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File: Z-8319
 Planner: Nicole Musicco

TO:	CHAIR AND MEMBERS PLANNING & ENVIRONMENT COMMITTEE
FROM:	JOHN M. FLEMING MANAGING DIRECTOR, PLANNING AND CITY PLANNER
SUBJECT:	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

RECOMMENDATION

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 Humperside Common; 223, 231, 239, 247, 255, 261, 267, 275, 283 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 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.
- (c) 137, 143, 149, 161, 177, 195, 209, and 215 Bradwell Chase and 2079, 2085 and 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** a Residential R1 Special Provision (R1-6(*)) Zone.
- (d) **No further public notice required** pursuant to Section 34(17) of the *Planning Act*, as determined by the Municipal Council, no further notice **BE GIVEN** in respect of the proposed by-law as the changed recommendation in minor in nature.

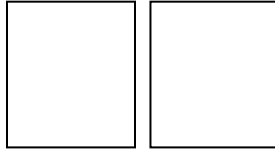
PREVIOUS REPORTS PERTINENT TO THIS MATTER
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39T-11504/Z-OZ-7991 – January 2011 - Report to PEC on Draft Plan of Subdivision and associated Official Plan and Zoning By-law amendments.

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.

PURPOSE AND EFFECT OF RECOMMENDED ACTION

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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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; 223, 231, 239, 247, 255, 261, 267, 275, 283 Bradwell Chase; 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.
- 3) Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to lands located at 137, 143, 149, 161, 177, 195, 209, and 215 Bradwell Chase and 2079, 2085 and 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(*)) Zone.

Section 5 of the Residential R1 Zone of By-law No. Z.-1 is amended by adding the following Special Provision:

5.4_ R1-6(*) 137, 143, 149, 161, 177, 195, 209, and 215 Bradwell Chase and 2079, 2085 and 2093 Pelkey Road.

a) Regulation

i) Interior Side Yard

1.2 metres (3.9 feet) plus, for any portion of the side yard adjacent to a part of the building exceeding two storeys in height, 0.6 metre (2.0 feet) for each storey or part thereof above two storeys; except that, where no private garage is attached to the dwelling, one side yard shall be 3.0 metres (9.8 feet).

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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.

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

