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| FROM:    | G. KOTSIFAS, P.ENG.<br>MANAGING DIRECTOR, DEVELOPMENT & COMPLIANCE SERVICES<br>& CHIEF BUILDING OFFICIAL                              |
| SUBJECT: | APPLICATION BY: SUNNINGDALE DEVELOPMENT INC.<br>2290 TORREY PINES WAY<br>PUBLIC PARTICIPATION MEETING ON<br>MONDAY SEPTEMBER 24, 2013 |

RECOMMENDATION

That, on the recommendation of the Senior Planner Services and Planning Liaison, the following actions be taken with respect to the Vacant Land Plan of Condominium application of Sunningdale Developments Inc. relating to the property located at 2290 Torrey Pines Way:

- a) Planning and Environment Committee **REPORT TO** the Approval Authority the issues, if any, raised at the public meeting with respect to the application for draft plan of vacant land condominium relating to the property located at 2290 Torrey Pines Way; and
- b) the Approval Authority be requested to utilize (if possible) one agreement (in place of a separate development agreement and condominium agreement) to address the development of this site.

PREVIOUS REPORTS PERTINENT TO THIS MATTER

June, 2008- Council approved Zoning By-law Amendments 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

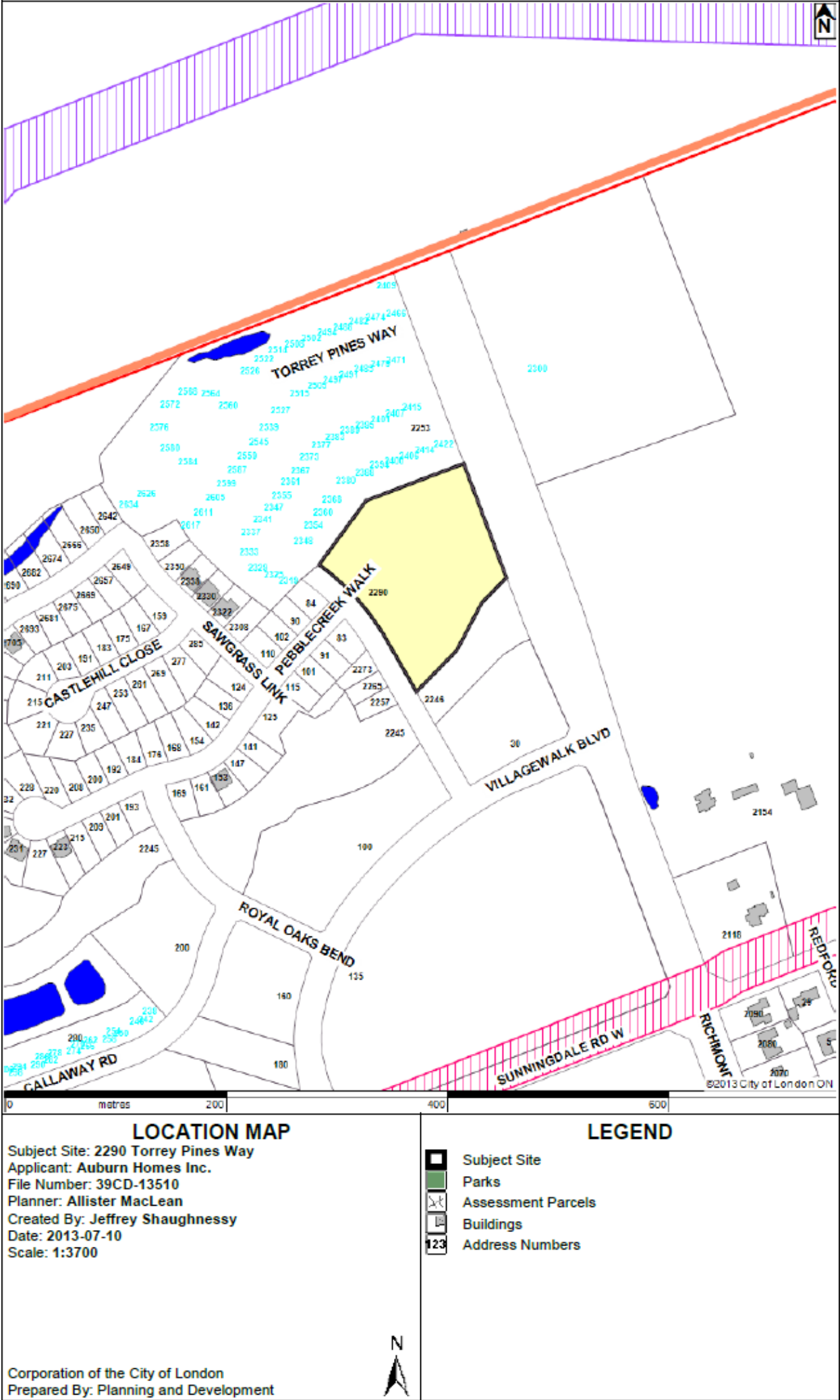
September 2013- H-8177 Removal of holding provision.

PURPOSE AND EFFECT OF RECOMMENDED ACTION

The purpose and effect of this application is to register a plan of vacant land condominium at 2290 Torrey Pines Way, consisting of 31 single detached cluster housing units, with the common element area for the internal driveway and services.

RATIONALE

1. The submitted draft plan of vacant land condominium is in conformity with Official Plan Policies and the City's Condominium Submission Review and Approval Guidelines.
2. The draft plan of vacant land condominium can be accommodated on the subject lands and can be integrated with adjacent surrounding lands.
3. The draft plan of vacant land condominium is in conformity to the City of London Z.-1 Zoning By-law and consistent with the Provincial Policy Statement.



BACKGROUND

|   |                        |
|---|------------------------|
| Date Application Accepted: July 9, 2013   | Agent: Steve Stapleton |
| REQUESTED ACTION: application for Vacant Land Condominium and concurrent site plan (SP-013016) to permit the development of 31 detached dwelling units. |                        |

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| SITE CHARACTERISTICS:  |
| <ul style="list-style-type: none"><li>Current Land Use - vacant</li><li>Frontage – 145 m (Torrey Pines Way)</li><li>Depth – irregular</li><li>Area – 1.89 ha</li><li>Shape – irregular</li></ul> |

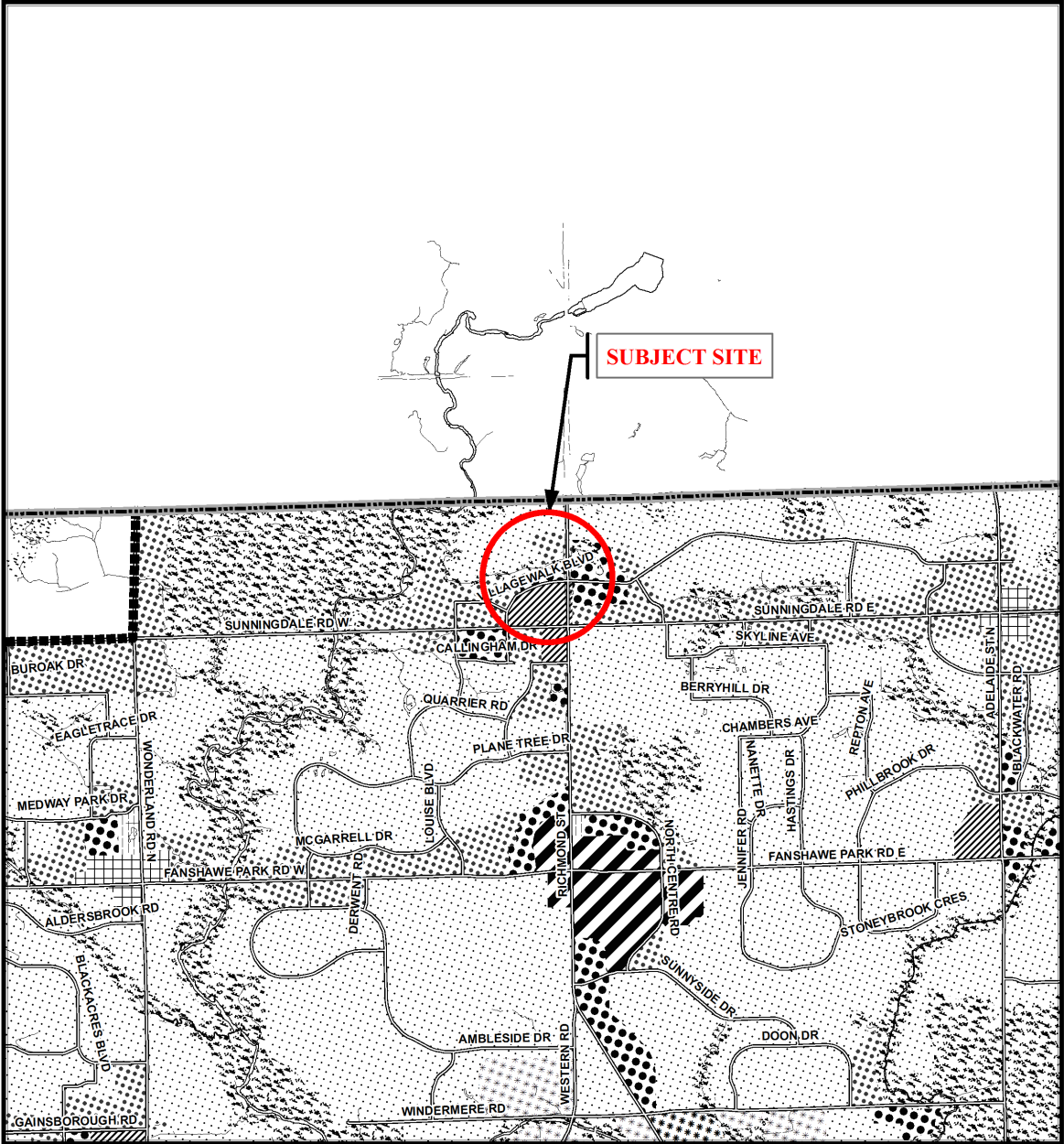
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| SURROUNDING LAND USES:  |
| <ul style="list-style-type: none"><li>North – Future residential</li><li>South – Open space</li><li>East – Urban reserve (existing residential and agricultural uses)</li><li>West – Future residential</li></ul> |

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|---|
| OFFICIAL PLAN DESIGNATION: (refer to map on page 4)   |
| <ul style="list-style-type: none"><li>Multi-Family, Medium Density Residential</li></ul>  |
| EXISTING ZONING: (refer to map on page 5)   |
| <ul style="list-style-type: none"><li>Residential R6 Special Provision (R6-5(25)/R7 (12)) Zone, which permits various forms of cluster housing.</li></ul> |

PLANNING HISTORY

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



Legend

Downtown Area

Enclosed Regional Commercial Node

New Format Regional Commercial Node

Community Commercial Node

Neighbourhood Commercial Node

Main Street Commercial Corridor

Auto-Oriented Commercial Corridor

Multi-Family, High Density Residential

Multi-Family, Medium Density Residential

Low Density Residential

Office Area

Office/Residential

Office Business Park

General Industrial

Light Industrial

Regional Facility

Community Facility

Open Space

Urban Reserve - Community Growth

Urban Reserve - Industrial Growth

Rural Settlement

Environmental Review

Agriculture

Urban Growth Boundary

CITY OF LONDON

Department of Planning and Development

OFFICIAL PLAN SCHEDULE A

- LANDUSE -

PREPARED BY: Graphics and Information Services

Scale 1:30,000

0

160

320

640

960

1280

1600

Meters

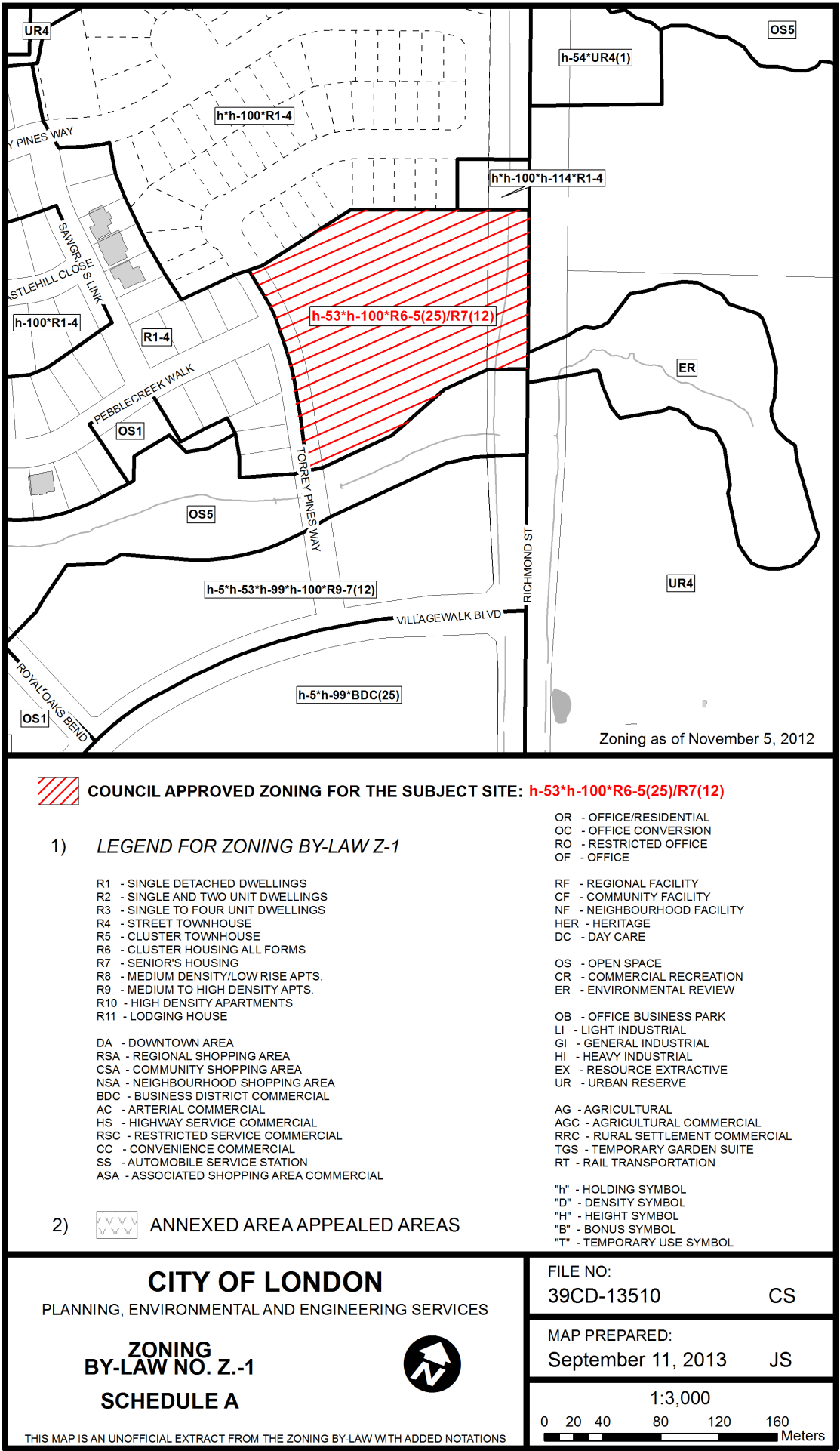
FILE NUMBER: 39CD-13510

PLANNER: CS

TECHNICIAN: JTS

DATE: September 11, 2013

PROJECT LOCATION: e:\planning\projects\p\_officialplan\work\consol\00\excerpts\lrxmd\_templates\scheduleA\_NEW\_b&w\_8x14.mxd



SIGNIFICANT DEPARTMENT/AGENCY COMMENTS

- Upper Thames River Conservation Authority (UTRCA)**
- The UTRCA has no objections.
  - A Section 287 permit will be required for this development.

- Canada Post**
- This subdivision will receive mail service to centralized mail facilities provided through our Community Mailbox program.

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|---|---|---------------------------|
| <b>PUBLIC LIAISON:</b>  | On July 9, 2013, 11 notices were sent to residents within 120 metres of the subject site. Living in the City Notice was published on July 25, 2013. | No replies were received. |
| <b>Nature of Liaison:</b> The purpose and effect of this application is to permit the development of 31 single detached cluster housing units within a plan of condominium. Consideration of a Vacant Land Plan of Condominium with 31 units served by one (1) common element road. <i>*For the lands under consideration, an application for Site Plan (SP13-011611) has also been received for this site.</i> |   |                           |
| <b>Responses:</b> None  |   |                           |

ANALYSIS

**Subject sites**  
The subject site is located on the east side Torrey Pines Way north of Villagewalk Boulevard. The site abuts Richmond Street to the east and an open space block to the south. There are no structures on the site currently.

**What is the nature of the application?**  
The applicant, Sunningdale Developments Inc., has applied for a vacant land condominium, and has also submitted a site plan application to permit 31 single detached cluster housing units at this location. Common element components of the vacant land condominium includes private roadway including services and open space areas. Access to the development will be via Torrey Pines Way. The proposed site plan and proposed elevation are shown below.

Proposed Site Plan



Front Elevation (typical)



Is the proposed application appropriate?

a) Provincial Policy Statement (PPS)

This application has been reviewed for consistency with the 2005 Provincial Policy Statement. It is staff’s position that the plan of condominium will provide for a healthy, livable and safe community. The proposed residential development will assist in providing housing on full municipal services without the need for costly expansions. The site plan, development agreement and conditions will identify noise mitigation measures and contain a mechanism to ensure their long-term maintenance. Development of the lands by way of a vacant land plan of condominium minimizes the amount of land needed for road purposes and promotes a compact form of development. The site will not negatively impact any natural heritage or man-made hazards, and is located close to amenities and public open space. Based on the review of the Provincial Policy Statement, approval of the proposed plan with appropriate conditions is consistent with the 2005 Provincial Policy Statement.

b) Official Plan Policies and Sunningdale North Community Plan

The subject lands are designated Multi-Family, Medium Density Residential (MDR) which permits multiple-unit residential developments having a low-rise profile, with a maximum density of 75 units per hectare (uph). Areas designated Multi-Family, Medium Density Residential are intended to include multiple-attached dwellings, such as row houses or cluster houses; low-rise apartment buildings; rooming and boarding houses; emergency care facilities; converted dwellings; and small-scale nursing homes, rest homes and homes for the aged. These areas may also be developed for single-detached, semi-detached and duplex dwellings. Although its location along an arterial road would normally result in increased density, it should be noted that single detached dwellings are also a permitted use in this designation. This type of development will fit in with the character of the area and there are no minimum density policies which are applicable to this site.



The Sunningdale North Community Plan is a guideline document to be used in the review of development applications and includes criteria on transportation, land use, and compatibility. The subject site will be serviced by the creation of a local driveway off of Torrey Pines Way, and will not have direct vehicular access from the arterial road. Pedestrian linkages to the arterial road through the internal road network will meet the Community Plan’s objective of strong pedestrian connectivity and will allow easy access to transit. Servicing capacity has been established as per the servicing studies submitted. Storm water management will be incorporated into the development to control water quantity.

Given the location of the site and the manner in which it is to be developed, the current application provides for the integration of this site with the planned development form established through previous applications to the west of this site and is consistent with the Official Plan and Sunningdale North Community Plan.

c) Zoning By-law

The applicant is proposing to develop this site based on the Residential R6 Special Provision (R6-5 (25) Zone. This existing zoning allows for a maximum density of 35 units per hectare on the site, which would permit up to 66 units on the site. The current proposal of 31 units achieves 17 units per hectare. The existing zoning and proposed draft plan of condominium respects the above policies, and both are in conformity to the Official Plan.

d) Evaluation of the Vacant Land Condominium Application

The same considerations and requirements for the evaluation of draft plans of subdivision also apply to draft plans of vacant land condominiums.

- This proposal is consistent with the objectives and policies of the Official Plan, the Multi-Family, Medium Density Residential Designation, and the Sunningdale North Community Plan.
- The site can be readily serviced by sewer and water.
- The proposed development is in close proximity to community parks, open space and walking trails. Waste collection will occur on site via the individual units. Stormwater will be addressed through the development agreement.
- A noise study was provided as part of this application, and localized noise attenuation barriers will be constructed to protect the outdoor amenity area for units which flank Richmond Street. Warning clauses will also be registered on title for the development.
- The development is designed such that traffic will not access the arterial road directly, but rather be directed through the internal streets such as Torrey Pines Way and Pebblecreek Walk. The proposed plan is designed to be integrated with adjacent lands.
- From a Placemaking perspective, the proposed development is on a small parcel of land within a much larger area that includes excellent visibility to the Sunningdale North Community. The proposal is adjacent to Richmond Street and creates a sense of place by providing a visual focal point into the neighbourhood along the window street frontage and avoids the need for noise berms and extensive noise walls. It allows for multiple views into the neighbourhood. The internal road pattern allows residents easy access to the internal road system and to the Neighbourhood Park. Overall, this development meets the intent of the Placemaking principles.
- The applicant is proposing to construct 31 new single detached dwellings on vacant land condominium units (lots). The existing homes in the area and immediately surrounding this development are of a comparable size to the proposed units. Based on the size of the proposed lots and building footprints it is anticipated that the design of these homes will not have a negative impact on the character of this neighbourhood.
- The subject land is 1.89 hectares in size. The draft plan of Vacant Land Condominium illustrates how these lands are to develop for cluster single detached dwellings. As mentioned previously, the size of units and proposed buildings is comparable with existing development in the area.

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File: 39CD-13510  
Planner: C. Smith

- The applicant must ensure that the proposed grading and drainage of this development does not adversely impact adjacent properties. All grading and drainage issues will be addressed by the applicants consulting engineer to the satisfaction of the City through the Site Plan Approval process.

The City may require applicants to satisfy reasonable conditions prior to final approval and registration of the plan of condominium, as authorized under the provisions of subsection 51(25) of the Planning Act. The applicant will be required to meet conditions of draft plan approval within a specified time period, failing which, draft plan approval will lapse.

In order to ensure that this vacant land condominium development functions properly, the following issues among others, will be addressed through conditions of draft approval:

- completion of site works in the common elements and the posting of security in addition to that held under the Development Agreement (if applicable), in the event these works are not completed prior to registration of the plan of condominium;
- installation of fire route signs prior to registration;
- confirmation of addressing information;
- payment of outstanding taxes or local improvement charges, if any;
- provision of servicing easements for utility providers (such as London Hydro, Union Gas, Bell, etc.);
- ensuring that any homes already constructed at the time of registration are located within the unit boundaries to be registered;
- ensuring that the Condominium Declaration to be registered on title adequately addresses the distribution of responsibilities between the unit owners and the condominium corporation for the maintenance of services, the internal driveway, fencing, and any other structures in the common elements;
- appropriate fencing to mitigate any privacy issues;
- relocation of the existing municipal sidewalk;
- drainage and stormwater management; and
- noise attenuation.

CONCLUSION

Based on all of the above analysis, the proposed Vacant Land Condominium represents an efficient use of land and encourages compact urban form. The Provincial Policy Statement and the City’s Official Plan encourage this form of redevelopment. The applicant’s proposal to allow for cluster single detached dwellings in this area is appropriate and allows for a development which is of comparable size and scale as existing dwellings in this area. Overall, this application represents good planning and is appropriate.

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

September 16, 2013

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(AM)\PECreport2290TorreyPinesWay.docx

“Attach”

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|---------------|--------|
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File: 39CD-13510  
Planner: C. Smith

**Bibliography of Information and Materials**

Request for Approval:

City of London Condominium Application Form, completed by Steve Stapleton, June 27, 2013.  
Draft Plan of Vacant Land Condominium, June 25, 2013.  
Site Plan Approval Application, completed by Sunningdale Developments - Stephen Stapleton, May, 2013.  
Elevations, Sunningdale Developments.

Reference Documents:

City of London. Official Plan, June 19, 1989, as amended.  
City of London. Zoning By-law No. Z.-1, May 21, 1991, as amended.  
Ontario. Ministry of Municipal Affairs and Housing. Provincial Policy Statement, March 1, 2005.  
City of London, Site Plan Control Area By-Law, September 19, 2011, as amended.  
City of London, Condominium Submission, Review and Approval Guidelines, March 2003.

Correspondence:

\*all located in City of London File No. 39CD-13510 or SP13-011611 unless otherwise stated

Reports submitted with Application:

Noise Assessment Report, HGC Engineering, April 17, 2013