



39T-16504/OZ-8639
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July 7, 2016

NOTICE OF APPLICATION for Approval of Draft Plan of Subdivision Official Plan and Zoning By-law Amendment

The City of London has received an application to subdivide a parcel of land as shown on the map attached. The proposed draft plan of subdivision is described below. The City of London has also received an Official Plan Amendment/Zoning By-law Amendment application. We are advising you of these applications to invite your comments and the comments of nearby property owners.

APPLICANT:	Sunningdale Golf & Country Ltd.
LOCATION:	Municipal Address: 379 Sunningdale Road West Planning District: Sunningdale Watershed: Medway Assessment Roll Number: 090450157010000
PURPOSE AND EFFECT:	The purpose and effect of this application is to permit the development of a Multi-Family Medium Density and Multi –Family High Density Residential plan of subdivision on a 9.3 hectare parcel of land located on a portion of 379 Sunningdale Road West, north side of Sunningdale Road West, west of Villagewalk Boulevard.
PROPOSAL:	<p>Consideration of a Plan of Subdivision consisting of two medium density residential blocks (Blocks 1 & 2), two high density residential blocks (Blocks 3&4), an open space block (Block 5), and office/residential block (Block 6) with local public streets (including the extensions of Callaway Road to the west and Meadowlands Way to the north).</p> <p>Possible Official Plan Amendment to change the designation of a portion of these lands from “Multi-Family Medium Residential” to “Multi-Family High Density Residential” to permit apartment buildings at a maximum density of 150 units per hectare. The applicant is proposing four (4) ten storey apartment buildings and two (2) six storey apartment buildings within this area.</p> <p>Possible change to Zoning By-law Z.-1 from an Open Space (OS1) Zone and a holding Open Space (h-4.OS1) to:</p> <ul style="list-style-type: none">• a Residential R9 (R9-7.H10) Zone to permit apartment buildings with ten (10) storeys;• a Residential R9 (R9-7.H6) Zone to permit apartment buildings with six (6) storeys;• a Residential R5/R6 (R5-3/R6-5) Zone to facilitate vacant land condominiums and to support medium density residential uses such as single detached dwellings, semi-detached dwellings, stacked townhouses, apartment buildings and senior citizen apartment buildings at a maximum density of 75 units/ha(30 units/acre), and a maximum building height of 13 metres(42.6 feet);• an Office OF1 (R5-3/R6-5/OF1) Zone to permit an office building; and• an Open Space OS1 Special Provision Zone to permit a block for access to the golf course to the north with a reduced lot frontage and lot area. <p>The City may consider applying holding provisions in the zoning to ensure the adequate provision of municipal services and that a subdivision agreement or development agreement is entered into; street orientation of building and the provision of urban design features.</p>

PLANNING POLICIES:

The Official Plan designates these lands "Multi Family Medium Density Residential" which permits residential uses to a maximum of 75 units per hectare.

HOW TO COMMENT:

The site is presently within 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 forests.

Please call in, mail, fax or email your comments by **August 22, 2016** if possible*. Please refer to the file number or municipal address in all correspondence with City staff. Your opinion on this application is important. Comments will be reviewed and summarized in a report that will be submitted to the Planning and Environment Committee of City Council for consideration. **Please Note:** Personal information collected and recorded through the Public Participation Meeting, or through written submissions on this subject, is collected under the authority of the *Municipal Act, 2001*, as amended, and the *Planning Act, 1990* R.S.O. 1990, c.P.13 and will be used by Members of Council and City of London staff in their consideration of this matter. The written submissions, including names and contact information and the associated reports arising from the public participation process, will be made available to the public, including publishing on the City's website. Video recordings of the Public Participation Meeting may also be posted to the City of London's website. Questions about this collection should be referred to Cathy Saunders, City Clerk, 519-661-2500 ext. 4937.

Your representative on City Council, Councilor Josh Morgan (City Hall Telephone Number: 519-661-2500 ext.4007 email joshmorgan@london.ca), Ward 7, would be pleased to discuss any concerns you may have with this application.

A neighbourhood or community association may exist in your area. If it reflects your views on this proposal, you may wish to select a representative of the association to submit comments on your behalf.

APPEALS:

If a person or public body does not make oral submissions at a public meeting, if one is held, or make written submissions to the Manager of Development Services in respect of the proposed Plan of Subdivision, Official Plan or Zoning By-law amendment (if applicable) before:

- i. the Approval Authority gives or refuses to give approval to the Draft Plan of Subdivision;
- ii. the Council of the City of London adopts the proposed Official Plan amendment (if applicable); or,
- iii. the Zoning By-law amendment is passed (if applicable),

the person or public body is not entitled to appeal the decision of the Manager of Development Services or the Council of the City of London to the Ontario Municipal Board and the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

PUBLIC MEETING:

The appropriateness of the proposed plan of subdivision will be considered at a future meeting of the Planning and Environment Committee. You will receive another notice inviting you to attend this meeting.

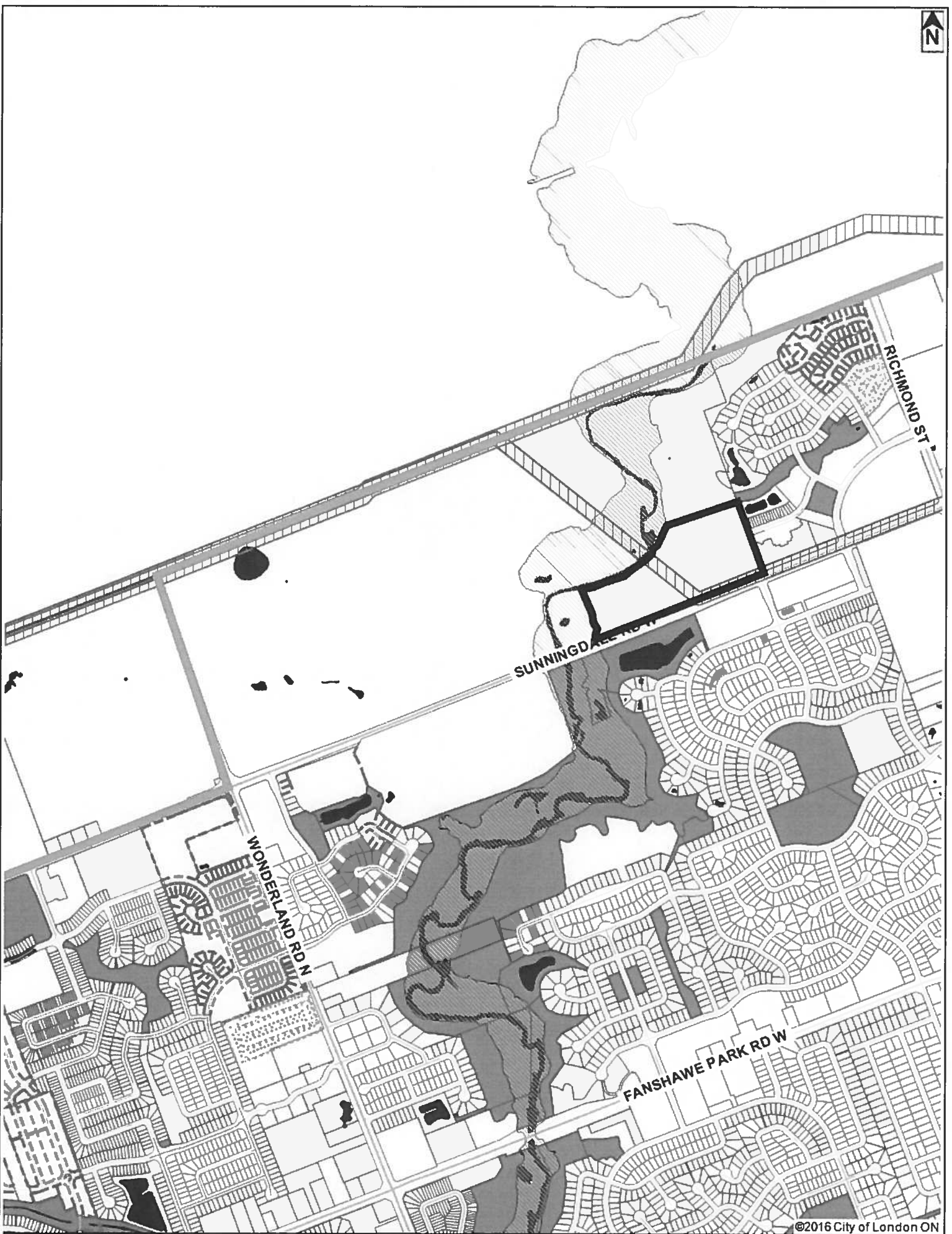
FOR MORE INFORMATION:

For additional information, please contact Alanna Riley at 519-661-2500 ext. 4579, referring to "File 39T-16504/OZ8639", or inquire at the Development Services, 6th Floor, City Hall, 300 Dufferin Avenue, between 8:30 a.m. and 4:30 p.m. weekdays.

TO BE NOTIFIED:

If you wish to be notified of the decision of the City of London in respect of this proposed plan of subdivision, you must make a written request to the Manager of Development Services, City of London, P.O. Box 5035, London ON N6A 4L9.

If you wish to be notified of the adoption of the of the proposed Official Plan amendment (if applicable) or of the refusal of a request to amend the Official Plan, you must make a written request to the City Clerk, 300 Dufferin Ave., P.O. Box 5035, London, ON. N6A 4L9.








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LOCATION MAP

Subject Site: 379 Sunningdale Road W
Applicant: Sunningdale Golf Club Ltd.
File Number: 39T-16504
Planner: Alanna Riley
Created By: Alanna Riley
Date: 2016-07-05
Scale: 1:15100

LEGEND

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





SUNNINGDALE GOLF & COUNTRY CLUB

MEDWAY CREEK

BLOCK 5
ACCESS TO GOLF
MAINTENANCE

1 STOREY UNIT
DOUBLE CAR GARAGE

TRANSITION ZONE
POTENTIAL LANDSCAPE
ENHANCEMENTS



TO MEDWAY
TRAIL SYSTEM

10 STOREY
APARTMENT
98 UNITS

10 STOREY
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PROPOSED RIGHT-IN/
RIGHT-OUT

4 STOREY OFFICE

SUNNINGDALE ROAD

STACKED TOWNS

2 STOREY UNIT
SINGLE CAR GARAGE

POTENTIAL GATEWAY
LANDSCAPE FEATURE

MEADOWLAKE WAY

STREET A (20M BOW MUNICIPAL ROAD)

STREET B (20M BOW MUNICIPAL ROAD)

STREET C (20M BOW MUNICIPAL ROAD)

STREET D (20M BOW MUNICIPAL ROAD)

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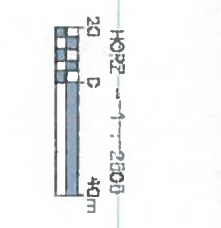
STREET ED (20M BOW MUNICIPAL ROAD)

Stantec

400-171 Queens Avenue
 London ON N6A 6V7
 TEL 519-645-2007
 BWS@stantec.com

Legend

- AMENITY AREA
- SITE FOCAL POINT
- PROPOSED PEDESTRIAN CONNECTION
- UNDERGROUND PARKING RAMP



CONCEPT PLAN

SUNNINGDALE GOLF & COUNTRY CLUB
 SUNNINGDALE SECTION

MAY 24 2016

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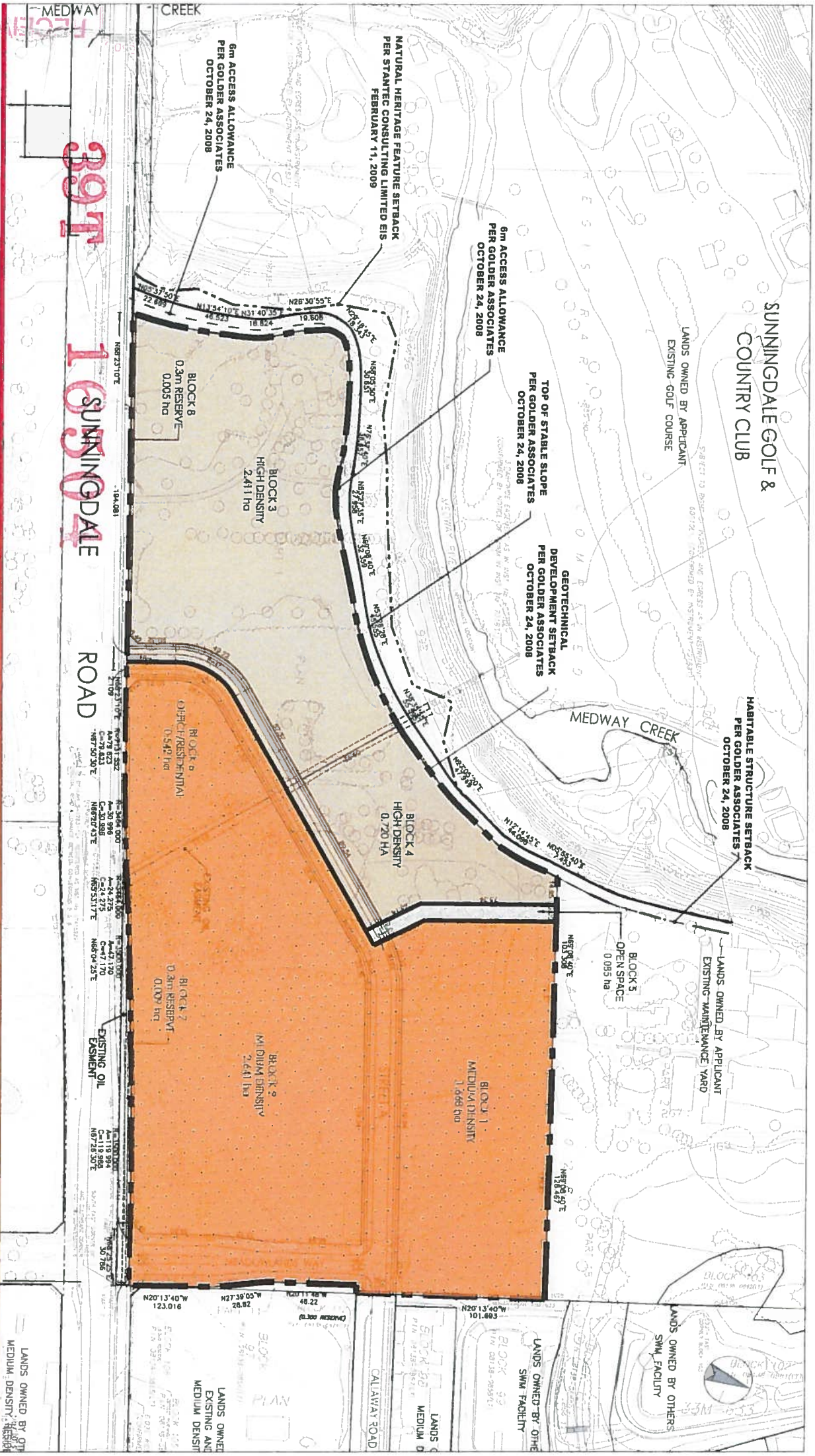


Stantec

600-171 Queens Avenue
London ON N6A 5J7
Tel. 519-545-2007
www.stantec.com

Legend

- Development Area
- Existing Regional Urbanized Area
- New Rural Regional Commercial Use
- Commercial/ Commercial Use
- Agricultural Commercial Use
- Main Street Commercial Corridor
- Medium Density Residential
- High Density Residential
- Medium Density Residential
- Low Density Residential
- Urban Area
- Urban Street-Use
- Other Business Use
- General Industrial
- Light Industrial
- Regional Facility
- Community Facility
- Open Space
- Urban Reserve
- Open Reserve
- Urban Green
- Urban Green
- Environmental Reserve
- Agricultural
- Urban Green
- Urban Green



City of London
SUNNINGDALE GOLF & COUNTRY CLUB LTD
SUNNINGDALE SUBDIVISION
London ON, Canada

Scale: 1:0

OFFICIAL PLAN - SCHEDULE A
PROPOSED LAND USE DESIGNATION

