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H-8177/C. Smith

FROM:	G. KOTSIFAS, P.ENG. MANAGING DIRECTOR, DEVELOPMENT & COMPLIANCE SERVICES & CHIEF BUILDING OFFICIAL
SUBJECT:	APPLICATION BY: SUNNINGDALE DEVELOPMENTS INC 2290 TORREY PINES WAY AND 159-285 CASTLEHILL CLOSE MEETING ON SEPTEMBER 10, 2013

RECOMMENDATION

That, on the recommendation of the Manager, Development Services and Planning Liaison, based on the application of Sunningdale Developments Inc. relating to the property located at 2290 Torrey Pines Way and 159-285 Castlehill Close, the attached proposed by-law **BE INTRODUCED** at the Municipal Council meeting on September 17, 2013 to amend Zoning By-law No. Z.-1 in conformity with the Official Plan to change the zoning of 2290 Torrey Pines Way **FROM** a Holding Residential R6 Special Provision/ Residential R7 Special Provision (h-53*h-100*R6-5 (25)/R7 (12)) Zone **TO** a Residential R6 Special Provision/ Residential R7 Special Provision (R6-5 (25)/R7 (12)) Zone to remove the holding “h-53”, and “h-100” provisions and to change the zoning of 159-285 Castlehill Close **FROM** a Holding Residential R1 (h-100*R1-4) **TO** a Residential R1(R1-4) Zone to remove the holding “h-100” provision.

PREVIOUS REPORTS PERTINENT TO THIS MATTER
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June, 2008- Council approved Zoning By-law Amendments including Holding Provisions and approved Draft Plan of Subdivision 39T-04513 for the lands located on the northwest corner of Richmond Street and Sunningdale Road West.

September, 2011- Subdivision Plan 33M-633 registered

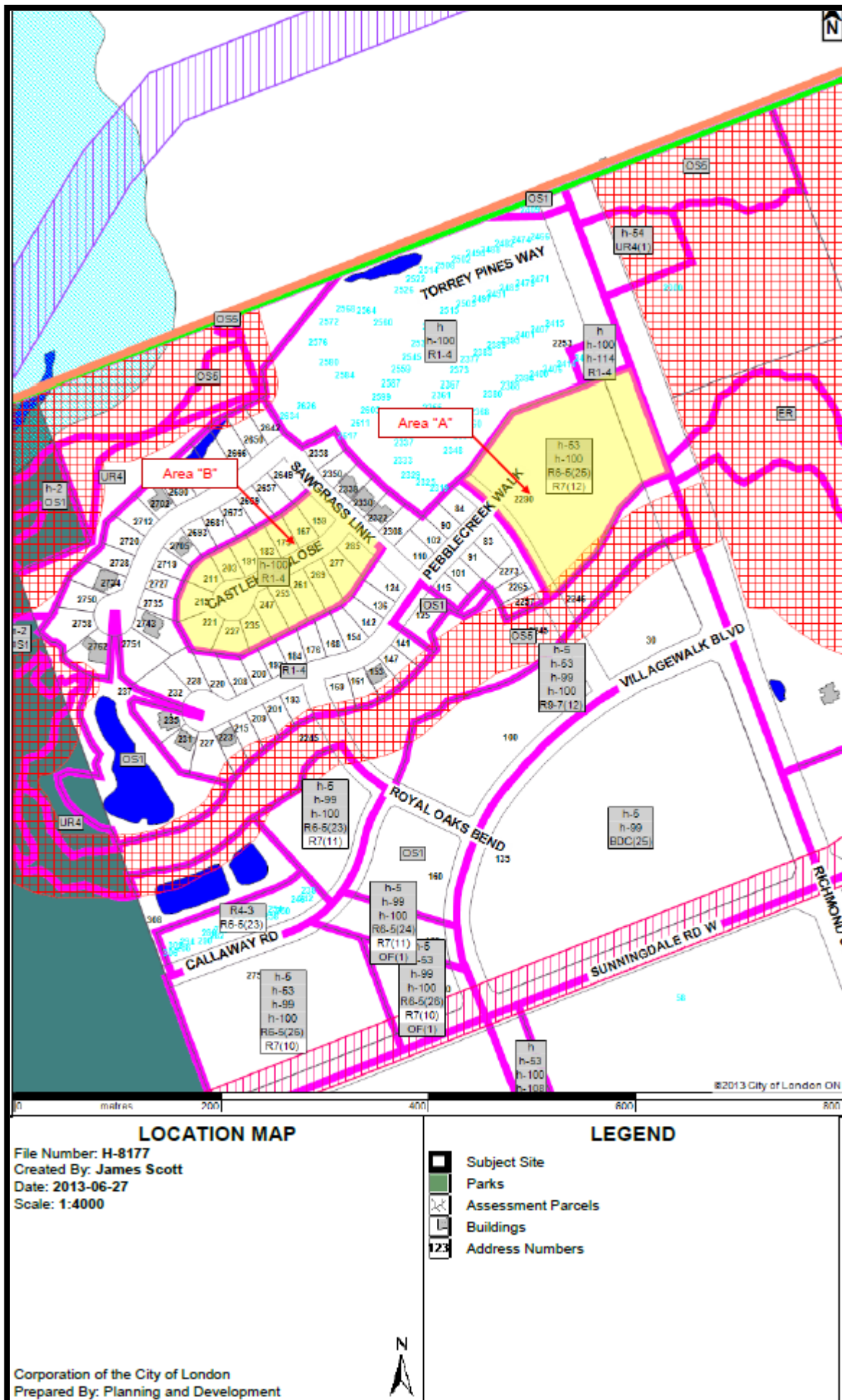
PURPOSE AND EFFECT OF RECOMMENDED ACTION

To remove the holding h-53 and h-100 provisions from 2290 Torrey Pine Way and to remove the holding provision h-100 from 159-285 Castlehill Close to allow for the consideration of building permits and to facilitate single detached dwellings and cluster residential development.

BACKGROUND

In December 2004, a complete application for subdivision approval was submitted to the City of London. In June 2008 the Official Plan and Zoning By-law Z.-1 was amended and the Draft Plan of Subdivision was approved. In September 2011, Subdivision Plan 33M-633 was registered.

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Date Application Accepted: April 17, 2013	Owner: Sunningdale Developments Inc.
REQUESTED ACTION: Removal of the holding h-53 and h-100 from the holding Residential R6 Special Provision/ Residential R7 Special Provision (h-53*h-100*R6-5 (25)/R7(12)) Zone.	

PUBLIC LIAISON:	Notice of the application was published in Living in the City on Saturday May 2, 2013
Nature of Liaison: City Council intends to consider removing the “h-100” holding provision from the Residential R1 (R1-4) Zone and the “h-53” and “h-100” holding provisions from the Residential R6 Special Provision (R6-5(25)/R7 (12)) Zone. These holding provisions were put in place to encourage street-oriented development and discourage noise attenuation walls along arterial roads and to ensure that new development is designed and approved, consistent with the Sunningdale North Community Plan (h-53) and to ensure that there is a looped watermain system constructed and a second public access available to the satisfaction of the City Engineer (h-100). Council will consider removing the holding provisions as it applies to the lands described above, no earlier than June 11, 2013.	
Responses: None	

ANALYSIS

h-53 Holding Provision

“To encourage street-oriented development and discourage noise attenuation walls along arterial roads, a development agreement shall be entered into to ensure that new development is designed and approved, consistent with the Community Plan, to the satisfaction of the City of London, prior to the removal of the "h-53" symbol.”

The proposed development has been designed to discourage a continuous noise wall adjacent to Richmond Street. Localized walls for the end units (at the north and south limits) will be constructed on private property to mitigate any noise impacts from Richmond Street. The site plan and executed development agreement includes the accepted mitigation measures for this development and also ensures that the design is consistent with the Sunningdale North Community Plan.

h-100 Holding Provision

“To ensure there is adequate water service and appropriate access, a looped watermain system must be constructed and a second public access must be available to the satisfaction of the City Engineer, prior to the removal of the h-100 symbol.”

The City of London Water Engineering Division has no objections to lifting the holding provision as it relates to the watermain looping for Castlehill Close and 2290 Torrey Pines Way. The City of London Transportation Planning and Design is satisfied that a second public access is available to provide emergency access to these lands. The applicant has agreed to install temporary barriers pending the completion of grading, curbing and surfacing of the second public access. It is appropriate to remove the holding provision h-100 at this time.

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CONCLUSION

Through the Site Plan Approval process the issues of noise and site design have been addressed. Secondary access and watermain looping issues have also been resolved. As a result it is appropriate at this time to remove the holding provisions “h-53” and “h-100” from these lands.

PREPARED BY:	REVIEWED BY:
C. SMITH SENIOR PLANNER, DEVELOPMENT SERVICES	ALLISTER MACLEAN MANAGER, DEVELOPMENT PLANNING
RECOMMENDED BY:	SUBMITTED BY:
TERRY GRAWAY MANAGER, DEVELOPMENT SERVICES & PLANNING LIAISON	G. KOTSIFAS, P.ENG MANAGING DIRECTOR, DEVELOPMENT & COMPLIANCE SERVICES & CHIEF BUILDING OFFICIAL

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Bill No. (Number to be inserted by Clerk's Office)
2013

By-law No. Z.-1-_____

A by-law to amend By-law No. Z.-1 to remove holding provisions from the zoning of the lands located at 2290 Torrey Pines Way and 159-285 Castlehill Close

WHEREAS Sunningdale Developments Inc. has applied to remove the holding provisions from the zoning for the lands located at 2290 Torrey Pines Way and 159-285 Castlehill Close, as shown on the map attached to this by-law, as set out below;

AND WHEREAS it is deemed appropriate to remove the holding provisions from the zoning of the said land;

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

1. Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to the lands located at 2290 Torrey Pines Way and 159-285 Castlehill Close, as shown on the attached map to remove the holding provisions so that the zoning of the lands as a Residential R6 Special Provision/ Residential R7 Special Provision (R6-5 (25)/R7 (12)) Zone and Residential R1 (R1-4) Zone comes into effect.
2. This By-law shall come into force and effect on the date of passage.

PASSED in Open Council on September 17, 2013.

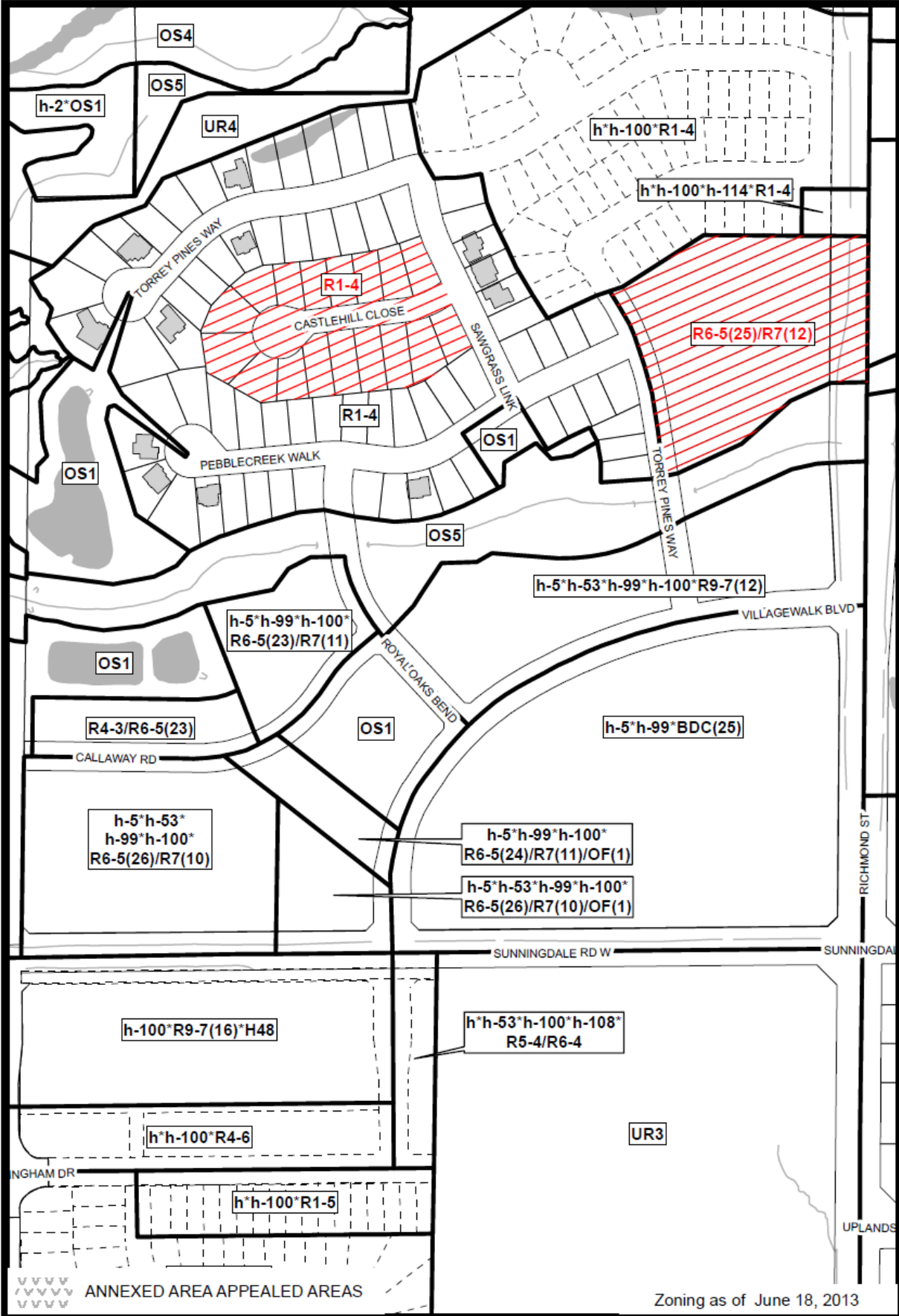
Joseph Fontana
Mayor

Catharine Saunders
City Clerk

First Reading – September 17, 2013
Second Reading – September 17, 2013
Third Reading – September 17, 2013


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



Zoning as of June 18, 2013

File Number: H-8177
Planner: CS
Date Prepared: May 27, 2013
Technician: JTS
By-Law No: Z.-1-

SUBJECT SITE 


1:3,500
