

TO:	CHAIR AND MEMBERS PLANNING AND ENVIRONMENT COMMITTEE
FROM:	G. KOTSIFAS, P. ENG. MANAGING DIRECTOR, DEVELOPMENT & COMPLIANCE SERVICES AND CHIEF BUILDING OFFICIAL
SUBJECT:	APPLICATION FOR: DRAFT PLAN OF CONDOMINIUM APPLICATION BY: REMBRANDT DEVELOPMENTS (FANSHAWE) INC. LOCATION: 1921 WONDERLAND ROAD NORTH PUBLIC PARTICIPATION MEETING ON AUGUST 24, 2015

RECOMMENDATION

That, on the recommendation of the Manager, Development Planning, the following actions be taken with respect to the application of Rembrandt Developments (Fanshawe) Inc. relating to the property located at 1921 Wonderland Road North:

- a) the attached proposed by-law **BE INTRODUCED** at the Municipal Council meeting on September 1, 2015 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 R5 (h*R5-7) Zone which permits townhouses and stacked townhouses, a Holding Neighbourhood Facility (h-17*NF) Zone which permits places of worship, elementary schools and daycare centres, and an Urban Reserve (UR3) Zone which permits existing uses, **TO** a Compound Residential R5/R6 Special Provision (R5-7/R6-4 (_)) Zone which permits cluster single, semi and duplex dwellings with a minimum lot frontage of 20 metres and minimum exterior side yard setback (along Wonderland Road) of 3 metres, and a Residential R5 Special Provision (R5-7 (_)) Zone which permits cluster townhouse and stacked townhouse dwellings with a minimum lot frontage of 20 metres, a minimum rear yard setback of 3.5 metres and a minimum interior side yard setback of 4.5 metres;
- b) Planning and Environment Committee **REPORT TO** the Approval Authority the issues, if any, raised at the public meeting with respect to the application for draft plan of vacant land condominium relating to the property located at 1921 Wonderland Road North;
- c) Planning and Environment Committee **REPORT TO** the Approval Authority the issues, if any, raised at the public meeting with respect to the Site Plan Approval application relating to the property located at 1921 Wonderland Road North;

PREVIOUS REPORTS PERTINENT TO THIS MATTER
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None.

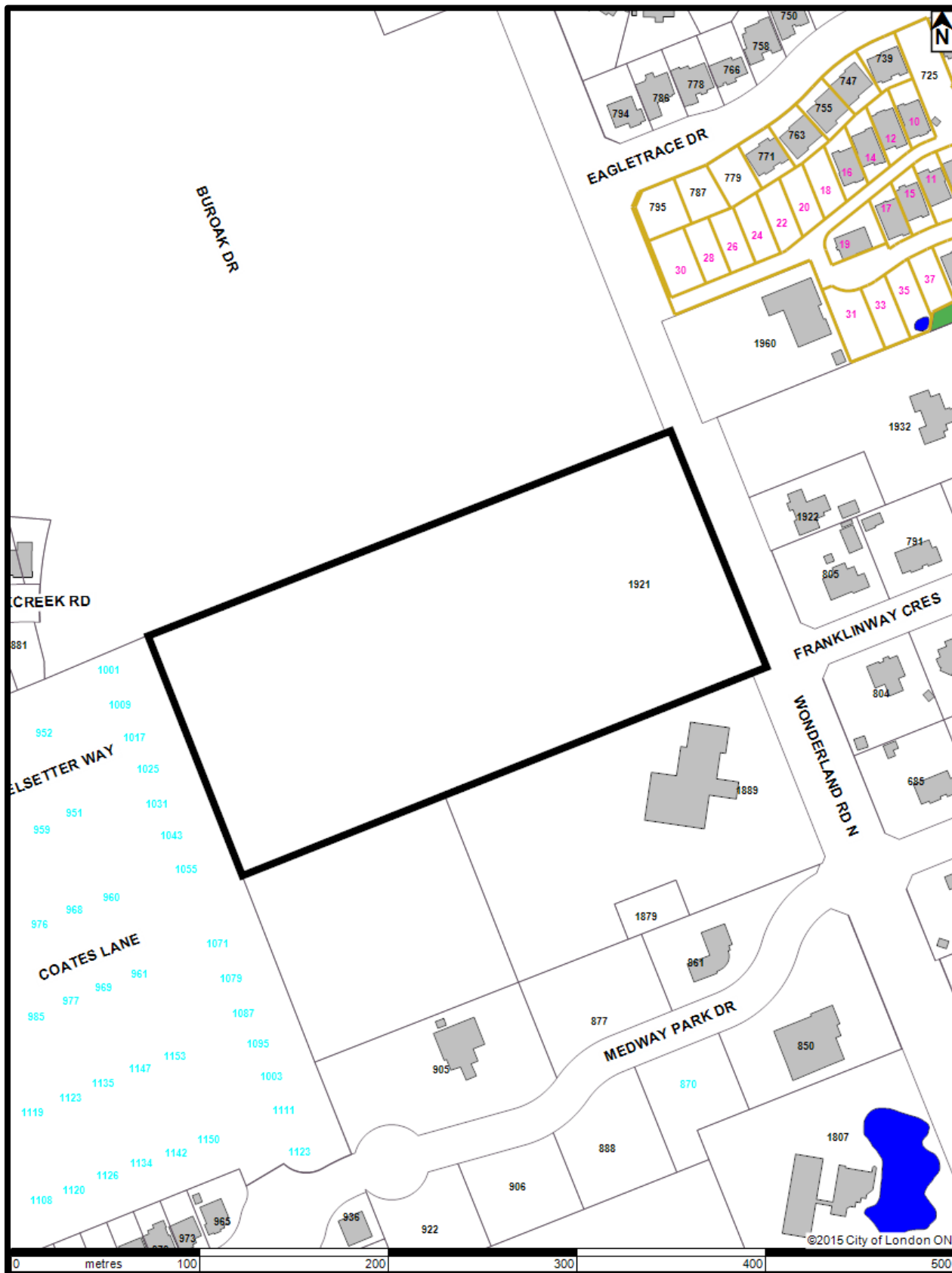
PURPOSE AND EFFECT OF RECOMMENDED ACTION

The purpose and effect of these applications is to permit the development of single detached cluster housing units within a plan of vacant land condominium and townhouse units in a standard condominium.

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File: 39CD-15501/Z-8446/SPC15-010191
A. MacLean

Location Map



RATIONALE

1. The requested compound zone will allow for development of cluster housing and townhouse dwellings in conformity with the Multi-Family Medium Density Residential designation which applies to these lands.
2. The submitted draft plan of vacant land condominium is in conformity with Official Plan policies, the City's Condominium Submission Review and Approval Guidelines and the regulations of the recommended Compound R5-7/R6-4() Special Provision and R5-7() Special Provision Zones.
3. The Site Plan approval process will ensure that this development will be in conformity with the Official Plan, proposed Zoning By-law and Site Plan Control guidelines.

BACKGROUND

<p>Date Application Accepted: Zoning - December 17, 2014 Vacant Land Condominium – January 22, 2015 Site Plan – March 25, 2015</p>	<p>Agent: Doug Stanlake</p>
<p>REQUESTED ACTION: application for Rezoning, Vacant Land Condominium and concurrent site plan (SP15-010191) to permit the development of 76 single detached units in a vacant land condominium and 53 townhouse units in a standard condominium.</p>	

<p>SITE CHARACTERISTICS:</p> <ul style="list-style-type: none"> • Current Land Use - vacant • Frontage – 137.5 metres (451 feet) • Depth – 290.6 metres (953 feet) • Area – 5.6 ha (13.8 acres) • Shape – rectangular
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<p>SURROUNDING LAND USES:</p> <ul style="list-style-type: none"> • North – Future residential subdivision (Vista Woods) • South – two Churches; roofing company • East – existing sfd residential • West – future residential (Vista Woods)
<p>OFFICIAL PLAN DESIGNATION: (refer to map)</p> <ul style="list-style-type: none"> • Multi-Family, Medium Density Residential
<p>EXISTING ZONING: (refer to map)</p> <ul style="list-style-type: none"> • Holding Residential (h* R5-7); Holding Neighbourhood Facility (h-17 NF); and Urban Reserve (UR3)

Site Context:

The subject site is located on the west side of Wonderland Road, north of Fanshawe Park Road. The site is approximately 5.6 hectares in size, with 137 metres of frontage along Wonderland Road. The site is divided into two components which includes a vacant land condominium consisting of 76 single detached units (on 4.15 ha) and a standard condominium

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consisting of 53 townhouse units (on 1.45 ha). The applicant recently advised that the number of vacant land condominium units will be reduced to 73 units, as shown in the revised draft plan.

PLANNING HISTORY

The subject lands are located in the northwest quadrant of the City within the Foxhollow Community Planning Area, which is bounded by Sunningdale Road to the north, Wonderland Road to the east, Fanshawe Park Road to the south and Hyde Park Road to the west. The Community Plan and associated amendments to the Official Plan were adopted by Council in February 1999.

A consent (B.24/14) was granted in July 2014 to sever 3,878 square metres from the rear portion of 1889 Wonderland Road and convey it to 1921 Wonderland Road North.

SIGNIFICANT DEPARTMENT/AGENCY COMMENTS

Upper Thames River Conservation Authority (UTRCA)

- The UTRCA is aware of the planning history for this area whereby approvals determined that the wetland would be removed. A Section 28 permit is required for this proposed development in order to address the hydrological function that the wetland provides to the drainage of these lands and the surrounding area. The applicant is to contact the UTRCA to arrange a site meeting to assist in determining the Authorities permit requirements.

Union Gas

- It is Union Gas Limited's request that as a condition of final approval that the owner/developer provide to Union Gas Limited the necessary easements and/or agreements required by Union Gas Limited for the provision of gas services for this project, in a form satisfactory to Union Gas Limited.

Staff Response: This will be addressed through a condition of the draft plan of condominium.

Bell

- Prior to commencing any work within the Plan, the developer must confirm that sufficient wire-line communication/ telecommunication infrastructure is currently available within the proposed development to provide communication/telecommunication service to the proposed development. In the event that such infrastructure is not available, the developer may be required to pay for the connection to and/or extension of the existing communication/telecommunication infrastructure. If the developer elects not to pay for such connection to and/or extension of the existing communication/telecommunication infrastructure, the developer shall be required to demonstrate to the municipality that sufficient alternative communication/telecommunication facilities are available within the proposed development to enable, at a minimum, the effective delivery of communication/telecommunication services for emergency management services (i.e., 911 Emergency Services).

Bell Canada have no conditions/objections to this development proposal.

Thames Valley District School Board(TVDSB)

- The TVDSB has requested that the following clause be included in the conditions of Draft Approval for this plan of condominium:

"The Owner shall inform all purchasers of residential lots by including a condition in the Purchase and Sale and/or Lease Agreements stating that an Attendance Area Review

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was completed for the Emily Carr PS designation, and the subject property will be re-designated as approved by the Board to the New Northwest PS when constructed. The construction of additional public school accommodation is dependent upon funding approval from the Ontario Ministry of Education.”

Site Servicing

Sanitary

The outlet for this development is the 200mm sanitary sewer on Wonderland Road North which has capacity for the 59 unit vacant land condominium development and the 53 unit standard condominium development on the subject lands.

Stormwater Management

Stormwater management for this development is required to comply with the Council accepted Sunningdale Storm Drainage and SWM Facility Servicing Work Municipal Class EA. A conveyance system shall be provided for the major overland flows presently indicated to be across the adjacent property in the functional design report for Sunningdale SWM 7. The functional design is not to be taken as permission to dump concentrated major flows onto an adjacent property and the adjacent property owner will be required to sign off on any measures proposed to convey the flows to an appropriate outlet.

Water Servicing

The proposed development will utilize the high level system via Eagletrace Drive in the adjacent Vista Woods subdivision. This City is presently working to confirm with the MOECC the criteria for whether or not private watermain systems in Vacant Land Condominiums constitute a regulated drinking water system under the Safe Drinking Water Act (SDWA) and O. Reg. 170/03. If deemed a regulated system, there is potential the City of London could be ordered to operate this system in the future. As such, the system would be required to be constructed to the City’s standards and requirements, including but not limited to:

- a. Install check valves at the property limits;
- b. Install sampling ports at the property entrances and at dead-ends of the water system;
- c. Install 50 mm manual blow-offs at dead-ends;
- d. Confirm the location of the property lines of the units and confirm that the watermain and any excavation required to maintain the watermain will be located wholly within the common elements right-of-way, thereby negating the need for easements over private units;
- e. Confirm that the water services and meters are installed in acceptable locations within the units.

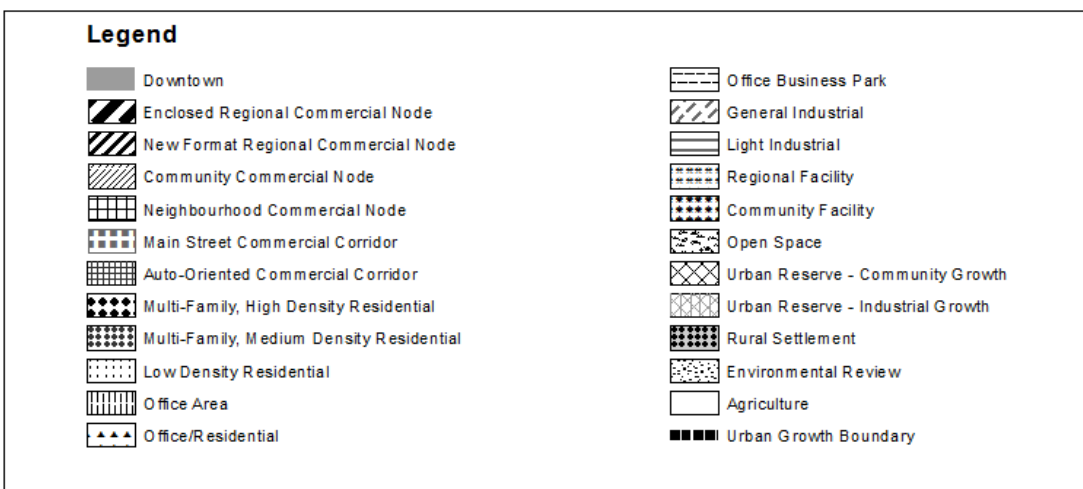
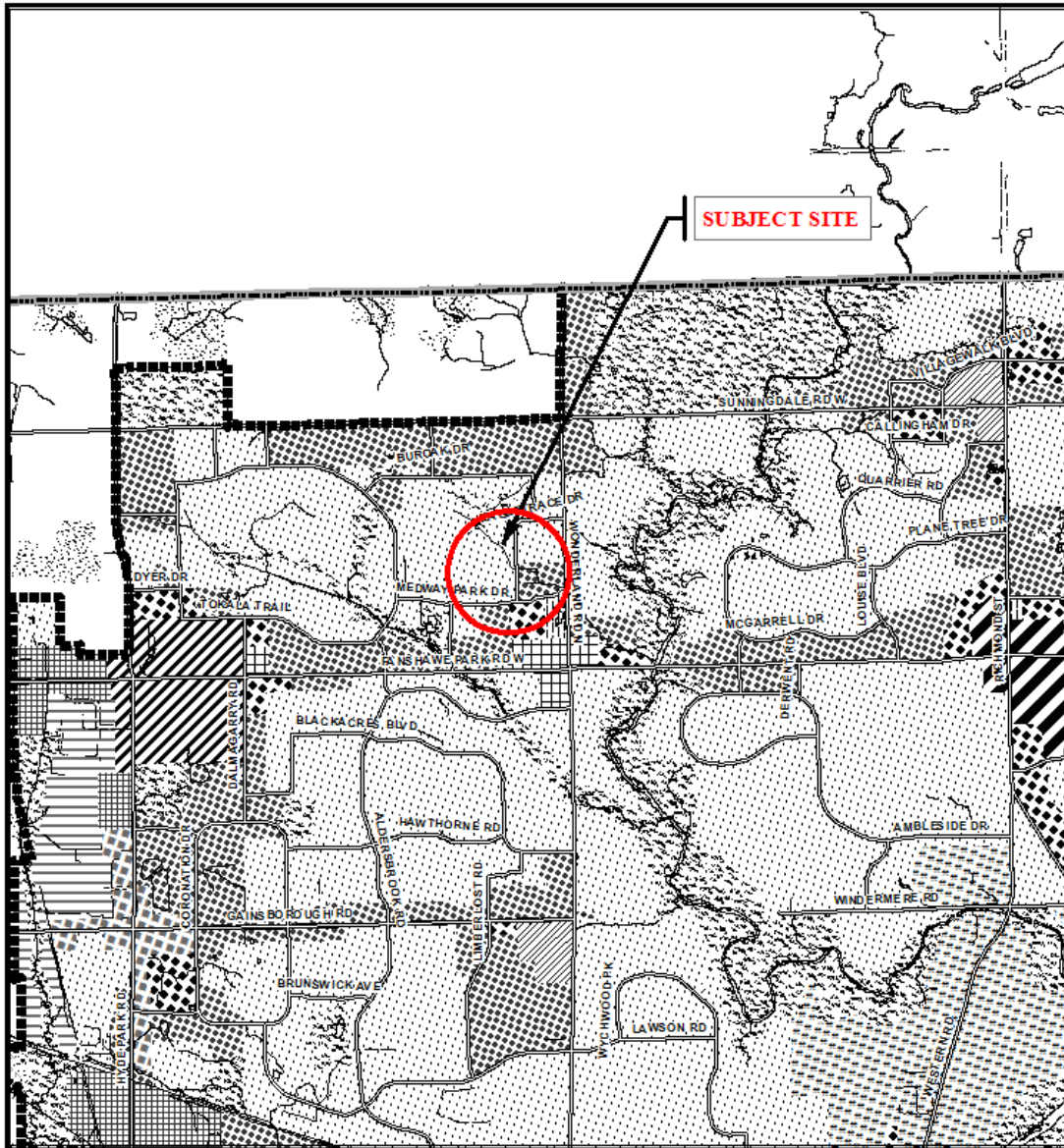
Transportation

Access for this site is intended to be through the Vista Woods subdivision to the west and north. Until this subdivision develops to the point where access can be provided a temporary access to Wonderland Rd at the northerly limit of the site opposite the access for 1932 Wonderland Rd will be permitted. Once the permanent access is created, the temporary access is to be gated and used for emergency services only and not construction vehicles. If this entrance serves as a primary entrance for longer than 6 months, construction of a left-turn lane on Wonderland Road North will be required by the developer.

A road widening dedication measured 18 m from the centre line of Wonderland Rd will be required. These and other transportation issues will be discussed in greater detail through site plan review.

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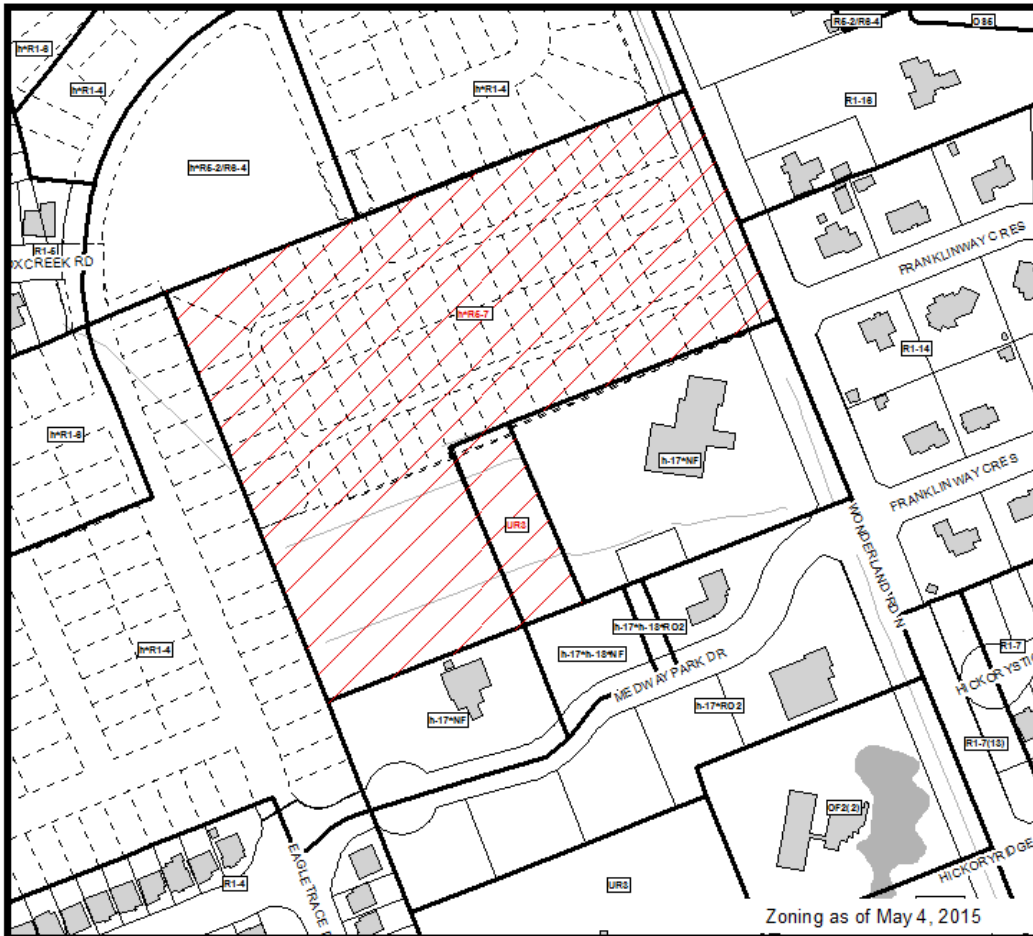
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A. MacLean



<p>CITY OF LONDON Department of Planning and Development</p> <p>OFFICIAL PLAN SCHEDULE A - LANDUSE -</p> <p><small>PREPARED BY: Graphics and Information Services</small></p>	<p>Scale 1:30,000</p> <p>Meters</p>	<p>FILE NUMBER: Z-8446 / 39CD-15501</p> <p>PLANNER: CS</p> <p>TECHNICIAN: JTS</p> <p>DATE: August 12, 2015</p>
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PROJECT LOCATION: e:\planning\projects\ip_officialplan\work\consolid0\excerpts\mxd_templates\scheduleA_NEW_b&w_8x14.mxd

Zoning Excerpt



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 |
|--|---|

<p>CITY OF LONDON PLANNING, ENVIRONMENTAL AND ENGINEERING SERVICES</p> <p>ZONING BY-LAW NO. Z.-1 SCHEDULE A</p> <p style="font-size: small;">THIS MAP IS AN UNOFFICIAL EXTRACT FROM THE ZONING BY-LAW WITH ADDED NOTATIONS</p>		<p>FILE NO: Z-8446 / 39CD-15501 CS</p> <p>MAP PREPARED: August 12, 2015 JTS</p> <p style="text-align: center;">1:2,986</p> <p style="text-align: center;">0 15 30 60 90 120 Meters</p>
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PUBLIC LIAISON:	<p>On December 22, 2014, notices relating to the proposed zone change were sent to residents within 120 metres of the subject site. Notice of Rezoning Application was also published in The Londoner on January 8, 2015.</p> <p>On April 8, 2015, notices relating to the proposed vacant land condominium were sent to residents within 120 metres of the subject site. Notice of Vacant Land Condominium Application was also published in The Londoner on April 23, 2015.</p>	One (1) reply.
<p>Nature of Liaison:</p> <p>Notice of Zoning Application</p> <p>Change Zoning By-law Z.-1 FROM a Holding Residential R5 (h*R5-7) Zone, which permits townhouses and stacked townhouses a Holding Neighbourhood Facility (h-17*NF) Zone which permit church uses and a urban Reserve (UR3) Zone which permits existing uses TO a Residential R6 Special Provision (R6-4 (_)) Zone which permits cluster single, semi, duplex dwelling with a minimum lot frontage of 20 metres and minimum exterior side yard setback (along Wonderland Road) of 3 metres and a Residential R5 Special Provision (R5-7 (_)) Zone which permits cluster townhouse and stacked townhouse dwellings with a minimum lot frontage of 20 metres, a minimum rear yard setback of 3.5m and a minimum interior side yard setback of 4.5 metres.</p> <p>Notice of Vacant Land Condominium Application</p> <p>Consideration of a request to approve a vacant land plan of condominium consisting of 76 detached dwelling units, and a common element for the internal driveway and services.</p> <p>Vacant land condominiums include units and common elements. The “unit” is a parcel of land on which a building or structure will be constructed. When a vacant land condominium is registered, each unit may be sold to a future homeowner either before or after the home is constructed on the unit. Planning Committee will be considering the implications of dividing the land into units and common elements as shown on the attached draft plan. The Site Plan application associated with the proposal is also currently under review.</p>		
<p>Responses: issues with proposed rear yard and interior yard setbacks abutting 877 Medway Park Drive.</p>		

ANALYSIS

The following report provides an analysis of the effect of this requested Zoning By-law amendment and the proposed plan of condominium. There is a Site Plan application that is currently under review for the subject lands. The Site Plan Approval process will address issues related to the physical form of development, such as the internal driveway layout, unit configuration/orientation, servicing, noise impacts from Wonderland Road, and other development considerations/constraints

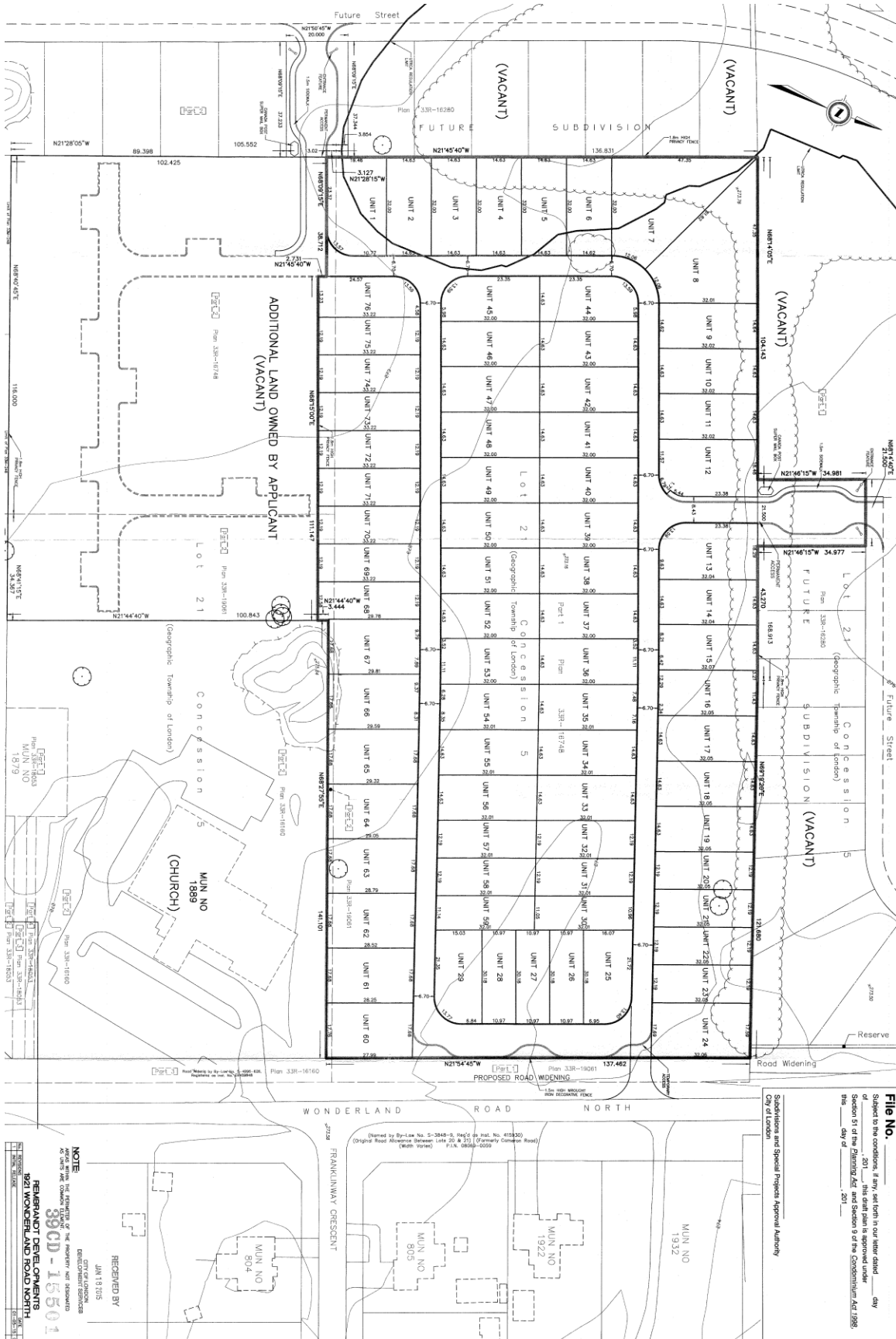
Provincial Policy Statement (PPS)

This application has been reviewed for consistency with the 2014 Provincial Policy Statement. It is staff’s position that the plan of condominium will provide for a healthy, livable and safe community. The proposed residential development will be on full municipal services. The site plan, development agreement and conditions will require the developer to address noise issues from Wonderland Road. The site is located in close proximity to amenities and public open space. Based on our review of the proposed plan with appropriate conditions is consistent with the 2014 Provincial Policy Statement.

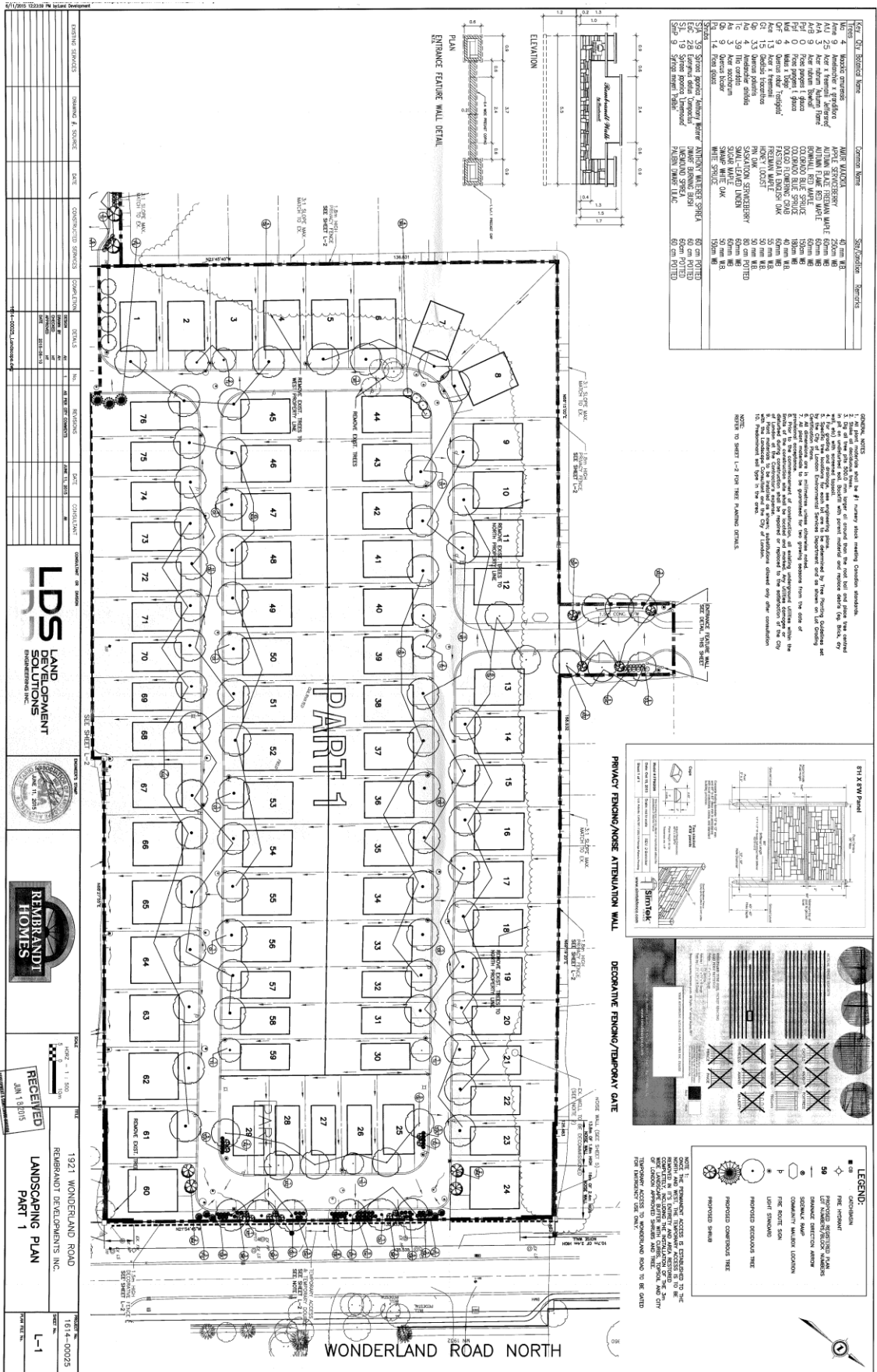
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File: 39CD-15501/Z-8446/SPC15-010191
A. MacLean

Submitted Draft Plan of Vacant Land Condominium



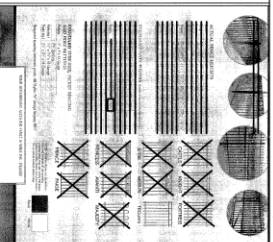
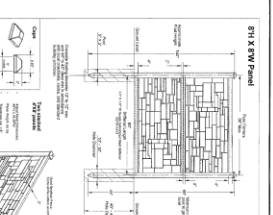
**Landscape Plan
(Vacant Land Condominium only)**



Code	Qty	Material Name	Comments	Notes
16	4	Mosaic Pavers	MARLE WALKWAY	40 cm W.B.
17	4	Mosaic Pavers	WALKWAY	40 cm W.B.
18	2	Mosaic Pavers	WALKWAY	40 cm W.B.
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GENERAL NOTES:

- All proposed construction shall be in accordance with the applicable Code, Ordinance, By-Law, and City of Toronto requirements.
- Planting shall be installed in accordance with the applicable Code, Ordinance, By-Law, and City of Toronto requirements.
- Existing conditions shall be maintained unless otherwise indicated.
- Proposed construction shall be installed in accordance with the applicable Code, Ordinance, By-Law, and City of Toronto requirements.
- The contractor shall be responsible for obtaining all necessary permits and approvals from the applicable authorities.
- The contractor shall be responsible for the protection of existing structures and utilities.
- The contractor shall be responsible for the removal and disposal of all debris.
- The contractor shall be responsible for the restoration of the site to its original condition.
- The contractor shall be responsible for the maintenance and care of the proposed construction.
- The contractor shall be responsible for the safety of all workers and the public.
- The contractor shall be responsible for the environmental protection of the site.
- The contractor shall be responsible for the health and safety of all workers and the public.
- The contractor shall be responsible for the quality of the proposed construction.
- The contractor shall be responsible for the completion of the proposed construction in accordance with the applicable Code, Ordinance, By-Law, and City of Toronto requirements.



LEGEND:

■ PROPOSED CONSTRUCTION
 ○ EXISTING CONDITIONS
 ○ PROPOSED PLANTING
 ○ PROPOSED SIGNAGE
 ○ PROPOSED LIGHTING
 ○ PROPOSED UTILITY LOCATIONS
 ○ PROPOSED WATER SUPPLY LOCATIONS
 ○ PROPOSED SEWER LOCATIONS
 ○ PROPOSED GAS LOCATIONS
 ○ PROPOSED FIBRE OPTIC LOCATIONS
 ○ PROPOSED ELECTRICAL LOCATIONS
 ○ PROPOSED COMMUNICATIONS LOCATIONS

NOTE: THE PROPOSED CONSTRUCTION IS SUBMITTED TO THE CITY OF TORONTO FOR REVIEW AND APPROVAL. THE CITY OF TORONTO IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED IN THIS PLAN.



1921 WONDERLAND ROAD
REMBRANDT DEVELOPMENTS INC.

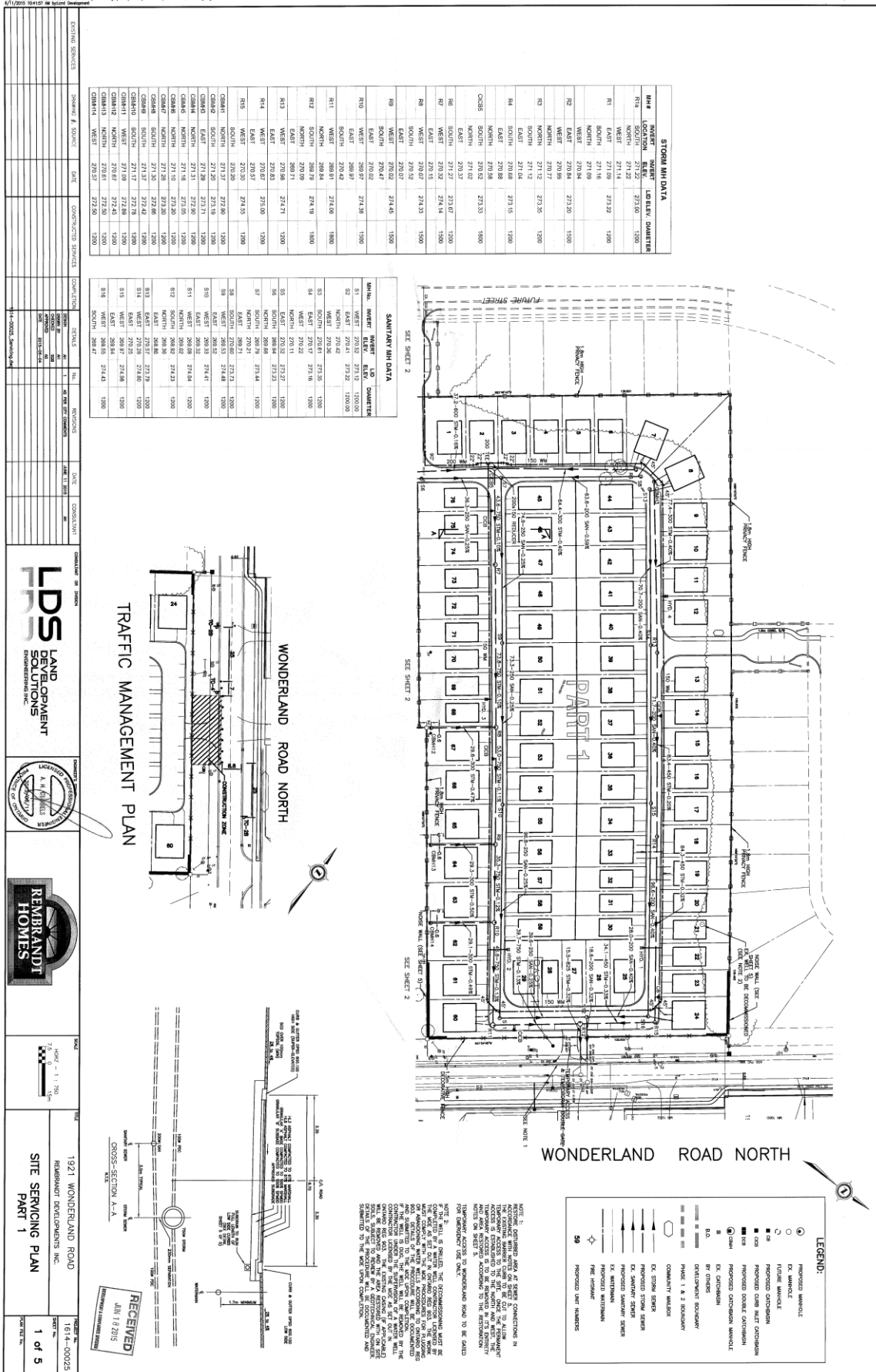
LANDSCAPING PLAN
PART 1

DATE: 18-11-2015

PROJECT NO: 18-11-001

SHEET NO: L-1

Servicing Plan (Vacant Land Condominium only)



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The subject lands are designated Multi-Family, Medium Density Residential (MDR), which permits multiple-unit residential developments having a low-rise profile, with a maximum density of 75 units per hectare (uph). Areas designated Multi-Family, Medium Density Residential are intended to include multiple-attached dwellings, such as row houses or cluster houses. These areas may include single-detached, semi-detached and duplex dwellings. The proposed vacant land condominium has a maximum density of 18 units per hectare. The proposed townhouse development has a maximum density of 37 units per hectare. The Site Plan approval process will ensure that the proposed form of development will fit in with the character of the area

The Foxhollow Community Plan is a guideline document to be used in the review of development applications and includes criteria on transportation, land use, and compatibility. The subject site will be accessed by the creation of a driveway off of Eagletrace Drive. Temporary access will be provided to Wonderland Road until such time as a second full access can be obtained from the lands to the north (future phase of Vista Woods). The applicant has included both the north and west access blocks within this draft plan condominium. The applicant has indicated that they have entered into an agreement of purchase and sale with the adjacent land owner to the west and will acquire the access block once this plan is registered (which is anticipated within the next couple of months). The access to the north will be available in a future phase of Vista Woods. A temporary access will be located off Wonderland Road and this access will be removed when two full access (west and north) are made available.

The property will be developed with connection to full municipal services. Given the location of the site and the manner in which it is to be developed, the current application provides for the integration of this site with the abutting land uses and is consistent with the Official Plan and Foxhollow Community Plan.

Zoning By-law

The existing compound R5 zone allows for medium density residential housing in the forms of townhouse and stacked townhouse dwellings. The south easterly portion of the site is zoned UR3. Also a small portion of the property at 1889 Wonderland Road North is in the process of being severed and conveyed to the subject lands. This small sliver of land is zoned NF1 and is included as part of this application. The proposed Zoning By-law amendment is to remove the Neighbourhood Facility Zone and the Urban Reserve zone, and rezone these lands to a Compound R5-7/R6-4() Special Provision Zone (for the vacant land condo portion) and an R5-7() Special Provision Zone (for the townhouse portion). The applicant has requested the following Special Provisions for these zones:

R6-4 Special Provision:

- Allow for a reduced frontage of 20 metres;
- Allow for allow for a 3 m yard setback for a wall containing habitable rooms abutting Wonderland Road

R5-7 Special Provision:

- Allow for a reduced frontage of 20 metres;
- Allow for allow for a 3.5 m rear yard setback for a wall containing habitable rooms
- Allow for allow for a 4.5 m interior yard setback for a wall containing habitable rooms

Compatibility

The lands are designated Multi Family, Medium Density Residential. The proposed development is consistent with the forms of development contemplated within this designation. The proposed low rise form of housing (cluster single detached and townhouse) will be compatible with future land uses to the north and west and will be appropriately integrated (through the Site Plan Approval process) with the existing institutional uses to the east and south.

Ability of Site to Accommodate Development

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A. MacLean

The subject land is 5.6 hectares in size. The draft plan of condominium illustrates how these lands are to develop for single detached cluster and townhouse dwellings. The site is of sufficient size to allow for the development of both the vacant land condominium and the standard townhouse development with landscaped open space, on-site parking and common elements that are required to serve the condominium units.

Vacant Land in the Area

This parcel is within the Foxhollow Community Plan Area. There are some vacant parcels of land which are designated for Multi Family Medium Density Residential development in the area immediately to the north within the Vista Woods draft approved plan of subdivision. These blocks will not be available for development until such time as the plan is registered and the blocks are created.

Building Size and Siting

The proposed development will include 73 single detached dwellings in a cluster housing form. The applicant has requested that the yard regulations for this development be modified to provide for a 3 metre setback to the buildings abutting Wonderland Road rather than the 6 metre setback which is standard for multi-family development. This reduced setback will provide for strong well defined street edge and as a result it is supported by staff. The requested setbacks for rear and interior sideyard for the townhouse dwellings within the R5-7 zone are intended to provide flexibility in house design. The property owner at 877 Medway Park Drive raised some concern regarding the reduced setback requested adjacent to his property. In reviewing the site plan drawings the applicant will be providing a minimum 6 metre side yard in this area (which is in keeping with the standard zone). A reduced rear yard setback (from 6 to 3 metres) abutting the Forest City Bible Church to the east is proposed, however, given the rear yard of the Church has depth of at least 58 metres(based on the revised property line) there will be limited impact on the Church lands.

Site Access

This development will be accessed by the creation of a local driveway off of Eagletrace Drive and a second future driveway from the north. A temporary access will be located on Wonderland Road until additional access can be provided to the lands from the north (as part of a future phase of Vista Woods).

Given that Site Plan Approval is required prior to the development of this site and there will be a second (temporary access) on Wonderland Rd. and that there will be separate water service for each development (which have less than 80 units each) it is not recommended that any holding provisions be applied to this site.

Evaluation of the Site Plan

The proposal is for 76 single family vacant land condominiums and 53 two storey townhomes. Walkways are recommended connecting residents to Wonderland Road through the site to Buroak Drive in the north and Eagletrace Drive to the west.

The proposal requires a temporary access to Wonderland Road north. Once the proposed access from the east is constructed, the access on Wonderland would be gated and restricted for emergency vehicles only. Once the access to the north is constructed, the access to Wonderland would be closed and landscaped in accordance with the design manual with a 3 m buffer with trees and shrubs.

The site plan design manual recommends providing trees along interior property lines at a rate of 1 / 15 m. Trees are proposed along the private streets at a rate of approximately 1 / unit and ornamental landscaping is provided at the main vehicular entrances. A tree preservation report was prepared that has not been accepted. A 1.8 m privacy fence is proposed along all interior property lines.

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Further discussion are required to resolve outstanding site plan issues and may result in minor modifications to the site plan as attached.

Additional site plan matters that require further consideration include the following:

- Provide elevations to ensure the units proposed for lots 24 and 60 include the same level of architectural detail on both the internal street and the Wonderland Road facades.
- Relocate the mail box locations either south/east abutting internal Single Family condominium units.
- Provide gates for future sidewalk connections to Wonderland Road North and provide a landscape proposal for when the driveway is removed.
- Unit elevation drawings are subject to final review and approval by Planning/Urban Design.

Comments Regarding the Noise Study

- There is a row of existing vegetation along the northerly property boundary, and a few trees existing on the adjacent property in proximity to the southerly property boundary. Should the placement of the noise barriers conflict with any trees to be protected/preserved, a new noise assessment report may be required.
- On page 6 of the report it indicates that “The noise barrier will have to be constructed as a public noise wall to be located on the property line and within reserves/easement.” Please note that the noise barriers proposed are to be considered common elements of the future vacant land condominium to be owned and maintained by the Condominium Corporation and proposed wholly on private property.

The applicant has agreed to continue to work with the City to implement the comments listed above. Further discussion are required to resolve all of the outstanding site plan issue and may result in minor modifications to the site plan as attached. As a result of the minor modification to the proposed site plan, further relief from the proposed zoning may be required. Staff believe that the comments above adequately address the purpose and intent of Official Plan Policy, the area guidelines, and the site plan design manual.

Evaluation Specific to the Vacant Land Condominium Application

The same considerations and requirements for the evaluation of draft plans of subdivision under Section 51(24) of the Planning Act also apply to draft plans of vacant land condominiums. The requirements under Section 51(24) have been addressed for the proposed plan and are summarized below:

- This proposal is consistent with the objectives and policies of Provincial Policy Statement 2014.
- This proposal is consistent with the objectives and policies of the Multi-Family, Medium Density Residential Designation of the Official Plan.
- Development of the subject lands will occur with full municipal services.
- The subject lands are located on a Eagletrace Drive, with temporary access to an arterial road.
- A noise-study has been submitted to identify and address noise impacts from Wonderland Road.

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- The applicant is proposing to construct 73 new cluster single detached dwellings on vacant land condominium units (lots). This development is proposed in an area that is predominantly single detached residential. The existing homes in the area and immediately surrounding this development are of a comparable size to the proposed units. Based on the size of the proposed lots and building footprints, it is anticipated that the design of these homes will not have a negative impact on the character of this neighbourhood.
- The proposed development is within close proximity to shopping, public open space and a high school.
- The size of the condominium and pedestrian connections allows for easy access for the homeowners of the development to future transit and commercial and community uses to the east. Provision for pedestrian access will be addressed through the approved site plan.

The City may require applicants to satisfy reasonable conditions prior to final approval and registration of the plan of condominium, as authorized under the provisions of Section 51(25) of the Planning Act. The applicant will be required to meet conditions of draft plan approval within a specified time period, failing which, draft plan approval will lapse.

In order to ensure that this vacant land condominium development functions properly, the following issues will be addressed through conditions of draft approval:

- completion of site works in the common elements and the posting of security in addition to that held under the Development Agreement (if applicable), in the event these works are not completed prior to registration of the plan of condominium;
- installation of fire route signs prior to registration;
- confirmation of municipal addressing information;
- payment of outstanding taxes or local improvement charges, if any;
- provision of servicing easements for utility providers (such as London Hydro, Union Gas, Bell, etc.);
- ensuring that any homes already constructed at the time of registration are located within the unit boundaries to be registered;
- ensuring that the Condominium Declaration to be registered on title adequately addresses the distribution of responsibilities between the unit owners and the condominium corporation for the maintenance of services, the internal driveway, fencing, and any other structures in the common elements; and
- appropriate fencing to mitigate any privacy issues.

A concurrent site plan process and final development agreement will ensure appropriate landscaping, access to the pedestrian pathways, with access to full municipal services.

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CONCLUSION

As noted in the above analysis, the recommended Zoning By-law amendment and proposed Plan of Condominium provide for an efficient use of land and encourage compact urban form. The Provincial Policy Statement and the City's Official Plan support this form of development. The applicant's proposal for a vacant land condominium in this area is compatible and integrated with the surrounding land use pattern. Overall, this application represents good planning and is appropriate for the area.

PREPARED and RECOMMENDED BY:	REVIEWED BY:
ALLISTER MACLEAN MANAGER, DEVELOPMENT PLANNING	JENNIE RAMSAY, P.ENG MANAGER, DEVELOPMENT SERVICES & ENGINEERING LIAISON
REVIEWED BY:	SUBMITTED BY:
TERRY GRAWAY, MCIP, RPP MANAGER, DEVELOPMENT SERVICES & PLANNING LIAISON	G. KOTSIFAS, P.ENG MANAGING DIRECTOR, DEVELOPMENT & COMPLIANCE SERVICES & CHIEF BUILDING OFFICIAL

AM/

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Bibliography of Information and Materials

Request for Approval:

City of London Condominium Application Form, January 16, 2015
Draft Plan of Vacant Land Condominium, January 5, 2015.
Site Plan Approval Application, February 25, 2015.

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.
Ontario. Ministry of Municipal Affairs and Housing. Provincial Policy Statement, April 30, 2014.
City of London, Site Plan Control Area By-Law, September 19, 2011, as amended.
City of London, Condominium Submission, Review and Approval Guidelines, March 2003.

Correspondence:

*all located in City of London File No. 39CD-15501 or SP15-010191 unless otherwise stated

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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 at 1921 Wonderland Road North.

WHEREAS Rembrandt Developments (Fanshawe) Inc. have applied to rezone an area of land located at 1921 Wonderland Road North, 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 1921 Wonderland Road North, as shown on the attached map, from a Holding Residential R5 (h*R5-7) Zone, a Holding Neighbourhood Facility (h-17*NF) Zone and an Urban Reserve (UR3) Zone to a Compound Residential R5/R6 Special Provision (R5-7/R6-4 (□)) Zone and a Residential R5 Special Provision (R5-7 (□)) Zone.

1) Section Number 9.4 of the Residential R5 (R5-7) Zone is amended by adding the following Special Provision:

) R5-7 (□)

a) Additional Regulations:

- | | | |
|------|---|------------------------|
| i) | Frontage
(Minimum): | 20 metres (65.6 feet) |
| ii) | Interior Side
Yard Setback
(Minimum): | 4.5 metres (14.8 feet) |
| iii) | Rear Side
Yard Setback
(Minimum): | 3.5 metres (11.5 feet) |

2) Section Number 10.4 of the Residential R6 (R6-4) Zone is amended by adding the following Special Provision:

) R6-4 (□)

a) Additional Regulations:

- | | | |
|-----|---|-----------------------|
| i) | Frontage
(Minimum) | 20 metres (65.6 feet) |
| ii) | Setback to
Wonderland Road
(Minimum): | 4 metres (13.1 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 Section 34 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 September 1, 2015.

Matt Brown
Mayor

Catharine Saunders
City Clerk

First Reading - September 1, 2015
Second Reading - September 1, 2015
Third Reading - September 1, 2015

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

