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3392 WONDERLAND ROAD SOUTH, LONDON, ON

# PLANNING JUSTIFICATION REPORT

*Official Plan and Zoning By-law Amendment Application*

[siv-ik] PLANNING  
/ DESIGN

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## **VERSION 1.0**

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### **ISSUED**

03.09.2024

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### **PREPARED FOR**

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## Attachments

1. Existing Conditions/Site Plan prepared by SRM Architects Inc, dated 2024-03-28.

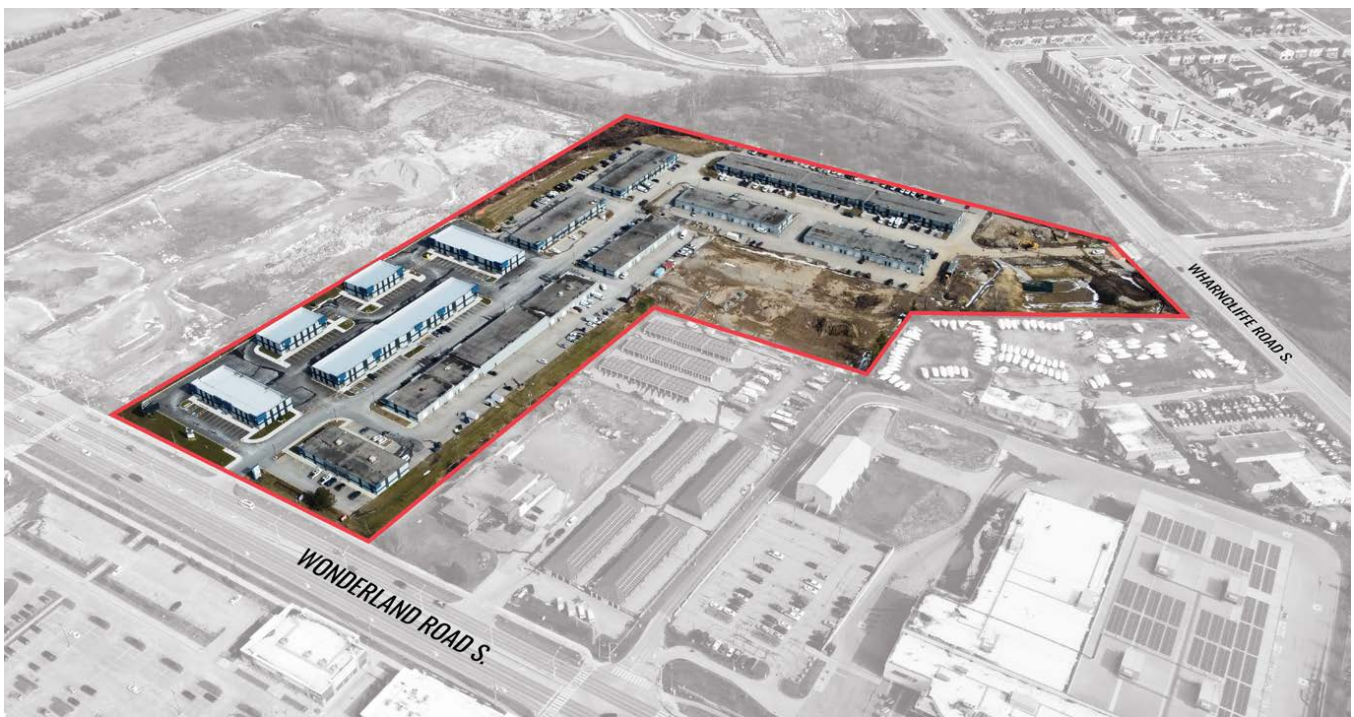
# 1.0 INTRODUCTION

## 1.1 Background

This report has been prepared by Siv-ik Planning & Design Inc. for **Old Oak Properties Inc.** (the registered owner of the property) in support of an Official Plan and Zoning By-law Amendment application for the lands municipally described as 3392 Wonderland Road South, in London, ON. This report provides an independent professional analysis and opinion regarding the merits of the proposed Official Plan and Zoning By-law Amendment and has been prepared to satisfy the City of London's complete application requirements. The report explains how the proposed Zoning By-law Amendment aligns with the objectives of the Provincial Policy Statement (2020), the London Plan, represents sound planning and is in the public interest. This report is meant to be read in conjunction with the attached *Existing Site Plan* prepared by SRM Architects Inc.

The proposal seeks to add a series of *Restricted Service Commercial Zone* variations to the site allow for a broader range of commercial and employment uses which are supportive of/complementary to the business park environment. The amendment will also allow for the continuation of existing permitted low-impact light industrial uses in existing/approved buildings on-site and consolidate *Environmental Review* lands into a new *Open Space Zone*. A Site-Specific Special Policy Area will be established on the property which will allow for the continuation of the select existing Light Industrial uses while also allowing for the added range of commercial uses on the eastern portion of the property which is technically identified as being within the Neighbourhoods Place Type.

**Figure 1:** Site Location



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## 1.2 Site Description

The subject site is municipally identified as 3392 Wonderland Road South and is commonly referred to as the “Wonderland Business Centre” (WBC). It is located on the east side of Wonderland Road S, approximately 375 metres south of the intersection of Wonderland Road South and Bradley Avenue. The site functions as a multi-tenant industrial/business park, with a range of user groups (e.g., storage, wholesalers, call centres, custom workshops, etc.) occupying a collection of 13 single storey commercial/industrial buildings. Old Oak has made significant investments (e.g., facade upgrades, utility systems, etc.) into the property in recent years to ensure the long-term viability and continuity of the WBC. The Centre was originally developed 30+ years ago under different ownership, when the surrounding area was less developed and nearby uses were largely light industrial and service/highway commercial. The existing buildings are served by full municipal sanitary and water services.

Additional details about the site and the context are summarized in *Table 1* below.

**Table 1:** Site Statistics

Project Site Attributes	
Site Area	8.55 hectares (21.1 acres)
Frontage	145.5 metres (Wonderland Road South)
Existing Use(s)	Multi-Tenant Light Industrial/Business Park
Existing Buildings	13
Servicing (Current)	Full Municipal Services
Existing Zoning	Light Industrial (LI1/LI7) Zone
Official Plan (The London Plan)	Shopping Area
Southwest Area Secondary Plan (SWASP)	Wonderland Road Community Enterprise Corridor

**Note:** Site Statistics have been derived from a combination of publicly available sources including parcel data made available by the City of London, on-site observation/aerial drone photography taken by Siv-ik Planning and Design Inc. and the existing Site Plan prepared by SRM Architects attached as Appendix ‘A’ to this report.



# 2.0 SITE CONTEXT

## 2.1 Surrounding Land Use

The Wonderland Business Centre site is located within the *Bostwick Planning District*. The land use pattern within 400 metres (5 min. walk) of the site is comprised of a mix of vacant lands, older light industrial uses and newer, auto-oriented, commercial uses with single-storey building forms. To the north and the west of the subject lands are large-format shopping centres and vacant future development lands; to the east is the Pincombe Drain corridor and residential uses; and to the south is a self-storage facility and the London Transit Commission (“LTC”) operations facility. The eastern portion of the site is regulated by the Upper Thames River Conservation Authority (“UTRCA”). The land use pattern along Wonderland Road South is intended to evolve significantly over time, with lands developing for higher density residential and commercial uses and the integration of a local street network servicing large blocks adjacent to Wonderland Road. The majority of lands along the Wonderland Corridor are either vacant, recently developed for commercial uses as per the SWASP, or underutilized. The Wonderland Business Centre is one of the few fully developed properties in the corridor that would not be considered “underutilized” and is an unlikely to be a candidate for significant redevelopment over the next planning horizon (e.g., 25+ years).

Figure 2: Surrounding Land Use Map (800m)

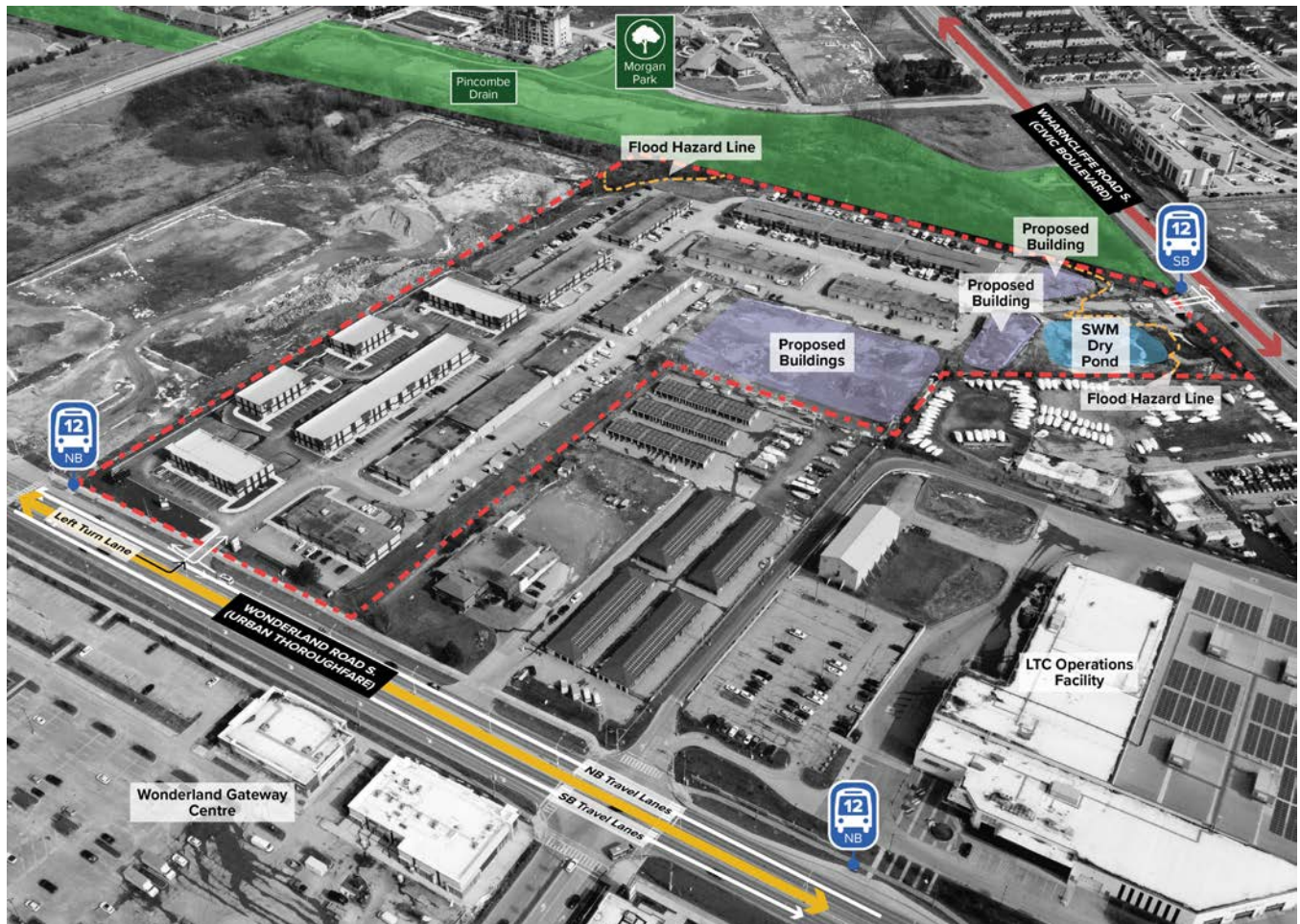


## 2.2 Existing Site Conditions

The existing conditions graphic below represents the existing physical characteristics of the site and the land immediately surrounding the site. The site consists of two legally titled parcels with a single municipal address of 3392 Wonderland Road South. The property is irregular in shape, possessing approximately 145.5 metres of frontage on Wonderland Road South and 74.0 metres of frontage on Wharncliffe Road South. The site is almost fully developed contains thirteen, single-storey, multi-tenant light industrial/commercial buildings and four additional proposed buildings which have recently obtained Site Plan Approval (SPA21-021). Together, the existing and approved buildings include approximately 20,077m<sup>2</sup> of gross floor area. Vehicular access to the site is provided by two full-turn access driveways, including one stemming from each of Wonderland Road South and Wharncliffe Road South. The site contains an extensive internal vehicular circulation network, comprised of on-site parking areas for standard private vehicles and loading areas for commercial vehicles. Between the existing and approved phases of development, the site contains a total of 345 existing/planned parking stalls. Additional opportunities for on-site parking exist in existing disturbed/paved areas of the site that are not currently devoted to vehicle parking.

Wonderland Road South, identified on Map 3 – Street Classifications in the London Plan as an Urban Thoroughfare, consists of a 5-lane cross section with two travel lanes in each direction, and an intermittent centre turning lane. Left-turn movements are restricted at many portions along the corridor by a centre median. Municipal sidewalks and dedicated cycling lanes are located along the frontage of the site, both on the east and west side of Wonderland Road. A northbound LTC bus stop is located at the northwest corner of the site. From a servicing perspective, the existing and approved building are served by full municipal sanitary and water services.

Figure 3: Existing Site Conditions



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## 3.0 POLICY AND REGULATORY FRAMEWORK

The following section of this report provides an overview of the applicable planning policy & regulatory framework that currently guides land use and development on the subject site. In this case, the key applicable statutory documents include the Provincial Policy Statement (2020), the City of London Official Plan (The London Plan) The Southwest Area Secondary Plan and the City of London Comprehensive Zoning By-law Z.-1. The following policies and regulations inform and guide the professional planning analysis of the proposal provided in Section 5.0 below.

### 3.1 Provincial Policy Statement, 2020:

The Provincial Policy Statement (PPS) provides policy direction on matters of Provincial interest regarding land use planning and development. The PPS is issued under Section 3 of the Planning Act. Section 3 of the Planning Act requires that land use planning decisions be consistent with the PPS, ensuring that matters of provincial interest, as identified in Section 2 of the Planning Act, are addressed. The PPS is a broad provincial policy document that is generally implemented through local municipal planning documents.

Although it is to be interpreted broadly, the following policy guidance is important to consider in the context of the Official Plan and Zoning By-law Amendment applications for 3392 Wonderland Road South and generally supports the purpose and intent of the applications:

- ▶ Section 1.1.1 of the PPS establishes that healthy, liveable, and safe communities are sustained by promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;
- ▶ The proposed expanded range of uses efficiently utilizes land and municipal infrastructure within a settlement area to enhance the existing commercial business park. The subject lands are serviced by existing public infrastructure with no expansion required (1.1.3.2);
- ▶ The subject lands present an opportunity for reuse of existing buildings and/or redevelopment which effectively minimizes land consumption and servicing and construction costs without causing public health and safety concerns to support growth and long-term needs of the public (1.1.3.4);
- ▶ The proposal for the subject lands directs commercial and light industrial uses to a location which has appropriate separation from existing sensitive land uses, and avoids potential adverse impacts including noise and contaminants which could arise from an abrupt transition in land uses (1.2.6);
- ▶ The proposed redevelopment will increase economic diversity and competitiveness by facilitating efficient and adaptive reuse of existing buildings and infrastructure for a greater range of uses which contribute to a liveable and resilient community (1.3.1).

In view of the PPS policies referenced above, the proposed Official Plan and Zoning By-law Amendment will serve to enhance the viability and utility of an existing business park, in a manner that further minimizes the potential for land use conflict along the Wonderland Road Corridor and efficiently utilizes existing municipal infrastructure. As such, the proposal is consistent with the policies of the PPS.



### 3.2 The London Plan:

The mapping below represent excerpts from the London Plan and Southwest Area Secondary Plan respectively. In accordance with Map 1 - Place Types of the London Plan, the portion of the project site that fronts onto Wonderland Road South is within the “Shopping Area” Place Type. Shopping Areas are envisioned as diverse, mixed-use places that permit a broad range of retail, service, office, entertainment, recreational, educational, institutional, and residential uses. Notwithstanding the “Shopping Area” moniker, the Shopping Area Place Type policies of the plan provide a high degree of flexibility in land use. The easterly portion includes lands within the “Neighbourhoods Place Type” and “Open Space Place Type”.

The westerly (front) portion of the subject lands is located in the WRCEC designation on Schedule 5 - Wonderland Boulevard Land Use Designations of the Southwest Area Secondary Plan. The WRCEC designation applies to those lands fronting on Wonderland Road South between Southdale Road West and Hamlyn Street. The WRCEC designation is intended to provide for a wide range of commercial, office, residential and institutional land uses in low to mid-rise built forms with an emphasis on creating a diverse range of employment opportunities to support adjacent residential areas.

Official Plan - Place Types (Map 1)



- Shopping Centre
- Neighbourhoods
- Green Space

Southwest Area Secondary Plan



- Wonderland Road Community Enterprise Corridor
- Medium Density Residential
- Open Space and Environmental Review
- Commercial
- High Density Residential
- Wonderland Boulevard Neighbourhood Boundary

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### **Place Type Policies:**

Policy 877\_ of the London Plan provides guidance regarding *Permitted Uses* for lands within the Shopping Area Place Type. Specifically, policy 877\_ provides that:

1. *A broad range of retail, service, office, entertainment, recreational, educational, institutional, and residential uses may be permitted within the Shopping Area Place Type.*
2. *Mixed-use buildings will be encouraged.*
3. *Uses with large amounts of outdoor storage, large warehouse components, storage of heavy vehicles, and/or emitting noise, vibration, or dust, will not be permitted. Uses that are not compatible with residential and retail uses will not be permitted.*
4. *Where a Shopping Area Place Type abuts a Neighbourhoods Place Type the City Design policies of this Plan will be applied to ensure that a positive interface is created between commercial and residential uses.*
5. *The full range of uses described above will not necessarily be permitted on all sites within the Shopping Area Place Type.*

The overarching intent of the proposed Zoning By-law Amendment is to expand the range of permitted uses within the existing developed Wonderland Business Centre, to include more commercial, recreational and retail-based land uses. The proposed amendment also proposes to maintain some of the existing permitted uses of the L11/L17 Zone category such that existing site users are not zoned into non-conformity. The Shopping Area Place Type Policies do not expressly prohibit "Light Industrial" uses but do clearly seek to preclude those uses which may have visual or potential physical impact (i.e., noise, dust and vibration) on sensitive uses, from locating within Shopping Areas.

The proposed range of commercial uses being introduced through the Special Provision RSC zones detailed in Section 4.0 & 5.0 of this report conform to the permitted uses policies of 877\_. The existing permitted light industrial uses to be carried forward are limited to those that will not pose compatibility issues with the new site users or future residential uses in the vicinity. Further, the select light industrial uses that are being carried forward will be limited to locations in existing/approved buildings and therefore will not result in major physical disruption or outside functions that could impact other uses.

Given the overall intent of the proposal is to expand the range of uses within the existing/approved buildings on the site, the policies guiding the *Intensity* and *Form* of development in the Shopping Area Place Type outlined in Section 878\_ and 879\_ of the London Plan do not provide extensive guidance. Subsection 6 of 878\_ directs that the total aggregate office uses will not exceed 2,000m<sup>2</sup> within a Shopping Area Place Type. The proposed RSC Zone variations effectively implement this policy through a corresponding cap on office space within the Zone.

Through the SWASP Secondary Planning process in 2014, and subsequently through the adoption of the London Plan, the eastern portion of the site has been identified as being within the Neighbourhoods Place Type. The Neighbourhoods Place Type is intended to accommodate residential development through range and diversity of housing types. It does not generally allow for the existing Light Industrial Uses on the property or the commercial uses being sought through the Zoning By-law Amendment application.

Given the characteristics of the site and surrounding area, applying the Neighbourhoods Place Type policies, in a strict sense, would have detrimental impacts to the property and the overall functionality of the corridor. In light of the existing conditions, a transition to residential uses is not a reasonable forecast or planning goal within the next planning horizon.

### **Our Tools Policies:**

1729\_ of the London Plan provides that notwithstanding the other land use policies contained in this Plan, policies for Specific Areas may be applied where the applicable place type policies would not accurately reflect the intent of City Council with respect to a specific site or area. In this case, the applicable London Plan policies for the site (Shopping

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Area and Neighbourhoods Place Type) do represent the long-term intent of Council. However, given the extent of investment that has occurred in the site and the nature of the existing uses, it is reasonable to establish a Special Policy Area that would allow for the evolution/adaptation of the WBC rather than “force” a redevelopment of the property to residential uses. Policy 1730\_ provides a range of planning criteria which are used to evaluate requests for Special Policy Areas. Those criteria are reviewed and discussed further in Section 5.0 Planning Analysis of this report.

In addition to the policies of 1730\_, Policies 1577\_-1579 of the London Plan provide “Evaluation Criteria for Planning & Development Applications”. These include a range of criteria including consistency/conformity with provincial and Local planning documents, the availability of municipal services/infrastructure and the consideration of potential impacts on adjacent and nearby properties in the area. The proposal appropriately address and meets the considerations outlined in Section 1578\_.

### **3.3 Southwest Area Secondary Plan:**

#### **20.5.6.1 Wonderland Road Community Enterprise Corridor:**

##### *ij) Intent*

*The Wonderland Road Community Enterprise Corridor designation is intended to provide for a wide range of commercial, office, residential, and institutional uses in low to mid-rise build forms. Both stand-alone and mixed-use developments are permitted. It is anticipated that the area may redevelop over time, such that new mixed-use developments or reformatted commercial development may occur. In order to provide for these redevelopment opportunities, a grid pattern of development shall be encouraged through the provision and dedication of local roads and/or rights-of-way aligned perpendicular to Wonderland Road South for the lands designated as Wonderland Road Community Enterprise Corridor. In advance of redevelopment, this grid pattern will establish an organizing structure for the land uses permitted within the designation.*

##### *ij) Permitted Uses*

*A broad range of retail, service, office, entertainment, recreational, educational, institutional, and residential uses may be permitted within the Wonderland Road Community Enterprise Corridor. Office uses within the Wonderland Road Community Enterprise Corridor are not intended to compete with the Downtown; therefore, office uses that do not require access to the provincial highway system for work-related activities shall be encouraged to locate in the Downtown. In addition to the office uses that are permitted in accordance with the “Office Area” policies of the Official Plan, research, development and information processing establishments and businesses with a mobile sales-based workforce requiring access to the provincial highway system shall be permitted. Secondary uses permitted in Office Areas shall not be permitted. A mix of any of these permitted uses within a single building is also permitted and shall be encouraged. Uses with large amounts of outdoor storage, large warehouse components, storage of heavy vehicles, and/or emitting noise, vibration, or dust, will not be permitted. Uses that are not compatible with residential and retail uses will not be permitted.*

As described by Policy 20.5.6.1 of the SWASP, The Wonderland Community Enterprise Corridor is envisioned to redevelop as mixed-use area that, in the long term, supports the delivery of transit services. A broad range of uses is permitted within the corridor, provided they do not contain large amounts of outdoor storage, promote heavy vehicle traffic or possess high levels of noise, vibration or dust emissions that could introduce compatibility impacts with nearby residential developments.

The overarching intent of the proposed Zoning By-law Amendment is to expand the range of permitted uses within the existing developed Wonderland Business Centre, to include more commercial, recreational and retail-based land uses. The proposed amendment also proposes to maintain some of the existing permitted uses of the LI1/LI7 Zone category such that existing site users are not zoned into non-conformity. The WRCEC Policies (much like the Shopping Area Place Type policies) do not expressly prohibit “Light Industrial” uses but do clearly seek to preclude those uses which may have visual or potential physical impact (i.e., noise, dust and vibration) from locating within the WRCEC.

The proposed range of commercial uses being introduced through the Special Provision RSC zones detailed in Section 4.0 & 5.0 of this report generally conform to the permitted uses policies of 20.5.6.1 ii). The light industrial uses to be carried forward are limited to those that will not pose compatibility issues with the new site users or future residential uses in the vicinity. Further, the select light industrial uses that are being carried forward will be limited to locations in existing/approved buildings and therefore will not result in major physical disruption or outside functions that could impact other uses.

### 3.4 City of London Comprehensive Zoning By-law Z.-1:

The subject lands are currently zoned Light Industrial (LI1/LI7) Zone as per the City of London Z.-1 Zoning By-Law. The LI Zone provides for and regulates a range of industrial and associated secondary uses. In addition to the uses permitted in the LI1 Zone variation, an expanded range of industrial and complementary uses may be permitted, at appropriate locations, through other zone variations. The applicable regulations of the LI1/LI7 Zones are listed in Table 2 below.

**Table 2:** Existing Zoning

Regulation		LI1	LI7
Permitted Uses		a) Bakeries; b) Business service establishments; c) Laboratories; d) Manufacturing and assembly industries; e) Offices support; f) Paper and allied products industries excluding pulp and paper and asphalt roofing industries; g) Pharmaceutical and medical product industries; h) Printing, reproduction and data processing industries; i) Research and development establishments; j) Warehouse establishments; k) Wholesale establishments; l) Custom workshop; m) Brewing on premises establishments. n) Service Trade o) Existing Self-storage Establishments p) Artisan Workshop q) Craft Brewery r) Tow Truck Business	a) Automobile body shops; b) Automobile repair garages; c) Building or contracting establishments; d) Repair and rental establishments; e) Service and repair establishments; f) Service trades; g) Truck sales and service establishments; h) Custom workshops; i) Truck Business
Lot Frontage (min.)		30.0m	30.0m
Lot Area (min.)		2,500m <sup>2</sup>	2,000m <sup>2</sup>
Front & Exterior Yard Depth (min.)		1.5m	1.5m
Interior Side & Rear Yard Depth (min.)	Abutting a Residential Zone	15.0m	25.0m
	Abutting a Non-Residential Zone	<ul style="list-style-type: none"> <li>1.2 m per 3.0 m of main building height or fraction thereof, for buildings between 0-29.9m in height.</li> <li>12.0m for buildings 30.0m to 50.0m in height</li> </ul>	
Landscaped Open Space (min.)		10%	15%
Lot Coverage (max.)		60%	60%
Height (max.)		15.0m-50.0m	
Gross Floor Area for Specific Uses (m <sup>2</sup> ) (max.)		See 40.3(2)	See 40.3(2)



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**Section 4.19 - Parking:**

Section 4.19 (10) of the Zoning By-law outlines the parking supply requirements for the various land uses listed and defined in Section 2 of the By-law. As shown on the attached Existing/Proposed Site Plan, the site has capacity to accommodate approximately 345 parking stalls. As per Section 4.19, the site is not within the “Area Exempt from Minimum Parking Requirements”. The existing LI zoning would allow for a range of commercial uses including Tier 1, 2, 3 & 4 uses.

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# 4.0 THE PROPOSAL

## 4.1 Official Plan Amendment:

Policy 25 of the London Plan emphasizes that, as a long-term overarching plan, the plan itself cannot possibly contemplate how each property within all parts of the city should develop. Because of this, it is acknowledged and expected that the London Plan will change over time. As per policy 25, privately or municipally initiated Official Plan Amendments that relate to an individual site or series of properties is one of the ways in which it is anticipated the plan will be modified to remain responsive to opportunities that arise. While changes can be made, it is important that such modifications remain consistent with the policy framework that has been established to evaluate such change and that the change should not undermine the purpose and intent of the plan overall. Through our planning analysis, we have conducted a critical review of the relevant local and provincial planning objectives in conjunction with a detailed analysis of the context of this portion of the Wonderland Enterprise Corridor and the site itself.

The rationale and planning justification supporting the proposed site-specific special policy area is further detailed in Section 5.0 - Planning Analysis - of this report which examines/considers the unique characteristics/context of the site and the applicable guiding policies for considerations of Official Plan Amendments outlined in Policy 25 of the London Plan. The proposed site-specific special policy will not affect the underlying Place Type mapping but will simply allow for the continuation and adaptation of the existing form of development to align with a range of uses that is appropriate and functional for the site. The long-term goals will remain in place thereby providing an appropriate framework for future redevelopment.

### PROPOSED SPECIAL POLICY AREA

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#### Specific Policies for the Shopping Area and Neighbourhoods Place Type

##### 3392 Wonderland Road South

XXX\_ For the lands in the Shopping Area and Neighbourhoods Place Type located at 3392 Wonderland Road South, those “light industrial/employment” uses that do not result in significant noise, vibration and/or dust impacts shall be recognized as permitted uses within the existing building stock. To allow for the evolution and vitality of the existing business park, the eastern portion of the lands within the Neighbourhoods Place Type may evolve with a broader range of commercial uses in conformity with the permitted uses of the Shopping Area Place Type and Wonderland Road Community Enterprise Corridor.

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Figure 4: Proposed Amendment to Map 7

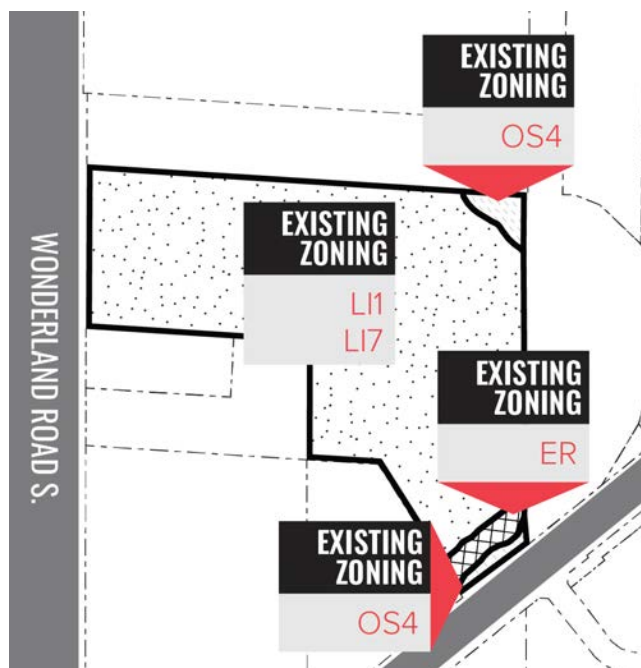
## 4.2 Zoning By-law Amendment:

The proposed Zoning By-law Amendment will provide a framework to support the on-going use/viability of the existing buildings at 3392 Wonderland Road South in a manner that, recognizes existing low-impact light industrial uses, is compatible with the existing and planned land uses in the surrounding area, and supports the planned function of the Wonderland Road Community Enterprise Corridor. In doing so, the Zoning By-law Amendment will:

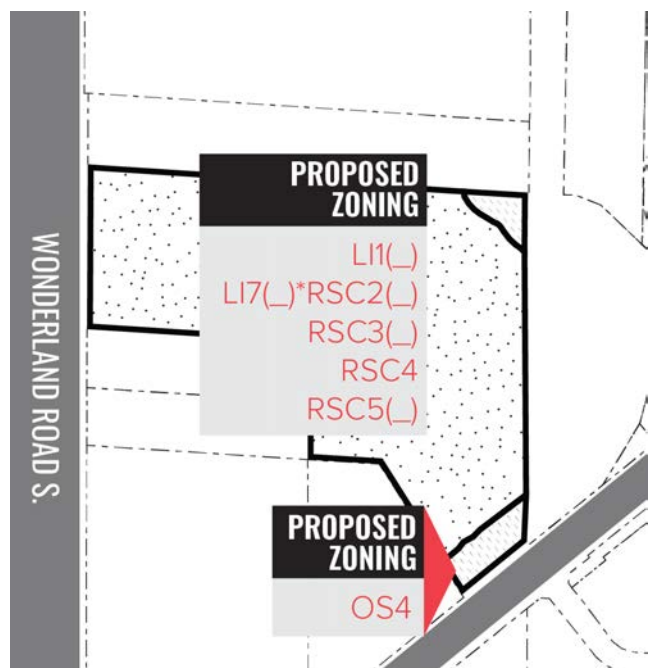
- ▶ Add a series of Restricted Service Commercial Zone categories (i.e., RSC2(\_)/RSC3(\_)/RSC4/RSC5(\_)) to the site to allow for a broader range of commercial uses and trade-service uses, which generally require larger interior building space and a location on major streets conducive to patrons arriving by automobile. Special provisions are proposed for the RSC2 and RSC3 Zone categories to add *Retail Store* and *Place of Worship* as additional permitted uses;
- ▶ Maintain the existing LI1/LI7 Zone categories on the property to ensure that existing site users are not “zoned into non-conforming” while adding special provisions that further reduce the range of permitted light industrial uses (i.e., by removing those uses which may be associated with noise, vibration and/or dust related impacts) and confine light industrial uses to the existing/approved buildings; and,
- ▶ Consolidate the existing Environmental Review (ER) Zone and Open Space (OS4) Zone that currently apply to the southeast portion of the site into a single Open Space (OS4) Zone.

The range of proposed commercial uses is generally compatible with existing users of the property. The site is already fully developed under the LI1/LI7 zoning and the amendment does not add significant new development opportunity or serve to hinder the achievement of the long-term vision for the property to be redeveloped for higher-density and or mixed use development. The proposed RSC Zones maintain an appropriate set of built form standards to guide any future modifications site and building design details through the future Site Plan Control application process, even though that is not the intent of current landowner.

### EXISTING ZONING



### PROPOSED ZONING



**Table 3:** Proposed Regulations Overview

Regulation		L11( )/L17( )	RSC2( )/RSC3( )/RSC4/RSC5
Permitted Uses		<p>Notwithstanding Section 40.2.1 and 40.2.7, Automobile Body Shops, Truck Sales and Service Establishments and Tow Truck Business shall not be permitted. The permitted uses shall only be located within existing/approved buildings as of the date of passing of this by-law.</p> <p>(See Table 5 below for further details)</p>	<p>Notwithstanding Section 28.2, Automobile Sales and Service Establishments, Automotive Uses, Restricted, Tow Truck Business, Truck Sales and Service Establishments and Impounding Yard shall not be permitted.</p> <p>In addition to the uses permitted by Section 28.2, Retail Store and Place of Worship shall be permitted.</p> <p>(See Table 5 below for further details)</p>
Lot Frontage (min.)		30.0m	30.0m - 45.0m
Lot Area (min.)		2,500m <sup>2</sup>	N/a
Lot Depth (min.)		N/a	60m
Front & Exterior Yard Depth (min.)		1.5m	6.0 metres (19.7 feet) plus 1.0 metre (3.3 feet) per 3.0 metres (9.8 feet) of main building height or fraction thereof above the first 3.0 metres (9.8 feet)
Interior Side & Rear Yard Depth (min.)	Abutting a Residential Zone	15.0m	6.0 metres (19.7 feet) plus 1.5 metres (4.9 feet) for each 4.0 metres (13.1 feet) of building height or fraction thereof above the first 4.0 metres (13.1 feet)
	Abutting a Non-Residential Zone	<ul style="list-style-type: none"> <li>1.2 m per 3.0 m of main building height or fraction thereof, for buildings between 0-29.9m in height.</li> <li>12.0m for buildings 30.0m to 50.0m in height</li> </ul>	3.0 metres (9.8 feet) plus 1.5 metres (4.9 feet) for each 4.0 metres (13.1 feet) of building height or fraction thereof above the first 4.0 metres (13.1 feet) from any other nonresidential zone boundary and 0.0 metres within the same RSC Zone
Landscaped Open Space (min.)		10%	15%
Lot Coverage (max.)		60%	30%
Height (max.)		15.0m-50.0m	12.0m
Gross Floor Area for Specific Uses (m <sup>2</sup> ) (max.)		See 40.3(2)	Office: 2,000m <sup>2</sup>



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### **4.3 Purpose of Applications**

The purpose of the proposed Official Plan and Zoning By-law Amendment applications is to allow for a more appropriate range of uses on the property to support viability and on-going use of the existing and/or approved buildings. These planning applications are not intended to directly facilitate any expansion, enlargement or significant exterior modifications to the existing buildings at 3392 Wonderland Road South. The regulations and development standards of the used new RSC Zone variations are similar to those found in the existing LI Zone categories and will continue to provide an appropriate framework to guide any future site modifications through the Site Plan Control process.

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## 5.0 PLANNING ANALYSIS

The following analysis examines the impacts/implications of the proposed Official Plan and Zoning By-law Amendment with respect to use, intensity, form and function. As explained in Section 4.0 - Proposal - of this report, the proposed Official Plan and Zoning By-law Amendment is not intended to facilitate an expansion, enlargement or significant exterior modifications to the existing (and site plan approved) buildings at 3392 Wonderland Road South. The scope of this analysis is focused on the general proposed Official Plan and zoning framework and how it has been structured to ensure desirable land use/site outcomes, consistent with the applicable policies for the site.

It is important to note that any future proposal for an addition/expansion to any of the existing/approved buildings would be subject to the City of London's Site Plan Control By-law. The Site Plan Control process would provide an opportunity to review such development against more detailed urban design policies of the plan at that time.

### 5.1 Proposed Special Policy Area:

As described previously in this report, the property was originally developed under a previous Official Plan Framework through which Light Industrial, Employment and Highway Commercial Uses were generally permitted along the Wonderland Road Corridor. Through the introduction of the Southwest Area Secondary Plan and the London Plan, the long-term planned vision for the Wonderland Corridor has evolved. The development of the "Wonderland Business Centre" predates the establishment of the Southwest Area Secondary Plan (SWASP) and the application of the Shopping Area Place Type to the subject lands. Thus, the existing Light Industrial (LI1/LI7) zoning that applies to the site does not conform to the London Plan or (SWASP).

Given the characteristics of the site and surrounding area, applying the Shopping Area and/or Neighbourhoods Place Type policies, in a strict sense, would have detrimental impacts to the property and the overall functionality of the corridor. It should be noted that the Wonderland Corridor contains a wide mix of existing conditions including existing developed properties and vacant properties. At the time of writing the SWASP, the majority of the lands along the corridor were, in fact, undeveloped and/or significantly underutilized. The Wonderland Business Centre represents one of the only fully built out and properties and is sufficiently distinct such that the establishment of the special policy, allowing for recognition of limited light industrial uses, will not establish a precedent that would undermine the achievement of the goals of the plan.

Notwithstanding the general intent of the planning framework for the Wonderland Corridor, in this instance, to avoid unnecessary hardship, it is desirable and appropriate to allow the recognition of existing permitted uses that do not conform to the Official Plan designation policies for the property.

In this regard, proposed special policy area introduces a Site-Specific Special Policy Area. The application of the special policy maintains the existing London Plan Place Types and SWASP Land Use Designations on the property so as not to change the long term intent for the lands - it simply allows for a more flexibility and compatible range of uses in the interim. In establishing the special policy framework, does not undermine the overall intent of the plan.

The proposed Special Policy Area will achieve two key objectives:

1. Recognize some of the existing permitted uses of the LI1 and LI7 Zone variations as permitted uses within existing/approved buildings (excluding uses that could have a negative impact on surrounding commercial users and future residential uses in the area) on land both within the Shopping Area and Neighbourhoods Place Type

2. Allow for the permitted uses of the Shopping Area Place Type within existing buildings in the eastern portion of the property being within the Neighbourhoods Place Type.

As per policy 26, it is recognized that the London Plan neither could nor should review each site on an individual basis. In this regard, the Official Plan provides a general one-size-fits all approach to intensification and redevelopment in the Neighbourhoods Place Type. Through the detailed review and site analysis carried out by Siv-ik, specific features have been identified that warrant additional built form guidance on this site that does not fit neatly within the established place type policies. The applicable policies of 1730 are stated below alongside our professional planning opinion as to how, specifically, these policies have been considered and are addressed by way of the proposed site-specific policy area.

**Table 4:** Proposed Regulations Overview

Condition	Rationale	Meets (Y/N)
1. The proposal meets all other policies of the Plan beyond those that the specific policy identifies.	The proposed site-specific special policy only serves to allow for an expanded range of uses within existing (or site plan approved) buildings on the property and therefore is limited in its scope. The underlying Place Type policies will continue to apply and all other relevant policies of the Official Plan will continue to be met.	<b>Y</b>
2. The proposed use cannot be reasonably altered to conform to the policies of the place type.	The development of the “Wonderland Business Centre” predates the establishment of the Southwest Area Secondary Plan (SWASP) and the application of the Shopping Area Place Type to the subject lands and thus the built form and land uses. Notwithstanding the general intent of the planning framework for the Wonderland Corridor, in this instance, to avoid unnecessary hardship, it is desirable and appropriate to allow the recognition of existing permitted uses that do not conform to the Official Plan designation policies for the property	<b>Y</b>
3. The proposed policy is in the public interest, and represents good planning.	The proposed site-specific special policy will preserve the viability/vitality of an established business park while allowing an expanded range of uses that more closely aligns with the intent for the Wonderland Roa Community Enterprise Corridor designation.	<b>Y</b>
4. The proposed use is sufficiently unique and distinctive such that it does not establish an argument for a similar exception on other properties in the area.	The property represents one of the only fully-developed (or not underutilized) properties within the corridor and therefore this situation is sufficiently distinct from other lands.	<b>Y</b>
5. The proposed policy does not have an adverse impact on the integrity of the place type policies or other relevant parts of this Plan.	The range of existing light industrial uses to be recognized as a permitted use on a go-forward basis has been limited to those uses that are generally compatible with a residential, retail and commercial environment and will not hinder the achievement of the WREC designation policies on adjacent lands.	<b>Y</b>

## 5.2 Land Use

Stemming from the general intent established by way of the Site Specific Special Policy Area and the general directions/permitted uses of the Shopping Area Place Type and WRCEC designation, the proposed zoning by-law amendment seeks to carry forward modified versions of the existing Light Industrial (LI) Zones and apply a range of Special Provision Restricted Service Commercial (RSC) Zones to the property to expand the range of permitted commercial uses and allow for the continuation of a select range of existing light industrial uses within the existing buildings.

The proposed Special Provision Restricted Service Commercial (RSC) Zones will establish a range of permitted commercial uses that conform to the permitted uses of the Shopping Area Place Type and WRCEC Designation, thereby providing for a range of uses that are more compatible with the overall intent of the plan.

**Table 5:** Permitted Uses (and Exclusions) Overview

Existing Permitted Uses to be carried forward within existing/approved buildings only via (LI1(_)/LI7(_))	Proposed Additional Permitted Uses via (RSC2(_)/RSC3(_)/RSC4/RSC5(_))
<ul style="list-style-type: none"> <li>• Artisan Workshop</li> <li>• <b>Automobile body shops</b></li> <li>• Automobile repair garages</li> <li>• Bakeries</li> <li>• Brewing on premises establishments</li> <li>• Building or contracting establishments</li> <li>• Business service establishments</li> <li>• Craft Brewery</li> <li>• Custom workshop</li> <li>• Existing Self-Storage Establishments</li> <li>• Laboratories</li> <li>• Manufacturing and assembly industries</li> <li>• Offices support</li> <li>• Paper and allied products industries excluding pulp and paper and asphalt roofing industries</li> <li>• Pharmaceutical and medical product industries</li> <li>• Printing, reproduction and data processing industries</li> <li>• Research and development establishments</li> <li>• Repair and rental establishments</li> <li>• Service and repair establishments</li> <li>• Service trades</li> <li>• <b>Truck sales and service establishments</b></li> <li>• <b>Tow Truck Business</b></li> <li>• Warehouse establishments</li> <li>• Wholesale establishments</li> </ul>	<ul style="list-style-type: none"> <li>• <b>Animal clinics</b></li> <li>• <b>Assembly halls</b></li> <li>• <b>Auction establishments</b></li> <li>• <b>Automobile rental establishments</b></li> <li>• Automobile repair garages</li> <li>• <b>Automobile sales and service establishments</b></li> <li>• <b>Automobile supply stores</b></li> <li>• <b>Automotive uses, restricted</b></li> <li>• Bakeries</li> <li>• <b>Bake shops</b></li> <li>• Brewing on premises establishments</li> <li>• Building or contracting establishments</li> <li>• <b>Building supply outlets</b></li> <li>• <b>Bulk beverage stores</b></li> <li>• <b>Bulk sales establishment</b></li> <li>• <b>Catalogue stores</b></li> <li>• <b>Clinics</b></li> <li>• <b>Commercial recreation establishments</b></li> <li>• <b>Commercial school</b></li> <li>• <b>Convenience service establishments</b></li> <li>• <b>Convenience stores</b></li> <li>• <b>Day care centres</b></li> <li>• <b>Dry cleaning and laundry depots</b></li> <li>• <b>Dry cleaning and laundry plants</b></li> <li>• <b>Duplicating shops</b></li> <li>• <b>Emergency care establishments</b></li> <li>• <b>Financial institutions</b></li> <li>• <b>Florist shops</b></li> <li>• <b>Funeral homes</b></li> <li>• <b>Garden stores</b></li> <li>• <b>Home and auto supply stores</b></li> <li>• <b>Home improvement and furnishing stores</b></li> <li>• <b>Impounding yard</b></li> <li>• <b>Industrial mall</b></li> </ul>



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- **Kennels**
  - **Laboratories**
  - **Liquor, beer and wine stores**
  - Manufacturing and assembly industries with related sales
  - **Medical/dental offices**
  - Repair and rental establishments
  - **Personal service establishments**
  - **Pharmacies**
  - **Place of worship\***
  - **Printing establishments**
  - **Private clubs**
  - **Restaurants**
  - **Retail store\***
  - Service and repair establishments
  - **Studios**
  - **Self-storage Establishments**
  - **Service trades**
  - **Support offices**
  - **Taxi establishments**
  - ~~Tow Truck Business~~

The proposed Zoning By-law Amendment will carry forward some viable uses of the existing LI1/LI7 Zone to be permitted within existing buildings. The special LI zones removes those uses that are not compatible with residential and retail uses. By applying the proposed Special RSC Zone variations to the site, the proposed amendment will provide for a mix of retail, commercial/service and office uses on the subject site. The special RSC zones removes those uses that are not compatible with residential and retail uses and also add Retail Store and Place of Worship which are commercial uses that expressly conform to the purpose and intent of the Shopping Area Place Type and WRCEC designation policies.

### **5.3 Built Form and Site Layout:**

The site is almost fully developed with minimal future opportunities for significant intensification. Notwithstanding the existing site conditions, the proposed zoning framework has been structured to provide an appropriate set of built form standards and development regulations to ensure that any enlargements or expansions to the existing/ approved structures are carried out in an appropriate manner that ensures site functionality and is appropriate with the surrounding context.

### **5.4 Open Space:**

Portions of the property are currently zoned Open Space (OS4) and Environmental Review (ER) Zone. These zone boundaries generally align with the extent of potential natural hazard features that are regulated by the Upper Thames River Conservation Authority. The proposed zoning by-law amendment does not propose to reduce the extent of the OS4 Zone boundary and in fact will expand the OS4 delineation to include the lands currently zoned as Environmental Review (ER) Zone, as directed by UTRCA/Stormwater Management staff through the pre-application consultation process. This will further ensure that no development or site alteration will occur within portions of the site impacted by natural hazards/flooding.

### **5.5 Site Servicing:**

The site is (and will continue to be) serviced by full municipal water and sanitary services. The proposed Official Plan and Zoning By-law Amendment is not anticipated to introduce any significant additional demands on these systems as the range of uses permitted by the existing is comparable in terms of water demands potential. Future change of use applications under the Building Code Act would provide a mechanism to further ensure that site servicing systems are appropriate for individual uses to be carried out within the existing/approved buildings on the site.

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## 6.0 CONCLUSIONS

The development of the majority of the “Wonderland Business Centre” predates the enactment of the London Plan and Southwest Area Secondary Plan (SWASP) and their corresponding land use designations. In light of this, many of the land uses currently accommodated within the existing building stock on the site (i.e., those uses permitted by the existing Light Industrial zoning that applies to the site) do not conform to the applicable permitted uses policies for the Shopping Area Place Type outlined in Policy 877\_ of the London Plan or Section 20.5.6.1 ii) of the SWASP. Further, the eastern portion of the lands are identified as Neighbourhoods Place Type by the London Plan and Medium Density Residential within the SWASP.

Old Oak Properties is seeking to expand the range of permitted uses on the property, generally towards a range of uses that are more commercial in nature and more compatible with a retail, commercial and or residential environment as envisioned by the Shopping Area Place Type Policies and WRCEC designation. There is also a need to maintain select permitted uses of the existing LI1/LI7 Zoning for existing site users.

Given the characteristics of the site and surrounding area, applying the Shopping Area and/or Neighbourhoods Place Type policies, in a strict sense, would have detrimental impacts to the property and existing site users which serve a legitimate function within the Southwest Planning Area. The Wonderland Corridor contains a wide mix of existing conditions including existing developed properties and vacant properties. At the time of writing the SWASP, the majority of the lands along the corridor were, in fact, undeveloped and/or significantly underutilized. The Wonderland Business Centre represents one of the only fully built-out properties and is sufficiently distinct such that the establishment of the special policy, allowing for recognition of limited light industrial uses, will not establish an precedent that would undermine the achievement of the goals of the plan.

The proposed Zoning By-law Amendment will provide for an appropriate zoning framework to guide land use and development at 3392 Wonderland Road South in a manner that supports the continuation of the existing building stock through additional land use permissions, provides more strict controls on incompatible light industrial uses than the existing zoning and also moves the zoning framework to more closely align with the purpose and intent of the Shopping Area Place Type and WRCEC. The proposed zoning framework also provides an appropriate set of built form standards and development regulations to ensure that any enlargements or expansions to the structure are carried out in an appropriate manner.

In light of the foregoing, the proposal represents sound land use planning, is in the public interest and is supported by relevant provincial and local planning objectives.

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**Michael Davis, MCIP, RPP**

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# APPENDICES

**Existing Site Plan** **A**

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# **APPENDIX A:** EXISTING SITE PLAN



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