

<b>FROM:</b>	<b>G. KOTSIFAS, P.ENG. MANAGING DIRECTOR, DEVELOPMENT &amp; COMPLIANCE SERVICES &amp; CHIEF BUILDING OFFICIAL</b>
<b>SUBJECT:</b>	<b>APPLICATION BY: MIKE ANSARI 1550 SUNNINGDALE ROAD WEST PUBLIC PARTICIPATION  MEETING ON APRIL 8, 2014</b>

<b>RECOMMENDATION</b>
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That, on the recommendation of the Senior Planner, Development Services, the following actions be taken with respect to the application of Mike Ansari relating to the property located at 1550 Sunningdale Road West, the attached proposed by-law **BE INTRODUCED** at the Municipal Council meeting on April 15, 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 (R1-16) Zone which permits single detached lots with a minimum lot frontage of 50 metres and a minimum lot area of 4000m<sup>2</sup> **TO** a Holding Residential R1 (h\*h-39\*h-100\*R1-3) Zone which permits single detached lots with a minimum lot frontage of 10 metres and a minimum lot area of 300m<sup>2</sup>, subject to holding provisions to ensure that an agreement is executed by the applicant and the City prior to development; that the lotting pattern be established to the satisfaction of the City and that water looping and access is available to the satisfaction of the City Engineer; and a Holding Residential R1 Special Provision (h-110\*R1-10 ( \_)) Zone which permits single detached lots with a minimum lot frontage of 22 metres, a minimum lot area of 925 m<sup>2</sup>, a minimum south side yard setback of 2.3m, and a minimum east side yard setback of 7.0m subject to a holding provision to ensure that municipal servicing and access are adequately addressed through future planning applications to the satisfaction of the City; and a Holding Residential R5/R6(h\*h-53\*h-54\*h-100\*h-110\*R5-6/R6-5) Zone which permits cluster housing in the form of single detached dwellings; semi-detached dwellings; duplex dwellings; triplex dwellings; fourplex dwellings; townhouse dwellings; stacked townhouse dwellings; and apartment buildings subject to holding provisions to ensure that a development agreement is executed by the applicant and the City prior to development, that to encourage street-oriented development and to discourage noise attenuation walls along arterial roads, a development agreement shall be entered into to ensure that new development is designed and approved, consistent with the Community Plan, to the satisfaction of the City, that a noise assessment report be submitted and noise attenuation measures as recommended be implemented to the satisfaction of the City, that access is adequately addressed through future planning applications to the satisfaction of the City and that water looping and access is available to the satisfaction of the City Engineer.

<b>PREVIOUS REPORTS PERTINENT TO THIS MATTER</b>
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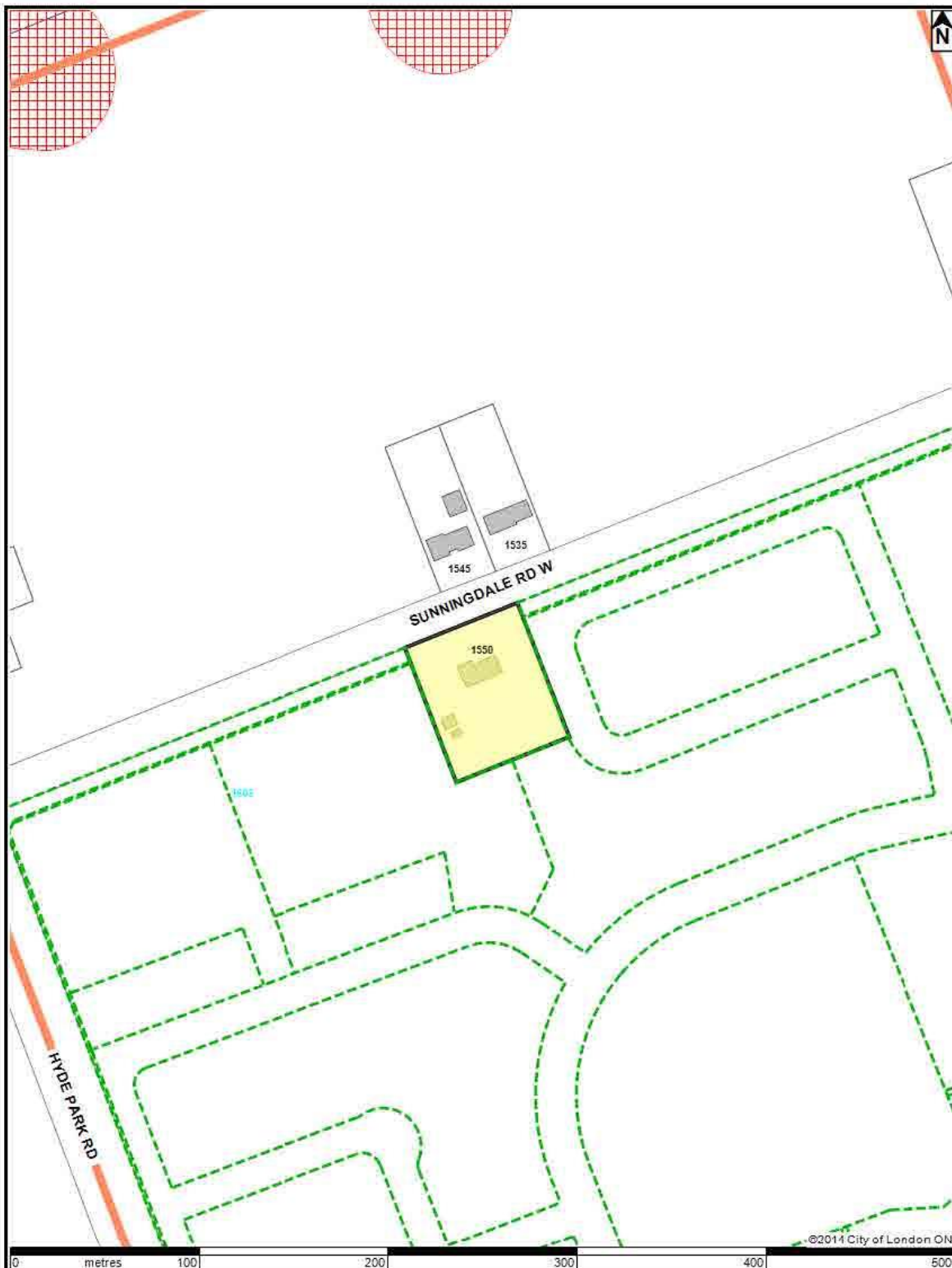
**March 26, 2012** –public meeting relating to the Draft Plan of Subdivision, Official Plan & Zoning By-law Amendment (39T-11503/OZ-7985).






**February 4, 2014-** Report on the withdrawal of the appeal to the Ontario Municipal Board as submitted by Alan Patton on behalf of Old Oak Properties relating to draft plan of subdivision located at 1602 Sunningdale Road West.

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<p align="center"><b>LOCATION MAP</b></p> <p>Subject Site: <b>1550 Sunningdale Road West</b>          Applicant: <b>Ansari M. J.</b>          File Number: <b>Z-8079</b>          Planner: <b>Allister MacLean</b>          Created By: <b>James Scott</b>          Date: <b>2014-03-18</b>          Scale: <b>1:2500</b></p> <p align="center">Corporation of the City of London          Prepared By: Planning and Development</p>	<p align="center"><b>LEGEND</b></p> <ul style="list-style-type: none"> <li> Subject Site</li> <li> Parks</li> <li> Assessment Parcels</li> <li> Buildings</li> <li> Address Numbers</li> </ul>
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<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 subject lands to be developed for low and medium density residential uses in the future.

<b>RATIONALE</b>
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The proposed zoning amendment to allow for the subject lands to be developed for low and medium density residential uses in the future is appropriate as:

1. The recommended amendment is consistent with the policies of the Provincial Policy Statement (2005);
2. The proposed amendment is consistent with the Multi Family Medium Density Residential and the Low Density Residential policies of the City of London Official Plan;
3. The recommended amendment is consistent and compatible with the existing and proposed uses in the area; and
4. Holding provisions have been added to ensure that development agreements are entered into with the City of London to ensure compatibility with abutting residential uses.

<b>BACKGROUND</b>
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<b>Application Accepted:</b> July 24, 2012	<b>Applicant:</b> Mike Ansari
<p><b>REQUESTED ACTION:</b> Change Zoning By-law Z.-1 from a Residential (R1-16) Zone which permits single detached lots with a minimum lot frontage of 50 metres (164 feet) and a minimum lot area of 4000 sqm (1 acre) to a Residential (R1-3) Zone which permits single detached lots with a minimum lot frontage of 10 metres (33 feet) and a minimum lot area of 300 sqm (3230 sqft); a Residential (R1-10) Zone which permits single detached lots with a minimum lot frontage of 22 metres (72 feet) and a minimum lot area of 925 sqm (9957 sqft) and a Compound Residential R5/R6(R5-6/R6-5) Zone which permits cluster housing in the form of single detached dwellings; semi-detached dwellings; duplex dwellings; triplex dwellings; fourplex dwellings; townhouse dwellings; stacked townhouse dwellings; and apartment buildings.</p>	

<p><b>SITE CHARACTERISTICS:</b></p> <ul style="list-style-type: none"> <li>• <b>Current Land Use</b> – 1550 Sunningdale Road West with an existing single detached dwelling.</li> <li>• <b>Frontage</b> - 64 metres</li> <li>• <b>Depth</b> – 76 metres (between Southdale Road and Singleton Avenue)</li> <li>• <b>Area</b> - 4,864 m<sup>2</sup></li> </ul>
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<b>SURROUNDING LAND USES:</b>
<ul style="list-style-type: none"> <li>• <b>North</b> - Single detached residential/Agricultural</li> <li>• <b>South</b> – Vacant future single detached residential</li> <li>• <b>East</b> - Vacant future single detached residential</li> <li>• <b>West</b> - Vacant future cluster residential</li> </ul>

<b>OFFICIAL PLAN DESIGNATION:</b> (refer to map on the following page)
<ul style="list-style-type: none"> <li>• Multi-Family, Medium Density Residential</li> </ul>

<b>EXISTING ZONING:</b> (refer to map on the following page)
<ul style="list-style-type: none"> <li>• Residential R1 (R-10)</li> </ul>

<b>PLANNING HISTORY</b>
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On March 26, 2012 the Planning and Environment Committee (PEC) recommended approval of the Official Plan and Zoning by-law amendments to the Foxwood draft plan of subdivision (39T-11503) on the lands that abuts the subject property on all three sides. This was subsequently supported by Municipal Council on April 10, 2012. These applications were appealed by Alan Patton on behalf of Old Oak Properties on May 16, 2012. A prehearing conference was held on January 11, 2013 to scope the issues and at that time Old Oak Properties withdrew their appeals.

On January 23, 2013, the City of London Approval Authority granted draft approval to the Foxwood plan of subdivision (39T-11503). Old Oak Properties subsequently appealed the draft plan approval.

On July 31, 2013, the Ontario Municipal Board issued a notice advising the City of London Approval Authority that the appeal by Old Oak Developments was withdrawn. As per Section 51 (51) of the *Planning Act*, the draft approval lapse date for the Foxwood subdivision is June 26, 2016.

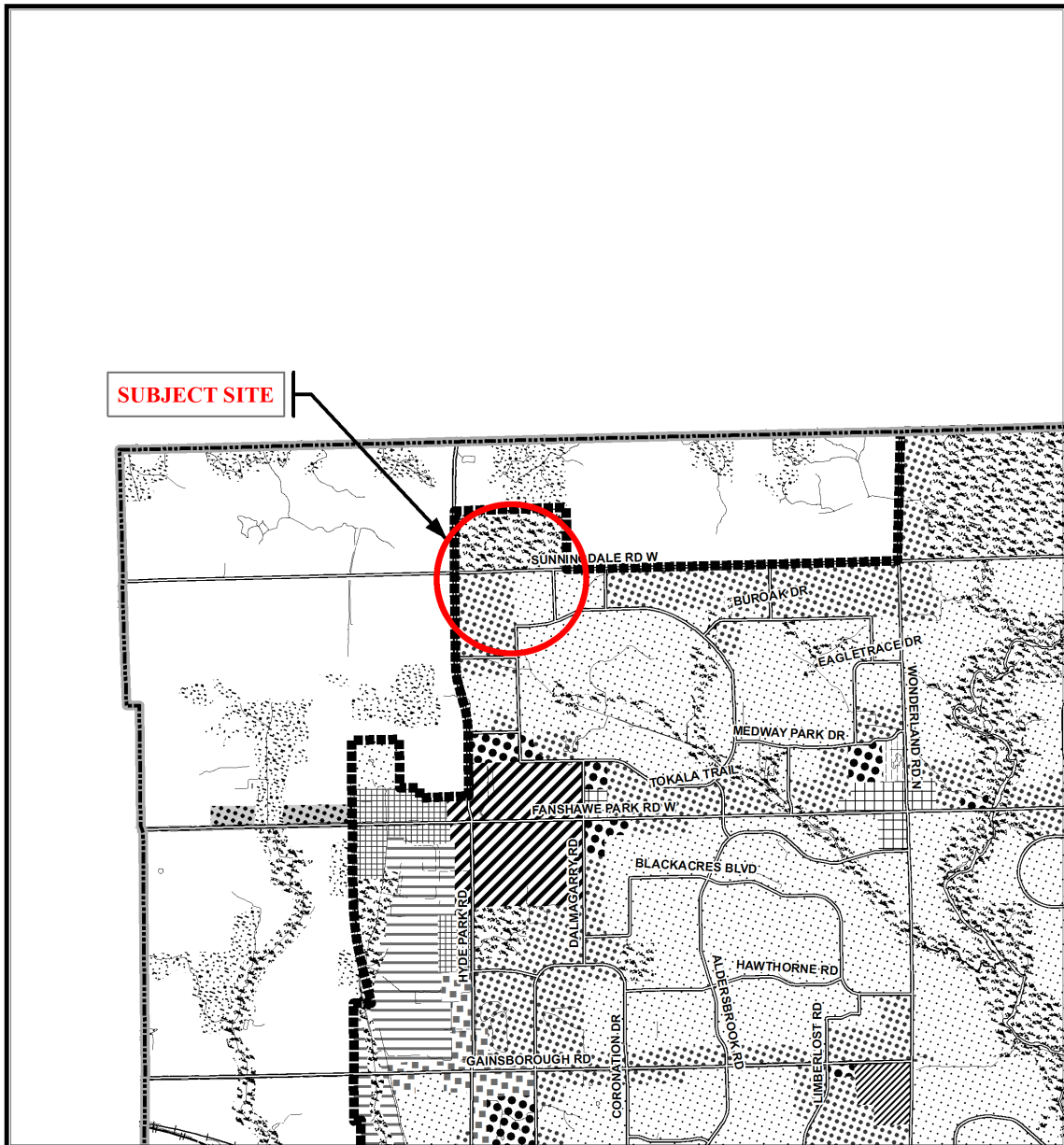
<b>SIGNIFICANT DEPARTMENT/AGENCY COMMENTS</b>
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Environment Engineering Review Department

*The Transportation Planning & Design Division has reviewed the Z-1 Zoning By-law amendment Z-8079 for 1550 Sunningdale Rd and has the following comments*

- *Access for redevelopment of this site is intended to be through subdivision 39T-11503. Therefore a holding provision for access is requested and not to be lifted until access can be provided through the subdivision.*
- *A road widening dedication measured 18 m from the centre line of Sunningdale Rd will be required at time of development.*

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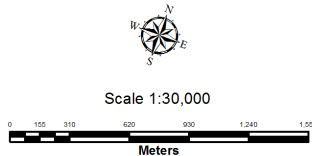


**Legend**

- |  |                                   |
|--|-----------------------------------|
| 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             |

**CITY OF LONDON**  
Department of  
Planning and Development  
**OFFICIAL PLAN SCHEDULE A**  
- LANDUSE -

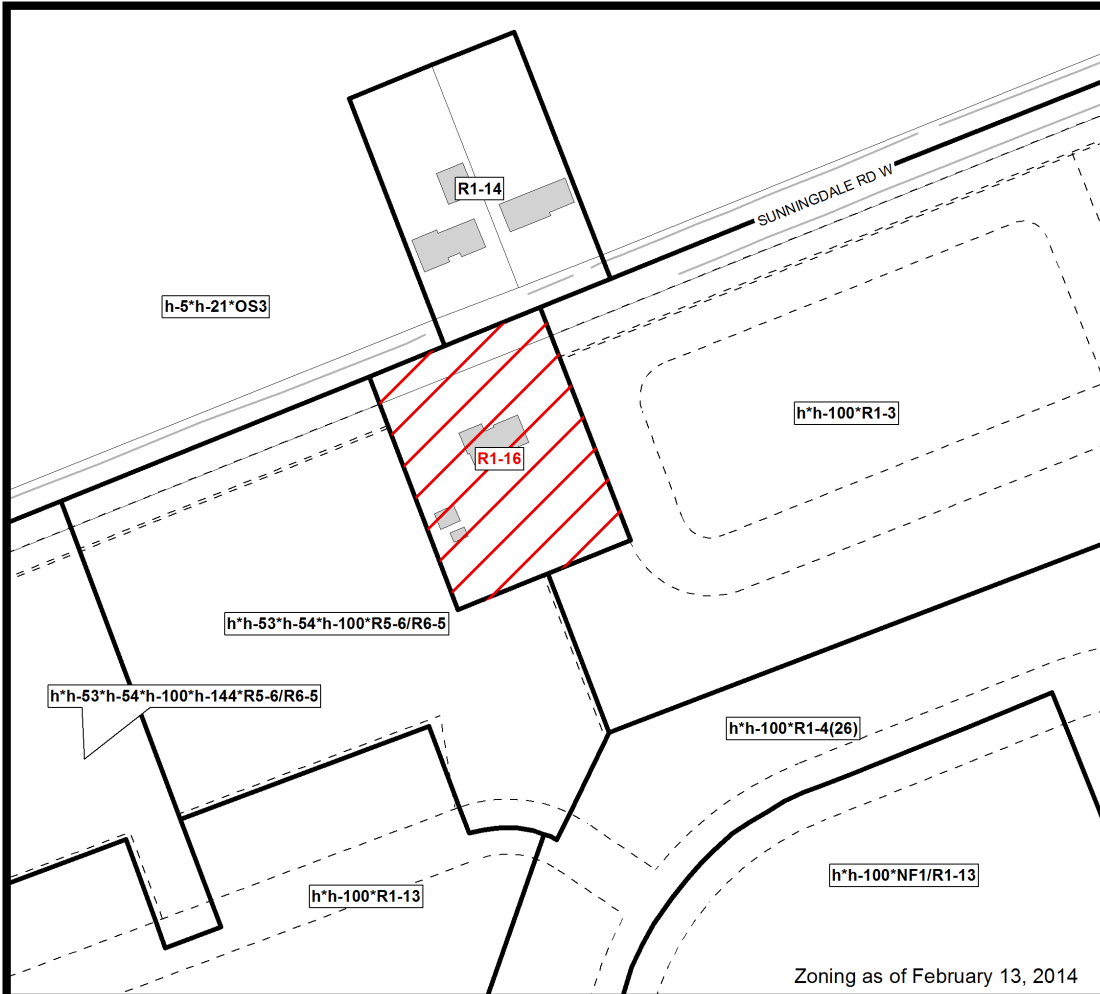
PREPARED BY: Graphics and Information Services



**FILE NUMBER:** Z-8079  
**PLANNER:** CS  
**TECHNICIAN:** JTS  
**DATE:** March 18, 2014

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**COUNCIL APPROVED ZONING FOR THE SUBJECT SITE:**

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 APEALED AREAS

**CITY OF LONDON**  
PLANNING, ENVIRONMENTAL AND ENGINEERING SERVICES

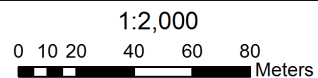
**ZONING  
BY-LAW NO. Z-1  
SCHEDULE A**



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

FILE NO:  
**Z-8079 CS**

MAP PREPARED:  
**March 18, 2014 JTS**



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<b>PUBLIC LIAISON:</b>	Notice mailed out to area property owners on July 30 <sup>th</sup> , 2012 and published in "Living in the City" on August 4 <sup>th</sup> , 2012	No responses received
<b>Responses:</b> None		

<b>ANALYSIS</b>
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**Subject site**

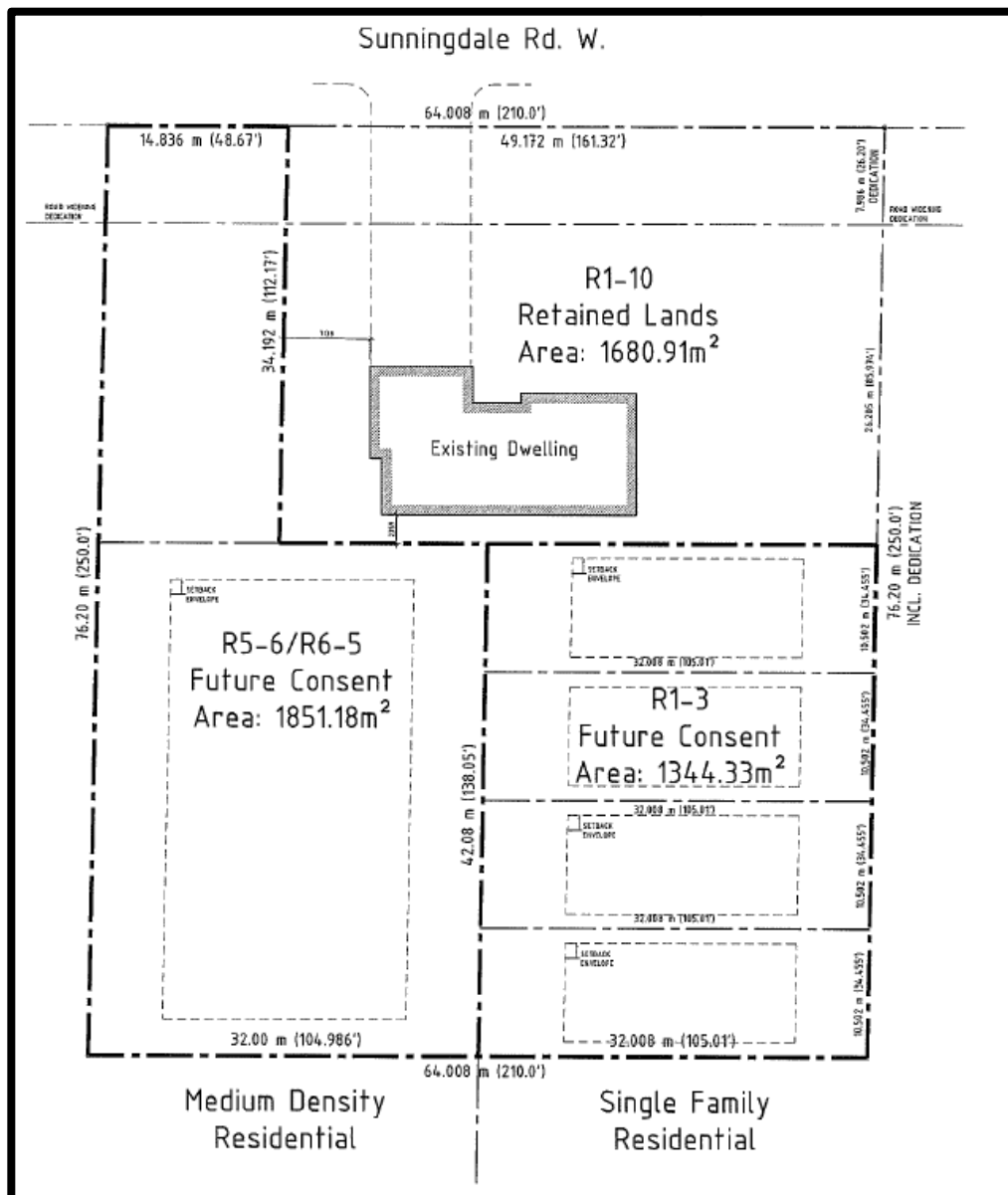
The subject site is located on the south side of Sunningdale Road West, east of Hyde Park Road. It is a 0.47 hectare piece of land with an existing single detached dwelling located on the site. The lands abutting the subject site are included in the Foxwood draft plan of subdivision (39T-11503).

**What is the nature of the proposed amendment?**

The applicant has requested a zoning by-law amendment for the above-noted lands from a Residential R1 (R1-16) Zone which permits single detached lots with 50m lot frontage minimum and 4000m<sup>2</sup> minimum lot area to a Residential R1 (R1-3) Zone which permits single detached lots with a minimum lot frontage of 10 metres and a minimum lot area of 300m<sup>2</sup>, a Residential R1 (R1-10) Zone which permits single detached lots with a minimum lot frontage of 22 metres and a minimum lot area of 925 m<sup>2</sup>, and a Residential R5/R6 (R5-6/R6-5) Zone which permits cluster housing.

The intent of the zoning amendment will allow for future applications to sever the lands for residential development at the same time that the abutting lands are developed. The proposed zoning amendment is consistent with the existing zoning on the lands in the abutting draft plan of subdivision and will also allow for the existing single detached dwelling to remain. A copy of the proposed site plan is attached.

Proposed Site Plan



**Provincial Policy Statement (PPS)**

The PPS promotes and directs efficient land use and development patterns. The proposed development is consistent with Section 1.0 Building Strong Communities and Section 3.0 Protecting Public Health and Safety as it:

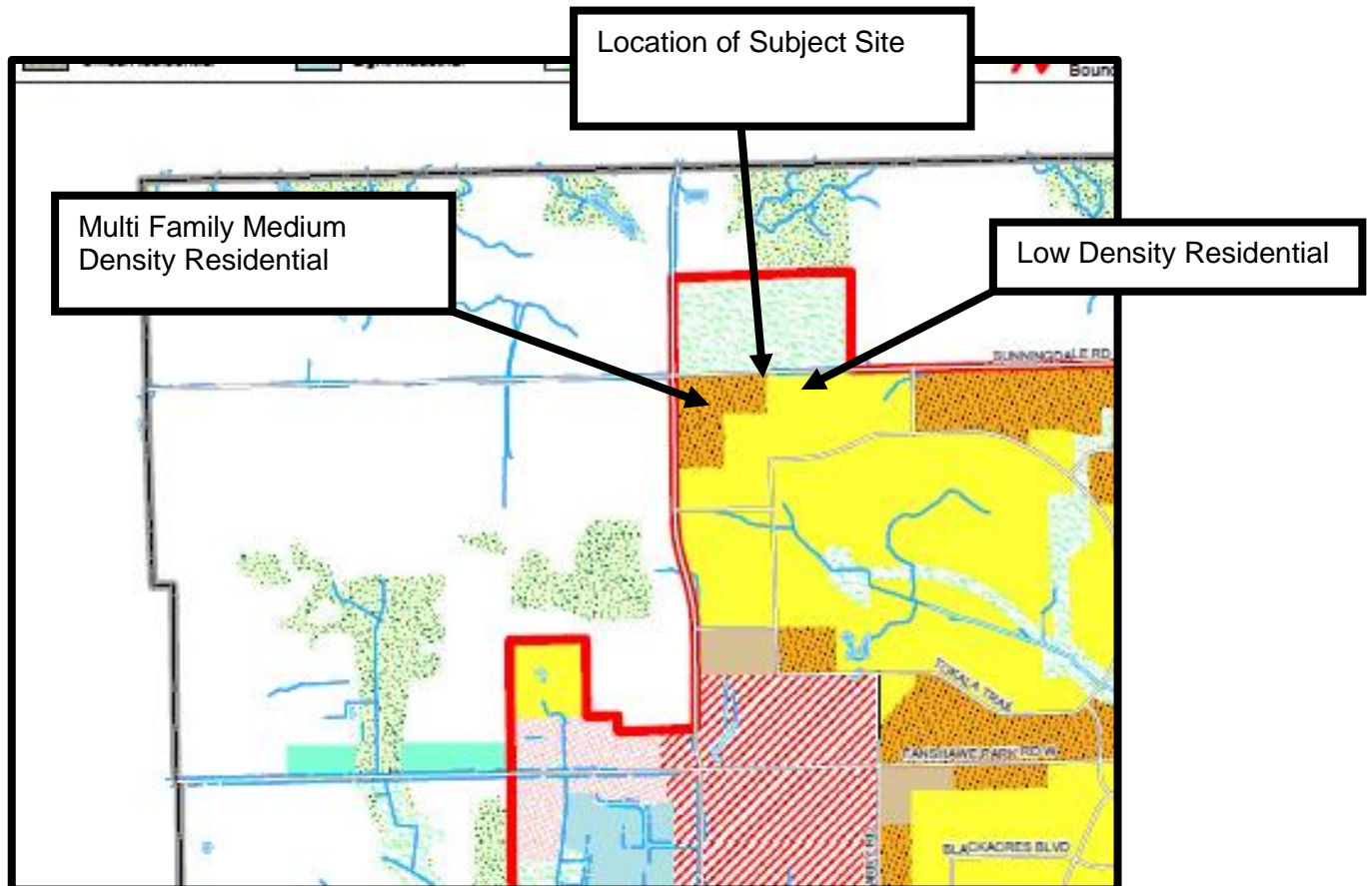
- provides for a mix of residential development
- provides for intensification
- provides for redevelopment
- efficiently uses land and resources in the City of London

**Official Plan Polices**

The Foxhollow Community Plan established a Multi Family Medium Density Residential designation at the southeast corner of Sunningdale Road West and Hyde Park Road and a Low Density Residential designation along the south side of Sunningdale Road West. The subject site is located at the boundary of these two designations. Low Density Residential designation allows for single detached dwellings with a maximum density of 30 units per hectare, and Multi Family Medium Density Residential designation allows for maximum density of 75 units per hectare.



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### **Does Proposed Development Conform to the Official Plan?**

The proposed amendment on the west portion of the property to permit cluster housing (R5-R6) will allow for the property to be developed for future cluster residential development in conformity with the Multi Family Medium Density Residential designation, and the proposed amendment on the east portion of the lands to permit single detached dwellings are consistent with the Low Density Residential designation. The proposed amendments are consistent with the zoning that currently exists on the abutting lands in these designations.

### **Zoning**

The existing zone is Residential (R1-16) Zone which permits single detached lots with a minimum lot frontage of 50 metres and a minimum lot area of 4000m<sup>2</sup>.

The proposed zoning by-law amendment is consistent with Section 3.7 of the City of London Official Plan as:

- the proposed amendment allows for development that is compatible with surrounding land uses, and will not impact development on present and future land uses in the area;
- the size and shape of the parcel of land is located, and is sufficient in size to accommodate the intensity of the proposed use;
- the lot is in close the proximity to public open space and recreational facilities, community facilities, and transit services, as provided for in the abutting draft approved subdivision.
- the proposed amendment will allow for the height, location and spacing of any buildings consistent with abutting lands;



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*h-39 Purpose: To ensure a suitable lotting pattern is established for future residential development, and for the adequate provision of municipal services, the "h-39" symbol shall not be deleted until an acceptable lotting pattern is established to the satisfaction of the General Manager of Planning and Development, or a development agreement is entered into for the lands in question with the City of London.*

*h-100 Purpose: To ensure there is adequate water service and appropriate access, a looped watermain system must be constructed and a second public access must be available to the satisfaction of the City Engineer, prior to the removal of the h-100 symbol.*

The proposed amendment will allow the southeastern portion of the property to be developed in the future for single detached residential lots in keeping with the proposed development on the abutting lands to the east subject to the requirements of the proposed holding provisions.

**Proposed Holding Residential R5/R6 (h-h-53\*h-54\*h-100\*h-110\*R5-6/R6-5) Zone**

The proposed Holding Residential R5/R6 (h-h-53\*h-54\*h-100\*h-110\*R5-6/R6-5) Zone will permit cluster residential development in keeping with the cluster residential zoning currently existing on Blocks 20 of the draft plan of subdivision (39T-11503).

The proposed holding provisions require:

*h Purpose: To ensure the orderly development of lands and the adequate provision of municipal services, the "h" symbol shall not be deleted until the required security has been provided for the development agreement or subdivision agreement, and Council is satisfied that the conditions of the approval of the plans and drawings for a site plan, or the conditions of the approval of a draft plan of subdivision, will ensure a development agreement or subdivision agreement is executed by the applicant and the City prior to development*

*h-53 Purpose: encourage street-oriented development and discourage noise attenuation walls along arterial roads, a development agreement shall be entered into to ensure that new development is designed and approved, consistent with the Community Plan, to the satisfaction of the City of London, prior to the removal of the "h-53" symbol*

*h-54 Purpose: To ensure there are no land use conflicts between arterial roads and the proposed residential uses, the h-54 shall not be deleted until the owner agrees to implement all noise attenuation measures, recommended in noise assessment reports acceptable to the City of London.*

*h-100 Purpose: To ensure there is adequate water service and appropriate access, a looped watermain system must be constructed and a second public access must be available to the satisfaction of the City Engineer, prior to the removal of the h-100 symbol.*

*h-110 Purpose: To ensure adequate provision of municipal services and access are provided, the h-110 shall not be lifted until municipal servicing and access are adequately addressed through future planning applications to the satisfaction of the General Manager of Planning and Development.*

A consent will be required to create the proposed Multi Family Medium Density Residential block. Through the consent process conditions will be required to address the dedication of the required road allowance, the addition of a one (1') foot reserve block along Sunningdale Road West and to require access from the Multi Family Medium Density Residential block onto the future local street to the south. The h-110 Holding Provision will not be removed until agreements are entered into to addressing access, road dedication and a one (1') foot reserve block. The proposed amendment will allow the westerly portion of the property to be developed in the future for cluster residential development in keeping with the proposed development on the abutting lands to the west subject to the requirements of the proposed holding provisions.

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**Proposed Holding Residential R1 Special Provision (h-110\*R1-10 ( )) Zone**

The proposed Holding Residential R1 Special Provision (h-110\*R1-10 ( )) Zone will permit the existing single detached residential dwelling to be maintained on the northeast portion of the property. Through proposed future development applications the south and west side yard setbacks will be reduced to 2.3 metres and 7 metres. Any future planning applications to sever this property will require road widening allowance along Sunningdale Road West to be dedicated to the City. A one (1') foot reserve block along Sunningdale Road will be required (consistent with Blocks 33 and 35 on draft plan of subdivision 39T-11503). The one (1') foot reserve and proposed Holding Provision will ensure that the existing access from Sunningdale Road is removed and the site will be accessed from the proposed future local street as shown on Blocks 3 and 4 of the draft plan of subdivision (39T-11503).

The proposed holding provision requires:

*h-110 Purpose: To ensure adequate provision of municipal services and access are provided, the h-110 shall not be lifted until municipal servicing and access are adequately addressed through future planning applications to the satisfaction of the General Manager of Planning and Development.*

A future severance will be required to sever the property to create the three proposed development blocks. Through the consent process conditions will be required to address the dedication of the required road allowance, the addition of a one (1') foot reserve block along Sunningdale Road West and to require the existing single detached dwelling to access onto the future local street. The existing access onto Sunningdale Road West will remain until the local street is constructed and available. The h-110 Holding Provision will not be removed until agreements are entered into addressing access, road dedication and a one (1') foot reserve block. The proposed amendment will allow the northeast portion of the property to retain the existing single detached dwelling subject to the requirement of the proposed holding provision.

**CONCLUSION**

The proposed amendments are in conformity with the City of London Official Plan. The proposed amendment will permit development that is appropriate for the subject lands, and compatible with the surrounding land use pattern. These proposed amendments represent good land use planning and are recommended to Council for approval.

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<b>RECOMMENDED BY:</b>	<b>REVIEWED BY:</b>
<b>C. SMITH- SENIOR PLANNER DEVELOPMENT PLANNING</b>	<b>ALLISTER MACLEAN MANAGER DEVELOPMENT PLANNING</b>
<b>CONCURRED BY:</b>	<b>SUBMITTED BY:</b>
<b>TERRY GRAWAY, MCIP, RPP MANAGER DEVELOPMENT SERVICES &amp; PLANNING LIAISON</b>	<b>GEORGE KOTSIFAS, P.ENG MANAGING DIRECTOR, DEVELOPMENT &amp; COMPLIANCE SERVICES AND CHIEF BUILDING OFFICIAL</b>

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<p><b>Bibliography of information and Materials – File Z-8079</b></p>
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- Provincial Policy Statement, 2005
- City of London Official Plan
- Zoning By-law Z-1
- Zoning By-law amendment application, M.J. Ansari., July 2012
- Comments received from Engineering Services

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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 1550 Sunningdale Road West.

WHEREAS Mike Ansari has applied to rezone an area of land located at 1550 Sunningdale Road West, 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:

Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to lands located at 1550 Sunningdale Road West, as shown on the attached map from a Residential R1 (R1-16) Zone to a Holding Residential R1 (h\*h-39\*h-100\*R1-3) Zone, a Holding Residential R1 Special Provision (h-110\*R1-10 ( \_)) Zone, and a Holding Residential R5/R6(h\*h-53\*h-54\*h-100\*h-110\*R5-6/R6-5) Zone.

- 1) Section Number 5.4 of the Residential (R1-10) Zone is amended by adding the following Special Provision:

R1-10( _)	1550 Sunningdale Road West		
a)	Regulations		
	i)	South Yard Setback (Minimum)	2.3 metres
	ii)	West Yard Setback (Minimum)	7.0 metres

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 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.

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PASSED in Open Council on April 15, 2014.

Joe Fontana  
Mayor

Catharine Saunders  
City Clerk

First Reading - April 15, 2014  
Second Reading - April 15, 2014  
Third Reading - April 15, 2014



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

