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H-7998/A. MacLean

<b>TO:</b>	<b>CHAIR AND MEMBERS</b> <b>BUILT AND NATURAL ENVIRONMENT COMMITTEE</b>  <b>MEETING ON</b> <b>FEBRUARY 6, 2012</b>
<b>FROM:</b>	<b>D.N. STANLAKE</b> <b>DIRECTOR OF DEVELOPMENT PLANNING</b>  <b>DAVID AILLES</b> <b>MANAGING DIRECTOR OF THE DEVELOPMENT APPROVALS</b> <b>BUSINESS UNIT</b>
<b>SUBJECT:</b>	<b>APPLICATION BY:</b>  <b>CORLON PROPERTIES INC.</b>  <b>312 SUNNINGDLAE ROAD WEST</b>

<b>RECOMMENDATION</b>
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That, on the recommendation of the Director of Development Planning and the Managing Director of the Development Approvals Business Unit, based on the application of Corlon Properties Inc. relating to the property located at 312 Sunningdale Road West,

- a) the attached proposed by-law **BE INTRODUCED** at the Municipal Council meeting on February 21<sup>st</sup>, 2012 to amend Zoning By-law No. Z.-1 (in conformity with the Official Plan) to change the zoning of 312 Sunningdale Road West **FROM** a Holding Residential R1 (h. h-56 h-100. R1-6) Zone, a Holding Residential R1 (h. h-56 h-100. R1-9) Zone and a Holding Compound Residential R5/R6 (h. h-53 h-100. R5-2/R6-4) Zone **TO** a Residential R1 (R1-6) Zone, a Residential R1 (R1-9) Zone and a Holding Compound Residential R5/R6 (h-53 R5-2/R6-4); to remove the h., h-56 and h-100 holding provisions from the Residential R1 Zones and to remove the h., and h-100 holding provisions from the R5/R6 Zones.

<b>PREVIOUS REPORTS PERTINENT TO THIS MATTER</b>
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January 13<sup>th</sup>, 2012 Report to the Planning and Environment Committee on Special Provisions.

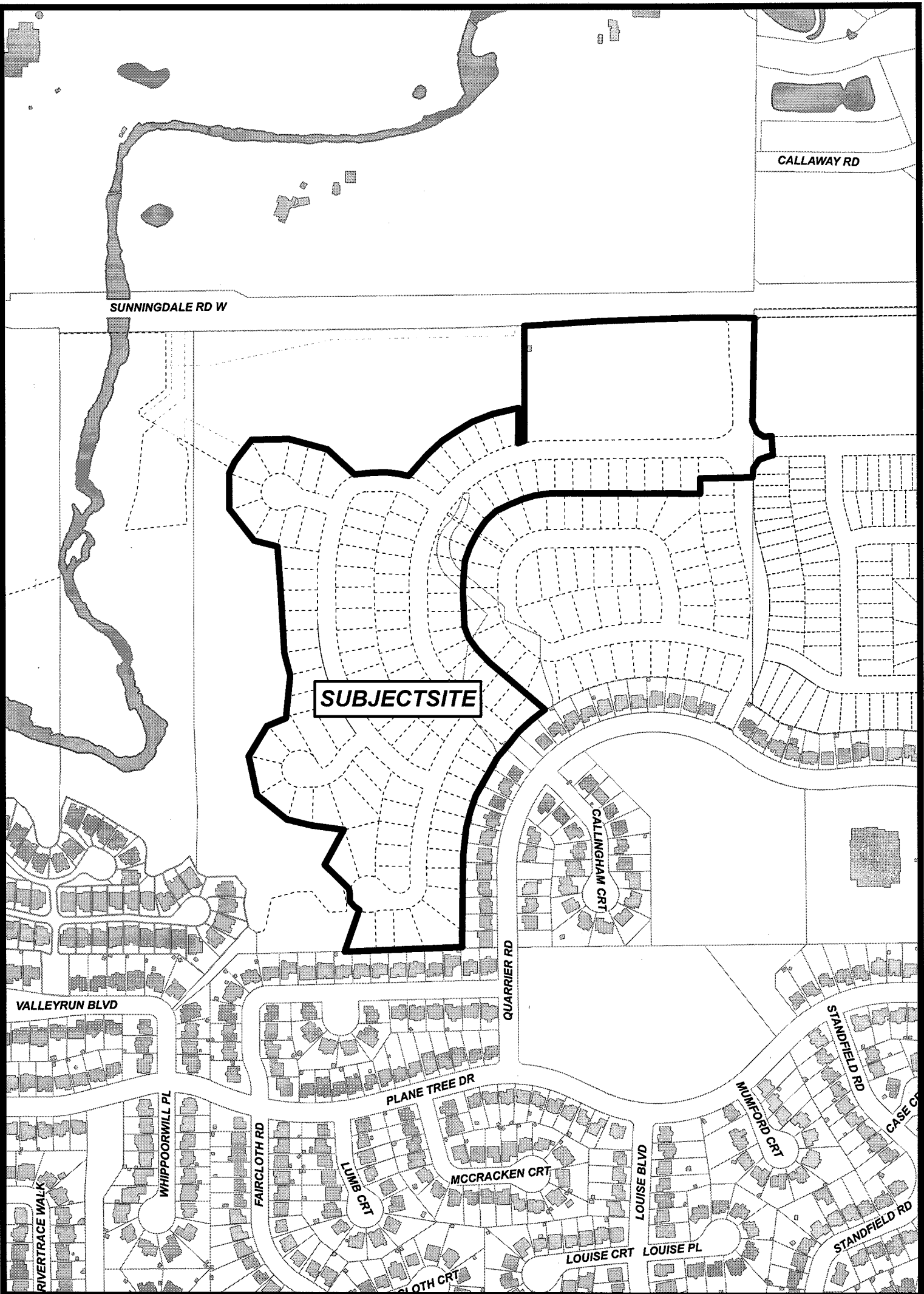
39T-10502/ Z-7760 – March 2011 – Report to the Built and Natural Environment Committee on Draft Plan of Subdivision and Z-1 Zoning By-law amendments.

<b>PURPOSE AND EFFECT OF RECOMMENDED ACTION</b>
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To remove the h. h-56 and h-100 holding provisions from the single detached lots to allow for building permits to be issued. The h-53 holding provision will remain on the multi-family block until such time as the issue of noise has been appropriately addressed through the site plan approval process.

<b>RATIONALE</b>
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1. A subdivision agreement has been entered into with the property owner.
2. A noise study relating to the future development of the single detached lots has been accepted by the City and the necessary mitigation measures and warning clauses have









# LOCATION MAP

CITY OF LONDON

Topographic Information Date: April 2010  
 PREPARED BY: Development Resources & Policy

## Legend

-  ASSESSMENT PARCELS
-  DRAFT APPROVED SUBDIVISIONS
-  UNDER REVIEW SUBDIVISIONS
-  ASSESSED CONDOS
-  WATER
-  BUILDINGS



SUBJECT SITE:

312 Sunningdale Rd W

FILE NO:

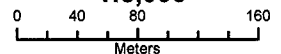
H-7998

MAP PREPARED:

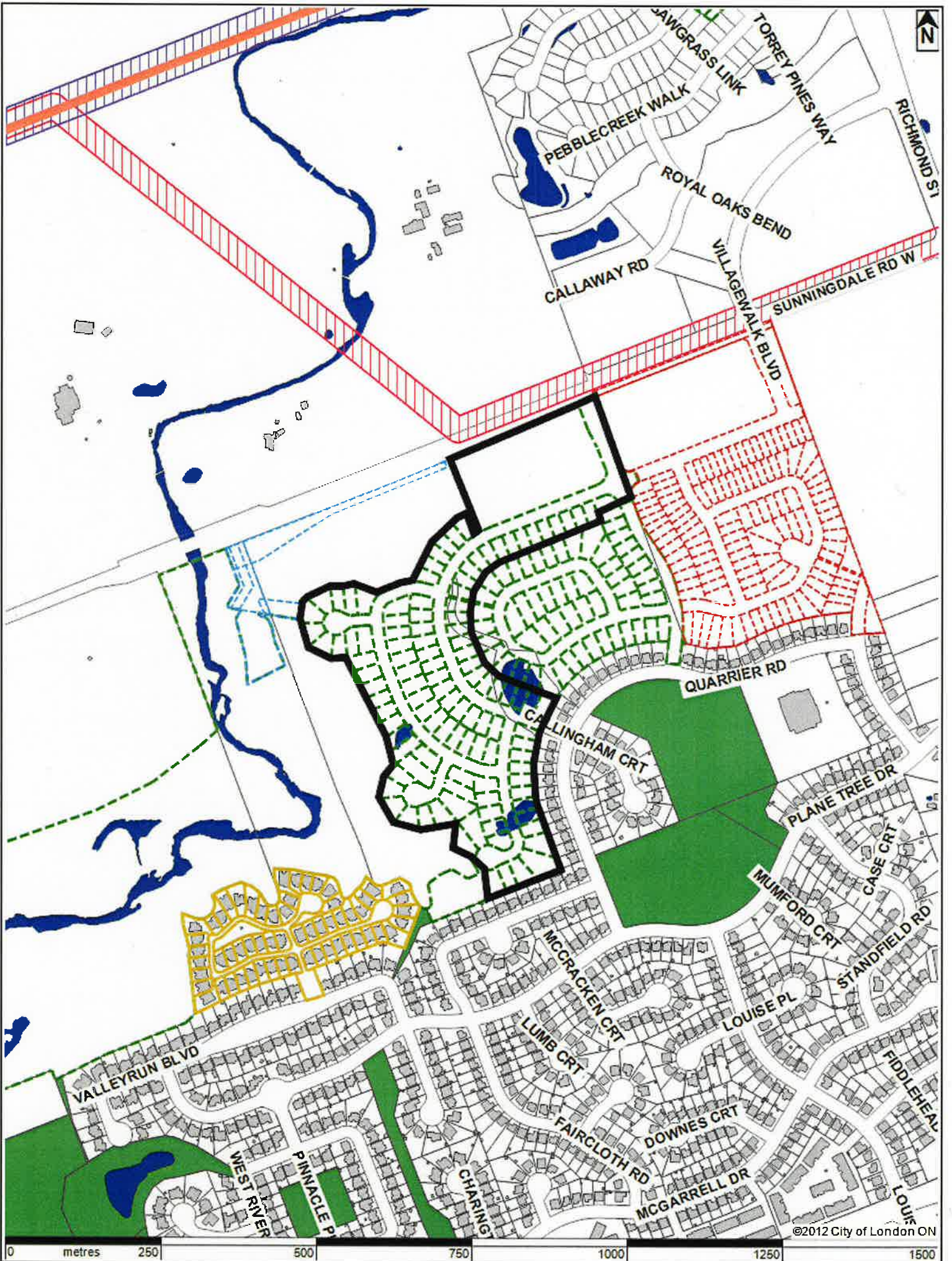
January 27, 2012

DT

1:5,000












### LOCATION MAP

Subject Site: 312 Sunningdale Rd W  
 Applicant: Corlon Properties Inc.  
 File Number: H-7998  
 Planner: Allister MacLean  
 Created By: Allister MacLean  
 Date: 2012-01-03  
 Scale: 1:7500

### LEGEND

-  Subject Site
-  Parks
-  Assessment Parcels
-  Buildings
-  Address Numbers



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been included within the subdivision agreement.

- Water servicing and a second public access will be provided through the development of this phase.

**BACKGROUND**

<b>Date Application Accepted:</b> December 14, 2011	<b>Owner:</b> Corlon Properties Inc.
<b>REQUESTED ACTION:</b> Removal of the h, h-56, and h-100 from all zones within the first phase of this draft plan.	

**SIGNIFICANT DEPARTMENT/AGENCY COMMENTS**

**EESD-Water Engineering**

Water Engineering have no objection to the removal of the h-100 Holding Provision with respect to the provision for water looping.

<b>PUBLIC LIAISON:</b>	Notice of the application was published in Living in the City on Saturday December 24 <sup>th</sup> , 2011.	None.
<b>Nature of Liaison:</b> City Council intends to consider removing the "h.", "h-56" and "h-100" holding provisions from the Residential R1-6; R1-9 and R5-2/R6-4 Zones. These holding provisions were put in place to ensure that the owner enters into a subdivision agreement with the City for the adequate provision of municipal services(h.); to ensure that the issue of noise impacts from Sunningdale Rd is properly addressed (h-56); and to ensure no more than 80 units be developed until a looped watermain system is constructed and there is a second public access available to the satisfaction of the City Engineer (h-100). Council will consider removing the holding provision as it applies to the lands described above, no earlier than January 31, 2012		
<b>Responses:</b> None		

**ANALYSIS**

**h. Holding Provision**

The h. holding provision states that:

*"To ensure the orderly development of lands and the adequate provision of municipal services, the "h" symbol shall not be deleted until a subdivision agreement or development agreement is entered into for the lands in question with the City of London."*

The applicant has entered into a subdivision agreement with the City for the first phase of the Sunningdale Meadows subdivision and thus satisfies this holding provision.

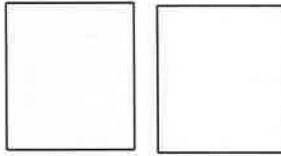
**h-56 Holding Provision**

The h-56 Holding provision states that:

*"To ensure there are no land use conflicts between arterial roads and the proposed residential uses, the "h-56" 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."*

The applicant provided a noise study as part of the Design Studies submission relating to this





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subdivision. The study was deemed acceptable and the recommendations (as it relates to the single detached lots) are included within the subdivision agreement and mitigation measures will be implemented through the building permit process. As a result, it is appropriate to remove the h-56 holding provision from the single detached lots within this phase but not the block zoned to permit multi-family development. Noise issues on the multi-family block will be addressed as part of the Site Plan approval process..

**h-100 Holding Provision**

The h-100 holding provision states that:

*“To ensure there is adequate water services and appropriate access, no more than 80 units may be developed until a looped watermain system is constructed and there is a second public access available to the satisfaction of the City Engineer, prior to the removal of the h-100 symbol.”*

The applicant has requested that the h-100 holding provision be lifted from all lots and blocks within this 1<sup>st</sup> phase. The first phase of this subdivision contains 112 lots and a multi-family block which could produce as many as 87 units (based on the maximum permitted density of 30 units per hectare). The subdivision agreement contains a clause(28 (k)) which requires the developer to construct the watermain and connect it to the existing watermain on Quarrier Road and Sunningdale Rd which will provide for looping of the water services. Since water looping will be addressed as part of this first phase, EESD-Water Engineering have advised that they do not have an issue with the removal of the h-100 holding provision.

With respect to the need for a second access, the first phase of this subdivision will provide for a second access through the connection of the internal streets from Sunningdale Road West to Quarrier Road(see location map).

Based on the above, the condition of the Holding provision has been satisfied and it is appropriate to lift the holding provision as it relates to the provision of water looping and the provision of a second access for this phase.

**CONCLUSION**

Based on the executed subdivision agreement and the proposed phase limits, it is appropriate to consider removal of the h., h-56 and h-100 holding provisions at this time. Lifting the recommended holding provisions represents good land use planning as the land owner has met the requirements of the holding provisions.

<b>PREPARED BY:</b>	<b>SUBMITTED BY:</b>
<b>A. MACLEAN SENIOR PLANNER</b>	<b>BRUCE HENRY MANAGER, DEVELOPMENT PLANNING</b>
<b>RECOMMENDED BY:</b>	<b>RECOMMENDED BY:</b>
<b>D. N. STANLAKE DIRECTOR DEVELOPMENT PLANNING</b>	<b>DAVID AILLES MANAGING DIRECTOR - DEVELOPMENT APPROVALS BUSINESS UNIT</b>

January 26, 2012  
AM/am  
c. D. Ailles  
D. Stanlake

"Attach." Y:\Shared\Sub&Spec\SUBDIV\2011\H-7998 - 312 Sunningdale Road West (AM)\Report to PEC.doc

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**H-7998/A. MacLean**

Bill No. (Number to be inserted by Clerk's Office)  
insert year

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

A by-law to amend By-law No. Z.-1 to remove holding provisions from the zoning for a portion of land located at 312 Sunningdale Road West.

WHEREAS Corlon Properties Inc. has applied to remove the holding provisions from the zoning for the lands located at 312 Sunningdale Road West, as shown on the map attached to this by-law, as set out below;

AND WHEREAS it is deemed appropriate to remove the holding provisions from the zoning of the said land;

THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows:

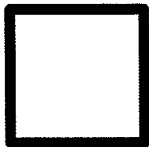
1. Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to a portion of the lands located at 312 Sunningdale Road West, as shown on the attached map to remove the holding provisions so that the zoning of the lands as a Residential R1 (R1-6) Zone, a Residential R1 (R1-9) Zone and a Holding Compound Residential R5/R6 (h-53 R5-2/R6-4) Zone comes into effect.
2. This By-law shall come into force and effect on the date of passage.

PASSED in Open Council on February 21, 2012.

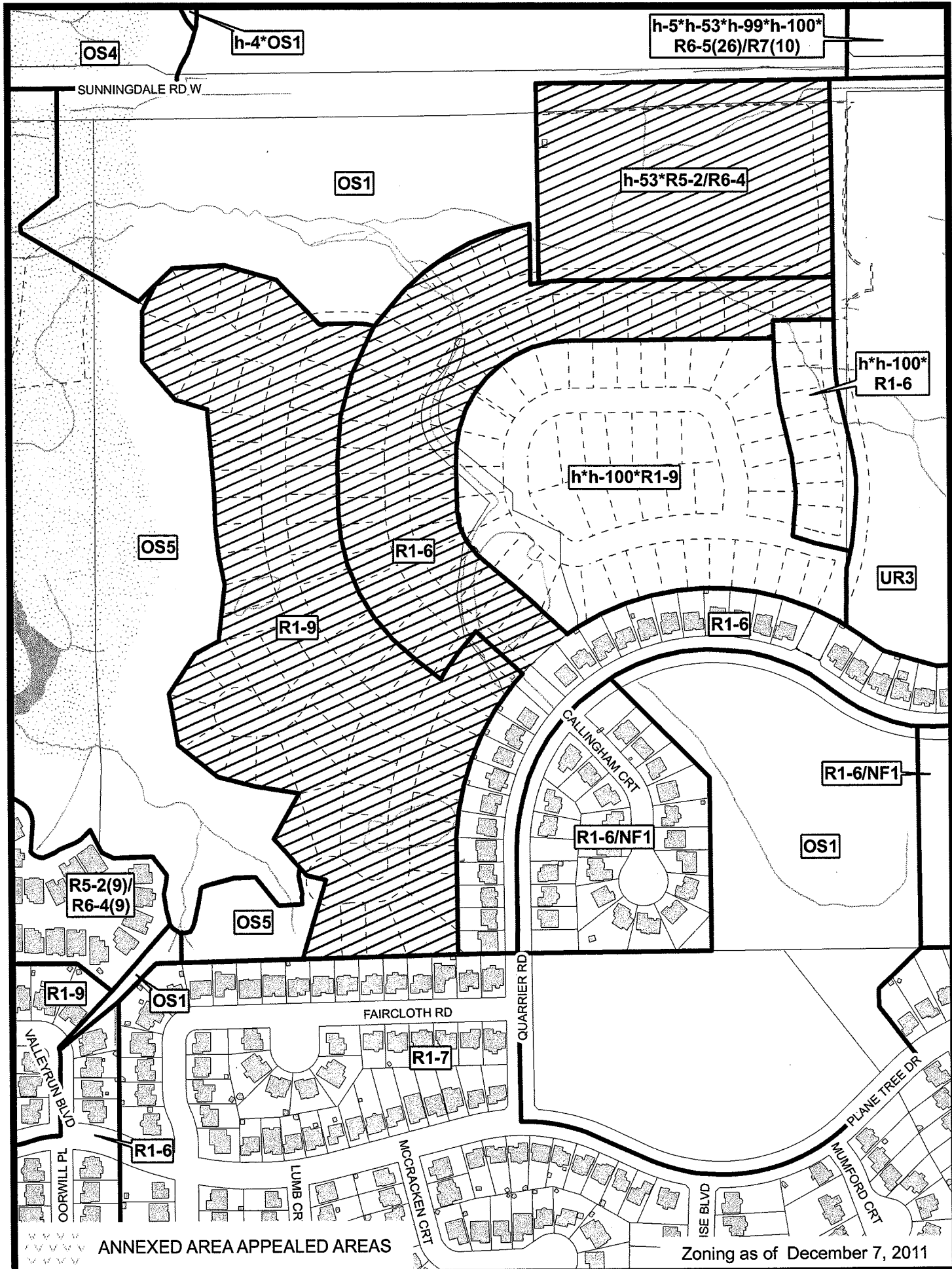
Joseph Fontana  
Mayor

Catharine Saunders  
City Clerk


First Reading - February 21, 2012  
Second Reading - February 21, 2012  
Third Reading - February 21, 2012



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



File Number: H-7998  
 Planner: AM  
 Date Prepared: January 27, 2012  
 Technician: DT  
 By-Law No: Z.-1-

**SUBJECT SITE** 

1:4,000

0 20 40 80 120 160 Meters

