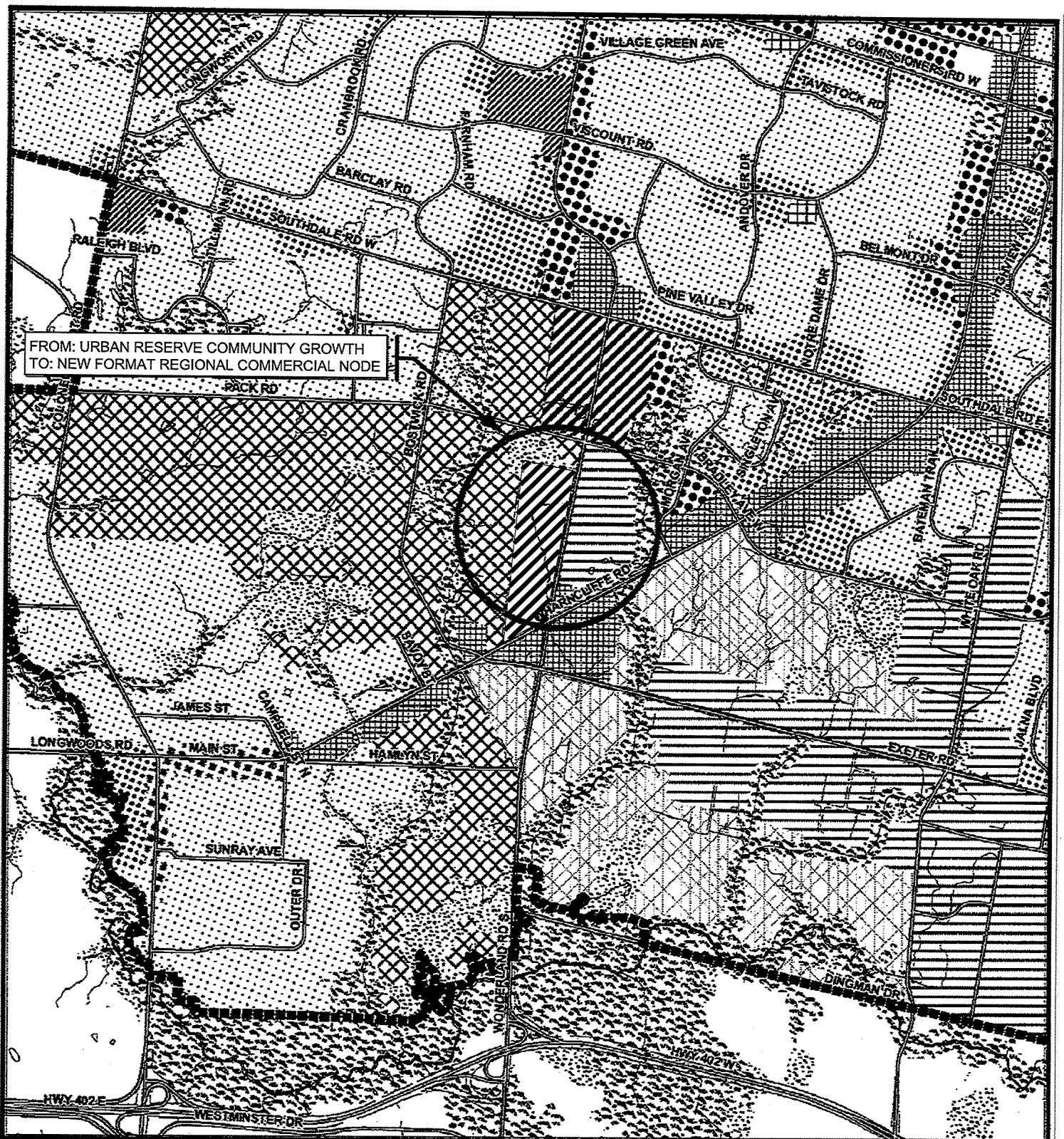
The site is located within the area encompassed by the Southwest Area Secondary Plan (SWAP), which was adopted by Council as Official Plan Amendment 541 on November 20, 2012. The Southwest Area Secondary Plan is not in force and effect as several appeals have been filed and the outcome of these appeals will ultimately be determined through decisions issued by the Ontario Municipal Board. The site is designated "Wonderland Road Community Enterprise Corridor" by the Council adopted Southwest Area Secondary Plan. The permitted commercial land uses within the "Wonderland Road Community Enterprise Corridor" are the same as those permitted in the "New Format Regional Commercial Node" designation.

The recommended amendment is consistent with the policies of the Provincial Policy Statement, 2005 and is consistent with the Commercial policies of the Official Plan.

D. THE AMENDMENT

























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

1. Schedule 'A', Land Use, to the Official Plan for the City of London Planning Area is amended by designating those lands located at 3313 – 3405 Wonderland Road South and 1789 Wharncliffe Road South in the City of London, as indicated on "Schedule 1" attached hereto, from Urban Reserve – Community Growth to New Format Regional Commercial Node.



FROM: URBAN RESERVE COMMUNITY GROWTH
TO: NEW FORMAT REGIONAL COMMERCIAL NODE

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 |

CITY OF LONDON
Department of
Planning and Development
OFFICIAL PLAN SCHEDULE A
- LANDUSE -

PREPARED BY: MHBC



1:30,000



FILE NUMBER: OZ-7072

PLANNER:

TECHNICIAN:

DATE: 2013/06/13

Bill No. 320
2013

By-law No. Z.-1-13_____

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 3313 – 3405 Wonderland Road South and 1789 Wharncliffe Road South in the City of London.

WHEREAS 1279059 Ontario Inc. (York Developments), CLF 1 (Wonderland Road) Inc., 1699259 Ontario Inc. have applied to rezone an area of land located at 3313 – 3405 Wonderland Road South and 1789 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 554 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 to the lands located at 3313 – 3405 Wonderland Road South and 1789 Wharncliffe Road South, as shown on the attached map comprising part of Key Map A-111, from an Urban Reserve (UR4) Zone to an Associated Shopping Area Commercial Special Provision (h-154*h-155*h-156*h-157*h-158*ASA3/ASA5/ASA6/ASA8(12)) Zone.

2. Section Number 24.4 of the Associated Shopping Area Commercial (ASA) Zone is amended by adding the following Special Provision:

ASA8(12) 3313 – 3405 Wonderland Road South & 1789 Wharncliffe Road South

a) Additional Permitted Use:

i) Home Improvement Stores

3. Section Number 3.8(2) of the Holding Zone Provision Section to By-law No. Z.-1 is amended by adding the following holding provisions:

h-154 Purpose: Prior to the removal of the h-154 symbol, no development shall be approved within 28.5 metres of the centreline of Wonderland Road South and until such time as the Environmental Assessment (EA) study of Wonderland Road South is approved and a further Zoning By-law Amendment is in full force and effect to reflect the ultimate right-of-way, in order to allow for the assessment of a wide range of concepts for the corridor and the final Right-of-way (ROW) limit has been determined.

h-155 Purpose: The removal of the h-155 symbol, shall not occur until such time as 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 determine the impact of the subject development on the area road network and to identify the transportation system needs.

h-156 Purpose: The removal of the h-156 symbol shall not occur until such time as 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 the orderly development of the lands for the future Primary Collector road connection to Wonderland Road South.

- h-157 Purpose: The removal of the h-157 symbol shall not occur until the Owners have entered into an agreement with the City of London which specifies the conditions associated with the provision of water servicing for the land, in order to ensure the adequate provision of a water servicing system for the lands, in accordance with City of London Standards and Requirements, have been met.
- h-158 Purpose: The removal of the h-158 symbol shall not occur until such time as 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, in order to ensure that adequate provisions of a temporary sanitary service for the land have been met and to ensure that development will not have a negative impact on existing municipal infrastructure or the City's sanitary servicing strategy for the area lands.

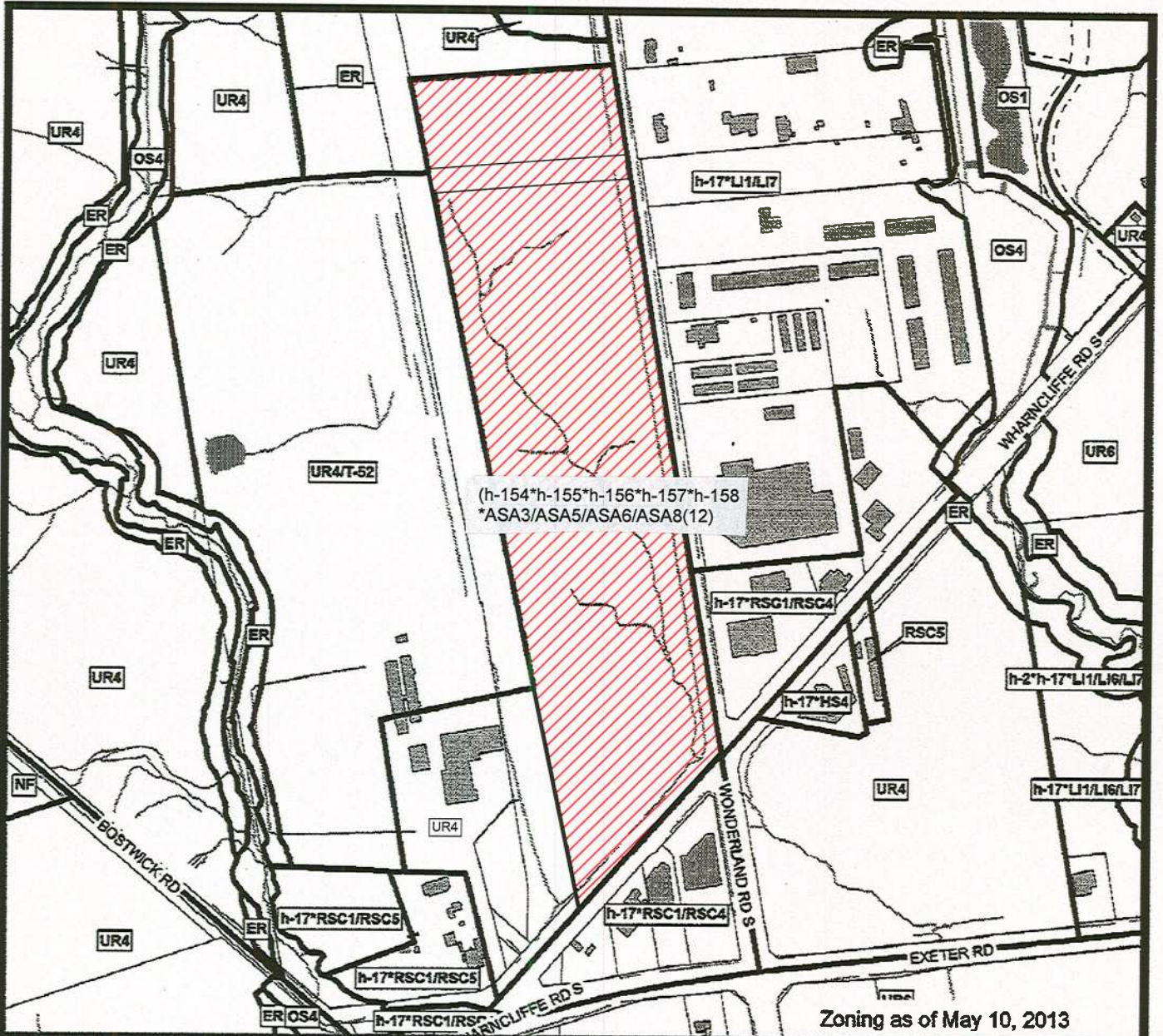
4. This By-law shall come into force and be deemed to come into force in accordance with section 34 of the *Planning Act, R.S.O. 1990, c. P.13*, either upon the date of the passage of this by-law or as otherwise provided by the said section.

PASSED in Open Council on June 25, 2013.


Joe Fontana
Mayor

Catharine Saunders
City Clerk

First Reading – June 25, 2013
Second Reading – June 25, 2013
Third Reading – June 25, 2013



Zoning as of May 10, 2013

 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

2)  ANNEXED AREA APPEALED AREAS

CITY OF LONDON

PLANNING, ENVIRONMENTAL AND ENGINEERING SERVICES

**ZONING
BY-LAW NO. Z.-1
SCHEDULE A**



FILE NO:
OZ-7072

MAP PREPARED:
2013/06/13 MHBC

1:7500
0 37.575 150 225 300
Meters