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File No: Z-8429
Planner: Nancy Pasato

TO:	CHAIR AND MEMBERS PLANNING AND ENVIRONMENT COMMITTEE
FROM:	G. KOTSIFAS, P.ENG. MANAGING DIRECTOR, DEVELOPMENT & COMPLIANCE SERVICES & CHIEF BUILDING OFFICIAL
SUBJECT:	APPLICATION BY: CITY OF LONDON PORTION OF 530 SUNNINGDALE ROAD EAST (LOT 99, 39T-05510) PUBLIC PARTICIPATION MEETING ON DECEMBER 15, 2014

RECOMMENDATION

That, on the recommendation of the Senior Planner, Development Services, the following actions be taken with respect to the application of the City of London relating to a portion of the property located at 530 Sunningdale Road East (draft plan 39T-05510, proposed Lot 99), the proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting on January 13, 2015 to amend Zoning By-law No. Z.-1, in conformity with the Official Plan, to change the zoning of the subject property **FROM** an Open Space (OS1) Zone which permits conservation lands and works, golf courses, private and public parks, campgrounds, managed forests, and the cultivation or use of land for agricultural/horticultural purposes, **TO** a Residential R1 (R1-2) Zone to permit single detached dwellings with a minimum lot area of 300 m² and a minimum lot frontage of 9.0 m.

PREVIOUS REPORTS PERTINENT TO THIS MATTER
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39T-05510

June 14, 2006 – Report to Planning Committee for Draft Plan Approval

December 17, 2009 – Report to Planning Committee for extension of Draft Plan

July 18, 2011 – Report to Built and Natural Environment Committee on Phase 1, subdivision SWM facility.

November 28, 2011 – Report to Built and Natural Environment Committee on Special Provisions (Phase 2)

May 7, 2013 – Report to Planning & Environment Committee on Extension of Draft Plan

September 9, 2014 - Report to Planning & Environment Committee on Special Provisions (Phase 3)

H-8025

March 26, 2012 - Removal of holding provision for Phase 2

H-8400

November 4, 2014 – Removal of holding provision for Phase 3

PURPOSE AND EFFECT OF RECOMMENDED ACTION

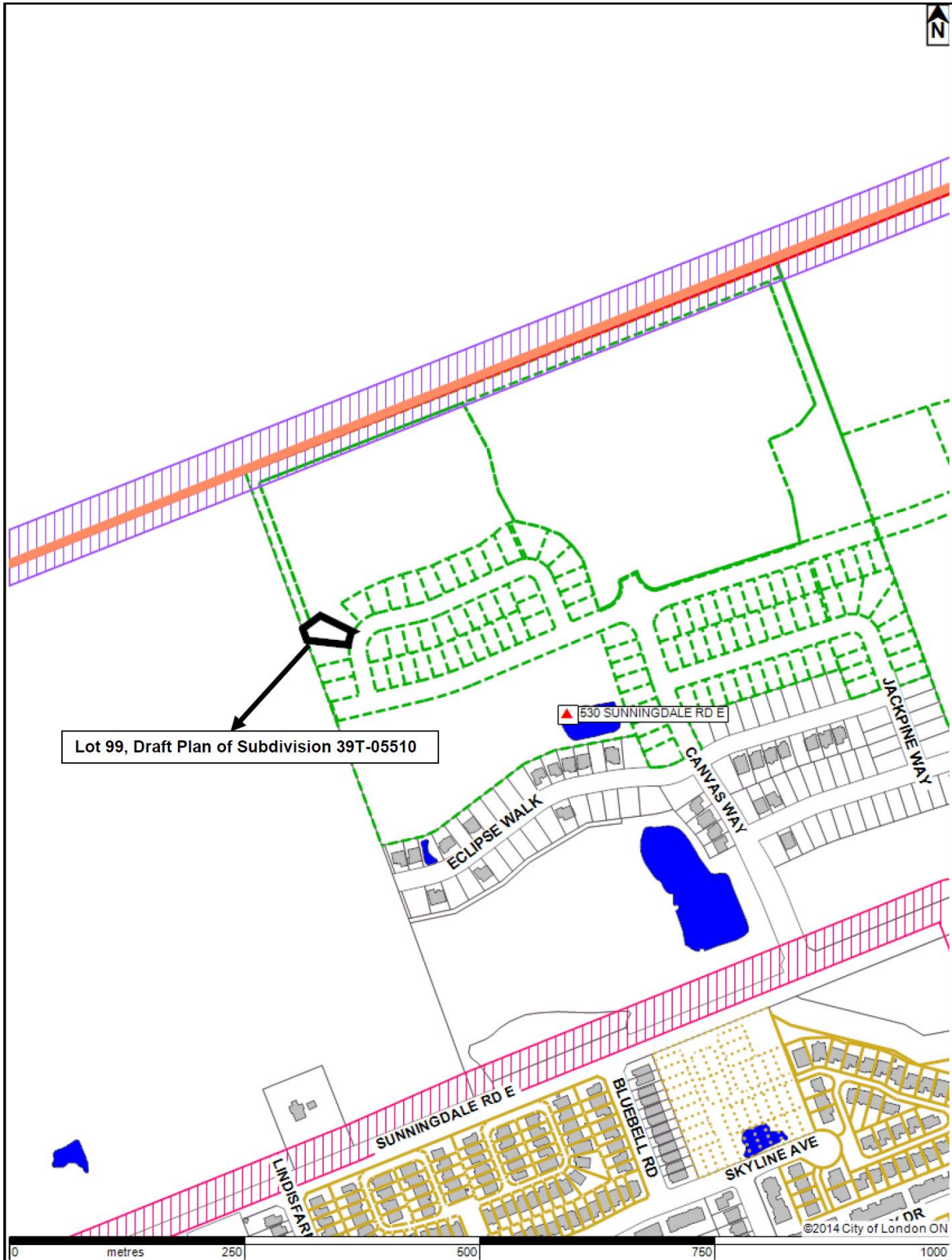
The purpose and effect of this change would permit the development of a single detached dwelling on the subject site.

RATIONALE

- i) The proposed change is consistent with the Provincial Policy Statement.
- ii) The proposed change is consistent with the Official Plan.
- iii) The proposed change will not impact adjacent natural heritage features.

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<p style="text-align: center;">LOCATION MAP</p> <p>Subject Site: Portion of 530 Sunningdale Rd E (Lot 99, draft plan 39T-05510) Applicant: City of London File Number: Z-8429 Planner: Nancy Pasato Created By: Nancy Pasato Date: 2014-10-21 Scale: 1:5000</p> <p style="text-align: center;">N</p> <p>Corporation of the City of London Prepared By: Planning and Development</p>	<p style="text-align: center;">LEGEND</p> <ul style="list-style-type: none"> Subject Site Parks Assessment Parcels Buildings 123 Address Numbers
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BACKGROUND

Date Application Accepted: October 9, 2014	Agent: none
REQUESTED ACTION: Change to the Zoning By-law Z.-1 to allow for the development of a single detached lot.	

SITE CHARACTERISTICS:
<ul style="list-style-type: none"> • Current Land Use - vacant • Frontage – 17.0 metres (55.8 feet) • Depth – 41.0 metres (134.5 feet) • Area – 1014 m² (10,914.6 ft²) • Shape – irregular

SURROUNDING LAND USES:
<ul style="list-style-type: none"> • North – woodland/future pathway • South – vacant/future residential • East – vacant/future residential • West – vacant/farm

OFFICIAL PLAN DESIGNATION: (refer to map)
<ul style="list-style-type: none"> • Schedule A - Low Density Residential
EXISTING ZONING: (refer to map)
<ul style="list-style-type: none"> • Open Space (OS1) Zone, which permits conservation lands and works, golf courses without structures, private and public parks without structures, sports fields without structures, and the cultivation or use of land for agricultural/horticultural purposes.

PLANNING HISTORY

The subdivision is located within the Uplands North Area Plan. The land use designations were approved in May 2003 as part of Official Plan Amendment No. 289. The application for Draft Plan of Subdivision Approval was granted on July 13, 2006. An extension was granted on July 8, 2009.

A Subdivision Agreement for Phase 1 was registered on September 29, 2011 between the City and the applicant. This Phase consisted of the Stormwater Management Pond and the Open Space Block (also known as the Powell Wetland). Since that time, the construction of the stormwater management pond has been completed by the City and is now operational.

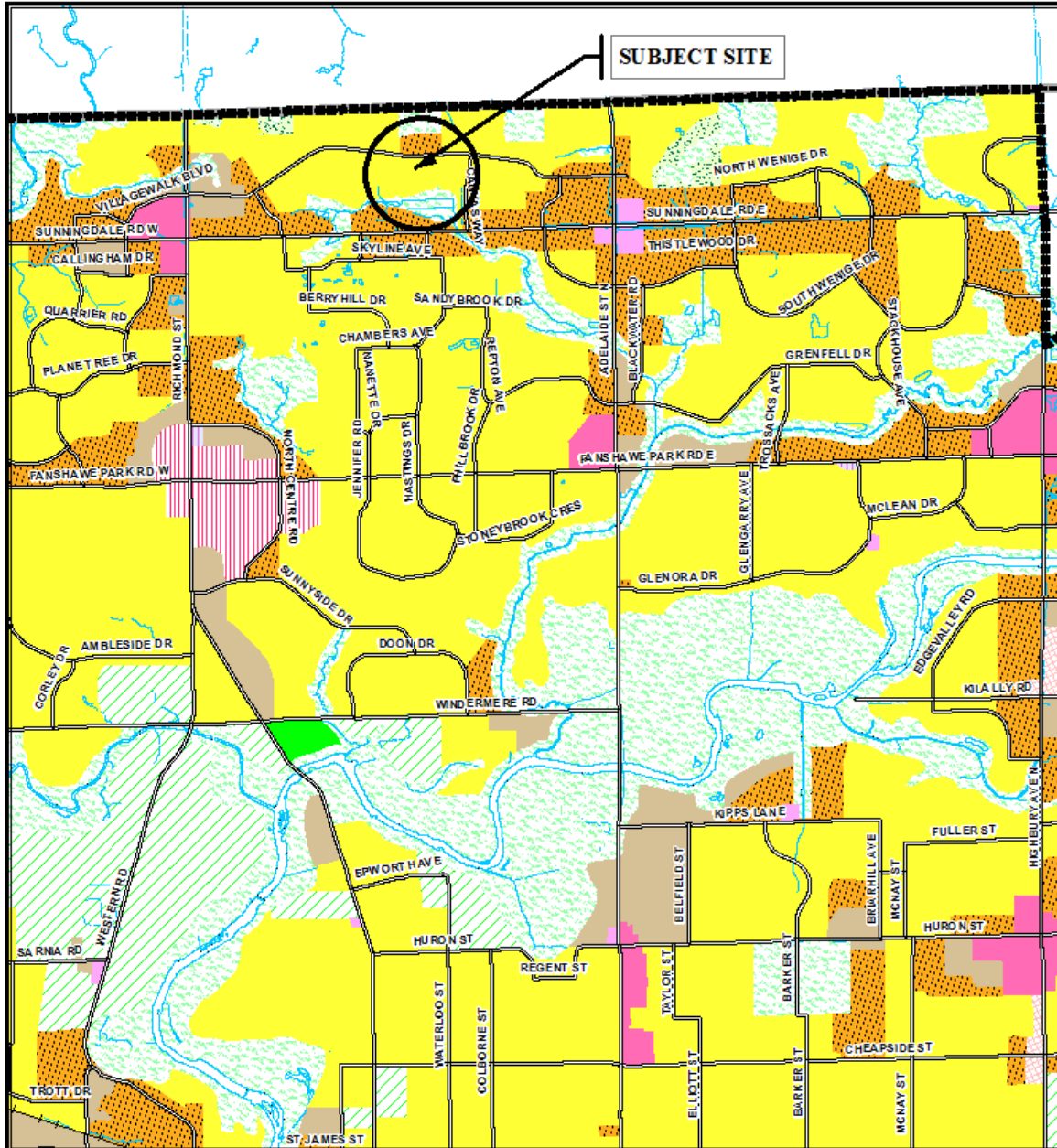
Phase 2 of the subdivision was registered on May 8, 2012 as 33M-643. This Phase consisted of 92 single detached lots, 2 medium density blocks, several walkways, road widening and reserve blocks and the creation of Canvas Way (a secondary collector) and 3 local streets.

On December 20, 2012, the Approval Authority granted a six (6) month extension to the draft approved plan subject to the previously approved conditions. A three year extension was granted on June 2, 2013.

Phase 3 of the subdivision consists of 102 single detached lots, one (1) park block, one (1) woodlot and one (1) school site, all served by the extension of Canvas Way and Jackpine Way and two (2) new local streets, namely Superior Drive and Dauncey Crescent. The special provisions for Phase 3 were approved by Council on September 14, 2014.

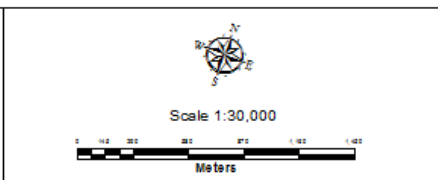
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Legend					
	Downtown		Low Density Residential		Office Business Park
	Enclosed Regional Commercial Node		Office Area		General Industrial
	New Format Regional Commercial Node		Office/Residential		Light Industrial
	Community Commercial Node		Regional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

CITY OF LONDON
Department of
Planning and Development
OFFICIAL PLAN SCHEDULE A
- LAND USE -
PREPARED BY: Graphics and Information Services

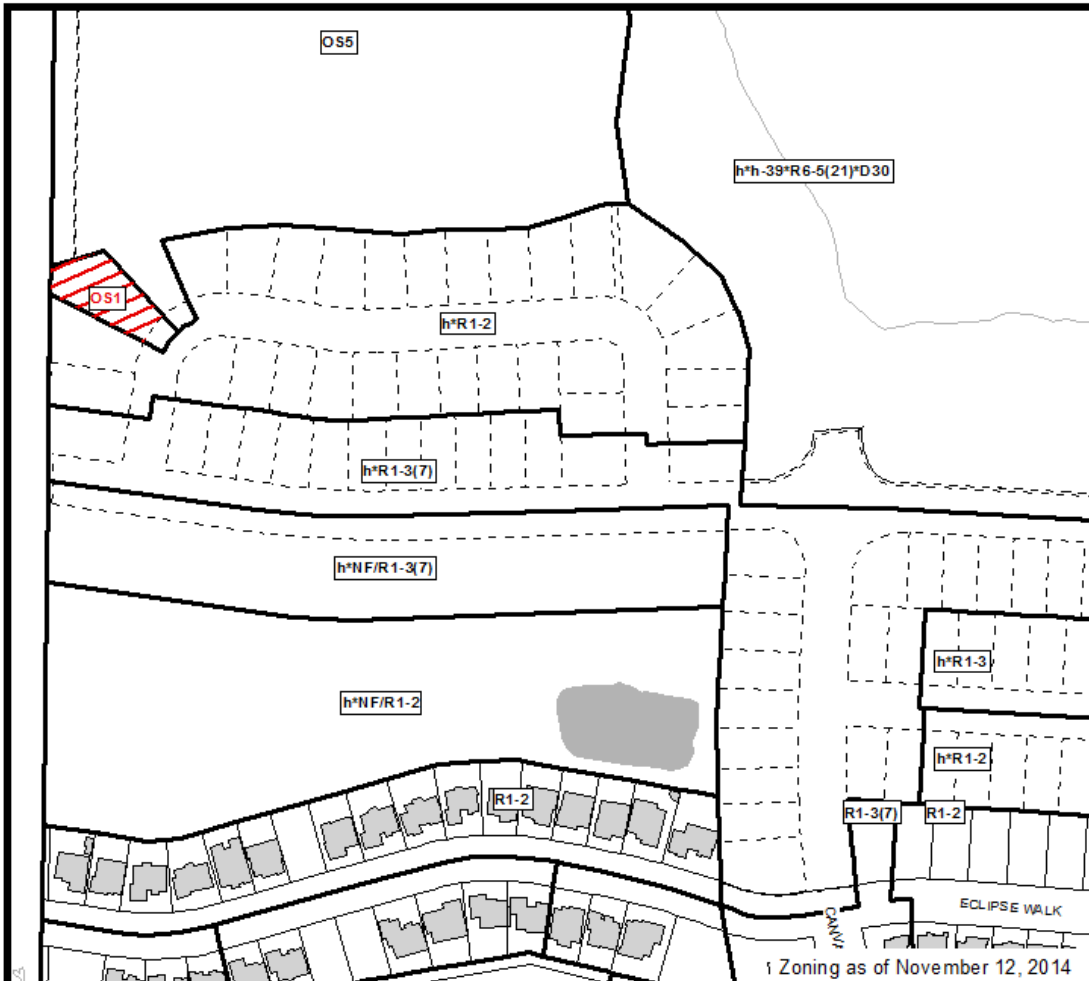


FILE NO: Z-8429
PLANNER: NP
TECHNICIAN: JTS
DATE: November 25, 2014

PROJECT LOCATION: e:\planning\projects\p_officialplan\work\consolid\exoe\reports\mxd_templates\scheduleA_NEW_colour_8x14.mxd

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COUNCIL APPROVED ZONING FOR THE SUBJECT SITE:

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

- | | |
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| <ul style="list-style-type: none"> 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 | <ul style="list-style-type: none"> 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 |
|--|---|

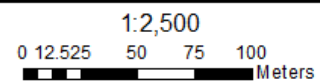
CITY OF LONDON
PLANNING, ENVIRONMENTAL AND ENGINEERING SERVICES

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



FILE NO:
Z-8429 NP

MAP PREPARED:
November 25, 2014 JTS



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

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SIGNIFICANT DEPARTMENT/AGENCY COMMENTS

EES

The City of London’s Environmental and Engineering Services Department has not identified any concerns with respect to the aforementioned Zoning By-Law amendment application.

Upper Thames River Conservation Authority (UTRCA)

No objection to the application.

PUBLIC LIAISON:	On October 22, 2014 the Notice of Application was sent to 2 property owners within 120 m of the subject site. Notice of the application was also published in “The Londoner” on October 23, 2014.	No replies received.
<p>Nature of Liaison: The purpose and effect of this zoning change would permit the development of a single detached dwelling on the subject site. Change the Zoning By-law Z.-1 from an Open Space (OS1) Zone which permits conservation lands, conservation works, cultivation of land for agricultural/horticultural purposes, golf courses, private parks, public parks, recreational golf courses, recreational buildings associated with conservation lands and public parks, campgrounds, and managed forest, to a Residential R1 (R1-2) Zone which permits single detached dwellings with a minimum lot area of 300 m2 and minimum lot frontage of 9.0 m.</p> <p>*For the lands under consideration, a draft plan of subdivision (39T-05510) has been approved.</p>		
<p>Responses: No responses.</p>		

ANALYSIS

Subject site

The site, known as Lot 99 on draft plan of subdivision 39T-05510, and is municipally known as 530 Sunningdale Road East. The subject site is approx. 0.14 ha in size and is located on the south side of Longworth Road. The surrounding lands up to the legal boundary of the parcel to the west are currently being graded for construction. To the north and west is residential or future residential development, and to the east is open space including the area’s Stormwater Management ponds.

The site is currently designated Low Density Residential on the City’s Official Plan Schedule A, and is zoned Open Space (OS1) in Zoning By-law Z.-1.

Through the original application, a pathway was proposed along the northern boundary of the site, and would then extend along the western boundary of the site, at the time of draft approval, Staff recommended an additional 10 m area (zoned OS1) to accommodate the pathway onto the local street. Zoning was added and the plan was draft approved.

Since that time, Parks Planning has indicated that the pathway can be accommodated within Block 104. The Significant Woodland, and buffer for the significant woodland, is encompassed within Block 104. The revised location of the pathway is outside of the buffer for the woodland. Figure 1 shows the proposed pathway alignment.

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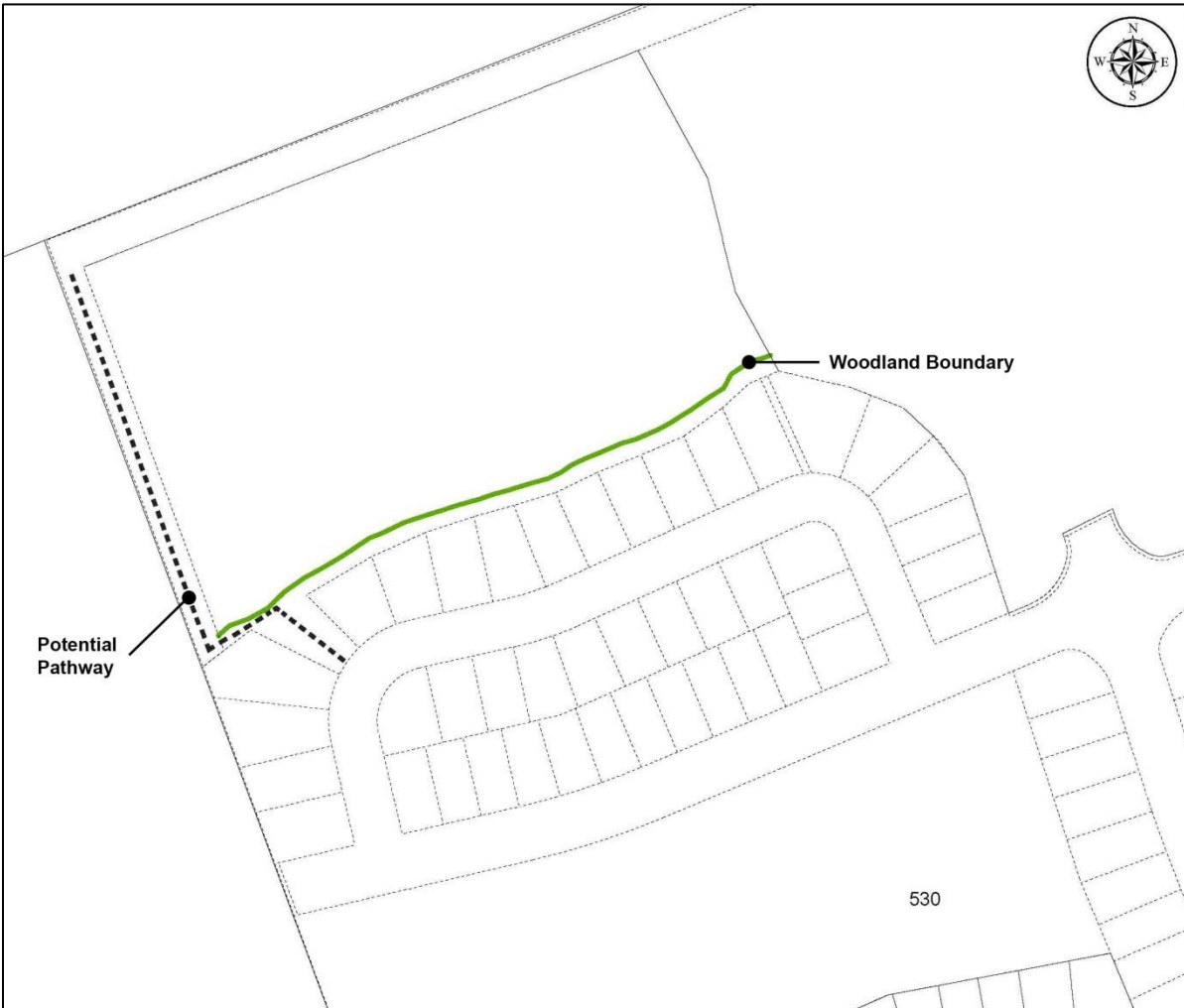


Figure 1 – graphic of proposed pathway alignment

Does the proposed change conform to the Provincial Policy Statement?

As of May 1, 2014, all applications are required to be consistent with the new Provincial Policy Statement. The following commentary applies to the proposed zoning by-law amendment.

1. Building Strong Healthy Communities

The proposed zoning by-law amendment would permit one single detached dwelling directly adjacent to other single detached dwellings. The subject lands are within the Urban Growth Boundary (settlement area) as identified in the Official Plan and are designated for residential uses. Services are available for the proposed lots.

2. Wise Use and Management of Resources

The subject site is adjacent to a Significant Woodland but is located outside of the buffer for the woodland. As per the original EIS provided through proposed subdivision, the proposed lot is not within the limits or buffers needed for the woodland. The subject site does not propose development within the significant natural heritage feature and provides adequate buffering to further protect the feature.

There are no Mineral and Petroleum, Mineral Aggregate Resources issues associated with this proposal.

3. Protecting Public Health and Safety

There are no Natural or Human Made Hazards associated with this plan.

Overall, the plan has been reviewed and it has been determined to be “consistent with” the 2014 Provincial Policy Statement.

Does the proposed change conform to the City’s Official Plan?

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These lands are currently designated as “Low Density Residential” on Schedule A of the Official Plan, which permits single detached, semi-detached and duplex dwellings as the main uses.

Any change to the zoning by-law requires evaluation using the criteria found under 3.7.2. of the Official Plan - Planning Impact Analysis.

The proposed single detached dwelling zoning is compatible with the existing and proposed single detached dwelling uses in the surrounding area. The R1-2 Zone proposed for this site is also the zone existing to the east and south. The area will be entirely comprised of single detached dwellings. The height, location and spacing of any single detached dwellings will be dictated by the proposed regulations of the R1-2 Zone, and there are no additional requirements or special provisions needed. There is no issue with possible access points or additional traffic. The proposed pathway alignment is outside of the woodland feature and the buffer for the woodland feature development will not impact the adjacent natural heritage feature. There are no environmental constraints such as adverse effects from landfill sites, sewage treatment plants, methane gas, or contaminated soils that will limit development.

Overall, this application meets the criteria and conforms to the Official Plan.

CONCLUSION

The subject lands are designated Low Density Residential and have been identified for single detached residential dwellings. The proposed zone change will not have a negative impact on the development of these lands or abutting land uses. The recommended zone meets the criteria of the Official Plan, will not impact the adjacent natural heritage, is appropriate and represents sound land use planning.

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

December 5, 2014
 NP/
 "Attach."

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File No: Z-8429
Planner: Nancy Pasato

Bibliography

Request for Approval:

Application - City of London Zoning By-law Amendment Application Form, completed by City of London, submitted October 9, 2014.

Reference Documents:

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

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

Ministry of Municipal Affairs and Housing. Provincial Policy Statement, 2014.

Province of Ontario. The Planning Act. R.S.O 1990

Correspondence:

*all located in City of London File No. Z-8293 unless otherwise stated and summarized in the report.

*all other reports located in City of London File No. Z-8429 unless otherwise stated.

Agenda Item # Page #

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Responses to Public Liaison Letter and Publication in “Living in the City”

None.

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**File No: Z-8429
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Bill No. (number to be inserted by Clerk's Office)
2015

By-law No. Z.-1-_____

A by-law to amend By-law No. Z.-1 to rezone an area of land located on a portion of 530 Sunningdale Road East (Lot 99, 39T-05510).

WHEREAS Highland Ridge Land Corporation has applied to rezone an area of land located on a portion of 530 Sunningdale Road East (Lot 99, 39T-05510), 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 on a portion of 530 Sunningdale Road East (Lot 99, 39T-05510), as shown on the attached map, from an Open Space (OS1) Zone to a Residential R1 (R1-2) 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.

PASSED in Open Council on January 13, 2015.

Matt Brown
Mayor

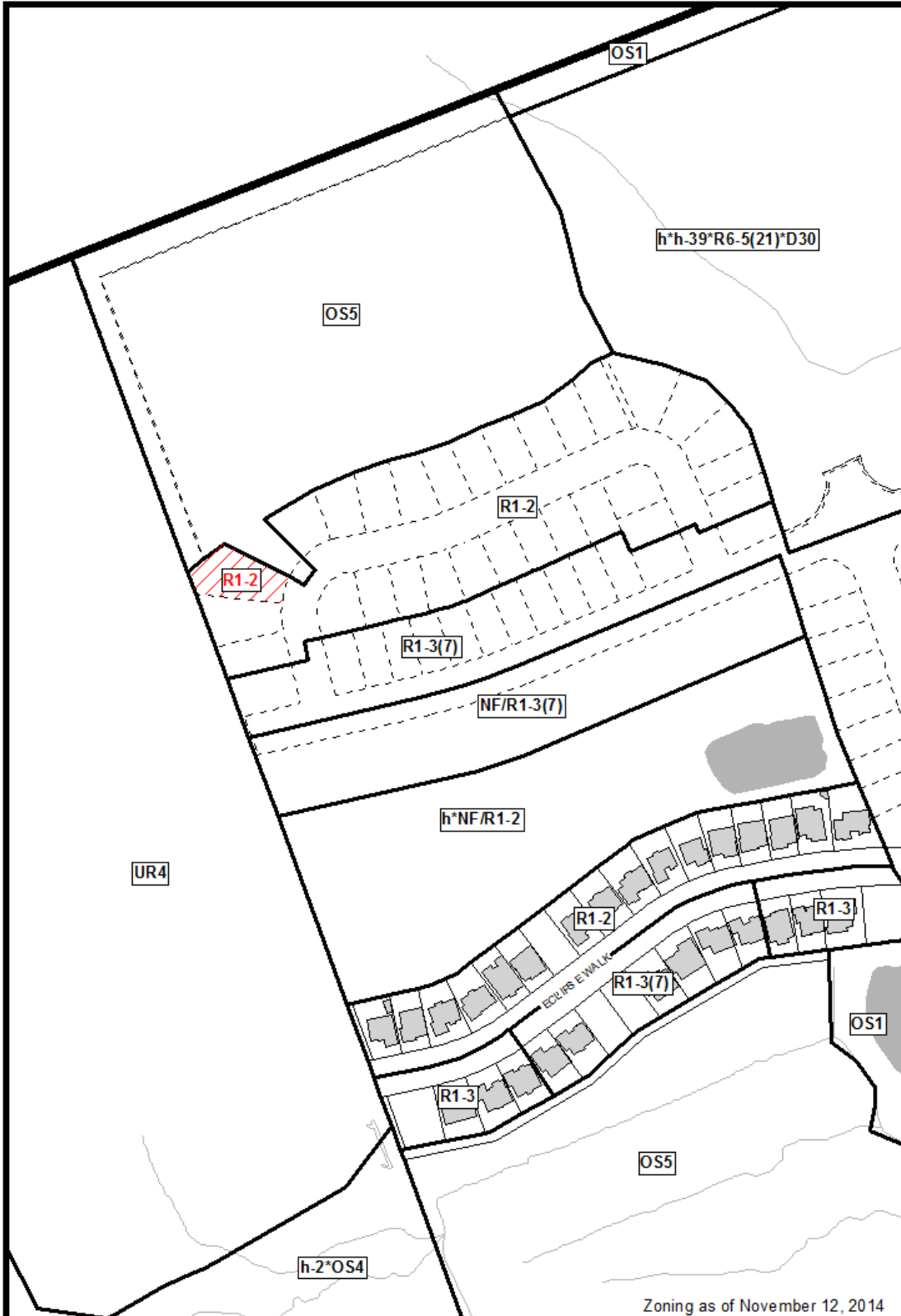
Catharine Saunders
City Clerk

First Reading - January 13, 2015
Second Reading - January 13, 2015
Third Reading - January 13, 2015

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File No: Z-8429
Planner: Nancy Pasato

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



Zoning as of November 12, 2014

File Number: Z-8429
 Planner: NP
 Date Prepared: November 27, 2014
 Technician: JTS
 By-Law No: Z.-1-

SUBJECT SITE

1:2,500

0 12.525 50 75 100
 Meters



Geacombase