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File: Z-8319  
Planner: Nicole Musicco

<b>TO:</b>	<b>CHAIR AND MEMBERS PLANNING &amp; ENVIRONMENT COMMITTEE</b>
<b>FROM:</b>	<b>JOHN M. FLEMING MANAGING DIRECTOR, PLANNING AND CITY PLANNER</b>
<b>SUBJECT:</b>	<b>APPLICATION BY: NORQUAY SUNNINGDALE LAND CORP. 2348, 2356, 2362, 2370, AND 2378 MEADOWLANDS WAY; 2337, 2345, 2353, 2361, 2369, 2373, 2387, 2395 HUMERSIDE COMMON; 137,143, 149, 161, 177, 195, 209, 215, 223, 231, 239, 247, 255, 261, 267, 275, 283, 297 BRADWELL CHASE; and 2079, 2085, 2093 PELKEY ROAD PUBLIC PARTICIPATION MEETING ON MARCH 25, 2014</b>

<b>RECOMMENDATION</b>
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That, on the recommendation of the Managing Director, Planning and City Planner, with respect to the application of Norquay Sunningdale Land Corp. relating to the properties located at:

- (a) 2348, 2356, 2362, 2370, and 2378 Meadowlands Way; 2337, 2345, 2353, 2361, 2369, 2373, 2387, 2395 Humberside Common; 137,143, 149, 161, 177, 195, 209, 215, 223, 231, 239, 247, 255, 261, 267, 275, 283 Bradwell Chase; and 2079, 2085, 2093 Pelkey Road; the proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting on April 1, 2014 to amend Zoning By-law No. Z.-1 in conformity with the Official Plan to change the zoning of the subject lands **FROM** a Residential R1 (R1-6) Zone **TO** Residential R1 Special Provision (R1-6(4)) Zone.
- (b) 297 Bradwell Chase, the proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting on April 1, 2014 to amend Zoning By-law No. Z.-1 in conformity with the Official Plan to change the zoning of the subject lands **FROM** a Holding Residential R1 (h-82•h-94•R1-6) Zone **TO** a Holding Residential R1 Special Provision (h-82•h-94•R1-6(4)) Zone.

<b>PREVIOUS REPORTS PERTINENT TO THIS MATTER</b>
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39T-11504/Z-OZ-7991 – January 2011 - Report to PEC on Draft Plan of Subdivision and associated Official Plan and Zoning By-law amendments.

Z- 8151 - The purpose and effect of this amendment was to allow for the development of single detached dwellings with an interior sideyard setback of 1.2 metres (3.9 feet) regardless of the number of storeys.

<b>PURPOSE AND EFFECT OF RECOMMENDED ACTION</b>
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The purpose and effect of this zoning change is to allow for the development of single detached dwellings with an interior sideyard setback of 1.2 metres (3.9 feet) regardless of the number of storeys.

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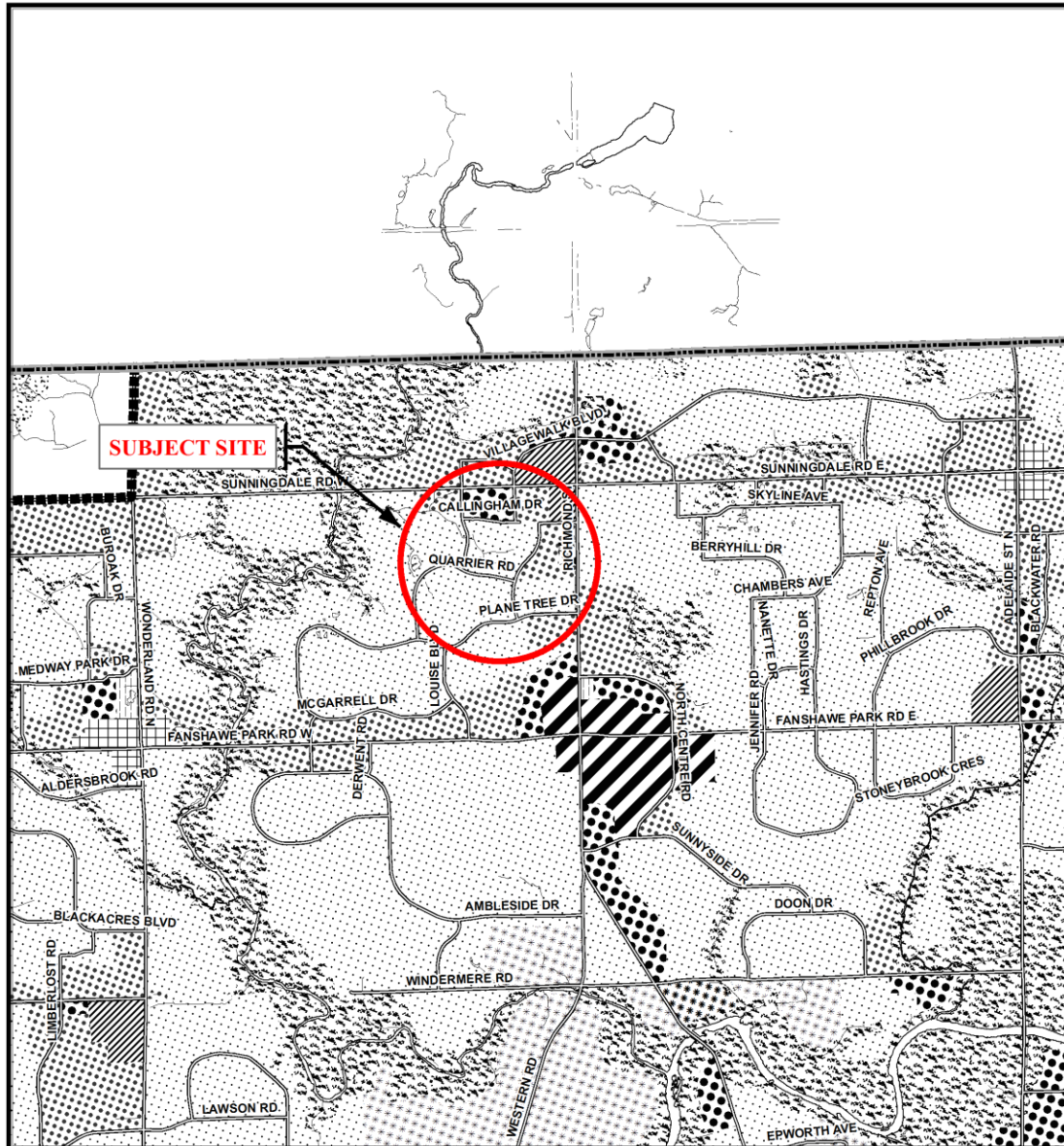
**Aerial Photo Location Map**  
 File No.: Z-8319      NM  
 Date Prepared: 2014/02/25      CK

Prepared by : Graphics & Information Services, Planning Division, Corporation of the City of London  
 Photography based on April 2010 flight info.

**SCALE: 1:4,000**

Note: Parcel linework, when shown, is not for official or legal use.

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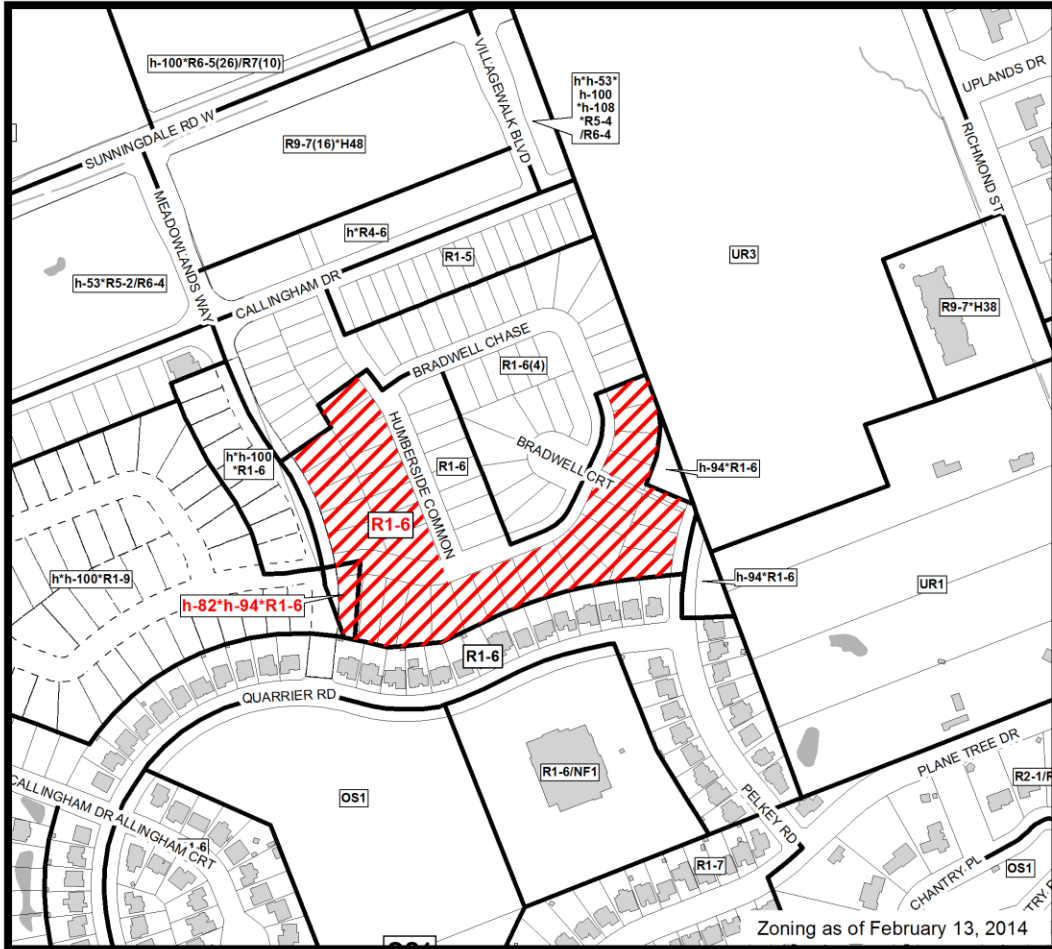


**Legend**

Downtown	Office Business Park
Enclosed Regional Commercial Node	General Industrial
New Format Regional Commercial Node	Light Industrial
Community Commercial Node	Regional Facility
Neighbourhood Commercial Node	Community Facility
Main Street Commercial Corridor	Open Space
Auto-Oriented Commercial Corridor	Urban Reserve - Community Growth
Multi-Family, High Density Residential	Urban Reserve - Industrial Growth
Multi-Family, Medium Density Residential	Rural Settlement
Low Density Residential	Environmental Review
Office Area	Agriculture
Office/Residential	Urban Growth Boundary

<p><b>CITY OF LONDON</b> Department of Planning and Development</p> <p>OFFICIAL PLAN SCHEDULE A - LANDUSE -</p> <p>PREPARED BY: Graphics and Information Services</p>	<p>Scale 1:30,000</p> <p>Meters</p>	<p>FILE NUMBER: Z-8319</p> <p>PLANNER: NM</p> <p>TECHNICIAN: CK</p> <p>DATE: 2014/02/26</p>
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**COUNCIL APPROVED ZONING FOR THE SUBJECT SITE: R1-6 & h-82\*h-94\*R1-6**

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

2) ANNEXED AREA APPEALED AREAS

<p><b>CITY OF LONDON</b></p> <p>PLANNING, ENVIRONMENTAL AND ENGINEERING SERVICES</p> <p><b>ZONING BY-LAW NO. Z.-1</b></p> <p><b>SCHEDULE A</b></p> <p><small>THIS MAP IS AN UNOFFICIAL EXTRACT FROM THE ZONING BY-LAW WITH ADDED NOTATIONS</small></p>	<p>FILE NO: <b>Z-8319</b>                          CP</p>
	<p>MAP PREPARED: 2014/02/26                          CK</p>
	<p>1:4,500</p> <p>0 20 40 80 120 160 Meters</p>

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<b>RATIONALE</b>
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1. The proposal is consistent with the policies of the Provincial Policy Statement, 2005, which promote healthy, liveable and safe communities.
2. The proposal is consistent with the policies of the City of London Official Plan relating to Low Density Residential uses and objectives;
3. The recommended (R1-6(4)) Zone provides flexibility to builders and will provide more choice in house styles for future home owners.
4. The reduced setback requirement will not have a significant impact on present or future land uses in this area.
5. The recommended zone change is appropriate and represents sound land use planning.

<b>BACKGROUND</b>
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<b>Date Application Accepted:</b> February 5, 2014	<b>Agent:</b> Norquay Sunningdale Land Corp.
<p><b>REQUESTED ACTION:</b> Possible amendment to the Zoning By-law <b>FROM</b> a Residential R1 (R1-6) Zone (for all the lands except 297 Bradwell Chase) which permits single detached dwellings with an interior side yard depth of 1.2 metres for a one storey dwelling plus 0.6 metres for each storey above one storey and a Holding Residential R1 (h-82•h-94•R1-6) Zone (for 297 Bradwell Chase) which permits the above use and interior side yard depth requirements subject to holding provisions which require a consistent lotting pattern through consolidation with adjacent lands <b>TO</b> a Residential R1 Special Provision (R1-6(4)) Zone (for all the lands except 297 Bradwell Chase) and a Holding Residential R1 Special Provision (h-82•h-94•R1-6(4)) Zone (for 297 Bradwell Chase) to permit single detached dwellings with a 1.2 metre interior side yard depth regardless of the number of storeys</p>	

<p><b>SITE CHARACTERISTICS:</b></p> <ul style="list-style-type: none"> <li>•Current Land Use - Vacant</li> <li>•Frontage – Varies</li> <li>•Depth – Varies</li> <li>•Area – Varies</li> <li>•Shape - Irregular</li> </ul>
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<p><b>SURROUNDING LAND USES:</b></p> <ul style="list-style-type: none"> <li>•North – Future high density residential</li> <li>•South – Single detached dwellings, St Catherine of Sienna Elementary School</li> <li>•East – Vacant land; apartment building</li> <li>•West - Future single detached dwellings</li> </ul>
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<b>OFFICIAL PLAN DESIGNATION:</b> Low Density Residential (refer to Zoning Map)
The Low Density Residential designation is applied to lands that are primarily developed or planned for low-rise, low density housing forms including detached, semi-detached, and duplex dwellings. Where appropriate, some multiple-attached dwellings at densities similar to neighbouring detached units may be permitted. Policies in this Plan promote development which shall enhance the character of the residential area. Certain secondary uses of a non-residential nature which are integral to, and compatible with, a neighbourhood environment, are also permitted.
<b>EXISTING ZONING:</b> Residential R1(R1-6) Zone. (refer to Zoning Map)
The R1 Zone is the most restrictive residential zone, and provides for and regulates single detached dwellings. The zone variations are symbolized by R1 followed by a dash and a number. There is no main Residential R1 Zone variation as the zone is restricted to only single detached dwelling units. The seventeen variations which comprise the zone are differentiated on the basis of site requirements in order to provide for a range of lot sizes and dwelling styles. Zone variations R1-1 to R1-3 deal with existing inner-City smaller lot single dwelling developments; Zone variations R1-4 to R1-9 are zones to be applied to most suburban single dwelling developments.

<b>PLANNING HISTORY</b>
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The subject lands form part of a Plan of Subdivision which was draft approved in 2012. The zoning which applies to these lands also came into effect at the time the plan was draft approved.

<b>SIGNIFICANT DEPARTMENT/AGENCY COMMENTS</b>
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<b>PUBLIC LIAISON:</b>	On February 13, 2014 a Notice of Application was sent to 35 property owners in the surrounding area. Notice of Application was also published in the <i>Public Notices and Bidding Opportunities</i> section of <i>The Londoner</i> on February 13, 2014.	0 replies were received
<b>Nature of Liaison:</b> Possible amendment to the Zoning By-law FROM a Residential R1 (R1-6) Zone (for all the lands except 297 Bradwell Chase) which permits single detached dwellings with an interior side yard depth of 1.2 metres for a one storey dwelling plus 0.6 metres for each storey above one storey and a Holding Residential R1 (h-82•h-94•R1-6) Zone (for 297 Bradwell Chase) which permits the above use and interior side yard depth requirements subject to holding provisions which require a consistent lotting pattern through consolidation with adjacent lands TO a Residential R1 Special Provision (R1-6(4)) Zone (for all the lands except 297 Bradwell Chase) and a Holding Residential R1 Special Provision (h-82•h-94•R1-6(4)) Zone (for 297 Bradwell Chase) to permit single detached dwellings with a 1.2 metre interior side yard depth regardless of the number of storeys		
<b>Responses:</b> None.		

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<b>ANALYSIS</b>
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The applicant has requested an amendment to the zoning of the subject lands to allow for the development of single detached homes with a 1.2 meters sideyard setback regardless of the number of stories. The applicant has noted that this zone change is intended to provide for flexibility in house design and will also ensure a strong visual street presence. The sideyard setback for houses constructed within Residential R1-6 to R1-11 zones is 1.2 metres for a one storey dwelling plus 0.6 metres per storey above one storey. If there is no garage attached to the structure, the setback on one side is 3 metres (to allow for parking in the sideyard).

The main reason for sideyard setbacks relates to the allowable area of unprotected openings (windows) permitted on a wall as regulated by the Ontario Building Code. Unprotected openings are permitted provided a minimum setback of 1.2 metres to the property line is provided. As the setback increases the total area of unprotected openings may increase. Sideyard setbacks are also important to ensure that there is a reasonable amount of space provided between dwellings for light, air movement and access, and to provide for an aesthetically pleasing streetscape. There have been a number of applications in recent years to allow for a sideyard setback of 1.2 metres regardless of the number of storeys of the dwelling.

A reduced setback will allow for a slightly wider two storey dwelling and increase the flexibility that home builders have to satisfy market demand. The reduced standard can also result in a more functional rear yard as two storey dwellings are more likely to have lower lot coverage than one storey dwellings. As a result, the proposed reduction in sideyard setback would be minimal and should not cause a significant visual impact on the amount of green space.

The applicant has previously requested that the R1-6(4) zone apply to approximately half of the lots within this draft plan. The requested amendment will increase the number of dwellings Zoned R1-6(4) which are permitted to maintain a 1.2 m. sideyard depth. In addition to the dwellings zoned R1-6(4) in a previous applications, this area also abuts the R1-5 Zone which permits a 1.2 metre setback regardless of the number of stories(see location map). The proposed development of these lots will be compatible with surrounding land uses and will not negatively impact present or future land uses in this area.

Provincial Policy Statement (2005)

This application has been reviewed for consistency with the 2005 Provincial Policy Statement. It is Staff's position that the draft plan of subdivision will provide for a healthy, livable and safe community. The plan of subdivision incorporates lots with a mix of lot frontages to provide for a variety of single detached housing and medium and high density residential forms of development to assist in meeting projected needs. The planned infrastructure will allow for the development of these lands.

Based on Staff's analysis, this draft plan is consistent with the 2005 Provincial Policy Statement.

Official Plan Policies

Low Density Residential

The Low Density Residential designation which applies to the majority of these lands permits low-rise, low density housing forms including single detached, semi-detached and duplex dwellings(at a maximum density of 30 units per hectare) as the main permitted uses. The proposed amendment complies with the Low Density Residential policies of the Official Plan. The low density component of this plan of subdivision and the recommended low density zoning conforms to the Official Plan policies in terms of building form and density. The Sunningdale Community Plan provided the basis for the types of land use within this area. In accordance with the Plan, the subject lands were designated Low Density Residential and Multi-Family Medium Density Residential. The proposed amendment is consistent with the policies of the Official Plan.

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**File: Z-8319**  
**Planner: Nicole Musicco**

Zoning By-law

The current zoning is a Residential R1 (R1-6) Zone (for all the lands except 297 Bradwell Chase) which permits single detached dwellings with an interior side yard depth of 1.2 metres for a one storey dwelling plus 0.6 metres for each storey above one storey.

297 Bradwell Chase is currently zoned a Holding Residential R1 (h-82•h-94•R1-6) Zone which permits the above use and interior side yard depth requirements subject to holding provisions which require a consistent lotting pattern through consolidation with adjacent lands

The Holding (h-82) Provision is to ensure that there is a consistent lotting pattern in this area, the “h-82” symbol shall not be deleted until the part block has been consolidated with adjacent lands. The Holding (h-94) Provision is to ensure that there is a consistent lotting pattern in this area, the “h-94” symbol shall not be deleted until the block has been consolidated with adjacent lands. The holding provisions are recommended to remain on this site as part of this amendment until such time as the holding provision requirements are fulfilled by the applicant.

A Residential R1 Special Provision (R1-6(4)) Zone has been requested to allow for an Interior Side Yard 1.2 metres (4.0 feet) Depth (Minimum) on both sides to the property line.

<b>CONCLUSION</b>
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The proposed zone change will not have a negative impact on the development of these lands or abutting land uses. The recommended zoning has been applied to other areas of the City in order to provide for more choice and flexibility for home owners and builders. The recommended zone is appropriate and represents sound land use planning. The requested Zoning By-law amendment is minor in nature.

<b>PREPARED BY:</b>	<b>SUBMITTED BY:</b>
<b>NICOLE MUSICCO - PLANNER II CURRENT PLANNING</b>	<b>MICHAEL TOMAZINCIC, MCIP, RPP MANAGER, CURRENT PLANNING</b>
<b>RECOMMENDED BY:</b>	
<b>JOHN M. FLEMING, MCIP, RPP MANAGING DIRECTOR, PLANNING AND CITY PLANNER</b>	



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**File: Z-8319**  
**Planner: Nicole Musicco**

**Bibliography of Information and Materials**  
**Z-8319**

**Request for Approval:**

City of London Zoning By-law Amendment Application Form, completed by Norquay , February 3, 2014.

**Reference Documents:**

Ontario. Ministry of Municipal Affairs and Housing. *Planning Act, R.S.O. 1990, CHAPTER P.13*, as amended.

Ontario. Ministry of Municipal Affairs and Housing. *Provincial Policy Statement*, March 1, 2005.

City of London. *Official Plan*, June 19, 1989, as amended.

City of London. *Zoning By-law No. Z.-1*, May 21, 1991, as amended.

**Correspondence: (all located in City of London File No. Z-8319)**

**City of London -**

Email from R. Postma to N. Musicco – February 14, 2014

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**File: Z-8319  
Planner: Nicole Musicco**

**Appendix "A"**

Bill No. (number to be inserted by Clerk's Office)  
2014

By-law No. Z.-1-14\_\_\_\_\_

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 2348, 2356, 2362, 2370, and 2378 Meadowlands Way; 2337, 2345, 2353, 2361, 2369, 2373, 2387, 2395 Humberside Common; 137,143, 149, 161, 177, 195, 209, 215, 223, 231, 239, 247, 255, 261, 267, 275, 283, 297 Bradwell Chase; and 2079, 2085, 2093 Pelkey Road

WHEREAS Norquay Sunningdale Land Corp have applied to rezone an area of land located at 2348, 2356, 2362, 2370, and 2378 Meadowlands Way; 2337, 2345, 2353, 2361, 2369, 2373, 2387, 2395 Humberside Common; 137,143, 149, 161, 177, 195, 209, 215, 223, 231, 239, 247, 255, 261, 267, 275, 283, 297 Bradwell Chase; and 2079, 2085, 2093 Pelkey Road, as shown on the map attached to this by-law, as set out below;

AND WHEREAS this rezoning conforms to the Official Plan;

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 2348, 2356, 2362, 2370, and 2378 Meadowlands Way; 2337, 2345, 2353, 2361, 2369, 2373, 2387, 2395 Humberside Common; 137,143, 149, 161, 177, 195, 209, 215, 223, 231, 239, 247, 255, 261, 267, 275, 283 Bradwell Chase; and 2079, 2085, 2093 Pelkey Road, as shown on the attached map compromising part of Key Map No. A.102, from a Residential R1 (R1-6) Zone to a Residential R1 Special Provision (R1-6(4)) Zone.
- 2) Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to lands located at 297 Bradwell Chase, as shown on the attached map compromising part of Key Map No. A.102, from a Holding Residential R1 (h-82•h-94•R1-6) to a Holding Residential R1 Special Provision (h-82•h-94•R1-6(4)) Zone.

The inclusion in this By-law of imperial measure along with metric measure is for the purpose of convenience only and the metric measure governs in case of any discrepancy between the two measures.

This By-law shall come into force and be deemed to come into force in accordance with subsection 34(21) of the *Planning Act, R.S.O. 1990, c. P.13*, either upon the date of the passage of this by-law or as otherwise provided by the said subsection.

Agenda Item #      Page #

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**File: Z-8319**  
**Planner: Nicole Musicco**

PASSED in Open Council on April 1, 2014.

Joe Fontana  
Mayor

Catharine Saunders  
City Clerk

First Reading - April 1, 2014  
Second Reading - April 1, 2014  
Third Reading - April 1, 2014

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

