

## Report to Planning and Environment Committee

**To:** Chair and Members  
Planning & Environment Committee

**From:** Scott Mathers MPA, P. Eng.,  
Deputy City Manager, Planning and Economic Development

**Subject:** 847-851 Wonderland Road South  
City File: Z-9597 Ward 10  
Public Participation Meeting

**Date:** May 23, 2023

## Recommendation

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application of 1216571 Ontario Inc. relating to the property located at 847-851 Wonderland Road South, the proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting on June 6, 2023, to amend Zoning By-law No. Z.-1, in conformity with the Official Plan, The London Plan, for the City of London, to change the zoning of the subject property **FROM** an Associated Shopping Area Commercial Special Provision (ASA1(7)) Zone **TO** an Associated Shopping Area Commercial Special Provision (ASA1(\_)) Zone.

## Executive Summary

### Summary of Request

The applicant has requested an amendment to Zoning By-law Z.-1 to rezone the subject site to permit medical/dental offices as additional permitted uses on the subject lands.

### Purpose and the Effect of Recommended Action

The purpose and effect of the recommended action is to rezone the subject site to an Associated Shopping Area Commercial Special Provision (ASA1(\_)) Zone to expand the range of permitted uses on the subject lands through an additional special provision to include medical/ dental offices. No exterior alterations are proposed as part of this rezoning application.

### Rationale of Recommended Action

1. The recommended amendment is consistent with the *Provincial Policy Statement, 2020*;
2. The recommended amendment conforms to the policies of The London Plan, including but not limited to the Key Directions and Shopping Area Place Type;
3. The recommended amendment would permit a new use that is appropriate within the surrounding context; and
4. The recommended amendment would provide access to medical/dental offices in a convenient and accessible location to meet the needs of neighbourhood residents.

## Linkage to the Corporate Strategic Plan

A well planned and growing community - London's growth and development is well-planned and considers use, intensity, and form.

# Analysis

## 1.0 Background Information

### 1.1 Property Description

The subject lands are located on the west side of Wonderland Road South, directly south of Viscount Road, within the Westmount Planning District. The site is approximately 0.59 hectares in size with a lot frontage of approximately 64.9 metres onto Wonderland Road South. The site currently contains three stand-alone commercial buildings with associated surface parking and vehicle access provided via two entrances from Wonderland Road South. Public sidewalks are also available along both sides of Wonderland and Viscount Road, and the site is serviced by several existing public transit routes.



Figure 1. Aerial Photo of 847-851 Wonderland Road South and surrounding lands.



Figure 2. Streetview of the subject lands (facing west from Wonderland Road South)



Figure 3. Streetview of the subject lands (facing southwest from the northerly access)

## 1.2 Current Planning Information

- The London Plan Place Type – Shopping Area fronting an Urban Thoroughfare
- Special Planning Area Policies – Primary Transit Area
- Existing Zoning – Associated Shopping Area Commercial Special Provision (ASA1(7))

## 1.3 Site Characteristics

- Current Land Use – Commercial
- Frontage – 64.9 metres
- Area – 5,900 metres square (0.59 hectares)
- Depth – 91.3 metres
- Shape – Rectangular

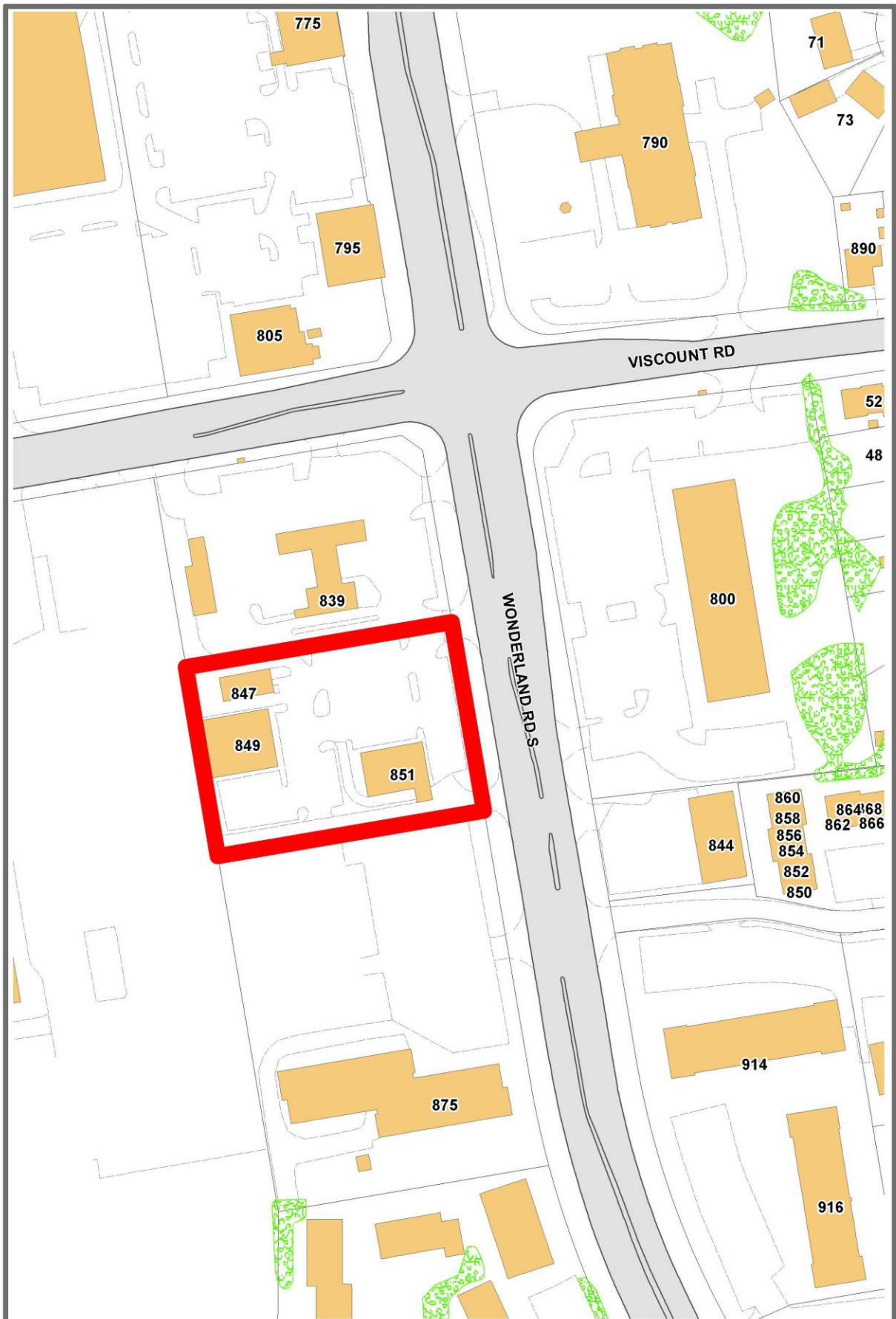
## 1.4 Surrounding Land Uses

- North – Commercial/ Residential
- East – Residential
- South – Community Facility (Saunders Secondary School)
- West – Residential/ Office

## 1.5 Intensification

- The proposed development will not represent residential intensification within the Built-Area Boundary.
- The proposed development will not represent residential intensification within the Primary Transit Area.

## 1.6 Location Map



### LOCATION MAP

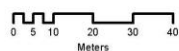
Address: 847-851 Wonderland Road South

File Number: Z-9597

Planner: Michaela Hynes

Date: 2023/4/17

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



Scale 1:1,500



### Legend

- Buildings
- Parks
- Vegetation

## Description of Proposal

### 2.1 Development Proposal

In February of 2023, the City of London accepted a complete application that proposed to rezone the subject site to an Associated Shopping Area Commercial Special Provision (ASA1(\_)) Zone to expand the range of permitted uses on the subject lands through an additional special provision to include medical/dental offices. No exterior alterations are proposed as part of this rezoning application.

### 2.2 Requested Amendment

The applicant has requested to rezone the subject site to add an additional special provision to the current Associated Shopping Area Commercial Special Provision (ASA1(7)) zoning on the site. This request will expand the range of permitted uses on the subject lands to include medical/dental offices.

### 2.3 Community Engagement (see more detail in Appendix B)

The public was provided with an opportunity to provide comments and input on the application. No comments were received from the public on this file.

## 3.0 Climate Emergency

On April 23, 2019, Council declared a Climate Emergency. Through this declaration the City is committed to reducing and mitigating climate change. Refer to Appendix C for further details on the characteristics of the proposed application related to the City's climate action objectives.

## 4.0 Financial Impacts

There are no direct municipal financial expenditures with this application.

## 5.0 Key Issues and Considerations

### 5.1 Issue and Consideration #1 – Provincial Policy Statement, 2020 (PPS)

The Provincial Policy Statement provides policy direction on matters of provincial interest related to land use and development. 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).

Planning authorities shall also promote economic diversity, 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 a 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). Further, 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 PPS gives direction to consider the use of existing infrastructure and public facilities should be optimized and opportunities for adaptive re-use should be considered before consideration is given to developing new infrastructure and public service facilities (1.6.3). Lastly, public service facilities should be co-located in community hubs, where

appropriate, to promote cost-effectiveness and facilitate service integration, access to transit and active transportation (1.6.5).

The recommended amendment is in keeping with the PPS as it will facilitate the introduction of a new use that is suitable within the existing site context, and which will broaden the range of uses in the area. The proposed medical/dental offices will contribute to meeting the short and long-term needs of the community, primarily servicing the residents in the immediate area, thereby promoting a reduction in the length and number of vehicle trips. The recommended amendment also contributes to a land use pattern that makes efficient use of existing land and resources within a settlement area which is appropriate for the available infrastructure, avoiding the need for unjustified and uneconomical expansion.

## **5.2 Issue and Consideration #2 – The London Plan Key Directions**

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 also provides direction for building a mixed-use compact city for London's future by:

- Planning to achieve a compact, contiguous pattern of growth – looking “inward and upward” (Key Direction #5, Direction 2).
- 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, Direction 4).
- Mix stores, restaurants, clean industry, live-work arrangements, and services in ways that respect the character of neighbourhoods, while enhancing walkability and generating pedestrian activity (Key Direction #5, Direction 6).

The London Plan also provides direction for building strong, health, and attractive neighbourhoods for everyone by:

- Design complete neighbourhoods by meeting the needs of people of all ages, incomes, and abilities, allowing for aging in place and accessibility to amenities, facilities, and services (Key Direction #7, Direction 2).
- Distribute educational, health, social, cultural, and recreational facilities, and services throughout the city so that all neighbourhoods are well-served (Key Direction #7, Direction 8).

The recommended amendment supports these Key Directions by proposing a convenient service to residents within the urban Built-Area Boundary of the City. The proposed medical/dental offices will primarily service the residents in the immediate area contributing to such services throughout the City, while also promoting neighbourhood level walkability. Further, the recommended amendment is in line with the Key Directions by providing an opportunity for commercial/service infill that takes advantage of existing services.

## **5.3 Issue and Consideration #3 – Use**

The subject site is located within the Shopping Area Place Type on Map 1 fronting an Urban Thoroughfare on Map 3, in The London Plan. The Shopping Area Place Type contemplates a wide range of retail, service, office, entertainment, recreational, educational, institutional, and residential uses within easy walking distance for neighbourhoods. The proposed medical/dental office services are a completed use within the Shopping Area Place Type.

The London Plan identifies that part of the vision for the Shopping Area Place Types is that over time, many of these centres will re-format to become mixed-use areas that include retail, service, office, and residential uses, that will become more pedestrian, cycling, and transit oriented (The London Plan, 871\_). The proposed medical/dental office use is in line with this vision by providing a new use that will broaden the range of uses in the area and which will service the needs of residents within a walking distance.

#### **5.4 Issue and Consideration #4 – Intensity & Form**

The existing three stand-alone commercial buildings and associated surface parking are within the intensity contemplated in The London Plan which permits buildings not exceeding four storeys in height (The London Plan, 878\_2). Given no new development, no exterior changes and no changes to the site layout are proposed as part of this zoning application, staff are satisfied that the subject site continues to be an appropriate shape and size to accommodate the existing and proposed new uses. The medical/dental offices are not anticipated to have any negative impacts on the surrounding neighbourhood.

Nevertheless, the expansion of uses on the subject site will allow for a more efficient use of the lands, which is in line with the intent of The London Plan to allow for the more intense and efficient use of Shopping Area sites through redevelopment, expansion, and the introduction of residential development (The London Plan, 878\_1).

#### **5.5 Issue and Consideration #5: Zoning**

The applicant has requested to rezone the subject site to an Associated Shopping Area Commercial Special Provision (ASA1(\_)) Zone to expand the range of permitted uses on the subject lands to include medical/dental offices. The site is in conformity with all existing zoning regulations, and as such does not require any additional special provisions. Existing special provisions include no minimum front and exterior yard depth requirement, and that there is no gross floor area maximum for retail stores, will continue to apply to the subject lands.

As such, Planning and Development Staff are of the opinion that the recommended Associated Shopping Area Commercial Special Provision (ASA1(\_)) Zone is appropriate for the subject site and would permit a broader range of uses that are compatible with the surrounding area.

## **Conclusion**

The recommended amendment is consistent with the Provincial Policy Statement, 2020 and conforms to the policies of The London Plan. The recommended amendment would permit a new use that is appropriate within the surrounding context and would facilitate access to medical/dental offices in a convenient and accessible location to meet the needs of neighbourhood residents.

<b>Prepared by:</b>	<b>Michaella Hynes Planner I</b>
<b>Reviewed by:</b>	<b>Mike Corby, MCIP, RPP Manager, Planning Implementation</b>
<b>Recommended by:</b>	<b>Heather McNeely, MPA Director, Planning and Development</b>
<b>Submitted by:</b>	<b>Scott Mathers, MPA, P. Eng Deputy City Manager, Planning and Economic Development</b>

## Appendix A

Bill No. (number to be inserted by Clerk's Office)  
2023

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

A by-law to amend By-law No. Z.-1 to  
rezone an area of land located at 847-  
851 Wonderland Road South

WHEREAS 1216571 Ontario Inc. has applied to rezone an area of land located at 847-851 Wonderland Road South, as shown on the map attached to this by-law, as set out below;

AND WHEREAS this rezoning conforms 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 lands located at 847-851 Wonderland Road South, as shown on the attached map comprising part of Key Map No. A106, from an Associated Shopping Area Commercial Special Provision (ASA1(7)) Zone to an Associated Shopping Area Commercial Special Provision (ASA1(\_)) Zone.
- 2) Section Number 24.3 of the Associated Shopping Area Commercial (ASA) Zone is amended by adding the following Special Provisions:

ASA1 ( \_ ) 847-851 Wonderland Road South

a) Additional Permitted Uses:

i) Medical/ Dental Offices

b) Regulations:

i) There is no Front and Exterior Yard Depth (m) Minimum requirement.

ii) There is no Gross Floor Area (Maximum) for Retail Stores

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 June 6, 2023

Josh Morgan

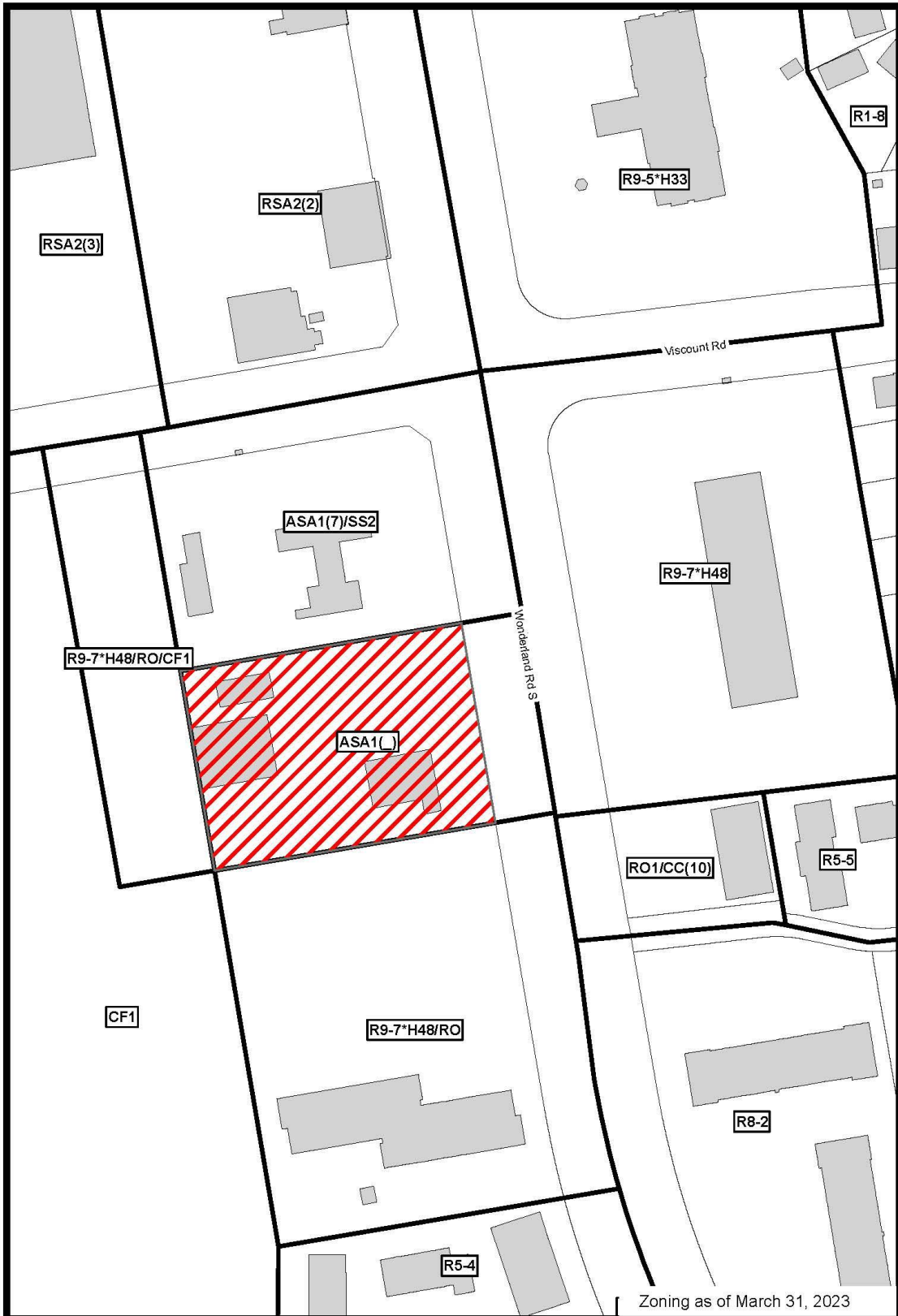



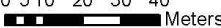

Mayor

Michael Schulthess  
City Clerk

First Reading – June 6, 2023  
Second Reading – June 6, 2023  
Third Reading – June 6, 2023

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



<p>File Number: Z-9597 Planner: MH Date Prepared: 2023/4/17 Technician: JI By-Law No: Z.-1-</p>	<p>SUBJECT SITE </p> <p>1:1,500</p> <p>0 5 10 20 30 40 Meters </p> <p></p>
---	--

## Appendix B – Public Engagement

### Community Engagement

**Public liaison:** On Wednesday, March 15, 2023, 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 Thursday, March 16, 2023. A “Planning Application” sign was also placed on the site.

No comments were received from the public on this file.

**Nature of Liaison:** The purpose and effect of this zoning change is to expand the range of permitted uses on the subject lands. Possible change to Zoning By-law Z.-1 FROM an Associated Shopping Area Commercial Special Provision (ASA1(7)) Zone TO add an additional special provision to include medical/ dental offices as an additional permitted use.

### Agency/Departmental Comments

#### Site Plan – March 15, 2023

- SP is not required for additionally permitted uses within the existing buildings/GFA of this nature.

#### Landscape Architecture – March 17, 2023

- Landscape Architecture have no comments on the ZBA to expand permitted uses at this site.

#### Parks Planning – April 4, 2023

- The ZBA is to permit additional uses to existing building, PLRP&D has no comments.

#### London Hydro – April 4, 2023

- London Hydro has no objection to this proposal or possible official plan and/or zoning amendment. However, London Hydro will require a blanket easement.

#### Heritage – April 5, 2023

- No soil disturbance is imminently anticipated as no redevelopment is currently proposed, so no archaeological assessment is required at this time.

#### Urban Design – April 6, 2023

- Since there are no changes to the existing exterior building, there are no major Urban Design comments related to the expansion of the building’s permitted uses at 847-851 Wonderland Road South.

#### Engineering – April 6, 2023

- Engineering has no further concerns related to this ZBA. Please let me know if you any additional commentary.

#### UTRCA – April 6, 2023

- The subject lands **are not** affected by any regulations (Ontario Regulation 157/06) made pursuant to Section 28 of the *Conservation Authority Act*.
- For policies, mapping and further important pertaining to drinking water source protection please refer to the approved Source Protection Plan at: <https://www.sourcewaterprotection.on.ca/approved-source-protection-plan/>
- The UTRCA has no objections to the application, and we have no Section 28

approval requirements.

Ecology – April 17, 2023

- No ecology concerns on this one.

## Appendix C – Climate Emergency

On April 23, 2019, Council declared a Climate Emergency. Through this declaration the City is committed to reducing and mitigating climate change. The following are characteristics of the proposed application related to the City's climate action objectives:

### Infill and Intensification

Located within the Built Area Boundary: **Yes**  
Located within the Primary Transit Area: **Yes**  
Net density change: **N/A**  
Net change in affordable housing units: **N/A**

### Complete Communities

New use added to the local community: **Medical/ Dental Offices**  
Proximity to the nearest public open space: **N/A**  
Proximity to the nearest commercial area/use: **N/A**  
Proximity to the nearest food store: **N/A**  
Proximity to nearest primary school: **N/A**  
Proximity to nearest community/recreation amenity: **N/A**  
Net change in functional on-site outdoor amenity areas: **N/A**

### Reduce Auto-dependence

Proximity to the nearest London Transit stop: **approximately 123 metres**  
Completes gaps in the public sidewalk network: **N/A**  
Connection from the site to a public sidewalk: **Yes**  
Connection from the site to a multi-use pathway: **No**  
Site layout contributes to a walkable environment: **N/A**  
Proximity to nearest dedicated cycling infrastructure: **approximately 85 metres**  
Secured bike parking spaces: **N/A**  
Secured bike parking ratio: **N/A**  
New electric vehicles charging stations: **N/A**  
Vehicle parking ratio: **N/A**

### Environmental Impacts

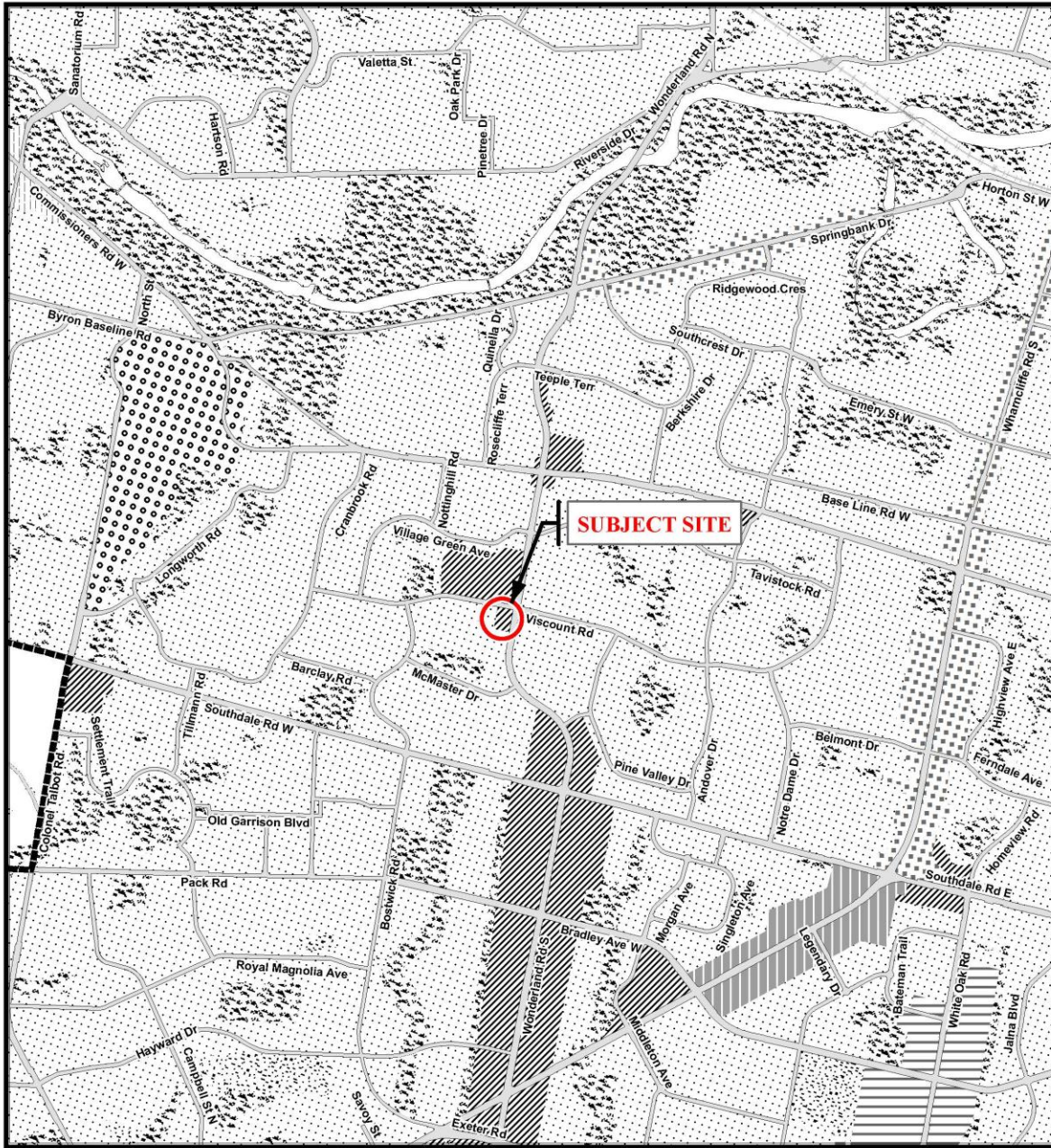
Net change in permeable surfaces: **N/A**  
Net change in the number of trees: **N/A**  
Tree Protection Area: **No**  
Landscape Plan considers and includes native and pollinator species: **N/A**  
Loss of natural heritage features: **N/A**  
Species at Risk Habitat loss: **N/A**  
Minimum Environmental Management Guideline buffer met (Table 5-2 EMG, 2021): **N/A**

### Construction

Existing structures on site: **Yes**  
Existing structures repurposed/adaptively reused: **Yes**  
Green building features: **N/A**  
District energy system connection: **Yes**

# Appendix D – Relevant Background

## The London Plan – Map 1 – Place Types



**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 Planning & Development's working consolidation of Map 1 - Place Types of the London Plan, with added notations.*

<p><b>CITY OF LONDON</b>  <b>Official Plan</b>  <b>LONDON PLAN MAP 1</b>  <b>- PLACE TYPES -</b>                  PREPARED BY: Planning &amp; Development</p>	<p>Scale 1:30,000                  0 150 300 600 900 1200 1500                  Meters</p>	<p><b>File Number:</b> Z-9597  <b>Planner:</b> MH  <b>Technician:</b> JI  <b>Date:</b> 2023/4/17</p>
---	--	--

# Zoning By-law Z.-1 – Zoning Excerpt



**COUNCIL APPROVED ZONING FOR THE SUBJECT SITE: ASA1(7)**

1) **LEGEND FOR ZONING BY-LAW Z-1**

- |   |                                   |
|---|-----------------------------------|
| R1 - SINGLE DETACHED DWELLINGS            | RF - REGIONAL FACILITY            |
| R2 - SINGLE AND TWO UNIT DWELLINGS        | CF - COMMUNITY FACILITY           |
| R3 - SINGLE TO FOUR UNIT DWELLINGS        | NF - NEIGHBOURHOOD FACILITY       |
| R4 - STREET TOWNHOUSE                     | HER - HERITAGE                    |
| R5 - CLUSTER TOWNHOUSE                    | DC - DAY CARE                     |
| R6 - CLUSTER HOUSING ALL FORMS            | OS - OPEN SPACE                   |
| R7 - SENIOR'S HOUSING                     | CR - COMMERCIAL RECREATION        |
| R8 - MEDIUM DENSITY/LOW RISE APTS.        | ER - ENVIRONMENTAL REVIEW         |
| R9 - MEDIUM TO HIGH DENSITY APTS.         |                                   |
| R10 - HIGH DENSITY APARTMENTS             | OB - OFFICE BUSINESS PARK         |
| R11 - LODGING HOUSE                       | LI - LIGHT INDUSTRIAL             |
| DA - DOWNTOWN AREA                        | GI - GENERAL INDUSTRIAL           |
| RSA - REGIONAL SHOPPING AREA              | HI - HEAVY INDUSTRIAL             |
| CSA - COMMUNITY SHOPPING AREA             | EX - RESOURCE EXTRACTIVE          |
| NSA - NEIGHBOURHOOD SHOPPING AREA         | UR - URBAN RESERVE                |
| BDC - BUSINESS DISTRICT COMMERCIAL        |                                   |
| AC - ARTERIAL COMMERCIAL                  | AG - AGRICULTURAL                 |
| HS - HIGHWAY SERVICE COMMERCIAL           | AGC - AGRICULTURAL COMMERCIAL     |
| RSC - RESTRICTED SERVICE COMMERCIAL       | RRC - RURAL SETTLEMENT COMMERCIAL |
| CC - CONVENIENCE COMMERCIAL               | TGS - TEMPORARY GARDEN SUITE      |
| SS - AUTOMOBILE SERVICE STATION           | RT - RAIL TRANSPORTATION          |
| ASA - ASSOCIATED SHOPPING AREA COMMERCIAL |                                   |
| OR - OFFICE/RESIDENTIAL                   | "h" - HOLDING SYMBOL              |
| OC - OFFICE CONVERSION                    | "D" - DENSITY SYMBOL              |
| RO - RESTRICTED OFFICE                    | "H" - HEIGHT SYMBOL               |
| OF - OFFICE                               | "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-9597

MH

MAP PREPARED:

2023/04/17

Jl

1:2,000

0 10 20 40 60 80  
Meters