

Report to Planning and Environment Committee

To: Chair and Members
Planning and Environment Committee

From: Scott Mathers, MPA, P.Eng.
Deputy City Manager, Planning and Economic Development

Subject: Foxwood Developments (London) Inc.
1550 and 1602 Sunningdale Road West
File Number: Z-9764, Ward 7
Public Participation Meeting

Date: September 10, 2024

Recommendation

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application of Foxwood Development (London) Inc. relating to the property located at 1550 and 1602 Sunningdale Road West:

- (a) the proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting September 24, 2024, to amend Zoning By-law No. Z.-1, in conformity with the Official Plan, The London Plan, to change the zoning of the subject property **FROM** a Holding Residential R5 and R6 (h*h-53*h-54*h-100*h-144*R5-6/R6-5) Zone, a Holding Residential R5 and R6 (h*h-53*h-54*h-100*R5-6/R6-5) Zone, a Holding Residential R5 and R6 (h*h-53*h-54*h-100*h-110*R5-6/R6-5) Zone, a Holding Residential R1 (h*h-100*R1-13) Zone, and a Holding Residential R1 Special Provision (h-110*R1-10(8)) Zone **TO** a Residential R5 and R6 Special Provision (R5-6(_)/R6-5(_)) Zone, a Residential R1 and R3 (R1-13/R3-1) Zone, and a Residential R1 (R1-3) Zone;
- (b) the Planning and Environment Committee **REPORT TO** the Site Plan Approval Authority the issues, if any, raised at the public meeting;
- (c) the Site Plan Approval Authority **BE REQUESTED** to consider the following design issues through the site plan process:
 - i) provision of short-term public bicycle parking in the development of each block through the site plan process;
 - ii) street oriented design and safe and accessible pedestrian connections;
 - iii) landscaping to include a minimum 50% native species, with no invasive species planted; and
 - iv) no laneway or parking areas adjacent to any Civic Boulevards.
 - v) provide pedestrian connections from Capris Cres to Sunningdale Road West and from Ethan Circle to Hyde Park Road

IT BEING NOTED, that the above noted amendments are being recommended for the following reasons:

- i) The recommended amendments are consistent with the PPS 2020;
- ii) The recommended amendments conform to The London Plan;
- iii) The recommended amendments will permit development that is considered appropriate and compatible with the existing and future land uses surrounding the subject lands.

Executive Summary

Summary of Request

The applicant has requested an amendment to the Zoning By-law Z.-1 to rezone the property in response to a recent acquisition of 1550 Sunningdale Road West. Concurrent to this Zoning By-law Amendment, is a request for a Redline Revision to Foxwood Gates' existing Draft Plan of Subdivision (39T-11503) to include 1550

Sunningdale Road West and to adjust lotting to address changing market demands.

Staff are recommending approval of the requested Zoning Bylaw amendment.

Purpose and the Effect of Recommended Action

The recommended action will permit the development of a residential plan of subdivision comprised of single detached residential development, semi-detached residential development, and medium density residential development in the form of townhouse and stacked back-to-back townhouse units. The original draft-approved plan of subdivision had approximately 246 units for this development phase. The zoning by-law amendment will add approximately **73 new residential dwelling units** for a total of approximately 319 units in the City of London.

Linkage to the Corporate Strategic Plan

This recommendation will contribute to the advancement of Municipal Council's 2023-2027 Strategic Plan in the following ways:

- **Housing and Homelessness**, by ensuring London's growth and development is well-planned and considers use, intensity, and form; and
- **Housing and Homelessness**, by increasing access to a range of quality, affordable, and supportive housing options that meet the unique needs of Londoners.

Analysis

1.0 Background Information

1.1 Previous Reports Related to this Matter

March 8, 1999 – Report to Planning and Environment Committee - Foxhollow Community Planning Area Collector Road System (O-5604)

May 10, 2004 - Report to Planning and Environment Committee – Amendments to the Foxhollow Community Plan. Application by Foxhollow Developments Inc. and City of London Initiated Review (O-6241/O-6661)

October 2006 - Foxhollow Development Area Municipal Class Environmental Assessment (EA) Schedule C for Storm/Drainage and Stormwater Management Servicing Works

July 2010 - Foxhollow EA Addendum

March 26, 2012 – Report to Planning and Environment Committee - Application by Foxwood Developments (London) Inc., 1602 Sunningdale Road West (39T-11503/OZ-7985)

February 4, 2014 – Report to Planning and Environment Committee - Foxwood Developments (London) Inc., 1602 Sunningdale Road West. Ontario Municipal Board Decision Meeting (39T-11503)

April 8, 2014 – Report to Planning and Environment Committee – Application by Mike Ansari, 1550 Sunningdale Road West (Z-8079)

1.2 Planning History

In March 1999, the Fox Hollow Community Plan was adopted by Council creating the Fox Hollow Community Planning Area. The Planning Area is bounded by Sunningdale Road West, Wonderland Road North, Fanshawe Park Road West, and Hyde Park Road. The Fox Hollow Community Plan established guidelines for the development of the Fox Hollow Area, identifying the location of connector roads, school sites, and

parks.

On March 26, 2012, the Planning and Environment Committee (PEC) recommended approval of the Official Plan and Zoning By-law amendments associated with the Foxwood Draft Plan of Subdivision (39T-11503), which included 1602 Sunningdale Road West. On April 10, 2012, Municipal Council passed the amendments, which were subsequently appealed on May 16, 2012, on behalf of Old Oak Properties. The appeal was later withdrawn on January 11, 2013.

On January 23, 2013, the City of London Approval Authority granted draft approval to the Foxwood Draft Plan of Subdivision (39T-11503). Draft approval was appealed by Old Oak Properties, and the appeal was subsequently withdrawn on July 31, 2013. Three phases of the Foxwood Subdivision have since been registered, with Phase 1 (33M-685) and majority of Phase 2 (33M-752) having been assumed. Phase 3 (33M-799), directly adjacent to the south and east of the subject site, is under development.

The Approved Draft Plan of Subdivision for Foxwood Gates surrounds 1550 Sunningdale Road West. On July 24, 2012, the City of London accepted an application for 1550 Sunningdale Road West to rezone the property for low and medium density residential uses. The application was passed in Open Council on April 15, 2014.

1.3 Property Description and Location

The subject site consists of both 1550 and 1602 Sunningdale Road West, directly adjacent to the southeast of the intersection of Sunningdale Road West and Hyde Park Road. 1602 Sunningdale Road West is currently vacant and a part of the site of a Draft Approved Plan of Subdivision (39T-11503), known as Foxwood Gates. 1550 Sunningdale Road West includes an existing single detached dwelling and is proposed, in a Redline Revision, to be included within the surrounding Foxwood Gates subdivision (39T-11503) as a part of Phase 4 of the subdivision development.

The site is within the Fox Hollow planning district and part of the Urban Growth Boundary as delineated in The London Plan. Both Sunningdale Road West and Hyde Park Road are classified as a Civic Boulevard within The London Plan. Across Sunningdale Road West to the north are agricultural lands and single detached dwellings. Across Hyde Park Road to the west is primarily agricultural lands with single detached dwellings farther west. To the immediate south and east is proposed low-density development, as part of the same Foxwood Gates subdivision, with low-and-medium-density development further south and east.

Site Statistics:

- Current Land Use: 1602 Sunningdale Rd W – Vacant;
1550 Sunningdale Rd W – Single detached dwelling
- Frontage: 1602 Sunningdale Rd W – approximately 447.9 m (1469.49 ft);
1550 Sunningdale Rd W – 64 m (209.97 ft)
- Depth: 1602 Sunningdale Rd W – varies – max. approx. 300 m (984.25 ft);
1550 Sunningdale Rd W – 76 m (249.34 ft)
- Total Area: 9.93 hectares (24.55 Acres)
- Shape: Irregular
- Located within the Built Area Boundary: No
- Located within the Primary Transit Area: No

Surrounding Land Uses:

- North: Agriculture; single detached residential
- East: Future and developed low and medium density residential (33M-799; 33M-824)
- South: Future and developed low and medium density residential (33M-799; 33M-752); open space; urban reserve
- West: Agriculture; single detached dwellings

Existing Planning Information:

- The London Plan Place Type: Neighbourhoods on a Civic Boulevard
- Existing Zoning:
 - Holding Residential R5 and R6 (h*h-53*h-54*h-100*h-144*R5-6/R6-5) Zone;
 - Holding Residential R5 and R6 (h*h-53*h-54*h-100*R5-6/R6-5) Zone;
 - Holding Residential R5 and R6 (h*h-53*h-54-h*100*h-110*R5-6/R6-5) Zone;
 - Holding Residential R1 Special Provision (h-110*R1-10(8)) Zone; and
 - Holding Residential R1 (h*h-100*R1-13) Zone.



Figure 1 - Streetview of 1550 Sunningdale Road West (view looking south-southeast).



Figure 2 - Streetview of 1602 Sunningdale Road West (view looking south-southeast from the intersection at Sunningdale Rd W and Hyde Park Rd).

1.4 Location Map

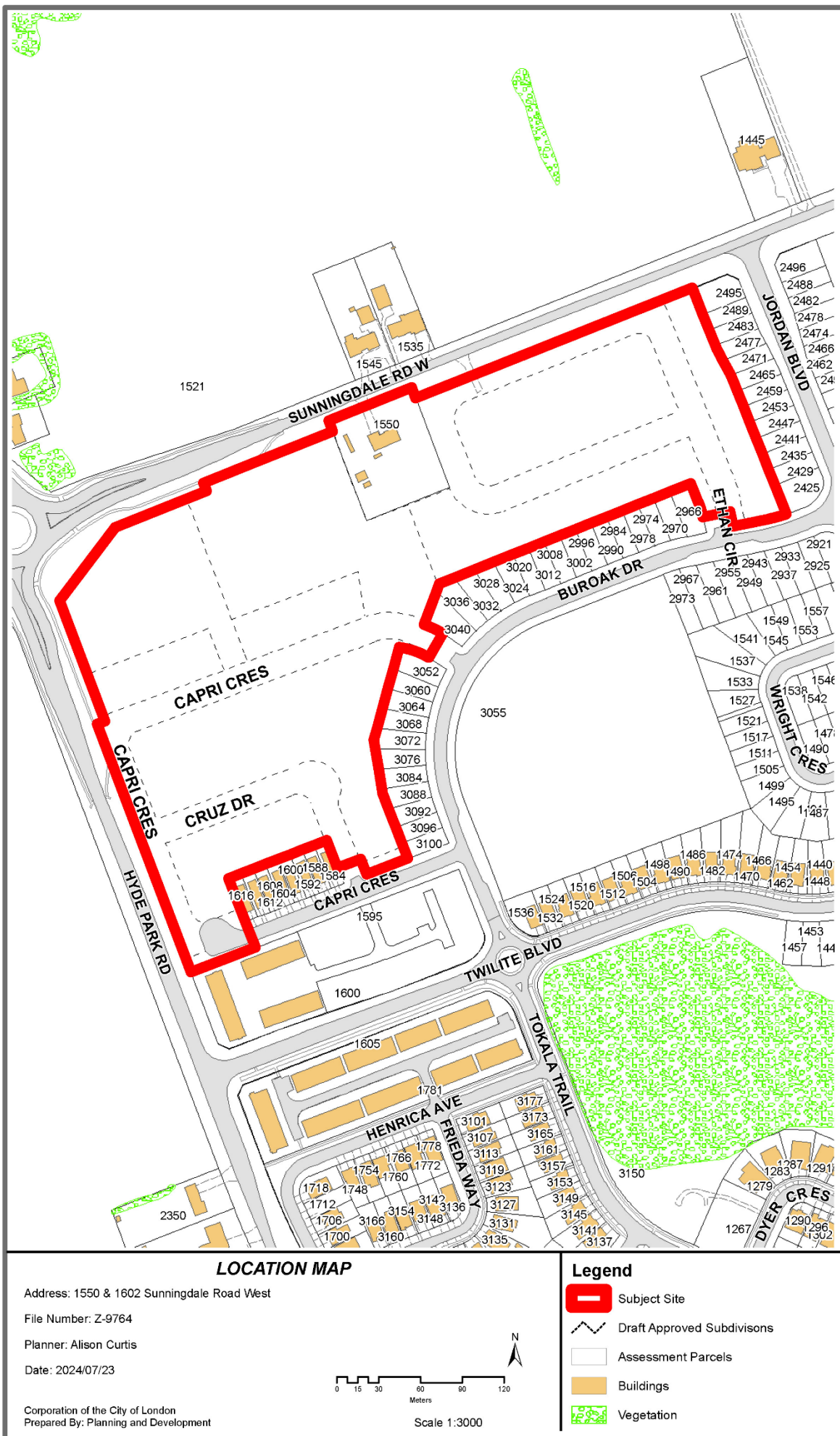


Figure 3

2.0 Discussion and Considerations

2.1 Development Proposal

The Zoning By-law Amendment will facilitate the development of a Revised Draft Plan of Subdivision through a minor redline revision that provides for the following:

- A future medium-density block at the intersection of Hyde Park Road and Sunningdale Road West (approx. 215 units);
- Six additional single detached lots as part of the future low-density area on the east portion of the subject site (98 lots in total across the site); and
- Eight semi-detached lots on the north side of Cruz Drive.

The proposed Zoning By-law Amendment has been prompted by the recent acquisition of 1550 Sunningdale Road West by the Applicant. Concurrent to this Zoning By-law Amendment, is a request for a Redline Revision to Foxwood Gates' existing Draft Plan of Subdivision (39T-11503) to include 1550 Sunningdale Road West and to adjust lotting to address changing market demands. As part of the Redline Revision, the parcel of 1550 Sunningdale Road West will be split in half and incorporated with the proposed low-density to the east and proposed medium density to the west. The redline revision requested is considered minor in nature with no new road additions or studies required and as established in the requirements within CP-17 Subdivision & Condominium Delegation & Approval By-law, which permits Staff to be the approval authority.

To achieve an efficient land use pattern within the Revised Draft Plan, 18 lots on Capri Crescent are proposed to be incorporated into the adjacent medium-density block and rezoned to permit such development. To address changing market conditions, 8 single detached lots on Cruz Drive are proposed to be rezoned to also permit the development of semi-detached dwellings. Additionally, the entirety of the medium-density block to the west is proposed to be rezoned with special provisions to permit four (4) storey stacked back-to-back townhouses as well as three (3) storey townhouse units.

Additional information on the development proposal is provided in Appendix "B".

2.2 Requested Amendment(s)

The applicant has requested an amendment to the Zoning Bylaw Z.-1 to rezone the property from a Holding Residential R5 and R6 (h*h-53*h-54*h-100*h-144*R5-6/R6-5) Zone, a Holding Residential R5 and R6 (h*h-53*h-54*h-100*R5-6/R6-5) Zone, a Holding Residential R5 and R6 (h*h-53*h-54*h-100*h-110*R5-6/R6-5) Zone, a Holding Residential R1 (h*h-100*R1-13) Zone, and a Holding Residential R1 Special Provision (h-110*R1-10(8)) Zone to a Residential R5 and R6 Special Provision (R5-6(_)/R6-5(_)) Zone, a Residential R1 and R3 (R1-13/R3-1) Zone, and a Residential R1 (R1-3) Zone.

- Residential R1 (R1-3): to permit single detached dwellings on a minimum lot area of 300 square metres and a minimum lot frontage of 10 metres;
- Residential R1 (R1-13): to permit single detached dwellings on a minimum lot area of 270 square metres and a minimum lot frontage of 9 metres;
- Residential R3 (R3-1): to permit single detached, semi-detached, duplex, triplex, and fourplex dwellings on a minimum lot area of 430 square metres and a minimum lot frontage of 18 metres;
- Residential R5 (R5-6): to permit townhouses and stacked townhouses on a minimum lot area of 1000 square metres and a minimum lot frontage of 30 metres; and
- Residential R6 (R6-5): to permit cluster housing in the form of single detached, semi-detached, duplex, triplex, townhouse, stacked townhouse, apartment, and fourplex dwellings on a minimum lot area of 850 square metres and a minimum

lot frontage of 10 metres.

The following table summarizes the special provisions that have been proposed by the applicant.

Zoning Regulation: R5-6() and R6-5()			
Special Provisions Requested	Required R5-6	Required R6-5	Proposed R5-6()/R6-5()
Minimum lot frontage (townhouses)	30 metres	10 metres	5.5 metres (townhouses)
Minimum front yard depth	8 metres (arterial), 6 metres (local)	8 metres (arterial), 6 metres (local)	4.5 metres (local)
Maximum building height	12 metres	12 metres	14 metres
Maximum density	50 units per hectare	35 units per hectare	64 units per hectare

Additional plans and drawings of the development proposal are provided in Appendix "C".

2.3 Minor Revisions to Draft Plan of Subdivision

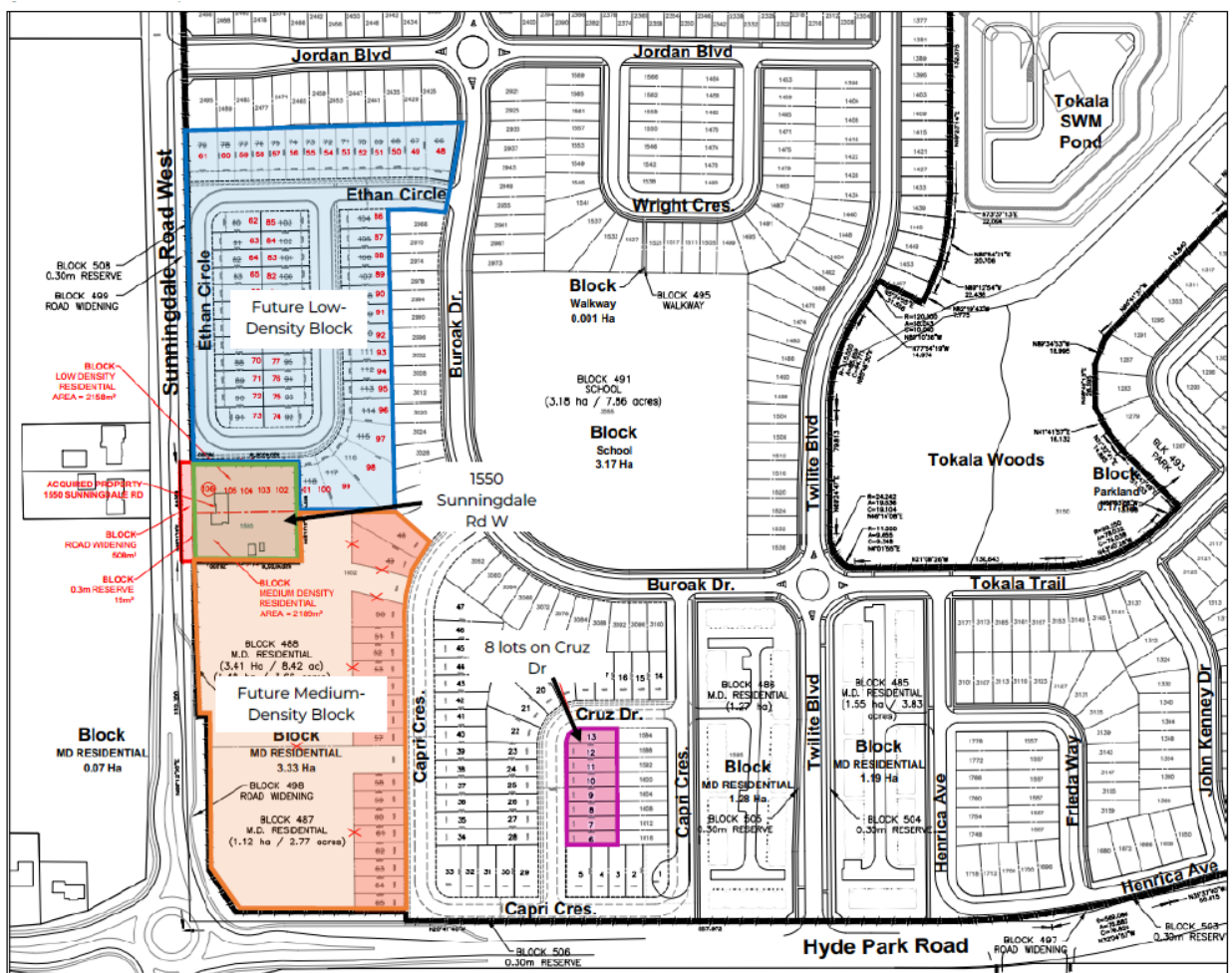


Figure 4 – Proposed Redline Revisions to the Approved Draft Plan of Subdivision and context (39T-11503), north orientation facing left toward Sunningdale Rd W, (July 2024).

2.4 Internal and Agency Comments

The application and [associated materials](#) were circulated for internal comments and public agencies to review. Comments received were considered in the review of this application and are addressed in Section 4.0 of this report.

No key issues were identified by staff nor agencies.

Detailed internal and agency comments are included in Appendix “D” of this report.

2.5 Public Engagement

On July 29, 2024, Notice of Application was sent to 232 property owners and residents in the surrounding area. Notice of Application was also published in the *Public Notices and Bidding Opportunities* section of *The Londoner* on August 15, 2024. A “Planning Application” sign was also placed on the site.

There were no responses received during the public consultation period.

Detailed public notice is included in Appendix “E” of this report.

2.6 Policy Context

The Planning Act and the Provincial Policy Statement, 2020

The Provincial planning policy framework is established through the *Planning Act* (Section 3) and the *Provincial Policy Statement, 2020 (PPS)*. The *Planning Act* requires that all municipal land use decisions affecting planning matters shall be consistent with the *PPS*.

The mechanism for implementing Provincial policies is through the Official Plan, The London Plan. Through the preparation, adoption, and subsequent Ontario Land Tribunal (OLT) approval of The London Plan, the City of London has established the local policy framework for the implementation of the Provincial planning policy framework. As such, matters of provincial interest are reviewed and discussed in The London Plan analysis below.

As the application for a Zoning By-law amendment complies with The London Plan, it is staff’s opinion that the application is consistent with the *Planning Act* and the *PPS*.

Important policy objectives to highlight are those within Sections 1.1, 1.4 and 1.6. These policies require land use within settlement areas to effectively use land and resources through appropriate densities, uses, and forms, and through the efficient use of infrastructure. The application proposes a suitable range and mix of residential types, improved efficiency of the lotting pattern, and overall development benefitting from existing planned infrastructure associated with the active Foxwood Gates subdivision. Section 2 of the *PPS* sets out policies for the conservation of significant built heritage resources and significant cultural heritage landscapes. As per Section 2.6.2, development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved. Through a Stage 1 archaeological assessment and through the City of London’s Archaeological Management Plan, 1550 Sunningdale Road West was identified as having archaeological potential. Through Stage 2 archaeological assessment, no archaeological material was documented on the subject site, deeming the property “free of archaeological concern”.

The proposal does not direct development towards any natural human hazards and is of a sufficient distance away from human made hazards, satisfying Section 3 – Protecting Public Health and Safety of the *PPS*.

The London Plan, 2016

The London Plan (TLP) includes evaluation criteria for all planning and development applications with respect to use, intensity and form, as well as with consideration of the following (TLP 1577-1579):

1. Consistency with the Provincial Policy Statement and all applicable legislation.
2. Conformity with the Our City, Our Strategy, City Building, and Environmental policies.
3. Conformity with the Place Type policies.
4. Consideration of applicable guideline documents.
5. The availability of municipal services.
6. Potential impacts on adjacent and nearby properties in the area and the degree to which such impacts can be managed and mitigated.
7. The degree to which the proposal fits within its existing and planned context.

Staff are of the opinion that all the above criteria have been satisfied.

The subject lands are currently designated within the Neighbourhoods Place Type along two Civic Boulevards: Sunningdale Road West and Hyde Park Road. This Place Type at this location, based on Street Classification, permits single detached, semi-detached, duplex, converted dwellings, townhouses, low-rise apartments, and group homes (TLP Table 10). A minimum height of two (2) stories, a standard maximum height of four (4) stories and an upper maximum of six (6) stories is permitted at the intersection of two Civic Boulevards (TLP Table 11). Permitted heights along a Neighbourhood Connector and Neighbourhood Street are a minimum of one (1) storey and a maximum of three (3) stories. The proposed Zoning By-Law Amendment is satisfactory in keeping with these policies of The London Plan.

The vision for the Neighbourhoods Place Type is to ensure that neighbourhoods are vibrant and exciting places that contribute to community well-being and quality of life. This vision is supported by key elements, some of which include strong neighbourhood character; attractive streetscapes; diversity and mix of housing choices; well-connected neighbourhoods; alternatives for mobility; employment opportunities close to where people live; and parks and recreational opportunities. The proposal is in keeping with the vision for the Neighbourhoods Place Type and its key elements. It contributes to neighbourhood character, a diversity of housing choices, and a well-connected neighbourhood. The proposed development is near to lands designated within the Shopping Area Place Type, providing for amenities and employment opportunities within a distance appropriate for active transportation.

An excerpt from *The London Plan* Map 1 – Place Types is found in Appendix “D”.

Fox Hollow Community Plan, 1999

The Fox Hollow Community Plan is a guideline document meant to guide the orderly and efficient use of land within the Fox Hollow Community.

The Fox Hollow Community Plan has been reviewed in its entirety and it is Staff’s opinion that the proposed Zoning Bylaw Amendment is consistent with Plan. The following are key guidelines that relate to this proposal.

The subject site is within the northwest corner of the Fox Hollow Community Planning Area delineated within the Community Plan. Goals of the Plan include the provision of an appropriate mix of housing types, required community facilities, and appropriate linkages with surrounding – existing and planned – communities, as well as the facilitation of efficient access and movement through the community. The Community Plan also provided direction for the locations of school sites, storm water management sites, the collector road system, and the district park and neighbourhood parks that have since been developed within what is now referred to as the Fox Hollow Planning District.

The proposal contributes to the mix of housing types available in the Fox Hollow Area

and is designed to complement the existing and planned context and character of the greater Fox Hollow Community.

3.0 Financial Impact/Considerations

Through the completion of the works associated with this application, fees, development charges and taxes will be collected. There will be increased operating and maintenance costs for works being assumed by the City of London.

4.0 Key Issues and Considerations

4.1 Land Use

The proposed single detached, semi-detached, and townhouse dwellings in this development would provide a mix of housing choices in a street-oriented and compact form. This contributes to a safe pedestrian environment that provides connectivity to adjacent land uses including schools, places of worship, parks, and the nearby Shopping Area Place Type to the south (TLP 285, 286, 916, and 1578).

To the south of the subject lands, the Shopping Area Place Type is located at the intersection of Hyde Park Road and Fanshawe Park Road West. The proximity of the Shopping Area provides amenities and employment opportunities within an appropriate distance for active transportation (TLP 285, 286, 916, 1578). The proximity of parks and other open spaces to the southeast provides nearby recreational opportunities and attractive alternatives for travel (TLP 916). Schools, places of worship, and other community facilities and services have been developed within the surrounding subdivisions to the south and east, providing an appropriate mix of uses to support existing and planned residential development in the area (TLP 918, 919).

The Residential R1, R3, R5 and R6 Zones have been requested by the Applicant to facilitate their proposed development. The mix of residential zones requested would permit a range of residential housing forms. The recommended zoning is considered an appropriate use within the context and location of the development proposal and is supported by the policies of the Provincial Policy Statement and contemplated in the Neighbourhoods Place Type in the London Plan (TLP 916).

4.2 Intensity

The subject lands are sufficient in size and configuration to accommodate the development of a medium-density cluster townhouse block, as well as single detached and semi-detached dwellings. Building heights within the Neighbourhoods Place Type, fronting on a Civic Boulevard, shall not exceed four (4) storeys. Heights above this, to a maximum of six (6) storeys, may be permitted in conformity with the Our Tools policies of The London Plan relating to Zoning to the Upper Maximum Height (TLP 1638 to 1641). Where the Applicant has requested special provisions for a maximum height, it has not exceeded the permitted six (6) storeys (20 metres) as identified in Table 11 of The London Plan, and the requested height is within the permitted maximum allowed along a Civic Boulevard. Within the Draft Plan of Subdivision, the lots and medium density blocks also have frontage along Neighbourhood Streets and Neighbourhood Connectors. Along these roads, there is a permitted maximum height of three (3) storeys. The highest heights (four (4) storeys) are proposed along the Civic Boulevards, and not along the Neighbourhood Streets nor Connectors, maintaining the intent of The London Plan. The proposed lots and blocks satisfy the minimum zoning requirements for lot area, and no special provisions for reduced lot area have been requested.

An Official Plan Amendment for a review of the Heights Framework in The London Plan will be considered at the same Planning and Environment Committee meeting as this application. The heights review is recommending that a maximum of six (6) storeys be permitted in the Neighbourhoods Place Type along a Civic Boulevard. This application conforms with the recommendations of the heights review.

As proposed, there are 98 single detached dwellings, 8 semi-detached dwellings, and approximately 3.3 hectares of space for medium-density development. Special provisions have been requested to allow a density of 64 units per hectare within the medium-density block, where 50 units per hectare (R5-6) and 35 units per hectare (R6-5) are permitted. This request for increased density compliments the request for a maximum height of 14 metres and would allow for the development of four (4) storey stacked back-to-back townhouse and three (3) storey townhouse units. Similar special provisions for increased density have been considered and permitted in these zone variations. The proposed size of the medium density block exceeds the minimum lot size and is sufficient to accommodate the increased density requested, as well as being at the intersection of two Civic Boulevards. Servicing is of no concern in regard to this Zoning By-law amendment as the property and development is subject to a Subdivision Agreement and the associated Draft Plan of Subdivision (39T-11503).

The proposed height, scale, and intensity of development is found to be appropriate within the surrounding context and is generally consistent with the Zoning By-law Z.-1, The London Plan, and the Fox Hollow Community Plan.

4.3 Form

The proposed residential forms are consistent with the Neighbourhoods Place Type policies and provide, as noted, an appropriate mix of housing types (TLP 919 and 936). The proposed zoning would facilitate the development of single detached, semi-detached, and medium density dwellings in the form of cluster townhouses. This aligns with the appropriate forms identified in The London Plan and Zoning By-law Z.-1 and is considered compatible with the surrounding built form, with appropriate transitioning between the surrounding residential uses. The medium density block along Sunningdale Road West and Hyde Park Road will provide a more intensive scale of development with a compact urban form and will serve as a transition between the proposed low density residential areas and the higher order streets.

The proposed street network and block pattern supports appropriate levels of connectivity, consistent with The London Plan (TLP 212, 217, and 332). A connectivity ratio of 1.5 or higher represents street networks that are well-connected and that support easy, multi-directional mobility (TLP 331 and 332). The entirety of the Foxwood Gates subdivision has a connectivity ratio of 1.65, representing a well-planned network of streets that allow for ease of access into and across the neighbourhood (TLP 212 and 332). With the integration of 1550 Sunningdale Road North, the medium density block was redesigned to provide for a more efficient block pattern, supporting density in a location with access to two Civic Boulevards and a local Neighbourhood Street (TLP 698).

Special provisions have been requested to provide relief from the minimum lot frontages and minimum front yard depths permitted in the R5-6 and R6-5 Zone variations. Minimum lot frontage permitted under the current zoning (R5-6 and R6-5) are 30 metres and 10 metres, respectively, where 5.5 metres is being requested. Permitted minimum front yard depths are 8 metres for arterial roads and 6 metres for local roads, where 4.5 metres for local roads is being requested. The requested special provisions are intended to allow for the development of smaller form townhouses that are closer to the road and provide an enhanced pedestrian realm that establishes a sense of place and character consistent with the planning vision of the Place Type (TLP 197, 202, 221, and 252).

To promote an active street front through built form, the City is recommending additional special provisions for the R5-6 and R6-5 Zones to bring development closer toward the two Civic Boulevards, Sunningdale Road West and Hyde Park Road (TLP 259).

4.4 Zoning Provisions

The subject site is currently zoned Residential R1, Residential R5, and Residential R6, with several holding provisions intended to guide the orderly development of the lands. These zones are applied to lands intended for low to medium density residential

development. The requested amendment to the zones is intended to facilitate the inclusion of 1550 Sunningdale Road West into the surrounding approved draft plan of subdivision (39T-11503) and to allow for greater variability in the type and form of residential development permitted on the subject lands.

Special Provision Zones have been requested to facilitate the development of the medium density block in the form of four (4) storey stacked back-to-back townhouse and three (3) storey townhouse units. Additionally, the City has requested special provisions to facilitate the appropriate development of the medium density block with respect for the context of the site. Further detail on the special provisions are as follows:

Reduced Lot Frontage

Lot frontage is defined in the Zoning By-law Z.-1 as the horizontal distance between the side lot lines measured along the front lot line. Minimum frontage ensures properties have adequate space for service and access. Frontage for the medium density block within the Draft Plan of Subdivision is more than sufficient to support cluster townhouse developments. The requested reduced frontage is specific to the built form of the townhouse units proposed and is of an acceptable and appropriate size for the proposed form of development.

Reduced Front Yard Depth

The minimum front yard depth is intended to provide adequate space between buildings and lot lines to ensure there is adequate sight lines, landscaping, pedestrian realm, and space to accommodate future road-widening. The requested reduction in the front yard depth supports development that is street and pedestrian oriented by bringing buildings closer to the local road, while still maintaining adequate spacing.

Interior Side Yard Setback

The City is recommending the addition of two special provisions to ensure development of the medium density block has adequate space setback from the interior lot line shared with the adjacent single detached development forms to the east. The City is recommending a minimum setback of 6.0 metres where there are windows to habitable rooms and a minimum setback of 3.0 metres where there are no windows to habitable rooms. Where these setbacks are already included in the Zoning By-law Z.-1 under the requested R5 and R6 zoning, they include additional setback measurements pertaining to height. As the final form and height of development in the medium density block have not been determined, applying special provisions in this manner allows consistent minimum setbacks of 6.0 metres and 3.0 metres to be ensured.

Setback from Sunningdale Road West and Hyde Park Road

The City is recommending the addition of two special provisions to ensure development of the medium density block has appropriate space setback from the ultimate right-of-ways of Sunningdale Road West and Hyde Park Road. The recommendation of a minimum setback of 6.0 metres and a maximum setback of 8.0 metres is meant to balance the need for space for servicing and landscaping with the need for street-oriented development that activates the streetscape and pedestrian realm, particularly on Civic Boulevards. These recommended setbacks, and the interior side yard setbacks as mentioned above, are intended to ensure the future site layout of the medium density block is appropriate for and compatible with the adjacent Civic Boulevards and existing and future development.

Increased Height

As previously noted, building heights within the Neighbourhoods Place Type shall not exceed the standard maximum of three (3) storeys when fronting on a Neighbourhood Street, four (4) storeys when fronting on a Neighbourhood Connector, and six (6) storeys when fronting onto a Civic Boulevard. The requested increase in permitted height up to 14.0 metres, is consistent with height policies of The London Plan and is considered appropriate in the surrounding context. The increased height will allow for

greater vertical space within the townhouse units with reduced frontage.

With respect to the concurrent Official Plan Amendment for the review of the Heights Framework within the London Plan, a permitted maximum of six (6) storeys is being recommended in the Neighbourhoods Place Type along a Civic Boulevard. The requested increased height conforms with this concurrent recommendation.

Increased Density

A maximum density of 64 units per hectare has been requested for the R5-6 and R6-5 Zones. As mentioned, similar special provisions for increased density have been considered and permitted in these zone variations. The medium density block proposed is adjacent to Sunningdale Road West and Hyde Park Road, allowing for an appropriate transition to less intense development further into the subdivision. The requested density is found to be appropriate within the surrounding context and can be supported by the lot size of the medium density block.

Holding Provisions

Through this zoning bylaw amendment, the City is recommending the removal of the h, h-53, h-54, h-100, h-110, and h-144 holding provisions present on the subject site. The City is currently conducting a review of the holding provisions in the Zoning By-law Z.-1 and are considering the removal of holding provisions that can be addressed through other *Planning Act* processes.

Requirements of the “h”, “h-100”, and “h-110” holding provisions are expected to be satisfied through the subdivision process as the Foxwood Gates subdivision is entering into Phase 4. Where conditions of these provisions are not yet satisfied, the subdivision process can be used to ensure the intention of the holding provisions is met. The “h-53” and “h-54” holding provisions are also being recommended for removal as the requirements needing to be satisfied can be addressed through Site Plan Review and other *Planning Act* processes. It is staff’s opinion that these holding provisions can be satisfied through other *Planning Act* processes as the development moves forward, and therefore can be removed from 1550 and 1602 Sunningdale Road West.

Additionally, the “h-144” holding provision was meant to ensure there was adequate space for the development of the roundabout at the intersection of Hyde Park Road and Sunningdale Road West. This roundabout has since been constructed and the holding provision is no longer needed.

Conclusion

The applicant has requested an amendment to the Zoning By-law Z.-1 to rezone the subject properties from several Holding Residential R5 and R6 Zones, a Holding Residential R1 Zone, and a Holding Residential R1 Special Provision Zone to a Residential R5 and R6 Special Provision (R5-6()/R6-5()) Zone, a Residential R1 and R3 (R1-13/R3-1) Zone, and a Residential R1 (R1-3) Zone to permit a variety of single, semi, townhouse and stacked townhouse buildings within a subdivision, including a remnant property that was formerly held out.

The zoning amendment application, as recommended by Staff, is consistent with The London Plan, the Zoning By-law Z.-1, and the Fox Hollow Community Plan. The recommended zoning and special provisions will permit low and medium density residential development that is considered appropriate and compatible with existing and future land uses in the surrounding area. Therefore, Staff are satisfied that the proposal represents good planning within the public interest and are recommending approval of this application.

Prepared by: Alison Curtis, MCIP, RPP
Planner, Subdivision Planning

Raven Bolivar
Planner, Subdivision Planning

Reviewed by: Bruce Page
Manager, Subdivision Planning

Recommended by: Heather McNeely, MCIP, RPP
Director, Planning and Development

Submitted by: Scott Mathers, MPA, P.Eng.
Deputy City Manager, Planning and Economic
Development

CC: Peter Kavcic, Manager, Subdivisions and Development Inspections
Michael Harrison, Manager, Subdivision Engineering
Britt O'Hagan, Manager, Current Development
Michael Corby, Manager, Site Plans

Y:\DEVELOPMENT SERVICES\4 - Subdivisions\2024\Z-9764 - 1550-1602 Sunningdale Rd W
(AC)

Appendix A – Zoning Bylaw Amendment

Bill No. (number to be inserted by Clerk's Office)
2024

By-law No. Z.-1-

A by-law to amend By-law No. Z.-1 to
rezone an area of land located at 1550
and 1602 Sunningdale Road West

WHEREAS this amendment to the Zoning By-law Z.-1 conforms to the Official Plan;

NOW 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 lands located at 1550 and 1602 Sunningdale Road West, as shown on the attached map **FROM** a Holding Residential R5 and R6 (h*h-53*h-54*h-100*h-144*R5-6/R6-5) Zone, a Holding Residential R5 and R6 (h*h-53*h-54*h-100*R5-6/R6-5) Zone, a Holding Residential R5 and R6 (h*h-53*h-54*h-100*h-110*R5-6/R6-5) Zone, a Holding Residential R1 (h*h-100*R1-13) Zone, and a Holding Residential R1 Special Provision (h-110*R1-10(8)) Zone **TO** a Residential R5 and R6 Special Provision (R5-6(_)/R6-5(_)) Zone, a Residential R1 and R3 (R1-13/R3-1) Zone, and a Residential R1 (R1-3) Zone.

2. Section Number 9.4 of the R5 Zone is amended by adding the following Special Provisions:

R5-6(_) 1550 and 1602 Sunningdale Road West

a. Regulations

- i) Minimum lot frontage – 5.5 metres (townhouses)
- ii) Minimum front yard depth – 4.5 metres (local streets)
- iii) Minimum interior side yard setback where there are windows to habitable rooms – 6.0 metres
- iv) Minimum interior side yard setback where there are no windows to habitable rooms – 3.0 metres
- v) Minimum setback from the ultimate right-of-way of Sunningdale Road West and Hyde Park Road – 6.0 metres
- vi) Maximum setback from the ultimate right-of-way of Sunningdale Road West and Hyde Park Road – 8.0 metres
- vii) Maximum building height – 14.0 metres
- viii) Maximum density – 64 units per hectare

3. Section Number 10.4 of the R6 Zone is amended by adding the following Special Provisions:

R6-5(_) 1550 and 1602 Sunningdale Road West

a. Regulations

- i) Minimum lot frontage – 5.5 metres (townhouses)
- ii) Minimum front yard depth – 4.5 metres (local streets)
- iii) Minimum interior side yard setback where there are windows to habitable rooms – 6.0 metres
- iv) Minimum interior side yard setback where there are no windows to habitable rooms – 3.0 metres
- v) Minimum setback from the ultimate right-of-way of Sunningdale Road West and Hyde Park Road – 6.0 metres
- vi) Maximum setback from the ultimate right-of-way of Sunningdale Road West and Hyde Park Road – 8.0 metres

- vii) Maximum building height – 14.0 metres
- viii) Maximum density – 64 units per hectare

This Amendment shall come into effect in accordance with Section 34 of the *Planning Act, R.S.O. 1990, c. P13*, either upon the date of the passage of this by-law or as otherwise provided by the said section.

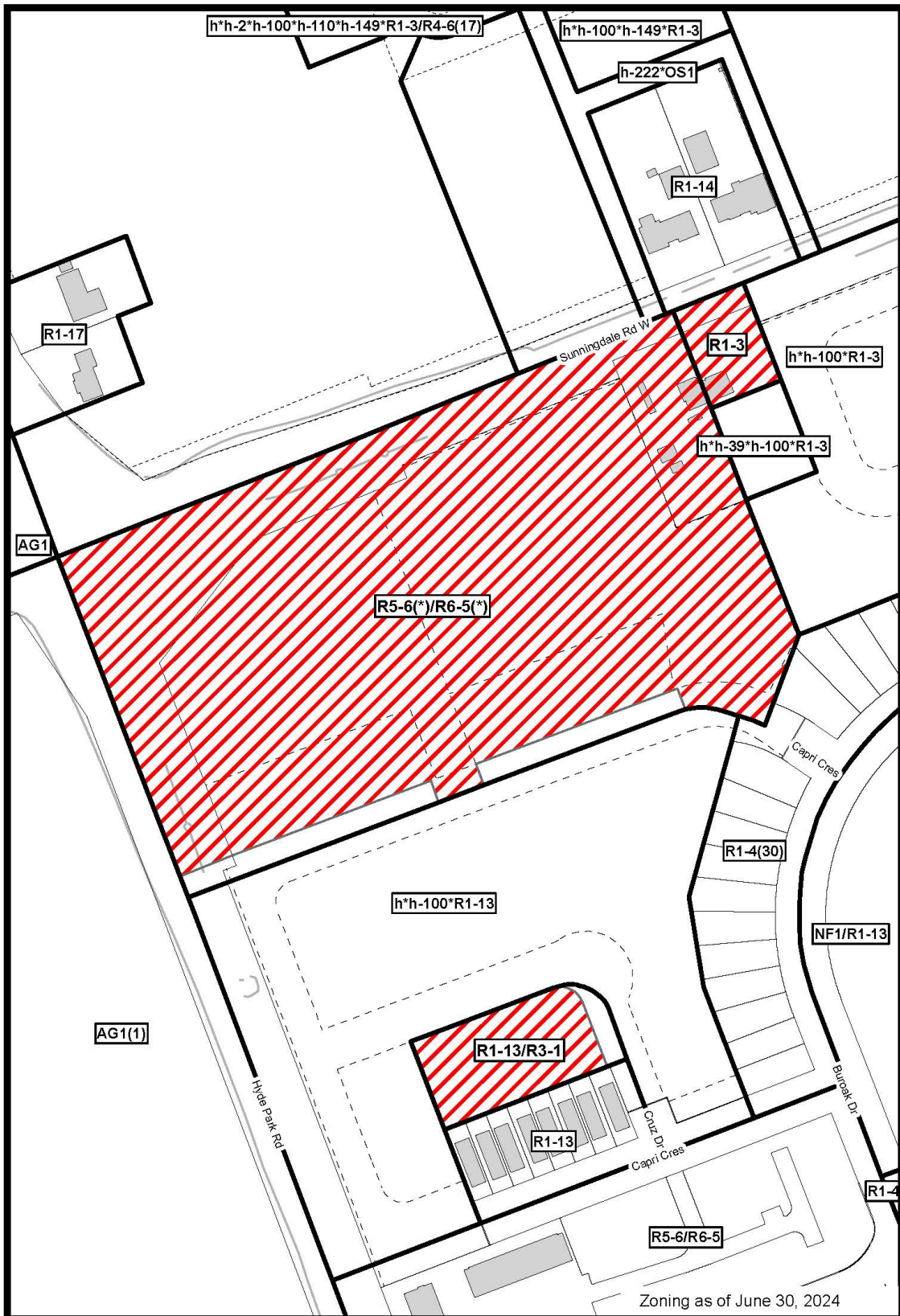
PASSED in Open Council on September 24, 2024 subject to the provisions of PART VI.1 of the *Municipal Act, 2001*.

Josh Morgan
Mayor


Michael Schulthess
City Clerk

First Reading – September 24, 2024
Second Reading – September 24, 2024
Third Reading – September 24, 2024

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




File Number: Z-9764
 Planner: RB
 Date Prepared: 2024/08/21
 Technician: JI
 By-Law No: Z.-1-

SUBJECT SITE 

1:2,000

0 10 20 40 60 80 Meters



Appendix B - Site and Development Summary

A. Site Information and Context

Site Statistics

Current Land Use	Vacant, Residential
Frontage	1602 Sunningdale Rd W – approx. 447.9 metres (1469.49 feet) 1550 Sunningdale Rd W – 64 metres (209.97 feet)
Depth	1602 Sunningdale Rd W – approx. 300 metres (984.25 feet) 1550 Sunningdale Rd W – 76 metres (249.34 feet)
Area	9.93 hectares (24.55 Acres)
Shape	Irregular
Within Built Area Boundary	No
Within Primary Transit Area	No

Surrounding Land Uses

North	Agriculture; single detached dwellings
East	Future and developed low and medium density residential
South	Future and developed low and medium density residential; open space; urban reserve
West	Agriculture; single detached dwellings

B. Planning Information and Request

Current Planning Information

Current Place Type	Neighbourhoods, Civic Boulevard
Current Special Policies	N/A
Current Zoning	Residential R1-13; Residential R1-10; Residential R5-6; and Residential R6-5

Requested Designation and Zone

Requested Place Type	Neighbourhoods, Civic Boulevard
Requested Special Policies	N/A
Requested Zoning	Residential R1-3; Residential R3-1; Residential R5-6(*); and Residential R6-5(*)

Requested Special Provisions

Regulation (R5-6)	Required	Proposed
Lot frontage (minimum)	30 metres	5.5 metres (townhouses)
Front yard depth (minimum)	6 metres (local road)	4.5 metres (local road)
Building Height (maximum)	12 metres	14 metres
Density (maximum)	50 units per hectare	64 units per hectare

Regulation (R6-5)	Required	Proposed
Lot frontage (minimum)	10 metres	5.5 metres (townhouses)
Front yard depth (minimum)	6 metres (local road)	4.5 metres (local road)
Building Height (maximum)	12 metres	14 metres
Density (maximum)	35 units per hectare	64 units per hectare

C. Development Proposal Summary

Development Overview

The Zoning By-law Amendment will facilitate the development of a Revised Draft Plan of Subdivision that provides for a future medium-density block at the intersection of Hyde Park Road and Sunningdale Road West (approx. 215 units); six additional single detached lots as part of the future low-density area on the east portion of the subject site (98 lots in total); and eight semi-detached lots.

The proposed Zoning By-law Amendment has been prompted by the recent acquisition of 1550 Sunningdale Road West by the Applicant. Concurrent to this Zoning By-law Amendment, is a request for a Redline Revision to Foxwood Gates' existing Draft Plan of Subdivision (39T-11503) to include 1550 Sunningdale Road West and to adjust lotting to address changing market demands. As part of the Redline Revision, the parcel of 1550 Sunningdale Road West will be split in half and incorporated with the proposed low-density to the east and proposed medium density to the west.

Proposal Statistics

Land use	Residential
Form	Various – Single detached, Semi-detached, Townhouses, Stacked Townhouses,
Height	Varies
Residential units	Approximately 321
Density	Varies
Parkland	In previous Phases

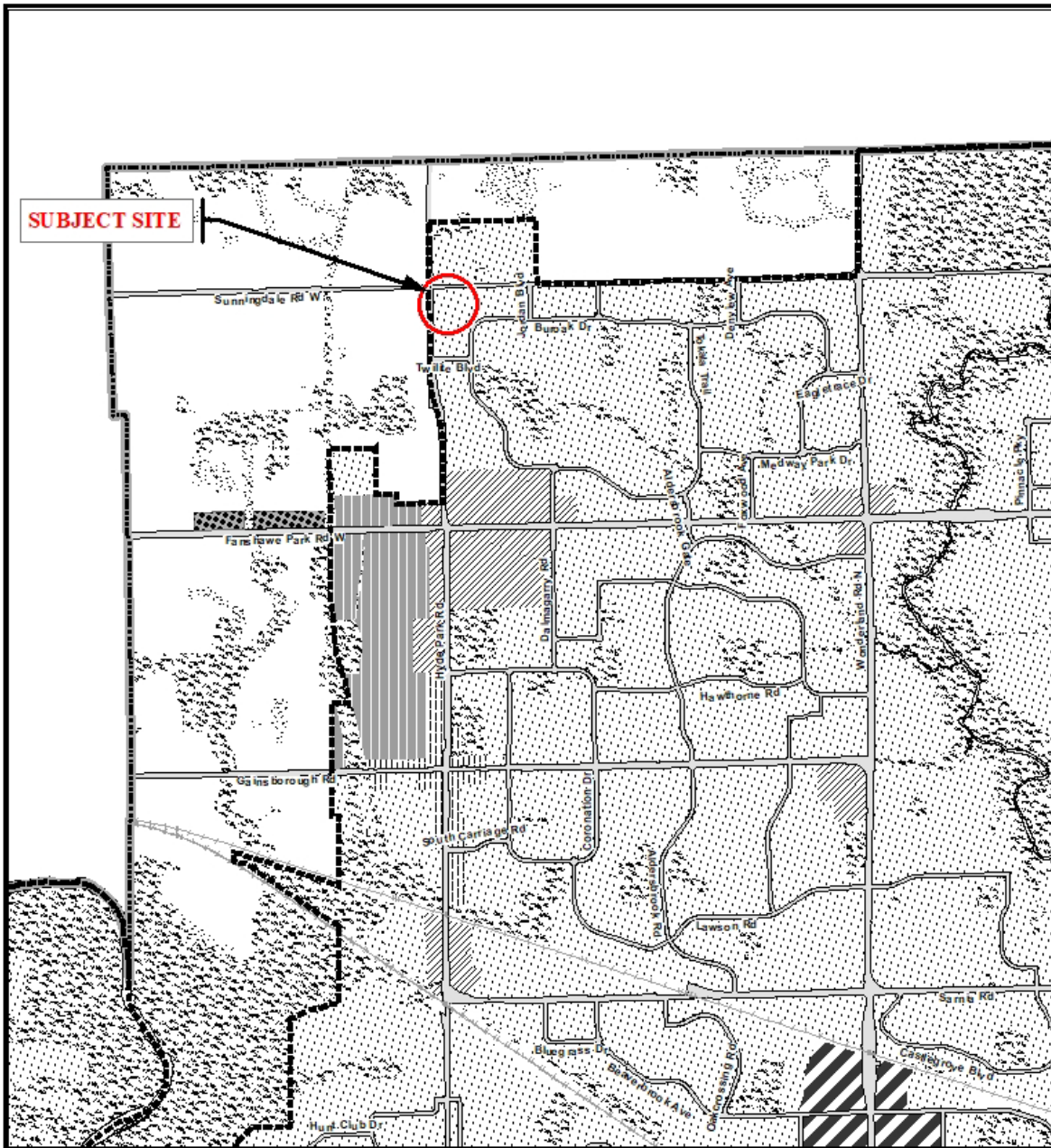
Mobility

Parking spaces	TBD
Vehicle parking ratio	TBD
New electric vehicles charging stations	TBD
Secured bike parking spaces	TBD
Secured bike parking ratio	TBD
Completes gaps in the public sidewalk	Yes
Connection from the site to a public sidewalk	Yes
Connection from the site to a multi-use path	N/A

Environmental Impact

Tree removals	TBD
Tree plantings	TBD
Tree Protection Area	No
Loss of natural heritage features	No
Species at Risk Habitat loss	No
Minimum Environmental Management Guideline buffer met	N/A
Existing structures repurposed or reused	No
Green building features	Unknown

Appendix C – Additional Plans and Drawings



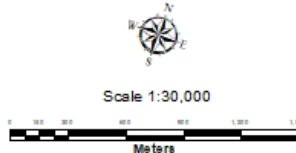
Legend

Downtown	Future Community Growth	Environmental Review
Transit Village	Heavy Industrial	Farmland
Shopping Area	Light Industrial	Rural Neighbourhood
Rapid Transit Corridor	Future Industrial Growth	Waste Management Resource Recovery Area
Urban Corridor	Commercial Industrial	Urban Growth Boundary
Main Street	Institutional	
Neighbourhood	Green Space	

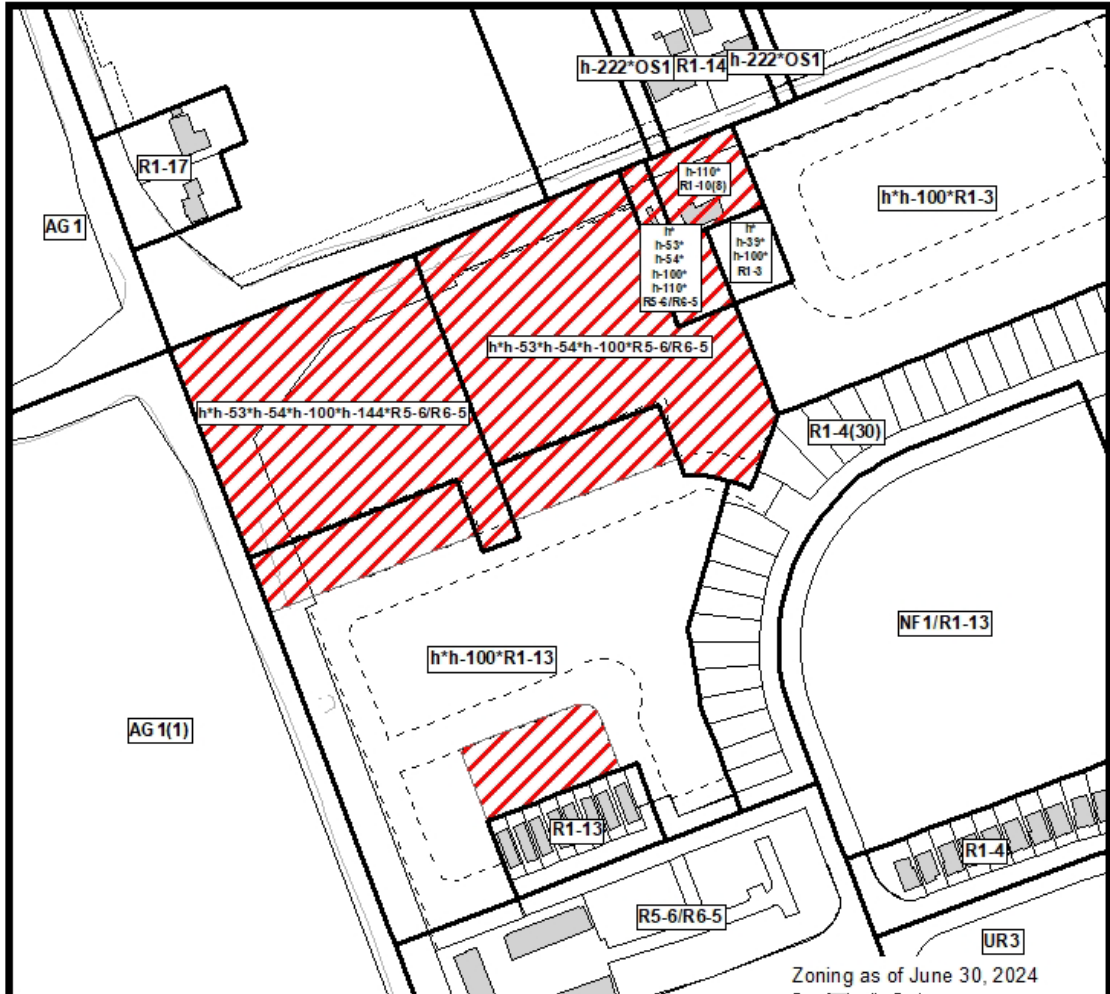
This is an excerpt from Planning & Development's working consolidation of Map 1 - Place Types of the London Plan, with added notations.


CITY OF LONDON
Official Plan
LONDON PLAN MAP 1
- PLACE TYPES -

PREPARED BY: Planning & Development



File Number: Z-9784
Planner: RB
Technician: JI
Date: 2024/08/06



 **COUNCIL APPROVED ZONING FOR THE SUBJECT SITE:**
h*h-53*h-54*h-100*h-144*R5-6/R6-5, h*h-53*h-54*h-100*R5-6/R6-5,
h*h-53*h-54*h-100*h-110*R5-6/R6-5, h-110*R1-10(8), h*h-100*R1-13

1) **LEGEND FOR ZONING BY-LAW Z-1**

- R1 - SINGLE DETACHED DWELLINGS
- R2 - SINGLE AND TWO UNIT DWELLINGS
- R3 - SINGLE TO FOUR UNIT DWELLINGS
- R4 - STREET TOWNHOUSE
- R5 - CLUSTER TOWNHOUSE
- R6 - CLUSTER HOUSING ALL FORMS
- R7 - SENIOR'S HOUSING
- R8 - MEDIUM DENSITY/LOW RISE APTS.
- R9 - MEDIUM TO HIGH DENSITY APTS.
- R10 - HIGH DENSITY APARTMENTS
- R11 - LODGING HOUSE

- DA - DOWNTOWN AREA
- RSA - REGIONAL SHOPPING AREA
- CSA - COMMUNITY SHOPPING AREA
- NSA - NEIGHBOURHOOD SHOPPING AREA
- BDC - BUSINESS DISTRICT COMMERCIAL
- AC - ARTERIAL COMMERCIAL
- HS - HIGHWAY SERVICE COMMERCIAL
- RSC - RESTRICTED SERVICE COMMERCIAL
- CC - CONVENIENCE COMMERCIAL
- SS - AUTOMOBILE SERVICE STATION
- ASA - ASSOCIATED SHOPPING AREA COMMERCIAL

- OR - OFFICE/RESIDENTIAL
- OC - OFFICE CONVERSION
- RO - RESTRICTED OFFICE
- OF - OFFICE

- RF - REGIONAL FACILITY
- CF - COMMUNITY FACILITY
- NF - NEIGHBOURHOOD FACILITY
- HER - HERITAGE
- DC - DAY CARE

- OS - OPEN SPACE
- CR - COMMERCIAL RECREATION
- ER - ENVIRONMENTAL REVIEW

- OB - OFFICE BUSINESS PARK
- LI - LIGHT INDUSTRIAL
- GI - GENERAL INDUSTRIAL
- HI - HEAVY INDUSTRIAL
- EX - RESOURCE EXTRACTIVE
- UR - URBAN RESERVE

- AG - AGRICULTURAL
- AGC - AGRICULTURAL COMMERCIAL
- RRC - RURAL SETTLEMENT COMMERCIAL
- TGS - TEMPORARY GARDEN SUITE
- RT - RAIL TRANSPORTATION

- "h" - HOLDING SYMBOL
- "D" - DENSITY SYMBOL
- "H" - HEIGHT SYMBOL
- "B" - BONUS SYMBOL
- "T" - TEMPORARY USE SYMBOL

CITY OF LONDON

PLANNING SERVICES / DEVELOPMENT SERVICES

**ZONING
BY-LAW NO. Z.-1
SCHEDULE A**



THIS MAP IS AN UNOFFICIAL EXTRACT FROM THE ZONING BY-LAW WITH ADDED NOTATIONS

FILE NO:

Z-9764

RB

MAP PREPARED:

2024/08/06

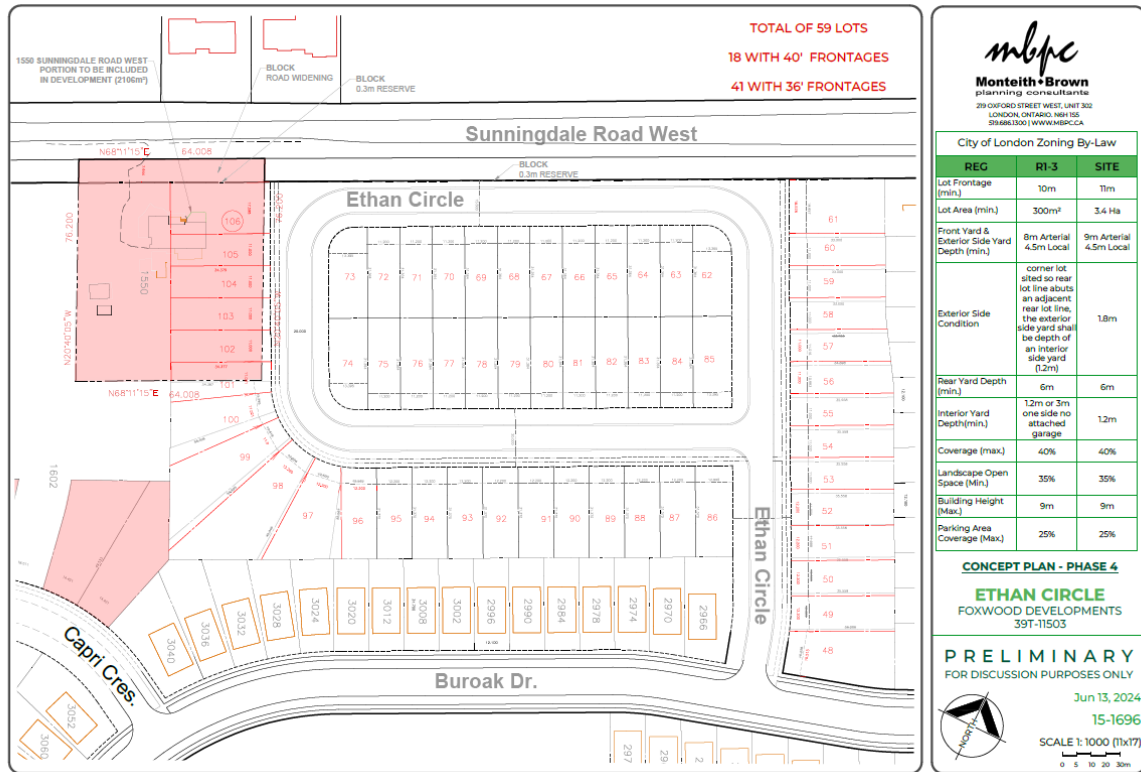
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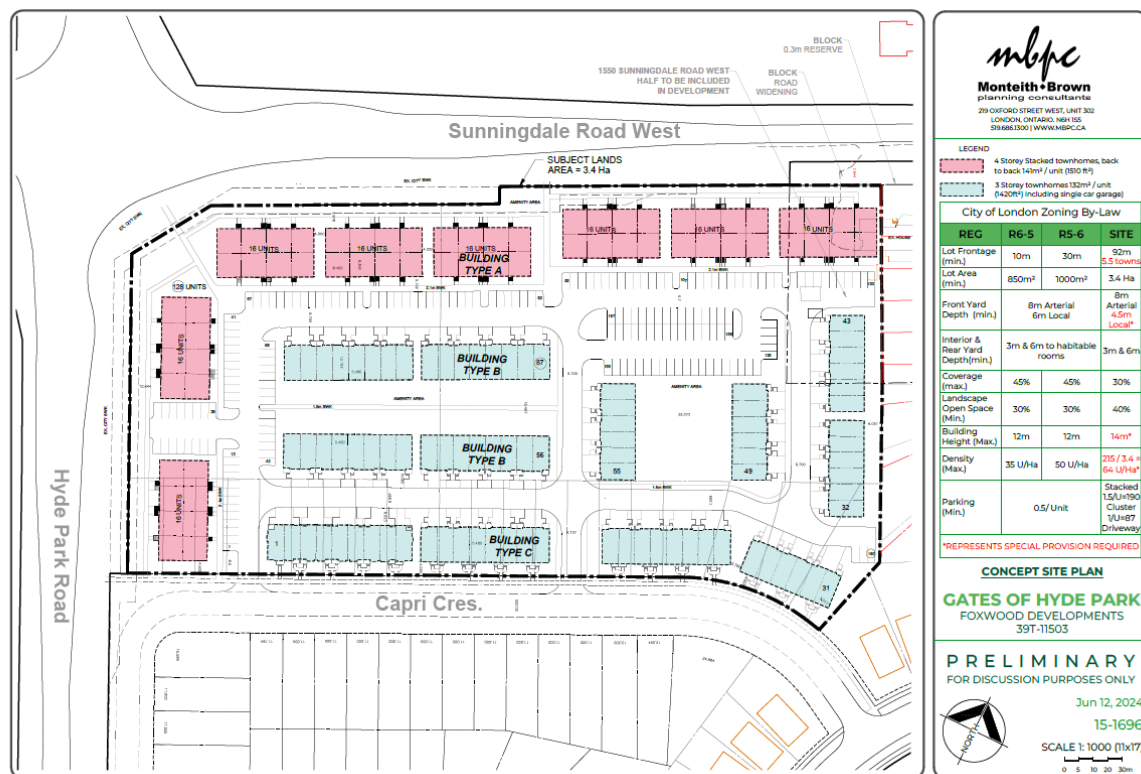
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Meters

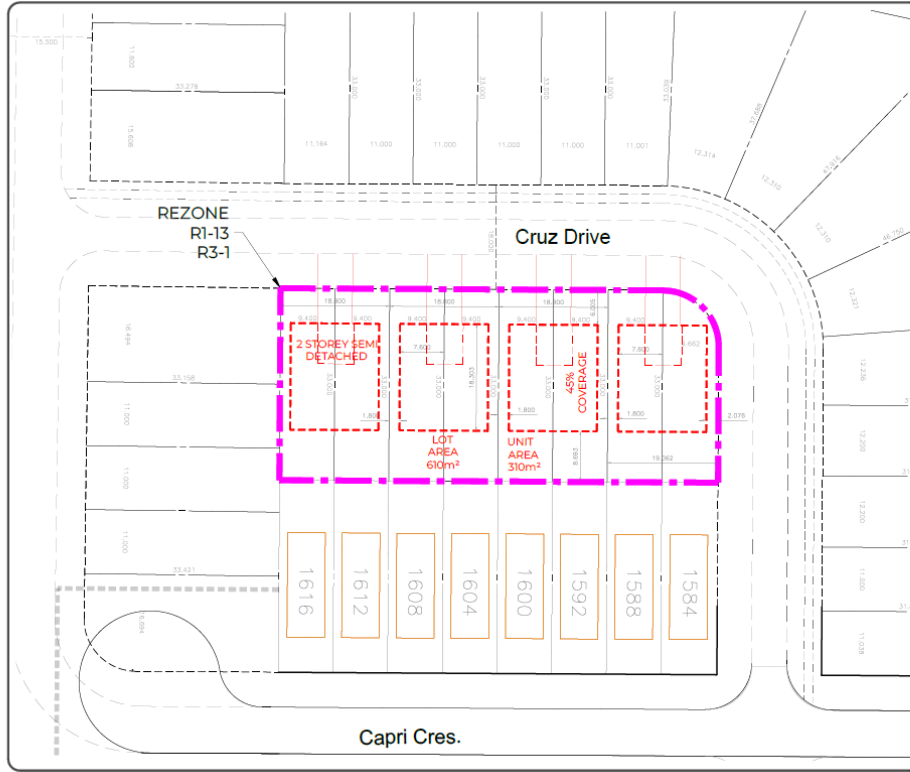
Proposed Low Density Development (east of 1550 Sunningdale Road West).



Concept for the Medium Density Development (west of 1550 Sunningdale Road West).



Conceptual Semi-Detached Lots along Cruz Drive.



mbpc
Monteith + Brown
 PLANNING CONSULTANTS
 29 OXFORD STREET WEST, UNIT 302
 LONDON, ONTARIO, N6H 1G5
 519.833.0101 WWW.MBPC.CA

City of London Zoning By-Law		
REG	R1-13	R3-1
Permitted Uses	singles	singles, semis, duplex, triplex, fourplex
Lot Frontage (min.)	9m	18m / lot 8.5m / unit
Lot Area (min.)	270m ²	430m ² / lot 200m ² / unit
Front Yard & Exterior Side Yard Depth (min.)	8m Arterial 4.5m Local	8m Arterial 4.5m Local
Exterior Side Condition	corner lot sited so rear lot line abuts an adjacent rear lot line, the exterior side yard shall be depth of an interior side yard	1.8m
Rear Yard Depth (min.)	7m	6m
Interior Yard Depth (min.)	12m or 3m one side no attached garage	12m + 0.6m / storey above the main + 1.8m (2 storey)
Coverage (max)	45%	45%
Landscape Open Space (min.)	30%	25%
Building Height (Max)	9m	10.5m
Parking Area Coverage (Max)	25%	30%

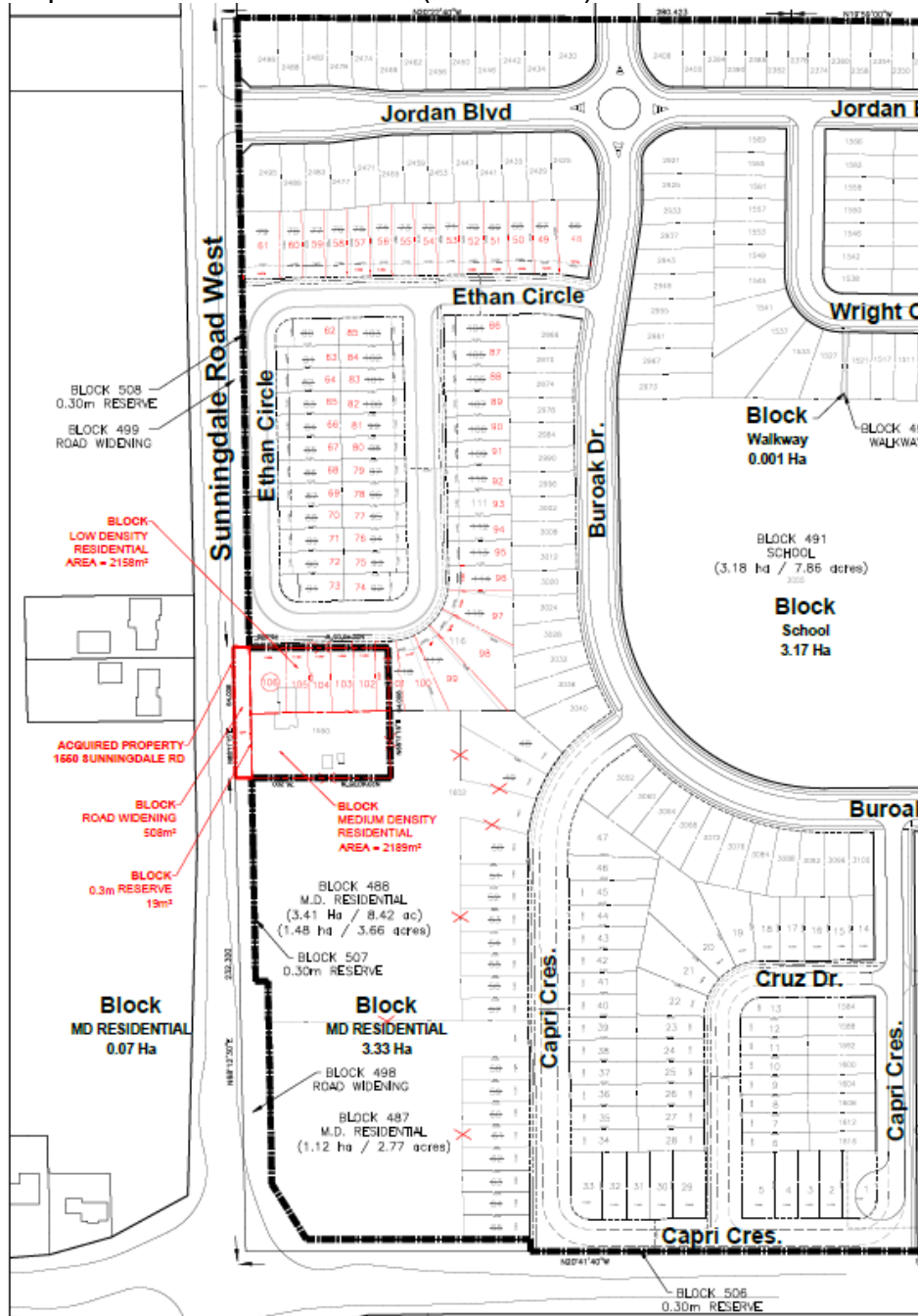
CONCEPT PLAN - PHASE 4
CRUZ DRIVE
 FOXWOOD DEVELOPMENTS
 39T-11503

PRELIMINARY
 FOR DISCUSSION PURPOSES ONLY

Jun 12, 2024
 15-1696

SCALE: 1: 500 (1:1x177)

Proposed Red Line Revisions (39T-11503)



Appendix D – Internal and Agency Comments

Internal Department Comments

Landscape Architecture

1. Major Issues

- No potential grounds for refusal, or issues that could require significant changes to the proposal.

2. Matters for OPA/ZBA

- The Development and Planning Landscape Architect does not support the reduced front yard setbacks for townhouse units or the smaller front yard depth on local roads. Sufficient volume of soil must be provided to support tree growth, as required in Site Plan Control Bylaw and to meet canopy goals of the London Plan and the Urban Forest Strategy. London Plan Key Direction #4 is for London to become one of Canada's greenest Cities. Increasing height of units to reduce footprint would be appropriate.

3. Matters for Site Plan

- A recommendation for proof of payment for the coordinated removal of city trees will be forwarded for Site Plan review. Proof of payment issued by Forestry Operations requirement of Site Plan approval.
- Replacement trees to be recommendation to Site Plan Review based on total dbh removed. For trees outside of significant Natural Heritage Features, the summation of tree diameter to be destroyed shall correspond to the number of Replacement Trees required in accordance with London Plan Policy 399; all trees over 10cm in diameter, measured at a height of 1.4m above the ground, shall be replaced at a rate of 1 tree for every 10cm diameter removed. Trees required as part of the planning application process may be counted as replacement trees. Where there is insufficient space on the same site from which the trees are removed to plant all of the number of Replacement Trees, cash-in-lieu will be calculated by multiplying the number of Replacement Trees that could not be planted on site due to insufficient space by \$350 per tree.

Heritage

Please note, the property at 1550 Sunningdale Road West was not included within the original study area for the archaeological assessments that were undertaken for this subdivision. As the property has now been acquired and is to be included within this subdivision, further archaeological work is required. Heritage recommends that the h-18 holding provision be applied until the archaeological matters have been addressed.

Please see below for standard wording for the required archaeological assessment:

Stage 1-2 Archaeological Assessment

- i) The proponent shall retain a consultant archaeologist, licensed by the Ministry of Citizenship and Multiculturalism under the provisions of the *Ontario Heritage Act* (R.S.O. 1990 as amended) to carry out a minimum of a Stage 1-2 archaeological assessment and follow through on recommendations to mitigate, through preservation or resource removal and documentation, adverse impacts to any significant archaeological resources found (Stages 3-4).
- ii) The archaeological assessment must be completed in accordance with the most current Standards and Guidelines for Consulting Archaeologists. Should indigenous resources be identified in the Stage 1 assessment, engagement with the appropriate First Nations shall be completed

consistent with the policies of *The London Plan*. All archaeological assessment reports, both in hard copy format and digitally in Portable Document Format (PDF), will be submitted to the City of London once MCM has accepted them into the Public Registry. Significant archaeological resources will be incorporated into the proposed development through either in situ preservation or interpretation where feasible, or may be commemorated and interpreted on site.

- iii) No soil disturbance arising from demolition, construction, or any other activity shall take place on the property prior to Planning & Development receiving the Ministry of Citizenship and Multiculturalism (MCM) compliance letter indicating that all archaeological licensing and technical review requirements have been satisfied.
- iv) It is an offence under Section 48 and 69 of the *Ontario Heritage Act* for any party other than a consultant archaeologist to make alterations to a known archaeological site or to remove any artifact or other physical evidence of past human use or activity from an archaeological site.
- v) Should previously undocumented (i.e. unknown or deeply buried) archaeological resources be discovered, they may be a new archaeological site and therefore be subject to Section 48(1) of the *Ontario Heritage Act*. The proponent or person discovering the archaeological resources must cease alteration of the site immediately and engage a consultant archaeologist to carry out archaeological fieldwork, in compliance with Section 48(1) of the *Ontario Heritage Act*. Archaeological sites recommended for further archaeological fieldwork or protection remain subject to Section 48(1) of the *Ontario Heritage Act* and may not be altered, or have artifacts removed from them, except by a person holding an archaeological license.
- vi) If human remains/or a grave site is discovered, the proponent or person discovering the human remains and/or grave site must cease alteration of the site immediately. The *Funerals, Burials and Cremation Services Act* requires that any person discovering human remains must immediately notify the police or coroner and the Registrar of Burial Sites, War Graves, Abandoned Cemeteries and Cemetery Closures, Ontario Ministry of Government and Consumer Services.

Urban Design

Please find below the Urban Design comments for the ZBA at **1602 and 1550 Sunningdale Road East [Z-9764 (39T-11503)]**:

The subject lands are in the Neighbourhoods Place Type at the intersection of two Civic Boulevards. **Urban Design considers the inclusion of lot 1550 Sunningdale Road West has led to a more comprehensive development of the area. Staff is generally supportive and has the following comments.**

Matters for Zoning (For the Medium Density Residential Block)

1. **Provide a minimum setback of 3.0m from the ultimate right-of-way of Sunningdale Road West and Hyde Park Road.**
2. **Provide a maximum setback of 8.0m and 11.0m from the ultimate right-of-way of Sunningdale Road West and Hyde Park Road, respectively.**
3. **No Driveways, windows streets or parking is allowed along the Civic Boulevards.**
4. **Provide a minimum rear yard setback of 4.5m from Capri Crescent.**
5. **Provide a minimum interior side yard setback of 6.0m when windows to habitable rooms face the side yard and 3.0m when no windows to habitable rooms face the side yard to mitigate potential negative impacts on the adjacent uses.**

6. **Retain the Holding Provision (h-53)** to discourage noise attenuation walls along the Civic Boulevards.

Matters for Site Plan (For the Medium Density Residential Block)

1. The site serves as a gateway into the city and contributes to the image of London. Provide enhanced landscaping in the corner amenity space at the intersection of the Sunningdale Road West and Hyde Park Road.
 - Integrate public art, signages, and other street elements that is welcoming, adds interest, and frames the view into the development.
2. Ensure there is a safe, accessible, and consistent pedestrian network throughout the site.
3. Provide sidewalks on both sides of the internal streets with direct connection to individual units, amenity spaces and the parking areas.
 - Consider using contrasting materials (e.g., concrete, or painted strips) to highlight all crosswalks to create a continuous and safe pedestrian network throughout the site.
4. Reduce the amount of surface parking to allow for more pervious landscape area.
5. Avoid noise attenuation walls and non-transparent fencing (i.e., board on board) along the street frontages to satisfy the Holding Provision (h-53)
 - Fencing will be limited to only decorative transparent fencing with a maximum height of 4ft (1.2m) or landscaping with provision for pedestrian access along public streets and amenity spaces.
6. No privacy fencing should be provided between the townhouses backing onto the common outdoor amenity area to avoid creating an enclosed landscape strip with poor sightlines.
7. Design of the side elevation of the corner units that are visible from the roundabout with enhanced detail, such as wrap-around porches, entrances and a similar number of windows as is found on the front elevation to establish the same relationship with the public realm, offer passive surveillance and orient towards this city gateway.
8. Orient the built forms to the public streets with principal entrances, porches and windows facing the public street and provide a direct walkway connection from individual units to the public sidewalks.

Condition for the Subdivision Agreement:

The owner agrees to register on title and include in all Purchase and Sale Agreements for Lots (1, 5, 13, 14, 29, 33, 48, 61, 62, 73, 74, 85, 86, 106) a requirement that the purchaser/home builder shall provide concept plans and elevations prior to the application for a building permit which demonstrate that both elevations facing the streets (the front and exterior side elevations) are designed as front elevations with entrances facing Capri Crescent, Cruz Drive, Buroak Drive and Ethan Circle and with connections to the future public sidewalk. Both elevations should be constructed to have a similar level of architectural details (materials, windows (size and amount) and design features, such as but not limited to porches, wrap-around materials and features, or other architectural elements that provide for street-oriented design) and limited chain link or decorative fencing along no more than 50% of the exterior side-yard abutting the exterior side-yard frontage, to the satisfaction of the City.

External Agency Comments

UTRCA

The Upper Thames River Conservation Authority (UTRCA) has reviewed this application with regard for the policies within the Environmental Planning Policy Manual for the Upper Thames River Conservation Authority (June 2006), Section 28 of the Conservation Authorities Act, the Planning Act, the Provincial Policy Statement (2020), and the Upper Thames River Source Protection Area Assessment Report.

CONSERVATION AUTHORITIES ACT

The subject lands are not affected by any regulations (Ontario Regulation 41/24) made pursuant to Section 28 of the Conservation Authorities Act.

RECOMMENDATION

The UTRCA has no objections to the application and we have no Section 28 approval requirements.

Thank you for the opportunity to comment. Please contact the undersigned if there are any questions.

Imperial Oil

Please be informed, there is no Imperial infrastructure in the vicinity of this location, and there is no need for further engagement.

Appendix E – Public Engagement

Community Engagement

Public Liaison: Information regarding the requested Zoning By-law Amendment application and opportunities to provide comments were provided to the public as follows:

- Notice of Public Participation Meeting was sent to property owners within 120 metres of the subject property and on published in the Public Notices and Bidding Opportunities section of The Londoner August 22, 2024.
- Notice of Application was sent to property owners within 120 metres of the subject property on July 29, 2024.
- Information about the Application was posted on the website on July 29, 2024.

Londoner Notice: 1550 and 1602 Sunningdale Road West; east of Hyde Park Road; approx. 7.13 hectares (17.62 acres) – The purpose and effect of this application is to facilitate development of one (1) medium density block with a mix of townhouse unit forms, six (6) single-detached lots, and eight (8) semi-detached dwelling lots as part of a current approved draft plan of subdivision (39T-11503). Amendments to the Zoning By-law have been requested to change the zoning of 1550 Sunningdale Rd W from a Holding Residential R1 Special Provision (h-110*R1-10(8)) Zone and a Holding Residential R5 and R6 (h*h-53*h-54*h-100*h-110*R5-6/56-5) Zone to a Holding Residential R1 (h-110*R1-3) Zone and a Holding Residential R5 and R6 Special Provision (h*h-53*h-54*h-100*h-110*R5-6()/R6-5()) Zone. Zoning on part of 1602 Sunningdale Road West has been requested to change from a Holding Residential R5 and R6 (h*h-53*h-54*h-100*h-144*R5-6/R6-5) Zone, a Holding Residential R5 and R6 (h*h-53*h-54*h-100*R5-6/R6-5) Zone, and a Holding Residential R1 (h*h-100*R1-13) Zone to a Holding Residential R5 and R6 Special Provision (h*h-53*h-54*h-100*h-144*R5-6()/R6-5()) Zone, a Holding Residential R5 and R6 Special Provision (h*h-53*h-54*h-100*R5-6()/R6-5()) Zone, a Holding Residential R5 and R6 Special Provision (h*h-100*R5-6()/R6-5()) Zone, and a Holding Residential R1 and R3 (h*h-100*R1-13/R3-1) Zone. Residential R1 Zones permit low density development in the form of single-detached dwellings, Residential R3 Zones permit low to low-medium density developments such as single detached dwellings, semi-detached dwellings, and multiple-attached dwellings, Residential R5 Zones permit medium density in the form of cluster townhouses, and Residential R6 Zones permit medium density development in the form of cluster housing ranging from single detached dwellings to townhouses and apartments. The requested zoning amendment would provide for greater variability in the form of residential development provided on the site.

File: Z-9764 Planner: A. Curtis x4497