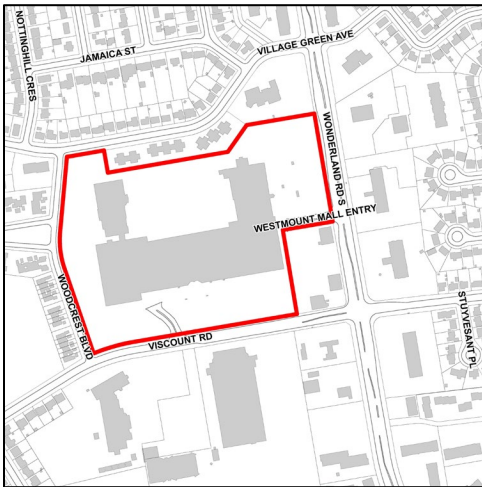




# REVISED APPLICATION AND PUBLIC MEETING NOTICE

## Official Plan and Zoning By-law Amendments

### 755, 785 & 815 Wonderland Road South



**File: OZ-9565**

**Applicant: 785 Wonderland Road Inc. c/o McCor Management (East) Inc.**

#### What is Proposed?

A mixed-use redevelopment of an existing shopping centre with 900 residential units

- 30,000 square metres of office gross floor area located above the first floor (2<sup>nd</sup> floor)
- Policy Areas for development of the surface parking lots and on top of the existing shopping centre
- A broad range of residential, commercial, office and retail uses with the additional uses of business service establishment, automobile sales boutique, craft brewery, artisan workshop and a new proposed use for a call centre

## YOU ARE INVITED!

Further to the Notice of Application you received on December 7, 2022, you are invited to a public meeting of the Planning and Environment Committee to be held:

**Meeting Date and Time:** Monday, June 19, 2023, no earlier than 5:00 p.m.

**Meeting Location:** The Planning and Environment Committee Meetings are hosted in City Hall, Council Chambers; virtual participation is also available, please see City of London website for details.

For more information contact:

Planner: Sonia Wise  
[swise@london.ca](mailto:swise@london.ca)  
519-661-CITY (2489) ext.5887  
Planning & Development, City of London,  
300 Dufferin Avenue, 6<sup>th</sup> floor  
London ON PO BOX 5035 N6A 4L9

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

To speak to your Ward Councillor:

Paul Van Meerbergen  
[pvanmeerbergen@london.ca](mailto: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.**

Date of Notice: May 31, 2023

# Application Details

## Requested Amendment to The London Plan

To add a policy to permit a greater residential height of 55m (18 storeys) and an increased amount of office gross floor area of 30,000 square metres. Three policy areas are proposed with varying heights and densities.

## Requested Zoning By-law Amendment

To change the zoning from a Regional Shopping Area Special Provision (RSA2(3)) Zone to a Residential R5 (R5-7) Zone; Residential R9 Special Provision/Restricted Service Commercial Special Provision (RSC2(\_)/R9-7(\_)\*H25\*D120) zone; Residential R9 Special Provision/Restricted Service Commercial Special Provision (RSC2(\_)/R9-7(\_)\*H40\*D200) zone; Residential R9 Special Provision/Restricted Service Commercial Special Provision (RSC2(\_)/R9-7(\_)\*H48\*D200) zone; Residential R9 Special Provision/Restricted Service Commercial Special Provision (RSC2(\_)/R9-7(\_)\*H55\*D200) zone. Changes to the currently permitted land uses and development regulations are summarized below.

The Zoning By-law is available at [london.ca](http://london.ca).

### Current Zoning

**Zone:** Regional Shopping Area Special Provision (RSA2(3))

**Permitted Uses:** assembly halls; automotive uses, restricted; catalogue stores; clinics; commercial parking structures and/or lots; commercial recreation establishments,; convenience service establishments; day care centres; duplicating shops; financial institutions; institutions; liquor, beer and wine stores; medical/dental offices; offices; patient testing centre laboratories; personal service establishments; private clubs; restaurants; retail stores; service and repair establishments; studios; supermarkets; taverns; taxi establishments; video rental establishments; place of entertainment; brewing on premises establishments.

**Special Provision:** an existing special provision allows for two additional uses of commercial and private schools and kennels

**Height:** 24m

### Requested Zoning

**Zone:** Residential R5 (R5-7) Zone; Residential R9 Special Provision/Restricted Service Commercial Special Provision (RSC2(\_)/R9-7(\_)\*H25\*D120) zone; Residential R9 Special Provision/Restricted Service Commercial Special Provision (RSC2(\_)/R9-7(\_)\*H40\*D200) zone; Residential R9 Special Provision/Restricted Service Commercial Special Provision (RSC2(\_)/R9-7(\_)\*H48\*D200) zone; Residential R9 Special Provision/Restricted Service Commercial Special Provision (RSC2(\_)/R9-7(\_)\*H55\*D200) zone.

**Permitted Uses:** To permit the existing range of uses permitted in the Regional Shopping Area (RSA2(3)) Zone, as well as cluster townhouse dwellings and cluster stacked townhouse dwellings in the R5-7 zone, and apartment buildings, lodging house class 2, senior citizens apartment buildings, handicapped persons apartment buildings, and continuum of care facilities in the R9-7 zone.

**Special Provisions:** proposed to add the additional uses of: business service establishment, automobile sales boutique, craft brewery, artisan workshop, and a newly defined use of call centre proposed as “an establishment set up to handle large volume of phone calls, typically in support of other business operations such as but not limited to, marketing/surveying firms, and customer service operations.”

**Residential Density:** 120 units per hectare “D120”; 200 units per hectare “D200”

**Height:** 25m (8 storeys) or “H25”; 40m (13 storeys) or “H40”; 48m (16 storeys) or “H48”; 55m (18 storeys) or “H55”

The City may also consider the use of holding provisions or special provisions.

This property is also the subject of an application for a Zoning Amendment Application Z-9356 (withdrawn March, 2023) and Minor Variance Application A.036/23 for an expansion to a place of entertainment.

## Planning Policies

Any change to the Official Plan and Zoning By-law must conform to the policies of the Official Plan, London’s long-range planning document. The subject lands are in the Shopping Area Place Type in The London Plan, permitting a broad range of retail, commercial, office and residential uses, with residential heights up to 6 storeys, a total aggregate of 2,000 square metres for office uses .

# 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.

## See More Information

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

- Contacting the City's Planner listed on the first page of this Notice; or
- Viewing the application-specific page at [london.ca/planapps](https://london.ca/planapps)
- Opportunities to view any file materials in-person by appointment can be arranged through the file Planner.

## 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. Neighbourhood Associations are listed on the [Neighbourgood](https://neighbourgood.ca) website. 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/or 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 Clerk of the Committee.

### Right to Appeal to the Ontario Land Tribunal

On April 24, 2023, the subject application OZ-9565 was appealed for lack of decision made under section 17(40) of the Planning Act. The appeal is active as case number OLT-23-000367.

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 Ontario Land 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 Ontario Land 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 Ontario Land 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 Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

For more information go to <https://olt.gov.on.ca/appeals-process/forms/>.

## 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 Evelina Skalski, Manager, Records and Information Services 519-661-CITY(2489) ext. 5590.

## Accessibility

The City of London is committed to providing accessible programs and services for supportive and accessible meetings. We can provide you with American Sign Language (ASL) interpretation, live captioning, magnifiers and/or hearing assistive (t coil) technology. Please contact us at [plandev@london.ca](mailto:plandev@london.ca) by June 12, 2023 to request any of these services.

## Building Renderings



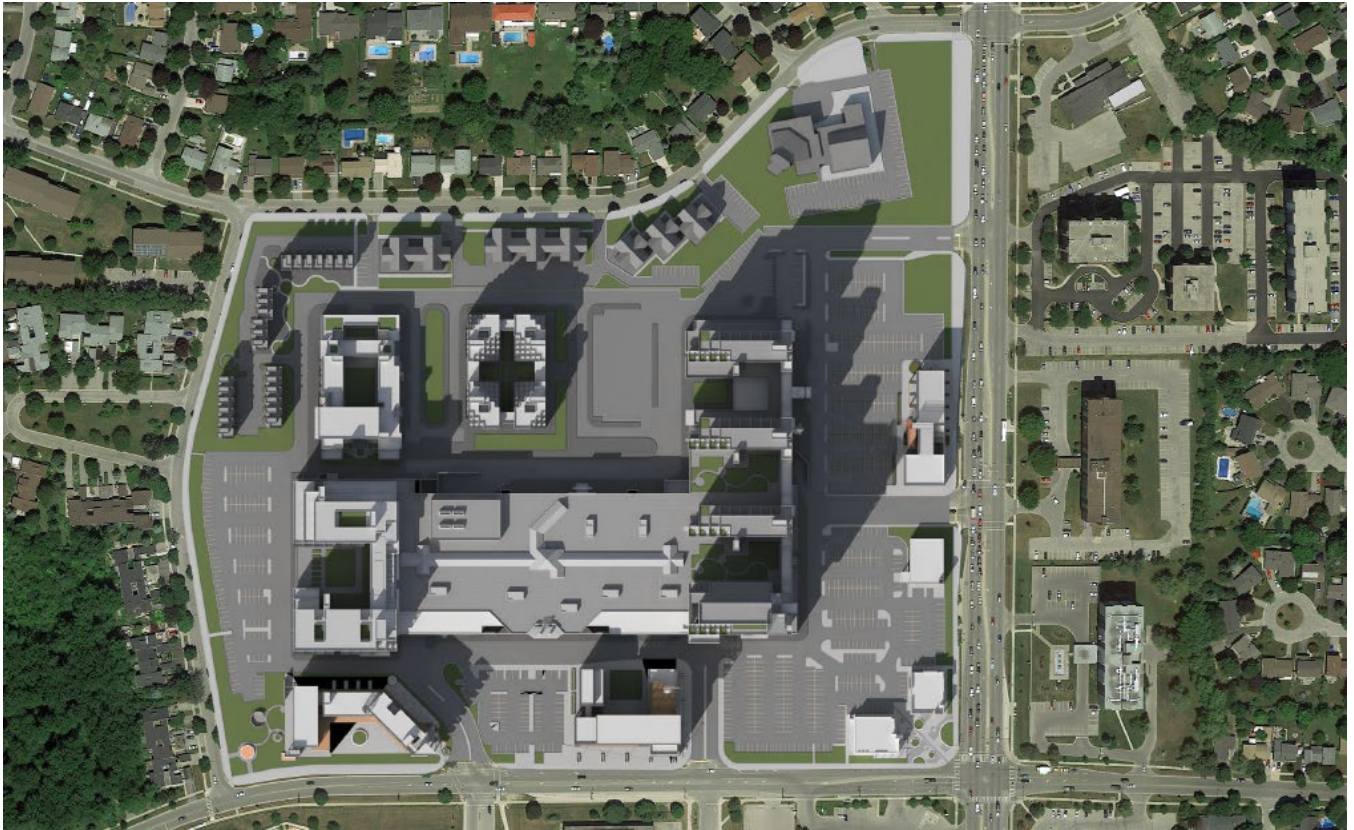
View From Viscount Road West



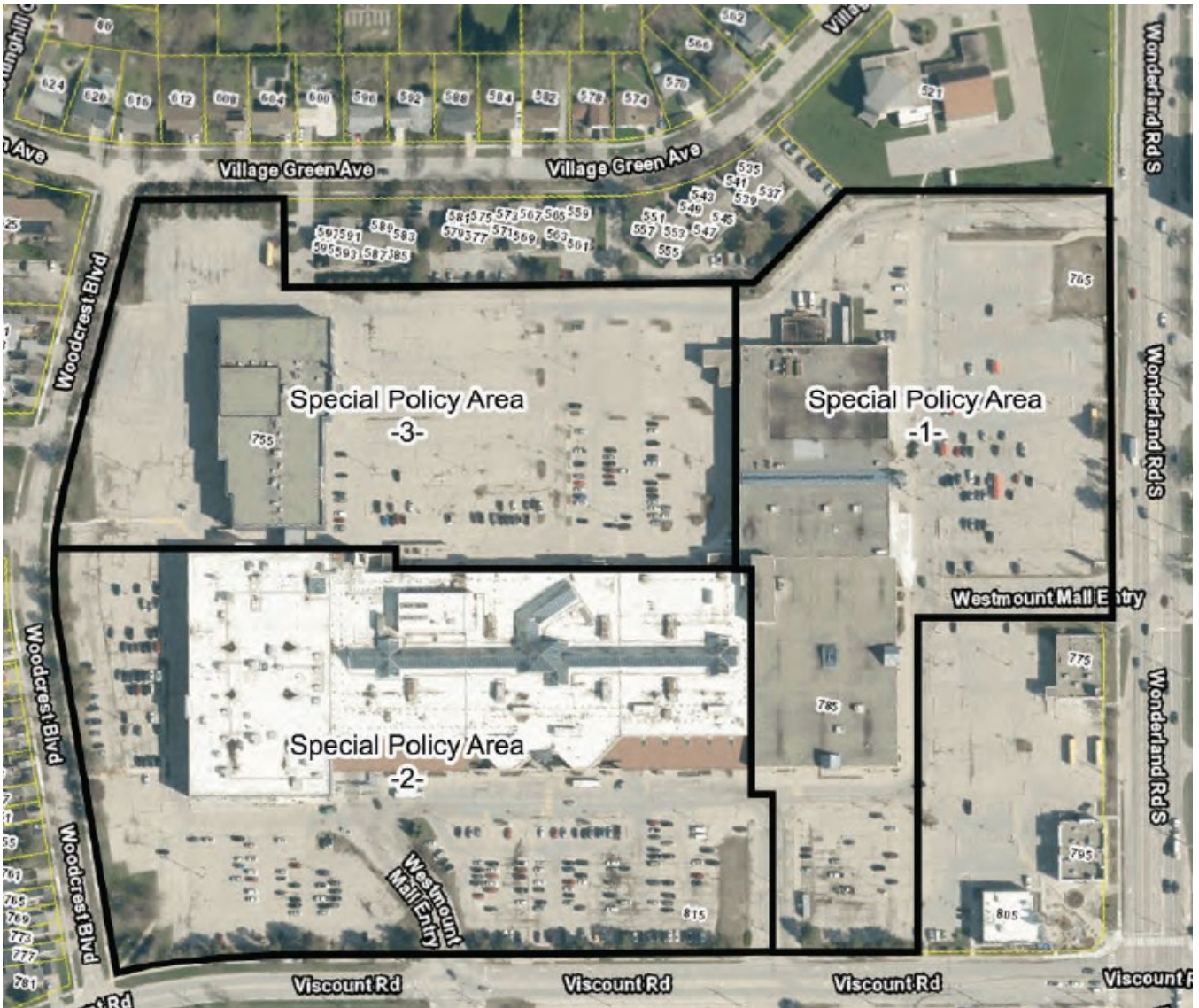
View from Viscount Road West and Wonderland Road South

**The above images represent the applicant's proposal as submitted and may change.**

# Site Concept

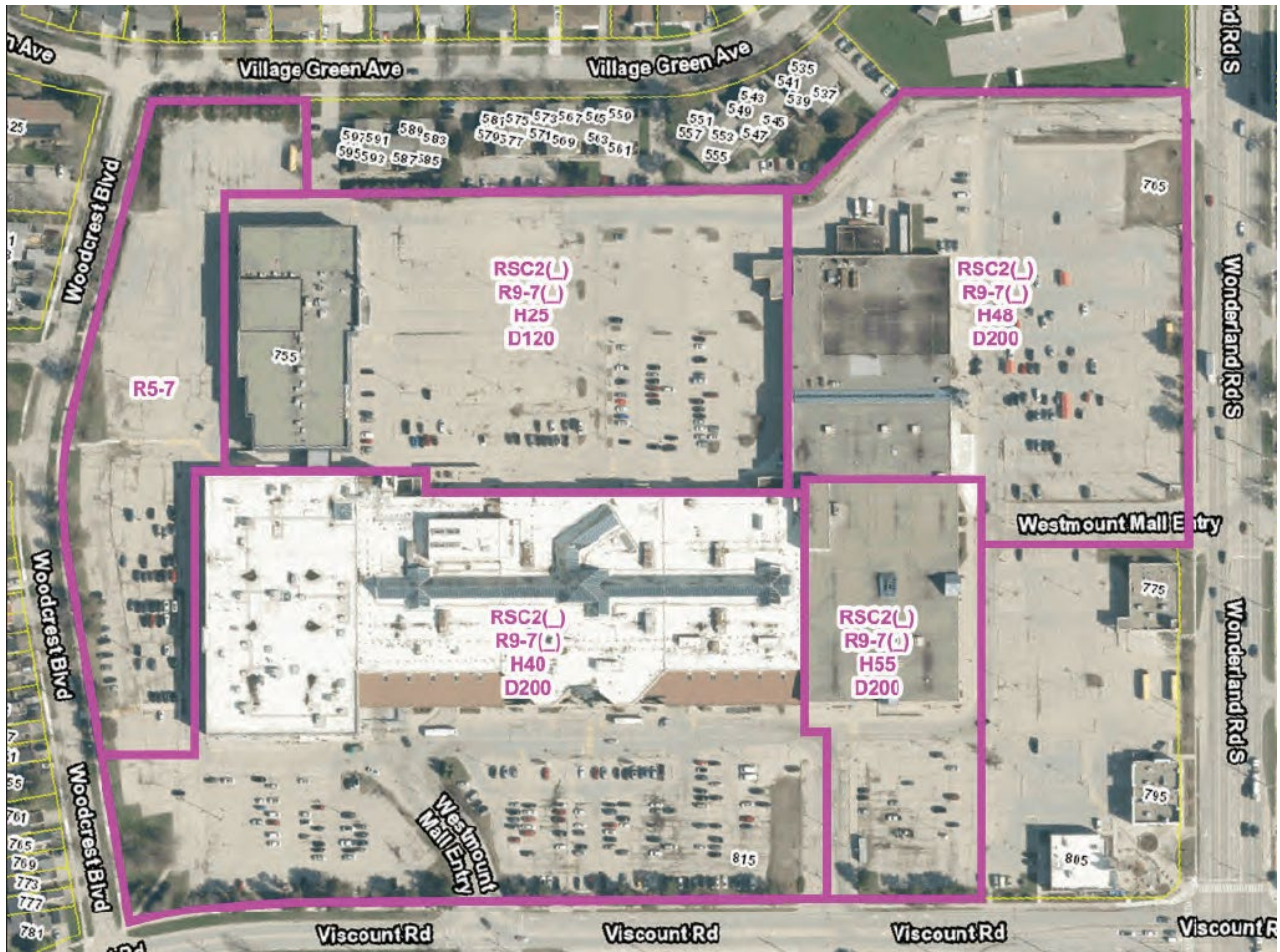


# Special Policy Area

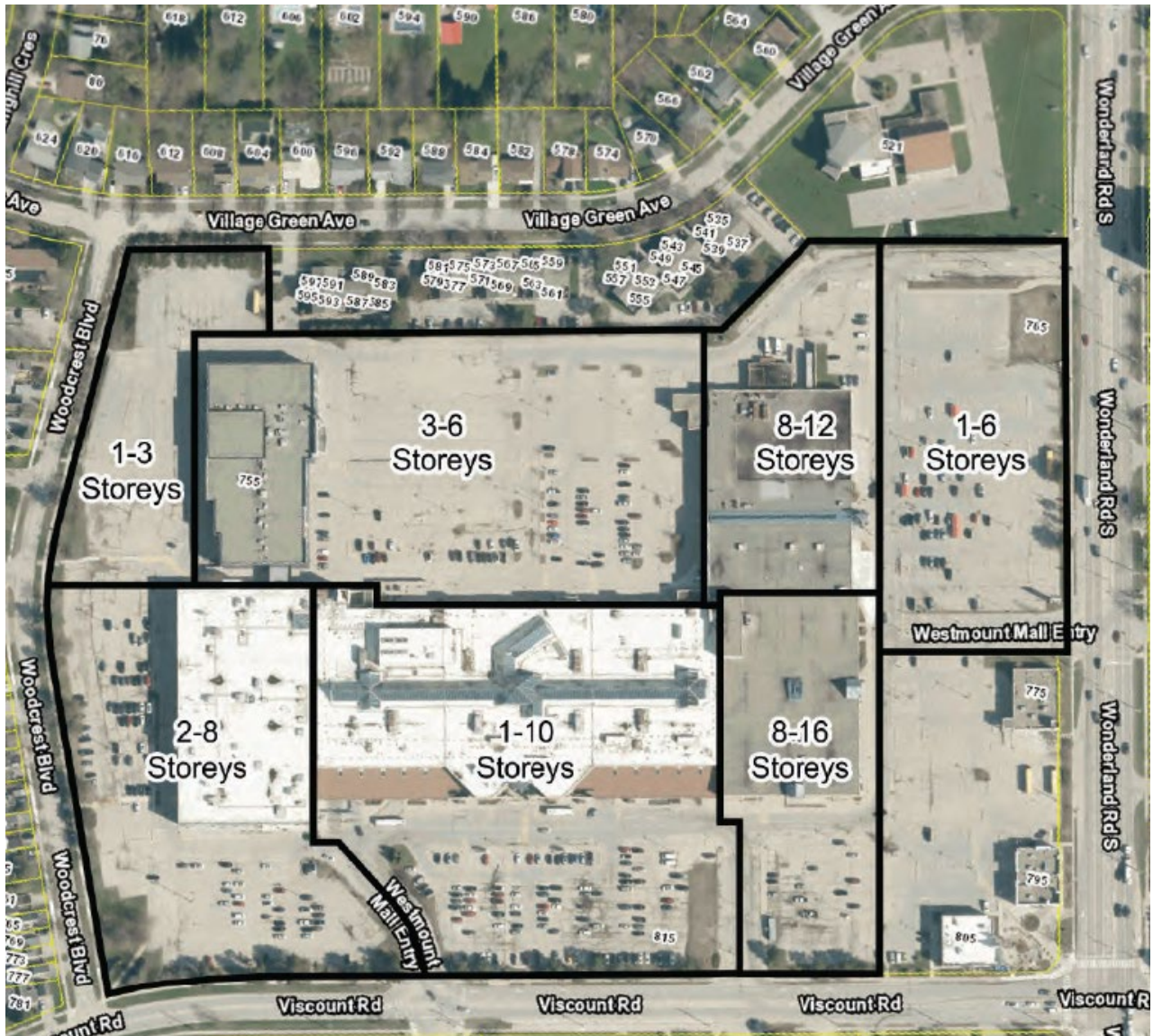


The above image represents the applicant's proposal as submitted and may change.

# Proposed Zoning



# Building Heights



The above images represent the applicant's proposal as submitted and may change.