

TO:	CHAIR AND MEMBERS PLANNING AND ENVIRONMENT COMMITTEE
FROM:	GEORGE KOTSIFAS, P.ENG. MANAGING DIRECTOR, DEVELOPMENT & COMPLIANCE SERVICES AND CHIEF BUILDING OFFICIAL
SUBJECT:	APPLICATION BY: EXTRA REALTY 660 SUNNINGDALE ROAD EAST (NORTHWEST CORNER OF SUNNINGDALE ROAD EAST AND ADELAIDE STREET NORTH) PUBLIC PARTICIPATION MEETING ON OCTOBER 8, 2013 NOT BEFORE 4:00 PM

RECOMMENDATION

That, on the recommendation of the Senior Planner, Development Planning, the following actions be taken with respect to the Draft Plan of Subdivision, Official Plan amendment and Zoning By-law amendment applications relating to the property located at 660 Sunningdale Road East, located on the northwest corner of Sunningdale Road East and Adelaide Street North (legally described as the South Half of Lot 13, Concession 6, (Geographic Township of London):

- a) Council **ADVISE** the Approval Authority of any issues raised at the public meeting, and any issues or comments Council has identified with respect to the applications;
- b) the applicant **BE REQUESTED** to address the issues that have been raised with respect to the Draft Plan of Subdivision, Official Plan amendment and Zoning By-law amendment applications, including the following:

(i) submit additional information that addresses the outstanding issues raised by the Upper Thames River Conservation Authority and Ministry of Natural Resources;

(ii) submit a wetland evaluation report to the Province, in consultation with the City of London and the Upper Thames River Conservation Authority, to update the Provincially Significant Wetland (PSW) mapping within the plan;

(iii) identify the location and delineation of required parkland and open space on the plan, in consultation with City staff;

(iv) provide documentation that addresses the amount and location of proposed commercial development, including associated concept plans and design details;

(v) review the proposed roadway alignments, in consultation with City staff, to confirm the location of roundabouts and ensure the width of roads meet applicable municipal standards;

(vi) provide a revised plan for circulation that constitutes a complete application; and
- c) staff **BE DIRECTED** to consider the input received at the public meeting and from Council, undertake further dialogue with the applicant, and report back with recommendations to a future meeting of the Planning and Environment Committee.

PREVIOUS REPORTS PERTINENT TO THIS MATTER

- June 9, 2003** – Report to the Planning Committee recommending adoption of the Uplands North Area Plan.
- July 18, 2005** – Report to the Planning Committee regarding the Placemaking demonstration project.
- May 6, 2009** – Report to Planning Committee regarding tree cutting on the property.
- June 22, 2009** – Report to Planning Committee regarding status of subdivision/file.

PURPOSE AND EFFECT OF RECOMMENDED ACTION

The purpose of this report is to conduct a public meeting as required under the Planning Act, and to advise the Planning and Environment Committee of the outstanding issues that are required to be addressed in order to advance the application and recommend conditions of draft approval for the plan of subdivision. The plan, in its current form, is not in conformity with the policies of the Official Plan or the Provincial Policy Statement. The applicant has requested that the application be brought forward to a public meeting for consideration. After public input has been considered, specific recommendations on the Official Plan amendment, plan of subdivision and rezoning applications will be brought forward to a future PEC meeting.

BACKGROUND

SITE CHARACTERISTICS:

- **Current Land Use** – Agriculture – cash crops with a farm dwelling and several accessory buildings, woodland, wetland, drainage corridor
- **Frontage** – 585.7 m (1,922 ft) along Sunningdale Road East
- 685 m (2,232 ft) along Adelaide Street North
- **Area** - 41.8 ha (103 ac)
- **Shape** - Rectangular

SURROUNDING LAND USES:

- **North** – Agriculture, Woodland
- **South** – Planned multi-family residential, small-scale commercial site containing a gas bar/convenience store and a restaurant
- **East** – Agriculture (cash crops)
- **West** – Draft approved plan of subdivision 39T-05510 currently used for agriculture

OFFICIAL PLAN DESIGNATION: (refer to map on page 5)

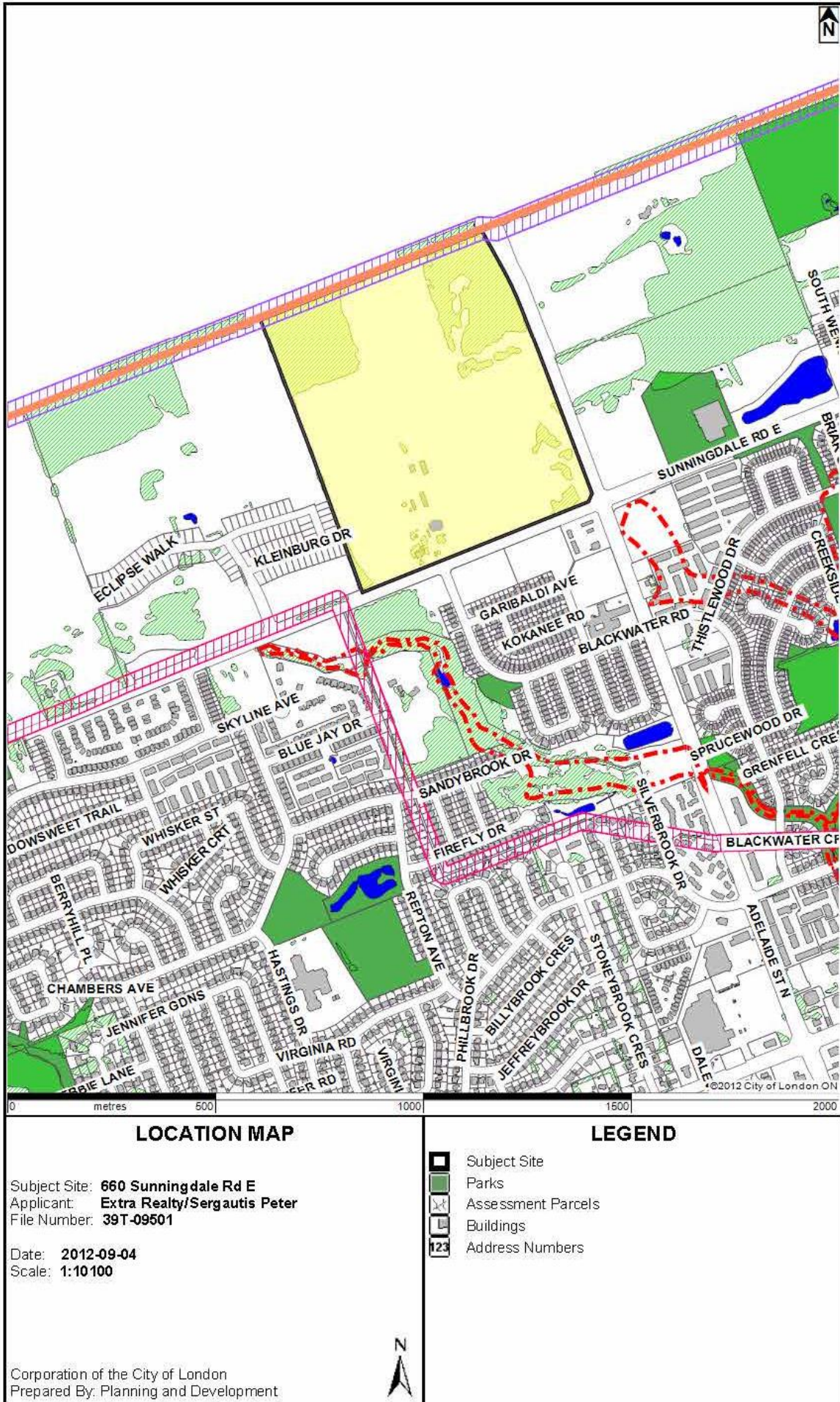
- Schedule “A” - Multi-Family, Medium Density Residential, Low Density Residential, Open Space
- Schedule “B” – Environmentally Significant Area; Provincially Significant Wetland; River, Stream, and Ravine Corridor Outside Flood Plain Regulated Corridors; Potential Naturalization Areas and Uplands Corridors

EXISTING ZONING: (refer to map on page 6)

- Urban Reserve (UR4) and Environmental Review (ER)

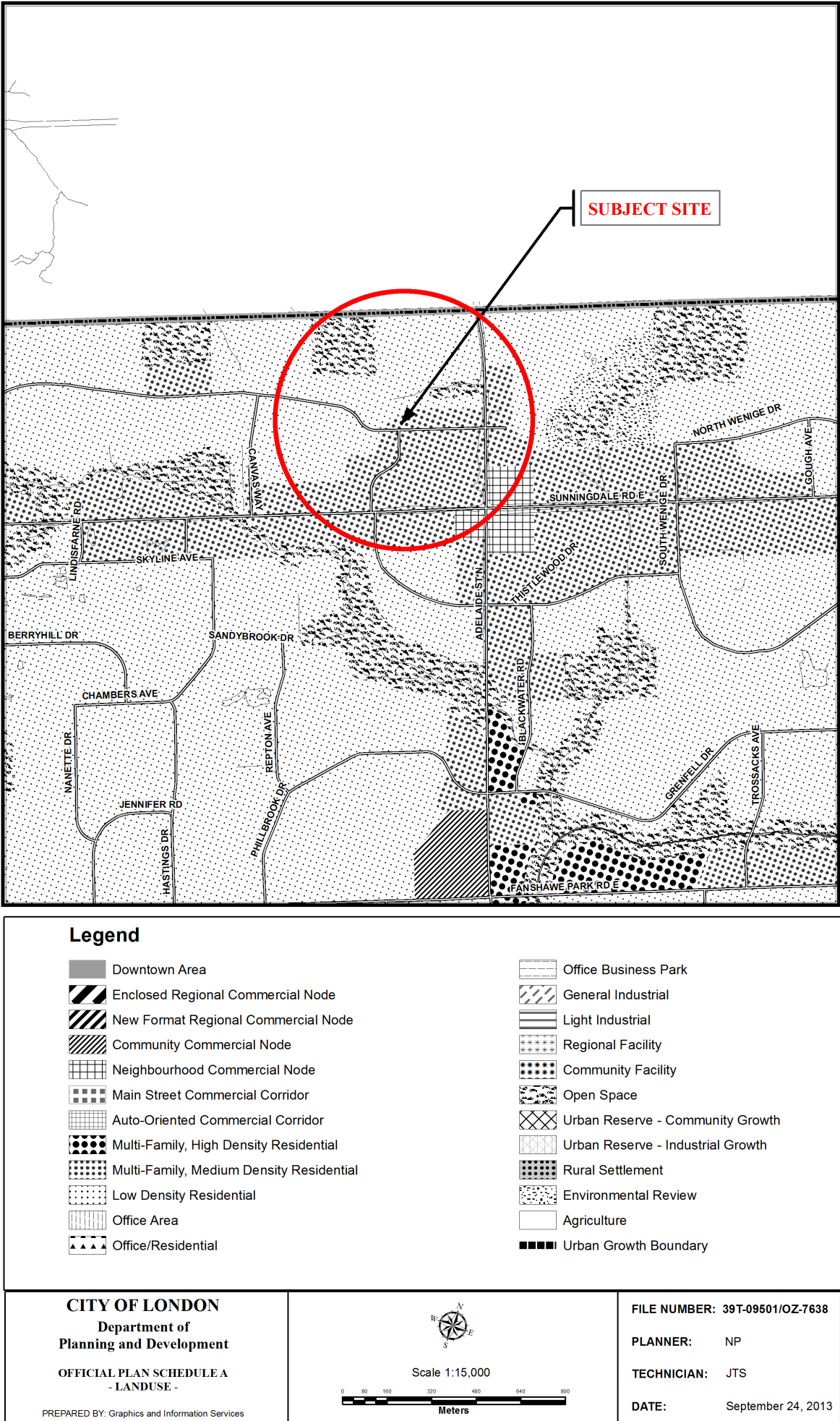
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Location Map

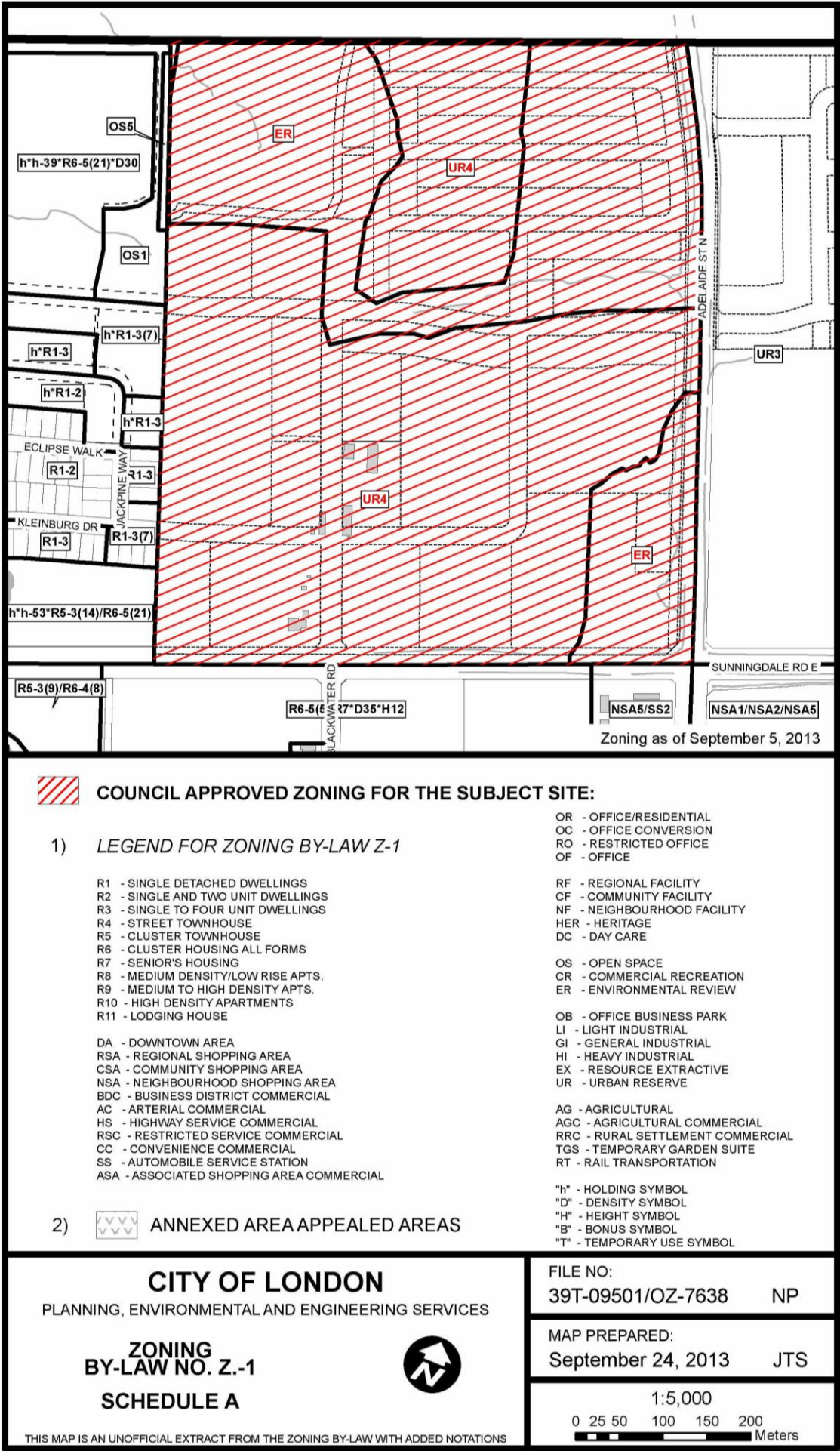


Date Application Accepted: January 27, 2009	Agent: Michelle Doornbosch, Zelinka Priamo
<p>REQUESTED ACTION:</p> <p>Note: The following is the most recent circulation of the application (circulation date: September 7, 2012)</p> <p>The purpose and effect of these applications is to permit the lands to be developed for residential, small scale commercial and a mix of residential/commercial uses. Residential areas will consist of single detached dwellings, street townhouse dwellings and cluster housing. Residential/commercial areas will consist of medium and high density apartment buildings, small scale commercial and office uses with units behind or above the first floor. Consideration of a revised Plan of subdivision containing 15 low density residential blocks (approximately 330 single detached and/or street townhouse units), 4 low/medium density residential blocks (approximately 188 cluster singles/semi-detached/townhouse or stacked townhouse units), 4 medium density residential blocks (approximately 509 cluster singles/semi-detached/townhouse/stacked townhouse or low rise apartment units), 1 high density residential blocks (approximately 415 apartment units), 2 residential/commercial mixed use blocks (with a mix of ground floor commercial/office and approximately 90 residential units above the first floor), 2 commercial blocks, 3 park blocks, 2 open space blocks, 1 stormwater management block, 3 walkway blocks, 3 road reserves/ road widening blocks, served by two new secondary collector roads (Street A and D) and 5 local streets (Street B, E, F, G, and I). The revised application includes the reconfiguration of residential blocks, park and open space blocks, roads, and the stormwater management facility.</p> <p>Possible Amendments to the Official Plan:</p> <p>Schedule "A" – Land Use</p> <ul style="list-style-type: none">• Change the designation for Block 14, a portion of Block 15 and Block 19 from "Multi-Family, Medium Density Residential" to "Low Density Residential";• Change the designation for Block 20 from "Low Density Residential" to "Multi-Family, Medium Density Residential";• Change the designation for Block 24 from "Multi-Family, Medium Density Residential" to "Multi-Family, High Density Residential";• Change the designation for Blocks 25 and 26 from "Multi-Family, Medium Density Residential" to "Main Street Commercial Corridor";• Change the designation for Blocks 27 and 28 from "Multi-Family, Medium Density Residential" to "Neighbourhood Commercial Node";• Change the designation for Blocks 31, 32, 33 and 37 from "Low Density Residential" and "Multi-Family, Medium Density Residential" to "Open Space". <p>Schedule "B1" – Natural Heritage Features</p> <ul style="list-style-type: none">• Remove "Unevaluated Corridors" from B1. <p>Schedule "C" – Transportation Corridors</p> <ul style="list-style-type: none">• Realign the Secondary Collector Roads to match Street A and Street D. <p>Possible Amendment to Zoning By-law Z.-1 from an Urban Reserve (UR4) Zone, and an Environmental Review (ER) Zone to a(n):</p> <ul style="list-style-type: none">• Residential R1 Special Provision (R1-13(*))/Residential R4 Special Provision (R4-2(*)) Zone for Blocks 1-15;• Residential R5 Special Provision (R5-2(*))/Residential R6 Special Provision (R6-4(*)) Zone for Blocks 16-19;• Residential R5 (R5-4)/Residential R6 (R6-5)/Residential R8 Special Provision (R8-4(*)) Zone for Blocks 20-23;• Residential R9 (R9-7*H42) Zone for Block 24;• Business District Commercial Special Provision (BDC1 (*)) Zone for Blocks 25-26;• Neighbourhood Shopping Area Special Provision (NSA5(*)) Zone for Blocks 27-28;• Open Space Special Provision (OS5(*)) Zone for Blocks 29-30; and• Open Space (OS1) Zone Blocks 31-37.	

Existing Official Plan Map



Zoning Map



PLANNING HISTORY

Previous Applications

In 1999, Extra Realty Limited submitted an Official Plan Amendment, Zoning By-law Amendment and Plan of Subdivision Application for the subject site (files OZ-5723/39T-99513). The application was for a mix of community uses – predominately residential but including commercial and open space in a traditional subdivision. The applications were put on hold pending completion of the Uplands North Area Study.

Upon completion of the area study and the corresponding Official Plan Amendment in 2004, Extra Realty Limited indicated a desire to develop a subdivision incorporating smart growth and placemaking principles. Such a proposal would be significantly different than was submitted and would require a new plan of subdivision, substantial revisions to the Official Plan and Zoning By-law Amendment and a new circulation to the public and commenting agencies. With the original Official Plan Amendment application being addressed through the Area Study and no formal revision received, City Council refused the Zoning By-law Amendment on August 13, 2007 and the City of London Approval Authority refused the Plan of Subdivision Application on August 29, 2007. There were no appeals to these decisions.

Uplands North Area Plan

In March 2002, the City initiated an Area Study for the lands north of Sunningdale Road East between Adelaide Street North and Richmond Street (file O-6284). The Uplands North Area Study included an extensive consultation process with area property owners, affected departments, commenting agencies and the abutting municipality. The Study identified existing features, future needs and recommended both a mix of land uses and a transportation network to serve the community while protecting significant environmental features. The Area Study was adopted by Council on June 16, 2003 and resulted in amendments to Schedule “A”, “B”, and “C” of the Official Plan. The Township of Middlesex Centre and the County of Middlesex appealed the Official Plan Amendment to the Ontario Municipal Board primarily because they were not satisfied with the Rural/Urban Interface policies. Based on a settlement of the parties, the OMB Decision/Order 0954 (dated May 27, 2004) amended Schedules “A”, “B” and “C” of the Official Plan together with area specific text to Section 3.5.

Placemaking Demonstration Project/Placemaking Design Guidelines

In July 2005, the Planning Committee directed the Civic Administration work together with Peter Sergautis of Extra Realty and his consultant(s) who expressed an interest in pursuing an alternative community design for the subject lands. City staff provided ideas and concepts for Mr. Sergautis to consider and participated in a one-day charette. Draft Placemaking Guidelines were prepared which support the principles of Smart Growth and Placemaking and circulated to stakeholder groups in November 2007. In November 2008 Municipal Council adopted Placemaking Guidelines for the City as a guideline document pursuant to Section 19.2.2. of the Official Plan.

Tree Cutting

In 2009, tree removal activity was reported on the subject property, in the area west of Adelaide Street and in the vicinity of the Provincially Significant Wetland. The owner was contacted and on May 6, 2009 an information report was submitted to Planning Committee. The activity was suspended in response to City directives and no further action was taken.

Submission of 39T-09501

An application for draft plan of subdivision and the associated Official Plan and Zoning By-law amendments were submitted to the City and deemed complete on January 27, 2009. The application was circulated in January/February of 2009. On March 13, 2009, a meeting was held with the applicant to discuss deficiencies that prevented the file from moving forward, including Natural Heritage issues, inconsistency with the Official Plan designations, and supporting documentation on how Placemaking was to be implemented in the plan of subdivision.

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On December 4, 2009, a letter was sent to the consultant working on behalf of the applicant, which identified outstanding technical issues with the applications. A revised application was submitted by the applicant on April 29, 2010. Circulation of the application was delayed until the applicant provided further information, and was formally circulated for a second time on June 2, 2010. A new consultant was retained by the applicant in August, 2010. This consultant worked with the City over the next year to create special policies for areas and prepare an Urban Design Brief to support new standards that were introduced by this application. However, no formal submission was made during this time.

In August of 2012, the City was informed that a new consultant had been retained by the applicant (Zelinka Priamo Ltd.). A third submission was received and circulated in September, 2012. This revised plan of subdivision application is currently under consideration.

Comments received

Notice of application for the current (September 2012) submission was sent out on September 7, 2012 to 40 area residents and advertised in the “Living in the City” on September 8, 2012. To date, no comments have been received from the general public. Comments were received from the following public agencies and advisory committees, which are discussed under the “Issues” section below”:

- Upper Thames River Conservation Authority (UTRCA)
- Ministry of Natural Resources (MNR)
- Environmental and Ecological Planning and Advisory Committee (EEPAC)

Revised Submission

In April of 2013, the applicant’s consultant submitted correspondence and revised plans for the proposed plan of subdivision. The submission did not include a fee and other information required to constitute a complete submission. A meeting was held on April 17th with the applicant and consultants, as well as representatives from Development Services and Planning Services to discuss components of the revised plan, identify areas of general agreement, and issues for which additional information was required. A follow-up letter was sent to the applicant and his consultants on June 14th confirming that the following supporting documentation is required to permit a full evaluation of the revised application:

- The applicant’s consultants indicated they would be able to provide justification for the amount of proposed commercial (which requires an Official Plan amendment) and design brief to support the form of commercial development being proposed.
- The applicant was requested to provide justification for development proposed within an area that is identified by MNR mapping as “Provincially Significant Wetland”. It was noted that if a wetland evaluation is not submitted to the Province to justify a change in status, the current wetland area could be red-lined and zoned to preclude development, to ensure that the wetland feature is protected.
- The applicant was advised that the proposed 18 metre road widths are not consistent with approved municipal standards; however, a reduced standard might be considered if access to the units was provided by private rear laneways.
- A “ghosted” plan was requested, to show how the blocks within the subdivision could be developed based on the zoning that was being proposed.

The requested information has not been received to date; however, the applicant’s consultant subsequently requested that the application be brought forward to the first PEC meeting in October in an effort to avoid a referral to the OMB and receive input from the public.

ISSUES

The revised submission has not yet been circulated since it does not constitute a complete application. However, based on internal reviews, and comments received on the September 2012 application, several components of the revised proposal are considered to be in keeping with the general intent of Official Plan and municipal servicing requirements:

1. Land Use – with the exception of the commercial component and park block locations, there is substantial agreement on the overall location and mix of land uses within the

subdivision.

2. Road Pattern – the overall road pattern within the subdivision is generally supported. The Transportation Division has recommended that Street ‘A’ be established as a Primary Collector, and that three roundabouts be provided along the alignments of Street ‘A’ and Street ‘D’. Some technical modifications would also be required to ensure compliance with relevant municipal design standards.
3. Open Space – Block 32, located in the north-west corner of the subdivision, is identified as and Environmentally Significant Area (ESA) in the Official Plan. This 4 hectare block, which includes a perimeter buffer area, is proposed to be protected through Open Space (OS5) zoning.
4. Servicing – There is currently downstream sanitary and storm sewer capacity to service these lands; however, there are several servicing challenges. In particular, provision must be made to accommodate storm and sanitary outlets for the subdivision which will require an alignment through the privately-owned lands east of Adelaide Street. The owner is aware of these constraints and it is anticipated that servicing issues for this subdivision can be addressed through conditions of Draft Approval. Further design work related to the construction of a stormwater management facility and water servicing requirements would also be addressed through conditions of Draft Approval.

Matters to be Addressed:

A summary of the key outstanding issues and *follow-up actions* that are proposed by staff to advance the application to draft approval is provided below.

1. Natural Heritage System

An Environmental Impact Study (EIS), prepared by Biologic January 2009, was submitted in support of the application. Comments were received from Parks Planning, Environmental and Ecological Planning Advisory Committee (EEPAC), Upper Thames River Conservation Authority (UTRCA) and the Ministry of Natural Resources (MNR). In addition to several technical issues, the commenting agencies have not accepted the findings of the EIS and further clarification has been requested, particularly with respect to the Provincially Significant Wetland (PSW) and surface drainage features.

Parks Planning has indicated that the May 31, 2012 EIS addendum letter prepared by Biologic addresses the majority of the issues that were previously identified. The City’s Ecologist Planner has also indicated that the narrow westerly projection of the PSW, as mapped by MNR, contains some wetland species but that development could proceed, provided the function of water conveyance to the wetland is maintained.

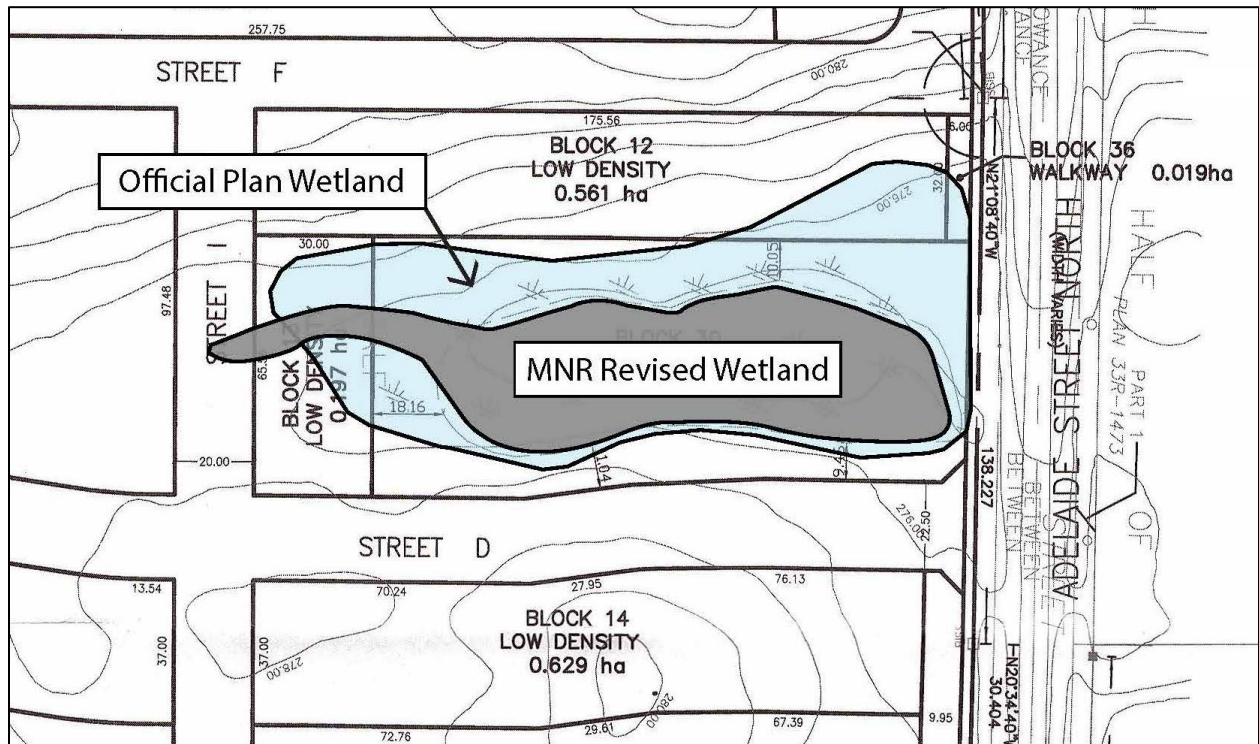
The Ministry of Natural Resources has provided mapping to delineate the PSW, which comprises part of the Arva Moraine Provincially Significant Wetland Complex. Under the current plan, development is proposed to encroach into the PSW. The Ministry advised that the boundary of the PSW was revised to exclude a portion of the westerly wetland channel on the basis that it was too narrow and did not meet the size criteria for a PSW. The easterly wetland area continues to be classified as PSW and requires protection under the Provincial Policy Statement.

An overlay of the PSW on the revised draft plan submission (below), shows the wetland delineation from Schedule B-1 of the Official Plan, the revised MNR boundary, and encroachments of the proposed development area into the PSW.

Wetland boundary delineation is the responsibility of the MNR under the Provincial Policy Statement. Proponents are required to demonstrate that no development will occur within the wetland, and that development will have no negative impact on the hydrological and ecological function of the wetland feature. The development, as currently proposed, does not satisfy this requirement. Any further changes to the wetland boundary would require the preparation of an evaluation, and approval of the changes by MNR.

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PSW Mapping Overlay:



A significant portion of the subject site is regulated under Section 28 of the Conservation Authorities Act. The UTRCA has jurisdiction over lands that are regulated under Section 28 of the Act and approval from the Authority is required prior to undertaking any site alteration or development activity within this area including filling, grading, construction, alteration to a watercourse and/or interference with a wetland. Comments in response to the revised (2012) application include the following:

- The Woodland feature (in the northwest corner of the site) is being protected. However, more information is needed about the size of this community to justify the size of the buffer and determine if trail placement is an appropriate use for this feature.
- Conveyance Channel – An “intermediate stream corridor” is indicated in the plan of subdivision, immediately west of Adelaide which is not the same alignment as the current flow path of the open channel. The UTRCA does not support the proposed channel realignment. The current open channel, meandering alignment should be maintained post-development.
- Watercourse - Justification is required for the changes to the watercourse/ the swale which is located west of the PSW.
- Buffers - No rationale is provided for buffer sizes for the woodlands, wetlands and watercourses.
- Stormwater management - The issues of the PSW and channel realignment must be resolved before detailed SWM criteria are determined for the proposed development. Suitable setbacks must be provided for the PSW and it must be demonstrated that the base flow and the local hydrology of the feature are being maintained. The UTRCA does not support the proposed realignment of the channel along Adelaide Street and advises that the existing configuration be shown on the plan. Block 37 on the revised plan shows a proposed SWM block. The proposed SWM pond is within a regulated area and may impact the natural heritage and hazard features including a wetland and watercourse. Furthermore, the proposed SWM pond may increase the base flow into the wetland as demonstrated by the water balance analysis.

Proposed Follow up Action:

- The environmental consultant provides a response to the UTRCA which addresses the issues relating to watercourse alteration, stormwater management and impacts on the PSW.
- The revised wetland boundary be mapped as an overlay on the proposed plan of subdivision and the plan be revised, if necessary, so that development does not encroach

into the PSW. Alternatively, a revised wetland evaluation could be submitted to the MNR to further refine the PSW boundary. Once this information has been submitted, Staff will convene a meeting with MNR, UTRCA, Parks Planning and the environmental consultant to finalize this linework.

- If there is a conflict between the PSW boundary and proposed development envelope, the plan could be red line revised & zoned to ensure the significant wetland feature is protected.

2. Parkland Location & Heritage Resources:

The *Planning Act* permits the municipality to require the applicant to dedicate 2% of the land proposed for commercial or industrial purposes and 5% of the land for all other purposes to the City for park or other public recreational purposes. The Act also permits parkland to be calculated at a rate of one hectare per 300 dwelling units in lieu of the 5% of land rate.

Parkland dedication is being requested as a combination of active parks and passive open space (ESA lands, wetland, open space corridors) and the recommended conditions of draft approval will provide a detailed description of how parkland dedication is to be satisfied for the subdivision. To serve active park and recreational needs, Parks Planning is proposing a district park (in combination with the park on the adjacent property to the west) on the west side of the subdivision, adjacent to the significant woodland. The proposed plan shows a neighbourhood park on the east side of Street ‘A’; however, Parks Planning has determined this location is too close to the proposed district park and prefer a neighbourhood park location in the south-east part of the subdivision (at the inside curve of Street B), to service a greater amount of the population from the adjacent multi-family area.

In addition to the location of parkland, there is an existing barn located on the property which is listed as a Priority 2 through the City’s Inventory of Heritage Resources. The north-south collector road alignment (Street ‘A’) would require relocation or demolition of the barn. There have been informal discussions with the applicant about retaining and possibly moving the barn, but no formal submissions or proposals have been made.

Proposed Follow-up Action:

- Staff work with Parks Planning and the applicant to finalize the location of the parks within the plan, and these locations would be reflected in a revised draft plan submission.
- The applicant as part of their revised submission detail what their intentions are with respect to the Priority 2 barn and dialogue with the City’s Heritage Planner about options for the structure. The status of the barn structure can be addressed, if required, through conditions of draft approval.

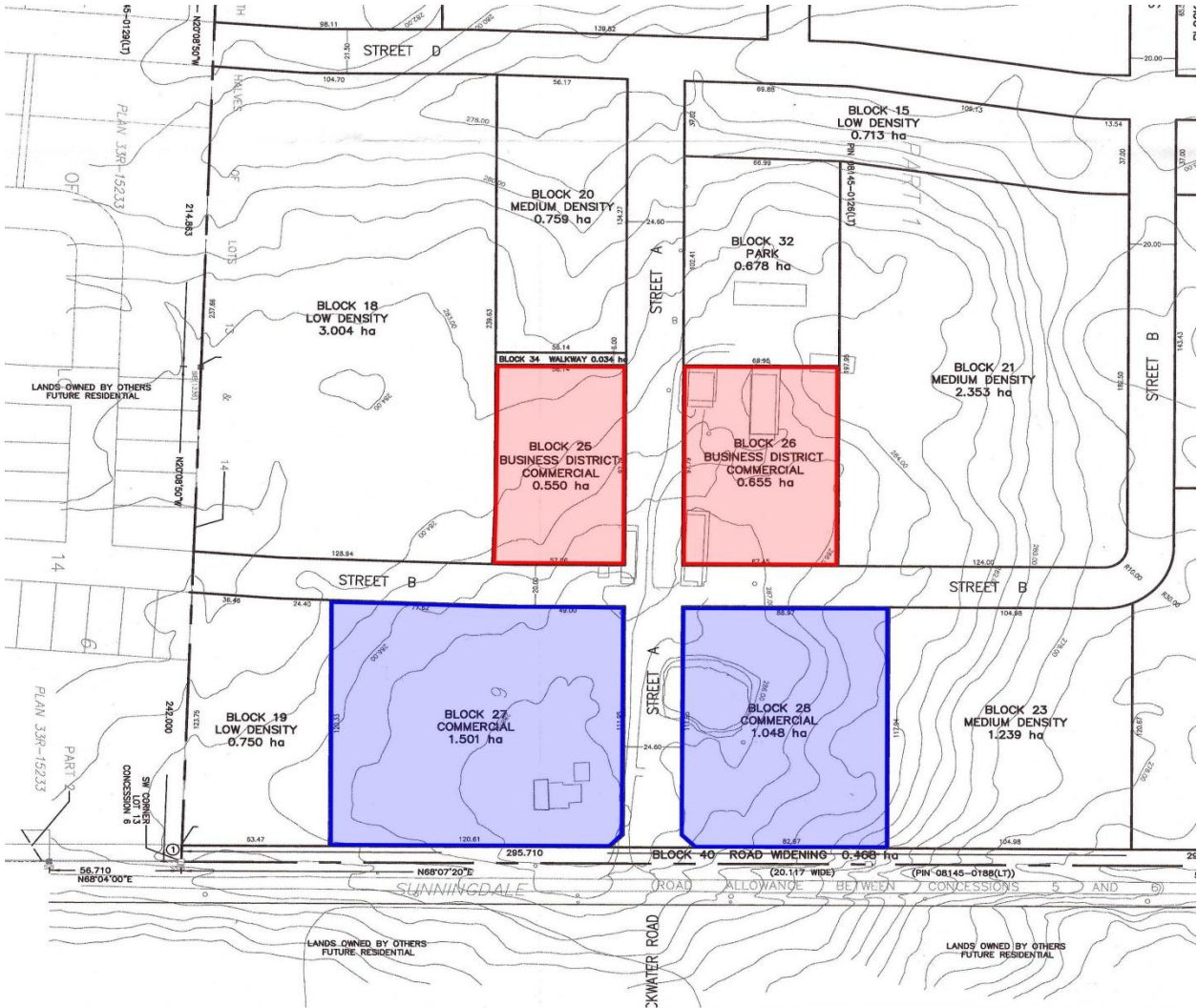
3. Scale and Location of Commercial Uses:

The approved Community Plan has designated sufficient properties at the other three corners of the Adelaide/Sunningdale intersection for commercial uses to serve development in the immediate vicinity and justification has not been provided with this application to add a significant amount of additional commercial development in the area.

The Residential designations that are currently in place permit small scale commercial uses which support the nearby residential community such as convenience stores, small scale offices, and community facilities. However, the applicant is requesting a much broader range of commercial uses than would normally be permitted in residential designations and to a larger scale. Specifically, the Owner is requesting:

- A Neighborhood Commercial Node designation and zoning, which could permit over 7,000 square meters (76,000 square feet) of commercial floor space
- A Main Street Commercial Corridor designation and zoning, which is meant to help facilitate mixed use development along Street ‘A.’ However, this could permit an additional 6,305 square meters (68,000 square feet) of commercial floor space.

Proposed Commercial Blocks:



Through this application, up to 13,400 square meters (144,000 square feet) of commercial space composed of small scale retail stores, food stores, restaurants, offices and personal service establishments could be added.

The amount of commercial was considered during the Area Study process. It was concluded that sufficient opportunities were already planned for the daily and weekly shopping needs of future residents and no new designations commercial designations were recommended. Staff has advised the applicant that the notion of live/work opportunities along Street 'A' would support the Placemaking principles, and that some small scale commercial uses beyond what would normally be found within or along the periphery of a subdivision may be justified to implement the community vision, but these commercial uses cannot impact the function of existing and planned neighbourhood shopping area nodes in the vicinity, or negatively impact the traffic carrying capacity of either Sunningdale Road East or Adelaide Street North.

Staff have previously requested concept plans and design details which would demonstrate how the proposed commercial component will support Placemaking principles and not detract from the function of other planned commercial sites in the area.

Proposed Follow-up Action:

- The applicant, as part of the revised submission, will provide an analysis and justification for the form of proposed commercial development that is proposed, including concepts and design criteria that could be implemented through the approvals process.

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4. Placemaking Elements & Urban Design

The original submission from 2009 contained several Placemaking design features including small park blocks, enhanced pedestrian linkages, rear lanes, a village commons, narrow road allowances, a grid road pattern and a mixed use corridor. As part of the first submission, the applicant submitted architectural design guidelines. Architectural design guidelines are important considerations in evaluating proposals that incorporate non-traditional design elements and servicing standards.

Over time, many of the original Placemaking elements have been removed from the proposed plan; however, the applicant has expressed an interest in implementing certain features such as reduced front yards, recessed garages, and reduced local road widths. The proposed 18m road width is not consistent with approved municipal standards (18m road widths are only permitted where they will serve less than 29 lots) and should be revised on the plan. Alternative standards could be considered if the plan were to incorporate private rear laneways (in the form of a common element condominiums), or provide justification based on a comprehensive land use and servicing concept for the area.

The land use pattern and zoning that has been proposed in this plan includes elements of placemaking and it would be appropriate to request design guidelines, to confirm these elements can be implemented in a practical manner. Design guidelines would also assist in formulating the zoning special provisions, red line revisions and draft plan conditions that may be required to address design elements in the plan.

Proposed Follow-up Action:

- The applicant provide conceptual plans and design guidelines that would apply to commercial and residential development in the subdivision.

5. Red-line Amendments to the Plan

In addition to the issues noted above, there are several technical corrections and refinements that must be addressed so that the plan satisfies relevant municipal planning and servicing requirements. These can be implemented through a combination of measures such as Zoning (including special provisions), holding provisions, red line revisions to the plan, and conditions of draft approval. Based on the review that has been undertaken to date, recommended red line revisions to the plan would include the following revisions to the September 2012 plan:

- Roundabouts to be located at intersection of Street A and Street D, Street B and Street D, and Street A and Street B
- Roundabout at Adelaide and Sunningdale Road
- Block 38 reduced to 15 m – not to be identified as a future road connection
- Block 2 – change configuration of the block to have frontage onto Street E or F
- Block 34 no walkway – will be done as a private easement
- Change configuration of Block 32 Park – move towards corner of Street B (and alter Block 15)
- Midblock Pathways for Blocks 4, 5, 8, 9
- Change road widths of Street F and G to 19.0 m and Street E to 20.0 m
- Block 33 add pathway to SWM Channel – add 15.0 m
- Block 35 + 36 revise to 10 m wide
- Add pathway to Street B from Block 37 to connect to new pathway along Block 33 – 15.0 m.

The required red line revisions may be refined through the submission of an updated plan. Based on the significant number of proposed changes, and associated conditions of draft approval, it is recommended that the applicant submit a revised plan that incorporates red line revisions where there is agreement with these changes. Any further revisions could be added to the plan at the time of Draft Approval.

Proposed Follow-up Action:

- The applicant resubmit a draft plan which incorporates the identified redline revision comments.

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Proposed Red Line Revisions - Sept. 2012 Draft Plan Submission



CONCLUSION

The applicant has requested that the most recent plan of subdivision submission and associated Official Plan & Zoning By-law amendment applications for 660 Sunningdale Road East be brought forward to a public meeting at Planning and Environment Committee. The input received from the public and direction from Council will be considered in the formulation of zoning, draft plan conditions, and red line revisions to the plan.

While the most recent submission does not constitute a complete application, dialogue has taken place between the applicant, his consultants and municipal staff in an effort to address outstanding issues. The plan, in its current form, is not in conformity with the policies of the Official Plan or consistent with the Provincial Policy Statement. Supporting documentation is being requested with a revised draft plan submission, which will allow the application to proceed to Draft Approval.

PREPARED AND RECOMMENDED BY:	REVIEWED BY:
NANCY PASATO, MCIP, RPP SENIOR PLANNER, DEVELOPMENT PLANNING DEVELOPMENT SERVICES	BRUCE HENRY MANAGER, DEVELOPMENT PLANNING DEVELOPMENT SERVICES
CONCURRED BY:	SUBMITTED BY:
TERRY GRAWLEY, MCIP, RPP MANAGER, DEVELOPMENT SERVICES & PLANNING LIAISON	GEORGE KOTSIFAS, P.ENG. MANAGING DIRECTOR, DEVELOPMENT & COMPLIANCE SERVICES AND CHIEF BUILDING OFFICIAL