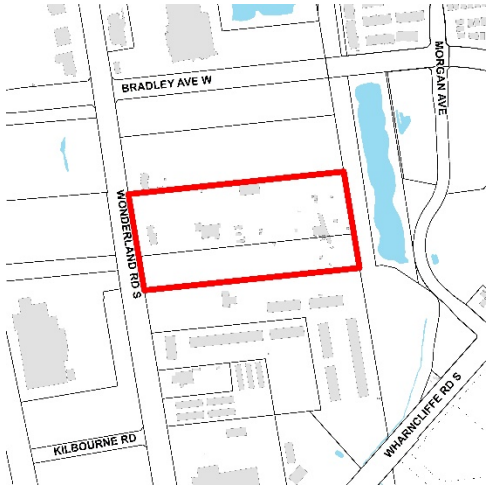


## Official Plan and Zoning By-law Amendments

### 3334 & 3354 Wonderland Road South



**File: OZ-9043**

**Applicant: Gateway Casinos and Entertainment Ltd.**

#### What is Proposed?

Official Plan and Zoning amendments to allow:

- Casino and accessory uses including offices, restaurants, outdoor patios, auditoriums, meeting rooms, amusement games establishments, places of entertainment and stormwater pipe outlets

## YOU ARE INVITED!

Further to the Notice of Application you received on April 17, 2019, and the Notice of Revised Application you received on June 5, 2019, you are invited to a public meeting of the Planning and Environment Committee to be held:

**Meeting Date and Time:** Monday, July 22, 2019, no earlier than 6:00 p.m.

**Meeting Location:** City Hall, 300 Dufferin Avenue, 3rd Floor

For more information contact:

Melissa Campbell  
mecampbell@london.ca  
519-661-CITY (2489) ext. 4650  
Development Services, City of London  
300 Dufferin Avenue, 6<sup>th</sup> Floor,  
London ON PO Box 5035 N6A 4L9  
File: OZ-9043

[london.ca/planapps](http://london.ca/planapps)

To speak to your Ward Councillor:

Anna Hopkins  
ahopkins@london.ca  
519-661-CITY (2489) ext. 4009

Paul Van Meerbergen  
pvanmeerbergen@london.ca  
519-661-CITY (2489) ext. 4010

**If you are a landlord, please post a copy of this notice where your tenants can see it.  
We want to make sure they have a chance to take part.**

# Application Details

Commonly Used Planning Terms are available at [london.ca/planapps](http://london.ca/planapps).

## Requested Amendment to the 1989 Official Plan

To change the designation of the rear (east) portion of the property from Multi-Family, Medium Density Residential to Wonderland Road Community Enterprise Corridor to permit a Casino and accessory uses on a greater portion of the property than would currently be allowed.

## Requested Amendment to The London Plan (New Official Plan)

To change the designation of the rear (east) portion of the property from the Neighbourhoods Place Type to the Shopping Area Place Type to permit a Casino and accessory uses on a greater portion of the property than would currently be allowed.

## Requested Amendment to the Official Plan (Southwest Area Secondary Plan)

To change the designation of the rear (east) portion of the property from Medium Density Residential to Wonderland Road Community Enterprise Corridor to permit a Casino and accessory uses on a greater portion of the property than would currently be allowed. To add a site specific policy to permit off-street parking, driveways, lanes, and aisles between the building and public sidewalk, notwithstanding the Wonderland Road Community Enterprise Corridor policies of subsection 20.5.6.1 and the Urban Design policies of subsection 20.5.3.9 which do not permit parking in this location.

## Requested Zoning By-law Amendment

To change the zoning from a Holding Light Industrial Zone and an Environmental Review Zone to a Commercial Recreation Special Provision Zone and an Open Space Special Provision Zone to permit a Casino and accessory uses on the property and the protection of the Pincombe Drain. Changes to the currently permitted land uses and development regulations are summarized below. The complete Zoning By-law is available at [london.ca/planapps](http://london.ca/planapps).

### Current Zoning

**Zone:** Holding Light Industrial (h-17-LI1/LI7) Zone

**Permitted Uses:** bakeries, business service establishments, laboratories, manufacturing and assembly industries, support offices, paper and allied products industries, printing, reproduction and data processing industries, research and development establishments, warehouse establishments, wholesale establishments, custom workshops, brewing on premises establishments, service trades, existing self-storage establishments, artisan workshops, craft breweries, automobile body shops, automobile repair garages, building or contracting establishments, repair and rental establishments, service and repair establishments, custom workshops.

**Height:** 50m

**Zone:** Environmental Review (ER) Zone

**Permitted Uses:** conservation lands, conservation works, passive recreational uses, managed woodlot, agricultural uses.

### Requested Zoning

**Zone:** Commercial Recreation Special Provision (CR(\_)) Zone

**Permitted Uses:** commercial recreation establishments, golf courses, private clubs, private outdoor recreation clubs, private parks, recreational buildings, recreational golf courses

**Special Provision(s):** Casino as an additional permitted use; a new definition of "Casino" applying to the subject property reading "means a facility for the purposes of gaming that is authorized by the Province of Ontario, where a portion of the facility may be devoted to uses in connection with the operation of a Casino including offices, restaurants, outdoor patios, auditoriums, meeting rooms, amusement games establishments and places of entertainment"; and a minimum parking rate of 1 space per 20 sq. m for a Casino. Increase the maximum building height to 16m in place of 12m. Reduce the minimum landscaped open space to 15% in place of 25%

**Height:** 16m

**Zone:** Open Space Special Provision (OS4(\_)) Zone

**Permitted Uses:** conservation lands, conservation works; golf courses, sports fields, private parks and public parks without structures; cultivation or use of land for agricultural/horticultural purposes.

**Special Provision(s):** Stormwater pipe outlets in association with a Casino as an additional permitted use; and a lot with no minimum lot frontage in place of 15m.

The City may also consider the appropriateness of removing the Holding (h-17) provision, which limits the uses on the property to dry uses on individual sanitary facilities, until full municipal sanitary sewer and water services are available to service the site. The City may also consider other special provisions and/or holding provisions.

An Environmental Impact Study has been prepared to assist in the evaluation of this application.

## **Planning Policies**

Any change to the Zoning By-law must conform to the policies of the Official Plan, London's long-range planning document. The front (west) portion of the property is in the Shopping Area Place Type in *The London Plan*, permitting a broad range of retail, service, office, entertainment, recreational, educational, institutional and residential uses, subject to the policies of the *Southwest Area Secondary Plan*.

The front (west) portion of the property is designated Wonderland Road Community Enterprise Corridor in the *1989 Official Plan*, which permits a broad range of commercial, residential, office and institutional uses as the main uses, subject to the policies of the *Southwest Area Secondary Plan*.

The front (west) portion of the property is designated Wonderland Community Enterprise Corridor in the *Southwest Area Secondary Plan*, permitting a broad range of retail, service, office, entertainment, recreational, educational, institutional and residential uses.

The rear (east) portion of the property is in a Place Type or designation in all three plans intended to provide for residential development and the protection of the Pincombe Drain.

## **How Can You Participate in the Planning Process?**

You have received this Notice because someone has applied to change the Official Plan designation and the zoning of land located within 120 metres of a property you own, or your landlord has posted the public meeting notice in your building. The City reviews and makes decisions on such planning applications in accordance with the requirements of the *Planning Act*. If you previously provided written or verbal comments about this application, we have considered your comments as part of our review of the application and in the preparation of the planning report and recommendation to the Planning and Environment Committee. The additional ways you can participate in the City's planning review and decision making process are summarized below. For more detailed information about the public process, go to the [Participating in the Planning Process](#) page at [london.ca](#).

### **See More Information**

You can review additional information and material about this application by:

- visiting Development Services at 300 Dufferin Ave, 6<sup>th</sup> floor, Monday to Friday between 8:30am and 4:30pm;
- contacting the City's Planner listed on the first page of this Notice; or
- viewing the application-specific page at [london.ca/planapps](#).

### **Attend This Public Participation Meeting**

The Planning and Environment Committee will consider the requested Official Plan and zoning changes at this meeting, which is required by the *Planning Act*. You will be invited to provide your comments at this public participation meeting. A neighbourhood or community association may exist in your area. If it reflects your views on this application, you may wish to select a representative of the association to speak on your behalf at the public participation meeting. The Planning and Environment Committee will make a recommendation to Council, which will make its decision at a future Council meeting.

## **What Are Your Legal Rights?**

### **Notification of Council Decision**

If you wish to be notified of the decision of the City of London on the proposed official plan amendment and zoning by-law amendment, you must make a written request to the City Clerk, 300 Dufferin Ave., P.O. Box 5035, London, ON, N6A 4L9, or at [docservices@london.ca](mailto:docservices@london.ca). You will also be notified if you speak to the Planning and Environment Committee at the public meeting about this application and leave your name and address with the Secretary of the Committee.

## Right to Appeal to the Local Planning Appeal Tribunal

If a person or public body would otherwise have an ability to appeal the decision of the Council of the Corporation of the City of London to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of London before the proposed official plan amendment is adopted, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of London before the proposed official plan amendment is adopted, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

If a person or public body would otherwise have an ability to appeal the decision of the Council of the Corporation of the City of London to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of London before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of London before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

For more information go to <http://elto.gov.on.ca/tribunals/lpat/about-lpat/>.

## Notice of Collection of Personal Information

Personal information collected and recorded at the Public Participation Meeting, or through written submissions on this subject, is collected under the authority of the *Municipal Act*, 2001, as amended, and the *Planning Act*, 1990 R.S.O. 1990, c.P.13 and will be used by Members of Council and City of London staff in their consideration of this matter. The written submissions, including names and contact information and the associated reports arising from the public participation process, will be made available to the public, including publishing on the City's website. Video recordings of the Public Participation Meeting may also be posted to the City of London's website. Questions about this collection should be referred to Cathy Saunders, City Clerk, 519-661-CITY(2489) ext. 4937.

**Accessibility – Alternative accessible formats or communication supports are available upon request. Please contact [accessibility@london.ca](mailto:accessibility@london.ca) or 519-661-CITY(2489) extension 2425 for more information.**

## Building Renderings



The above image represents the applicant's proposal as submitted and may change.