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File: 39CD-15505/SP15-005543
 Planner: Nancy Pasato

TO:	CHAIR AND MEMBERS PLANNING AND ENVIRONMENT COMMITTEE
FROM:	GEORGE KOTSIFAS, P.ENG. MANAGING DIRECTOR, DEVELOPMENT & COMPLIANCE SERVICES AND CHIEF BUILDING OFFICIAL
SUBJECT:	APPLICATION BY: SIFTON PROPERTIES LIMITED 555 SUNNINGDALE ROAD EAST PUBLIC PARTICIPATION MEETING ON MONDAY AUGUST 24, 2015 NOT BEFORE 4:30 PM

RECOMMENDATION

That, on the recommendation of the Senior Planner, Development Services, the following actions be taken with respect to the Vacant Land Plan of Condominium application of Sifton Properties Limited relating to the property located at 555 Sunningdale Road East:

- a) 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 555 Sunningdale Road East; and
- b) 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 555 Sunningdale Road East.

PREVIOUS REPORTS PERTINENT TO THIS MATTER

OZ-5512 – Uplands Community Plan OPA – Approved February, 1999
39T-98505 – Sunningdale Road Subdivision – PEC Report January 11, 1999

PURPOSE AND EFFECT OF RECOMMENDED ACTION

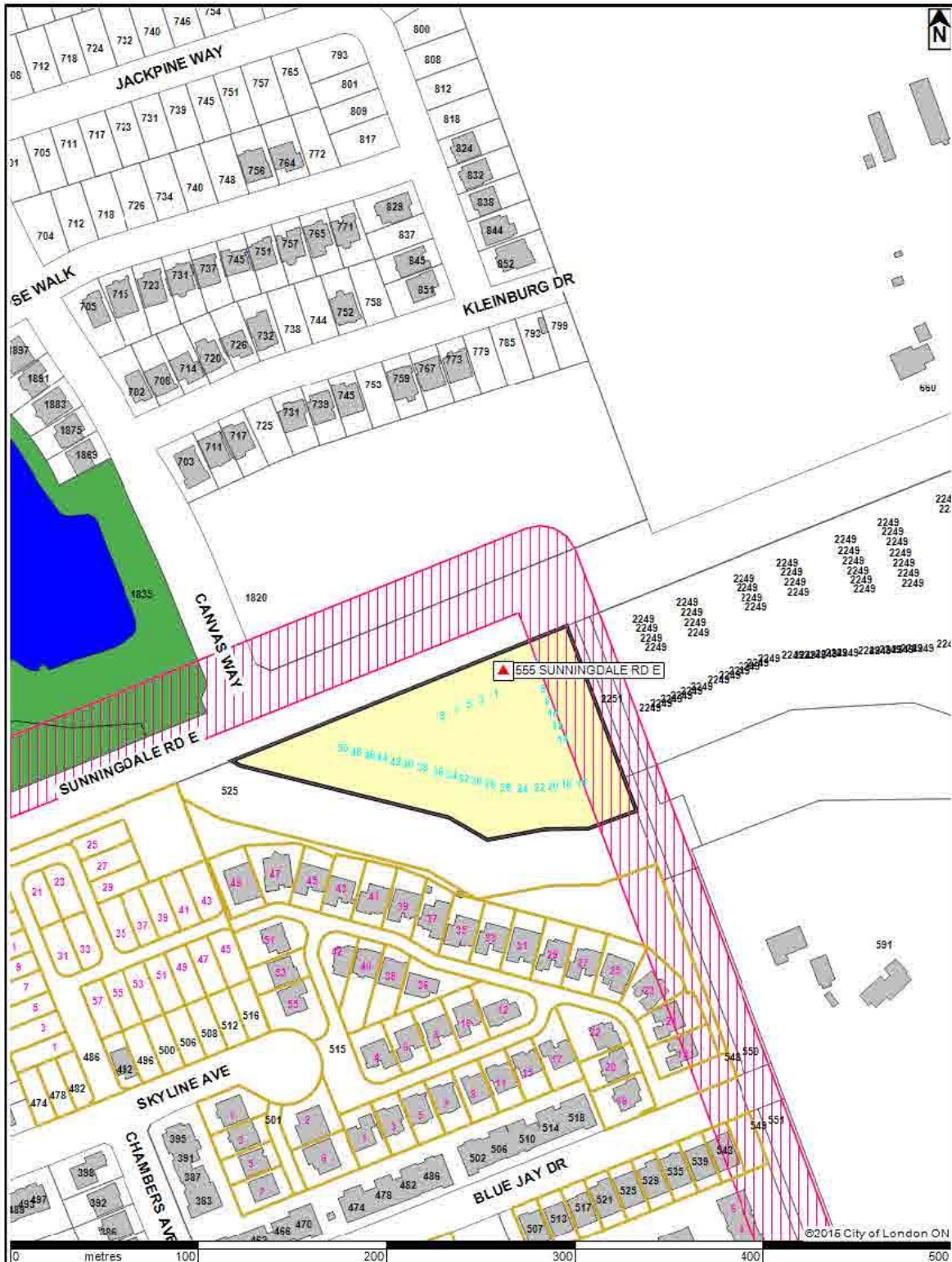
The purpose and effect of this recommendation is to hold a public meeting for a plan of vacant land condominium at 555 Sunningdale Road East, consisting of 30 townhouse cluster housing units, with the common element area to include a private roadway.

RATIONALE

1. The submitted draft plan of vacant land condominium is in conformity with Official Plan Policies and the City's Condominium Submission Review and Approval Guidelines.
2. The draft plan of vacant land condominium can be accommodated on the subject lands and can be integrated with adjacent surrounding lands.
3. The draft plan of vacant land condominium is in conformity to the City of London Z.-1 Zoning By-law and consistent with the Provincial Policy Statement.

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LOCATION MAP

Subject Site: **555 Sunningdale Rd E**
 Applicant: **Sifton Properties Limited**
 File Number: **39CD-15505**
 Planner: **Nancy Pasato**
 Created By: **James Scott**
 Date: **2015-08-12**
 Scale: **1:2500**

LEGEND

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



BACKGROUND

Date Application Accepted: April 20, 2015	Agent: Maureen Zunti, Sifton Properties Limited
REQUESTED ACTION: application for Vacant Land Condominium and concurrent site plan to permit the development of 30 townhouse cluster dwelling units.	

SITE CHARACTERISTICS:
<ul style="list-style-type: none"> • Current Land Use - vacant • Frontage – 191.57 m • Depth – varies – at largest point 104.8 m • Area – 1.25 ha • Shape - irregular

SURROUNDING LAND USES:
<ul style="list-style-type: none"> • North – future multi-family residential • South – stormwater conveyance channel (Powell Drain) • East – gas pipeline (Imperial Oil), future multi-family residential • West - stormwater conveyance channel (Powell Drain)

OFFICIAL PLAN DESIGNATION: (refer to map on page 4)
<ul style="list-style-type: none"> • Multi-Family, Medium Density Residential
EXISTING ZONING: (refer to map on page 5)
<ul style="list-style-type: none"> • Residential R5 Special Provision/R6 Special Provision (R5-3(9)/R6-4(8)), which permits various forms of cluster housing, with a special provision for a 20 m (65 feet) main building setback from the centre of the existing Imperial Oil Pipeline; and an Open Space (OS5) Zone (small southeast portion of site) which permits conservation land and conservation works.

PLANNING HISTORY

The subject lands form part of the approved Uplands (South) Community Plan, which was adopted by Municipal Council in 1998. The companion Official Plan amendment was approved by the Ontario Municipal Board in 1999, which adopted the Uplands Community Plan Guideline document and designated these lands Multi-Family, Medium Density Residential.

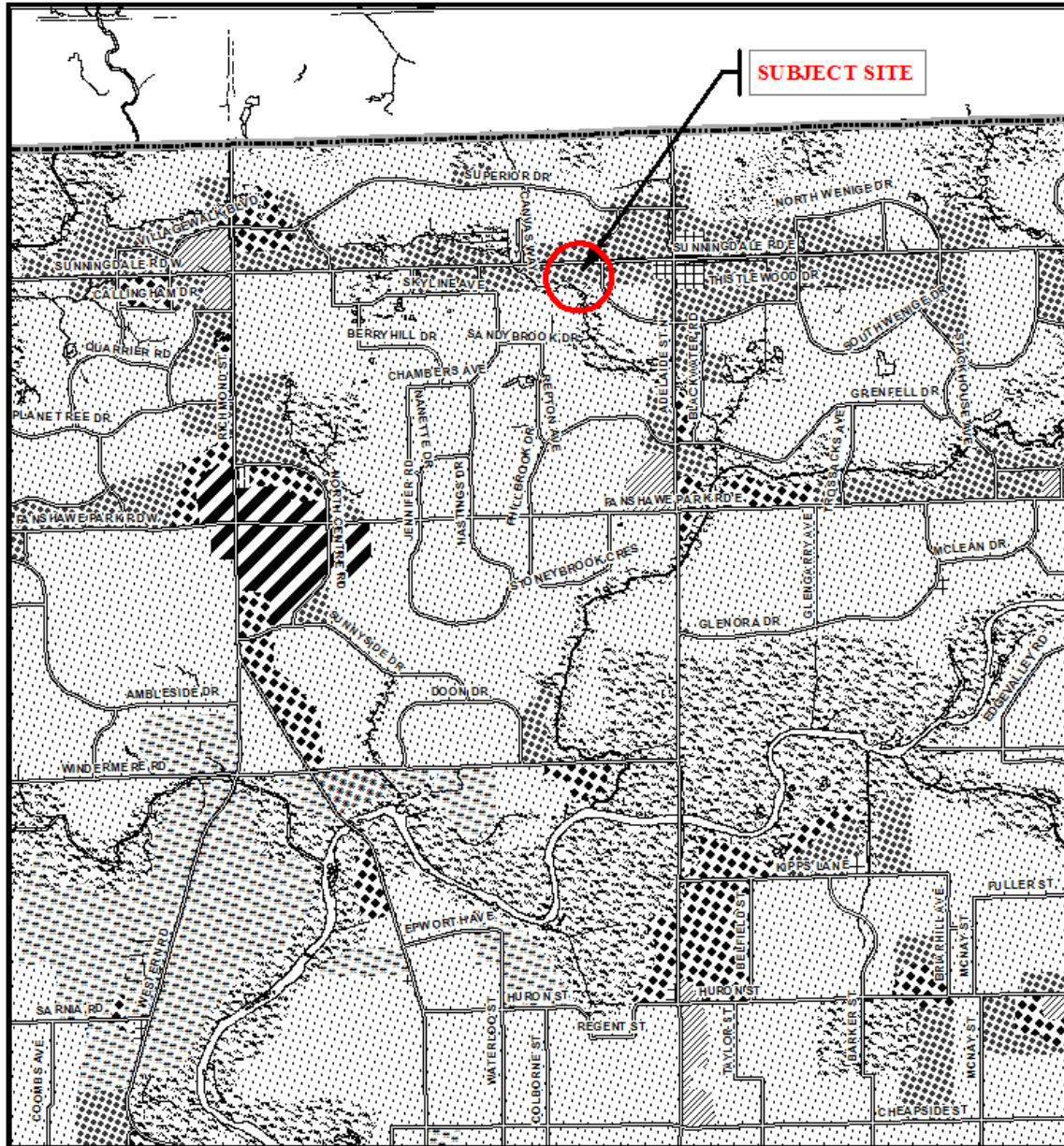
The subject lands are within the Sifton Upland Draft plan (39T-98505), which was approved by the OMB in December, 1999.

The parcel for 555 Sunningdale was created through the registration of Phase 6 of the Uplands Subdivision on November 7, 2007 as 33M-587.

The application for the Plan of Vacant Land Condominium was received by the City on April 16, 2015.

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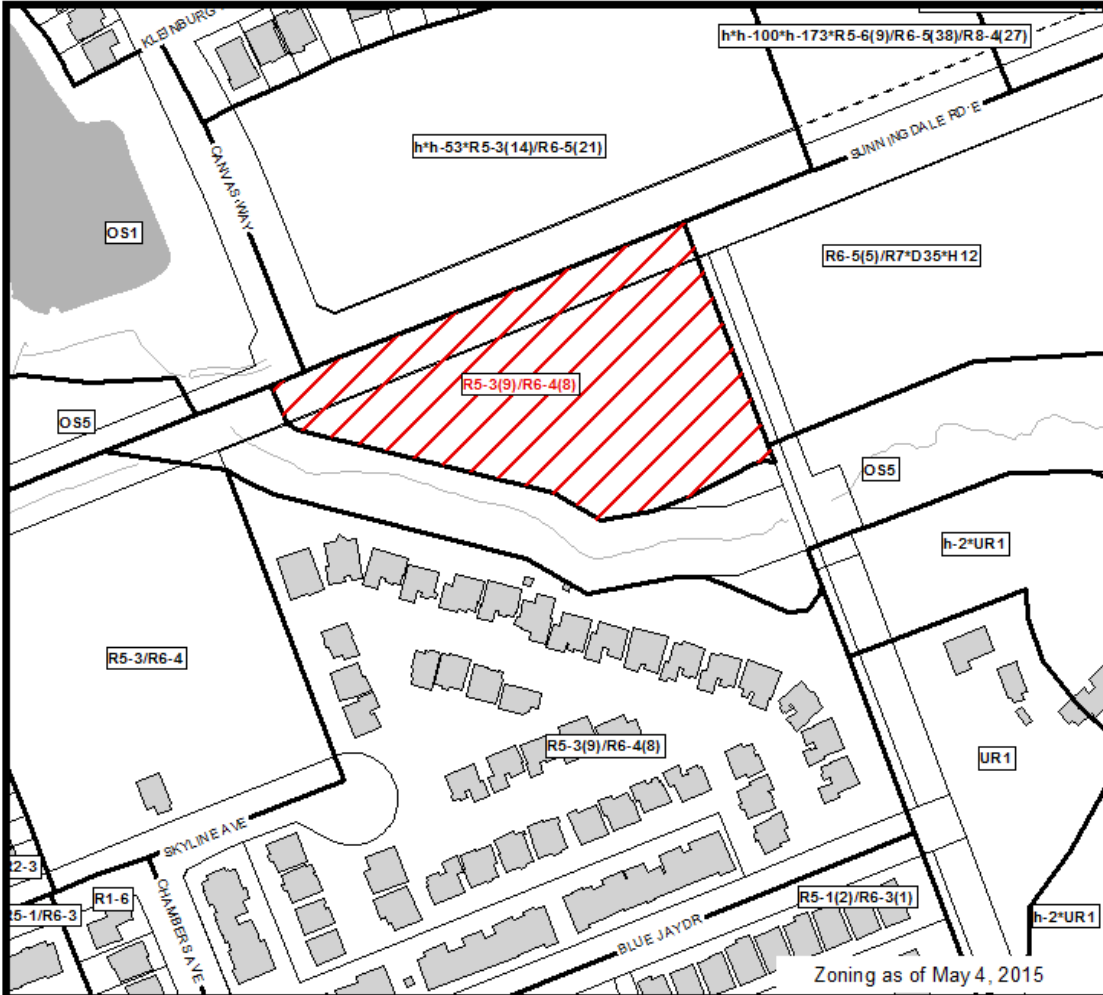
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Legend	
	Downtown
	Enclosed Regional Commercial Node
	New Format Regional Commercial Node
	Community Commercial Node
	Neighbourhood Commercial Node
	Main Street Commercial Corridor
	Auto-Oriented Commercial Corridor
	Multi-Family, High Density Residential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

<p>CITY OF LONDON Department of Planning and Development</p> <p>OFFICIAL PLAN SCHEDULE A - LAND USE -</p> <p><small>PREPARED BY: Graphics and Information Services</small></p>	<p>Scale 1:30,000</p> <p>Meters</p>	<p>FILE NUMBER: 39CD-15505</p> <p>PLANNER: NP</p> <p>TECHNICIAN: JTS</p> <p>DATE: August 12, 2015</p>
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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 |
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CITY OF LONDON PLANNING, ENVIRONMENTAL AND ENGINEERING SERVICES	FILE NO: 39CD-15505 NP
ZONING BY-LAW NO. Z.-1 SCHEDULE A	MAP PREPARED: August 12, 2015 JTS
	1:2,500 0 12.525 50 75 100 Meters
THIS MAP IS AN UNOFFICIAL EXTRACT FROM THE ZONING BY-LAW WITH ADDED NOTATIONS	

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SIGNIFICANT DEPARTMENT/AGENCY COMMENTS

PLEASE NOTE: the comments received and summarized below pertain primarily to the site plan application.

Site Servicing

Transportation:

- Left and Right turn lanes will be required to access the site and external works drawing(s) are to be provided for review through Site Plan Approval. The design of external works drawings shall include Pavement Marking drawing(s).
- The site shall match ultimate grades as established through the Sunningdale Road EA.
- The requirement for a working/construction easement along the frontage, as outlined in the Sunningdale Rd EA, is to be shown on the site plan.

Sanitary Servicing:

- The sanitary outlet for this site is the 375mm sewer located within the existing easement along the south limit of the site with City records indicating an existing 200mm private drain connection is available to the rear of proposed Units 12 & 13.
- In conjunction with this development, the sanitary sewer maintenance road/path shall be reconstructed to its ultimate profile (to match the ultimate Sunningdale Road) as much as possible while maintaining an interim connection to the existing Sunningdale Road profile that is in accordance with City standards (max slopes, etc.).

Water Servicing:

- Please confirm with the Ministry of Environment and Climate Change whether the water servicing for the site will create a non-municipal regulated drinking water system. Provide any correspondence/confirmation from the MOECC in this regard.
- The 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.
- A condition will be added to the condominium draft approval to reflect potential requirements under the Safe Drinking Water Act (SDWA) and O. Reg. 170/03.

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Stormwater Management:

- Stormwater management for this site is required to comply with the SWM criteria and environmental targets identified in the Stoney Creek Study.
- Based on the steep slopes at the back of the site, there may be increased potential for erosion where stormwater flows are concentrated (i.e. OLE); please investigate the flow velocities/erosion potential and implement energy dissipation and erosion control where necessary.
- Please confirm the flow depth of the overland flow (OLE) and ensure adequate freeboard above the OLF for building openings and ground elevations at buildings.
- UTRCA Approval is required for the storm sewer outlet directly to the flood plain.
- The City's maximum allowable slope is 33% (3:1) in landscaped areas and 5% in internal driveways; please revise accordingly.
- The Owner is to contact Imperial Oil Ltd. at least 48 hours prior to any works occurring within the 20 m Imperial Oil buffer; please indicate this on the engineering plans as well.

Parks Planning & Design

- A 3 metre wide multi-use asphalt pathway is located along the south portion of the property through a multi-purpose easement ER553111 registered with the City of London and Sifton Properties on July 5th, 2007. The applicant has indicated chain link fencing to be located north of the existing multi-use pathway. The installation of fencing is up to the owner, however, if fencing is to be installed it should be consistent with the parks standard fence, SPO4.8 or an approved alternative.
- Monuments in place of fencing could be considered.
- Parkland dedication has been provided for this site.

Community Planning and Urban Design

- Provide walkways throughout the site to allow pedestrians to safely access Sunningdale Rd. E.
- Acknowledging that there are currently no sidewalks, a walkway should be adjacent to the vehicle entrance and connected to the existing sidewalk to the east, at a minimum. The preference would be for sidewalks to be constructed to fill in the sidewalk as a temporary measure until the full road reconstruction.
- The applicant is commended for the selecting an architectural style and building form that is compatible with the grades and attractive and functional in the context of the site.
- The side elevations of units 1 and 25, facing Sunningdale Rd. E. should include the same level of detail and interest as the front facades to create an attractive view as seen by pedestrian and vehicular traffic from the public street.
- It is the preference of Urban Design staff that any fencing along the access easement south of the property is decorative, rod-style fencing to allow for passive surveillance of the public pathway system and a high quality aesthetic. Parks Planning has committed to paying for the cost of half of a chain-link fence, and the cost of upgrading would be the responsibility of the developer.

Upper Thames River Conservation Authority (UTRCA)

- The UTRCA recently commented on site plan application SP15-00553 wherein we noted that the plan showed Unit 8 as well as fencing encroaching into the hazard/OS5 lands. It appears that the circulated draft condominium plan shows a similar configuration.
- The UTRCA requires that the development be reconfigured so that it is not encroaching into the hazard lands. Based on discussions with City Planning Staff we understand that the entire length of the property along the pathway and hazard lands is being revised to avoid this encroachment. We also understand that retaining walls are going to be incorporated into the development to help reduce the amount of slopes steeper than 3:1.
- The UTRCA requests that this application be deferred until we have an opportunity to review the revised plan for this development.

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- A Section 28 permit will be required for this proposed development.

Staff Response: The UTRCA had concerns with the location of some of the units encroaching into the hazard/OS5 lands and asked for a deferral of the application. Since this comment, the Applicant has provided a revised site plan which shows Unit 8 and the retaining wall/fencing located outside of the OS5 Zone. The revised site plan was circulated to the UTRCA but no formal comments have yet been received. This issue will be addressed prior to issuing site plan approval and prior to the draft approval of the Vacant Land Condominium. A Section 28 permit is required as part of the building permit process.

Canada Post

The owner shall complete to the satisfaction of the Director of Engineering of the City of London and Canada Post:

- a) include on all offers of purchase and sale, a statement that advises the prospective purchaser:
 - i. that the home/business mail delivery will be from a designated Centralized Mail Box.
 - ii. that the developers/owners be responsible for officially notifying the purchasers of the exact Centralized Mail Box locations prior to the closing of any home sales.
- b) the owner further agrees to:
 - i. work with Canada Post to determine and provide temporary suitable Centralized Mail Box locations which may be utilized by Canada Post until the curbs, boulevards and sidewalks are in place in the remainder of the subdivision.
 - ii. install a concrete pad in accordance with the requirements of, and in locations to be approved by, Canada Post to facilitate the placement of Community Mail Boxes
 - iii. identify the pads above on the engineering servicing drawings. Said pads are to be poured at the time of the sidewalk and/or curb installation within each phase of the plan of subdivision.
 - iv. determine the location of all centralized mail receiving facilities in co-operation with Canada Post and to indicate the location of the centralized mail facilities on appropriate maps, information boards and plans. Maps are also to be prominently displayed in the sales office(s) showing specific Centralized Mail Facility locations.
- c) Canada Post's multi-unit policy, which requires that the owner/developer provide the centralized mail facility at their own expense, will be in effect for buildings and complexes with a common lobby, common indoor or sheltered space.

Union Gas

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

Bell Canada

The Owner shall agree to grant to Bell Canada any easements that may be required for telecommunication services. Easements may be required subject to final servicing decisions. In the event of any conflict with existing Bell Canada facilities or easements, the owner/developer shall be responsible for the relocation of such facilities or easements.

PUBLIC LIAISON:	On April 23, 2015, 53 notices were sent to residents within 120 metres of the subject site. Living in the City Notice was published on May 7, 2015.	One reply received.
Nature of Liaison: The purpose and effect of this application is to permit the development of 30 townhouse cluster housing units within a plan of condominium. Consideration of a Vacant Land Plan of Condominium with 30 units, all served by one (1) common element road. <i>*For the lands under consideration, an application for Site Plan (SP15-005543) has also been received for this site.</i>		

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Responses: Sunningdale needs to be rebuilt to four lanes before further construction is done; sewage infrastructure cannot handle additional development; flooding will occur if site is developed; natural beauty in area will be destroyed; more parks are needed.

ANALYSIS

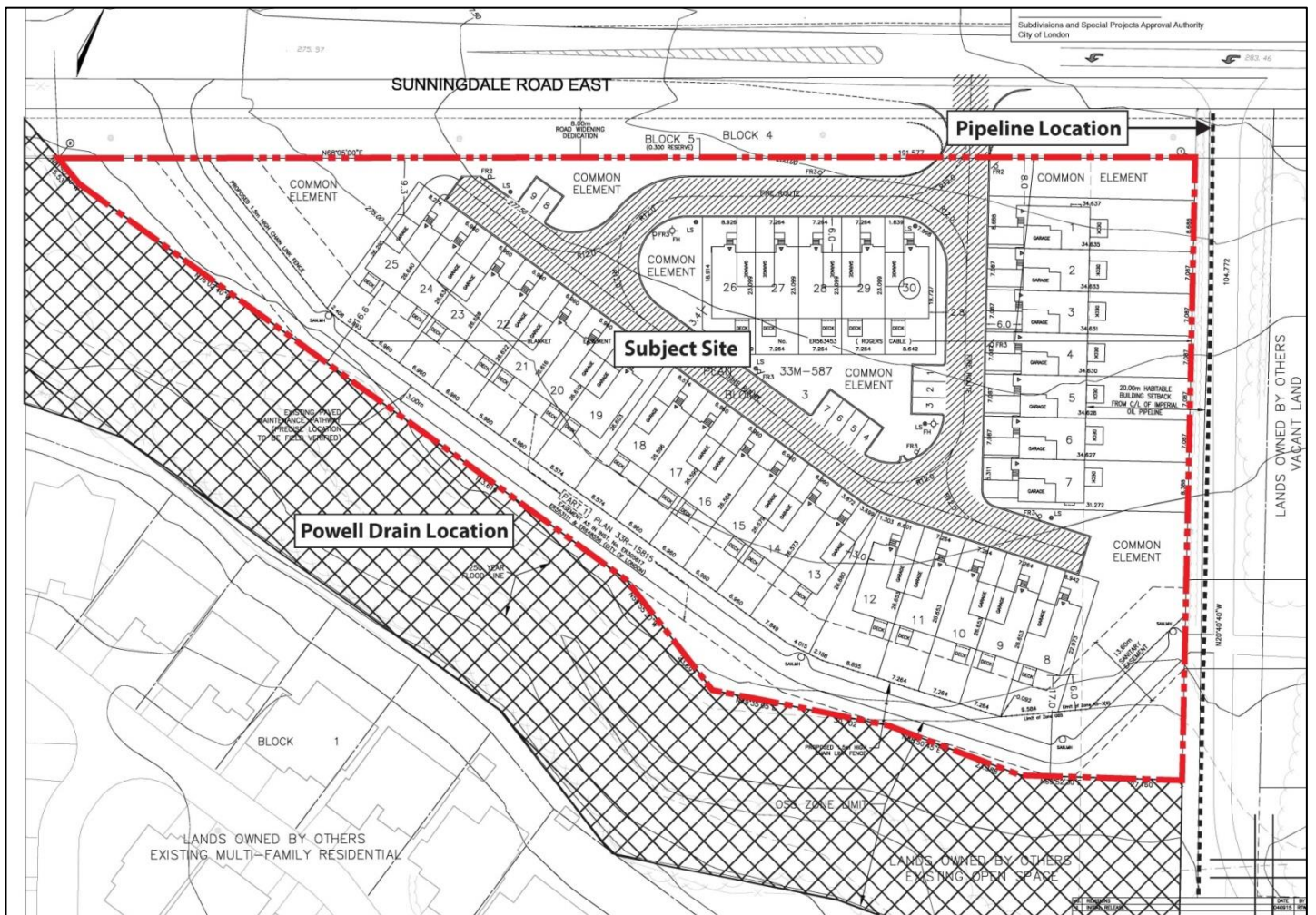
Subject sites

The subject site is located on the south side Sunningdale Road East, between Adelaide St North and Richmond Street. The site is located east of Bluebell Road. There are no structures on the site currently. The site slopes downwards from Sunningdale Road East into the Upper Thames River Conservation Authority (UTRCA) Regulation Limit, which is comprised of riverine flooding and erosion hazards associated with the Powell Drain. The Powell Drain is located to the west and south of the property and is a stormwater conveyance channel, with natural heritage features (wetland). Imperial Oil has a gas pipeline which runs north south along the eastern edge of this property.

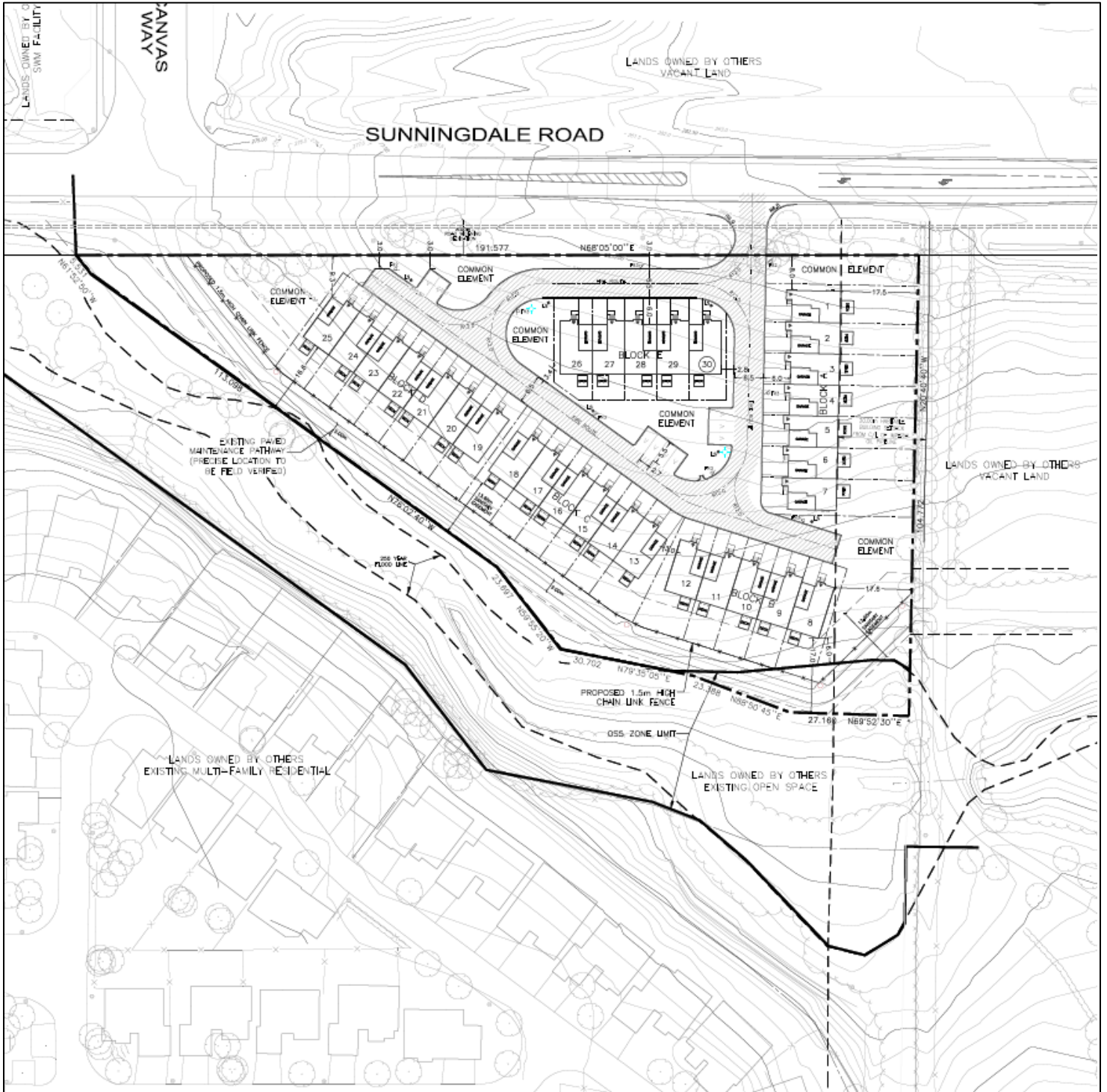
What is the nature of the application?

The applicant, Sifton Properties Limited, has applied for a vacant land condominium and concurrent site plan to permit 30 townhouse cluster housing units. Common element components include a private roadway. Access to the development will be via Sunningdale Road. The proposed site plan and several proposed elevations are shown on pages 8 and 9.

Proposed Condominium Plan



Site Plan



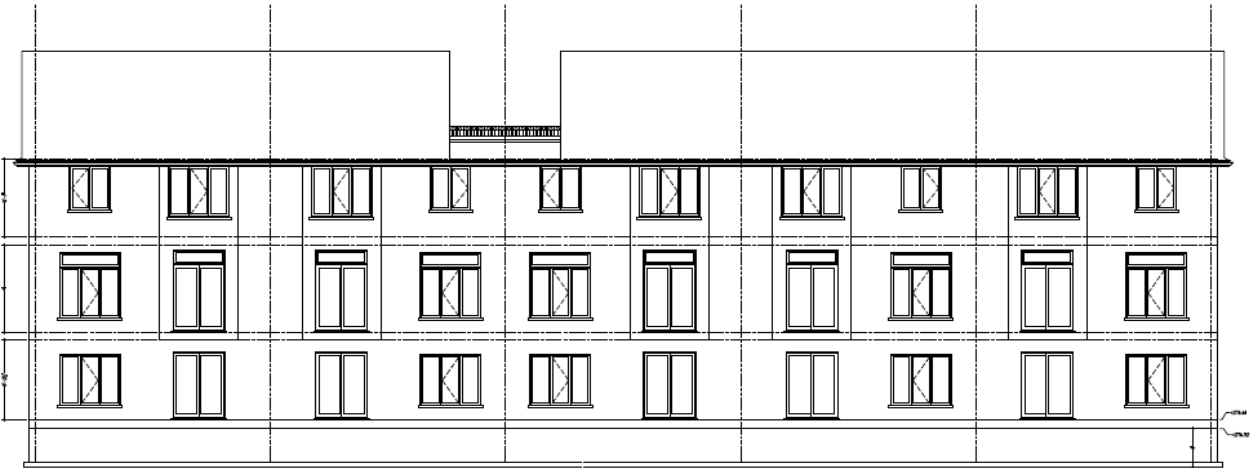
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Front and rear elevation - excerpts



FRONT ELEVATION



REAR ELEVATION



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Is the proposed application appropriate?

a) Provincial Policy Statement (PPS)

This application has been reviewed for consistency with the entire 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 assist in providing housing on full municipal services without the need for costly expansions. The site plan, development agreement and conditions will identify noise mitigation measures and contain a mechanism to ensure their installation and long-term maintenance. Development of the lands by way of a vacant land plan of condominium minimizes the amount of land needed for road purposes and promotes a compact form of development. The site will not negatively impact any natural heritage or man-made hazards, and is located close to amenities and public open space. Road widening along the entire frontage (Sunningdale Road East) will allow for installation of infrastructure when warranted. Based on the review of the Provincial Policy Statement, approval of the proposed plan with associated conditions would be consistent with the 2014 Provincial Policy Statement.

b) Official Plan Policies and Uplands (South) Community Plan

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; low-rise apartment buildings; rooming and boarding houses; emergency care facilities; converted dwellings; and small-scale nursing homes, rest homes and homes for the aged. These areas may also be developed for single-detached, semi-detached and duplex dwellings. Although its location along an arterial road would normally result in increased density, and townhouse dwellings are a preferred use within the Multi-Family, Medium Density designation, it should be noted that single detached dwellings are a permitted use in this designation. This type of development will fit in with the character of the existing area and there are no minimum density policies which are applicable to this site.

The Uplands (South) 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 serviced via Sunningdale Road. A 3 metre wide multi-use asphalt pathway is located along the south portion of the property through a multi-purpose easement granted to the City of London by Sifton Properties on July 5th, 2007. Due to the slope constraints there is no ability for pedestrian connections to the pathway from this site; however, there will be access to Sunningdale Road and the ultimate sidewalks that will be constructed once Sunningdale Road is upgraded to a 4 lane cross section. Pedestrian linkages to the arterial through the internal road network will meet the Community Plan's objective of strong pedestrian connectivity and will allow easy access to transit.

Servicing capacity has been established as per the Stormwater Report, Water Servicing Brief and submitted servicing/grading plans submitted for the site plan. The site is adjacent to the Powell Drain which will remain as the primary natural feature in this area. Stormwater runoff for the site will be provided with water quantity control through the use of a combination of underground storage and surface ponding within an onsite green space. A 50 mm diameter orifice will control flows to a downstream oil/grit separator that will ultimately outlet to the Powell Drain. Once the maximum ponding of the combined storage area is achieved (such as through a peak storm event), flow will be conveyed between the two townhouse units in the southern portion of the site via an overland drainage swale and discharged to the Powell Drain. The pipe and surface ponding water quantity and erosion control storage, while the installation of an oil-grit separator will provide water quality treatment to remove 70% of the total suspended solids from the site runoff. Water and sanitary sewer will be provided from Sunningdale Road to service the development.

The Community Plan projected a significant amount of lands to be developed as medium density housing; however this plan does not quite achieve the density as envisioned through the

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Area Plan. The proposed site, although not achieving the optimal density, does offer a variety of homes ranging from 1500 to 2500 square feet, which provide for greater housing choice and affordability.

Given the location of the site, its relative isolation and the manner in which it is to be developed, the current application is consistent with the Official Plan and Uplands (South) Community Plan.

c) Zoning By-law

The applicant is proposing to develop based on the existing R5-3 (9)/R6-4(8) Zoning. The existing zoning allows for a maximum density of 35 units per hectare on the site, which would permit up to 44 units on the site. The current proposal of 30 units only achieves 24 units per hectare. The special provision requires a setback of 20 m from centreline of the Imperial Oil Pipeline to the main building. The existing zoning and proposed draft plan of condominium respects the above policies and regulations, and both are in conformity to the Official Plan.

d) Evaluation of the Vacant Land Condominium Application

The same considerations and requirements for the evaluation of draft plans of subdivision also apply to draft plans of vacant land condominiums.

- This proposal is consistent with the objectives and policies of the Official Plan, the Multi-Family, Medium Density Residential Designation, and the Uplands (South) Community Plan.
- The site can be readily serviced by sewer and water.
- The proposed development is approximately 500 metres from Jack Chambers Elementary school, and Virginia Park.
- Waste collection will occur on site via the individual units.
- Stormwater will be addressed through the installation of a pipe system and onsite SWM ponding, and an oil-grit separator.
- A noise study was provided as part of this application, and several localized noise attenuation barriers will be constructed to protect the outdoor amenity area for units which flank Sunningdale Road East. Warning clauses will also be added to the condominium declaration, and the maintenance of the noise walls will be required through the condominium corporation.
- The draft condominium is designed such that traffic will access Sunningdale Road directly, as the location of the site prevents it from accessing any other local streets. The proposed plan cannot be integrated into other developments as it is isolated by the Powell Drain and the Imperial Oil Pipeline.
- From a Placemaking perspective, the proposed development is on a small parcel of land within a much larger area that includes excellent visibility to the Uplands (South) Community and vistas into the natural area (Powell Drain and associated wetlands). The proposal is oriented to Sunningdale Road East on a “window” street, which creates a sense of place by providing a visual focal point into the neighbourhood along the window street frontage and avoids the need for noise berms and extensive noise walls. It allows for multiple views into the neighbourhood. The relatively small size of the condominium allows for easy access for the homeowners of the development to Sunningdale Road East, and direct access to transit, commercial uses, neighbourhood parks and schools, located to the west and east. Overall, this development meets the intent of the Placemaking principles.
- The Applicant has provided increased landscaping and trees to be located within the front yard of every unit, as well as trees and landscaping along the perimeter and around the stormwater storage on site. The existing 3.0 m asphalt pathway is to be realigned through this development with the addition of retaining walls and increased landscaping. These details will form part of the development agreement of the site.
- The applicant is proposing to construct 30 new townhouse dwellings on vacant land condominium units (lots) which range in size from approximately 150 m² – 300 m². Based on the size of the proposed lots and building footprints it is anticipated that

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the design of these homes will not have a negative impact on the character of this neighbourhood.

- The subject land is 1.25 hectares in size. The draft plan of Vacant Land Condominium illustrates how these lands are to develop for cluster townhouse dwellings. As mentioned previously, the size of units and proposed buildings is comparable with existing development in the area.
- The applicant must ensure that the proposed grading and drainage of this development does not adversely impact adjacent properties. All grading and drainage issues will be addressed by the applicants consulting engineer to the satisfaction of the City through the Site Plan Approval process.

The proposed development is a townhouse cluster vacant land condominium, therefore the Applicant will be required to obtain a two stage building permit once the vacant land condominium has been registered. The permit process will be addressed in the development agreement.

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 subsection 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 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;
- appropriate fencing;
- ensuring that any homes already constructed at the time of registration are located within the unit boundaries to be registered;
- drainage and stormwater management; and
- noise attenuation.

Neighbourhood Concerns

Several concerns were raised through the public circulation process, as noted in the “Public Liaison” section of this report. The following is a response to those issues:

- Transportation - No issues were identified by the City’s Transportation Division with respect to the addition of a 30 unit development with access from Sunningdale Road. The widening of Sunningdale is scheduled to commence in 2025.
- Servicing Infrastructure - Adequate sanitary capacity is available to service this development.
- Flooding – no development is permitted within the floodway of the Powell Drain. Mitigation measures are proposed to ensure peak storm events do not flood or erode the existing drain (i.e. on site ponding, underground pipe storage).
- Lack of Parkland - This site was zoned and designated for future development. Parks has indicated this site is not needed for further parks purposes, as the area is already serviced by existing and planned neighbourhood parks.

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CONCLUSION

Based on all of the above analysis, the proposed Vacant Land Condominium represents an efficient use of land and encourages compact urban form. The Provincial Policy Statement and the City’s Official Plan encourage this form of development. The applicant’s proposal to allow for cluster townhouse dwellings in this area is appropriate and allows for a development which is of comparable size and scale as existing dwellings in this area. Overall, this application represents good planning and is appropriate.

PREPARED AND RECOMMENDED BY:	REVIEWED BY:
NANCY PASATO, MCIP, RPP SENIOR PLANNER DEVELOPMENT SERVICES	ALLISTER MACLEAN MANAGER OF DEVELOPMENT PLANNING DEVELOPMENT SERVICES
CONCURRED BY:	SUBMITTED BY:
JENNIE A. RAMSAY, P.ENG. MANAGER, DEVELOPMENT SERVICES DEVELOPMENT & COMPLIANCE DIVISION	GEORGE KOTSIFAS, P.ENG. DIRECTOR OF BUILDING CONTROLS AND CHIEF BUILDING OFFICIAL DEVELOPMENT & COMPLIANCE DIVISION

August 14, 2015
NP/

\\CLFILE1\users-x\pdda\Shared\DEVELOPMENT SERVICES\3 - Condominiums\2015\39CD-15505 - 555 Sunningdale Road East (NP)\report 555 Sunningdale.docx
“Attach”

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File: 39CD-15505/SP15-005543
Planner: Nancy Pasato

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

Telephone

Written

None.

Stephen L. Kaye
43-515 Skyline Avenue

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File: 39CD-15505/SP15-005543
Planner: Nancy Pasato

Bibliography of Information and Materials

Request for Approval:

City of London Condominium Application Form, completed by Sifton Properties Limited, April 16, 2015.
Draft Plan of Vacant Land Condominium, AGM, April 9, 2015.
Site Plan Approval Application, completed by Sifton Properties Limited, February 18, 2015.
Site Plan, Servicing/Grading Plan, Landscape Plan, Stantec, February, 2015.
Elevations, Westhaven Homes.

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, March 1, 2005.
City of London, Site Plan Control Area By-Law, September 19, 23011, as amended.
City of London, Condominium Submission, Review and Approval Guidelines, March 2003.

Correspondence:

*all located in City of London File No. 39CD-15505 or SP15-005543 unless otherwise stated

Reports submitted with Application (Vacant Land Condominium and Site Plan):

Noise Assessment Report, Stantec, December 5, 2014.
Stormwater Management Report, Stantec, February, 2015.
Tree Inventory Assessment and Management Plan, Stantec, January 5, 2015.
Water Servicing Brief, Stantec, February 10, 2015.

Note: Geotechnical Investigation – Slope Assessment by EXP submitted as part of 2nd site plan submission.

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File: 39CD-15505/SP15-005543
Planner: Nancy Pasato

Written Comments received through Public Circulation

Stephen L. Kaye
43-515 Skyline Avenue

We the residents of 43-515 Skyline DO NOT WANT MORE Condominiums built on 555 Skyline!

First of all - Sunningdale must be improved to a four lane road before any further construction can be thought about. There is too much traffic already on the two lane road from Adelaide to Richmond Street.

The sewage infrastructure will not be able to handle the increased sewage resulting from all the unfinished building now underway and especially if this plan is allowed to go ahead.

Flooding would occur due to the destruction of the grass lands now in the designated spot.

The natural path and beauty of this neighborhood would be destroyed if these condominiums are allowed to be built – The city of London would have to re-assess all the homes in the area to a lower value and thus DECREASE the tax structure for the whole area.

WE NEED PARKS – not more condominiums in this area – the children in the area are now playing in the middle of the streets in this area.