

Bill No. 157
2012

By-law No. C.P.-1284(sc)-

A by-law to amend the Official Plan for the City of London, 1989 relating to 1602 Sunningdale Road West.

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

1. Amendment No. 523 to the Official Plan for the City of London Planning Area – 1989, as contained in the text attached hereto and forming part of this by-law, is adopted.
2. This by-law shall come into effect in accordance with subsection 17(38) of the *Planning Act, R.S.O. 1990, c.P.13*.

PASSED in Open Council on April 10, 2012

Joe Fontana
Mayor

Catharine Saunders
City Clerk

First Reading – April 10, 2012
Second Reading – April 10, 2012
Third Reading – April 10, 2012

AMENDMENT NO. 523
to the
OFFICIAL PLAN FOR THE CITY OF LONDON

A. PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is:

1. To change the designation of certain lands described herein from Low Density Residential to Multi-Family Medium Density Residential and from Multi-Family Medium Density Residential to Multi-Family High Density Residential on Schedule "A", Land Use, to the Official Plan for the City of London.
2. To add a new secondary collector road to Schedule C of the Official Plan for the City of London.

B. LOCATION OF THIS AMENDMENT

1. This Amendment applies to lands located 1602 Sunningdale Road West in the City of London.

C. BASIS OF THE AMENDMENT

Low Density Residential to Medium Density Residential

The locations of the proposed designation changes identified by the Owner abut either an arterial road and or a proposed secondary collector road. Lands to the south also abut the New Format Regional Commercial Node. Based on the zoning requested by the Owner, the future medium density residential development will be compatible with existing and future adjacent lands uses. The draft plan will provide for the necessary municipal services and traffic to and from these locations should not have an impact on the adjacent (future) low density residential uses. The parcel size is also adequate to provide for any necessary buffers to protect adjacent low density residential uses. As a result, the above noted land use changes from low density to multi-family medium density residential are considered appropriate and represent sound land use planning.

Medium Density Residential to High Density Residential

The proposed high density designation is an extension of the designation immediately to the west. The lands abut the proposed secondary collector road with easy access to Hyde Park Road (along Dyer Drive) and Fanshawe Park Road (from the future extension of Dalmagarry Road). In addition the lands immediately to the south are designated New Format regional Commercial Node.

Based on the zoning requested by the Owner, the future high density residential development will be compatible with existing and future adjacent lands uses. The draft plan will provide for the necessary municipal services and traffic to and from these locations should not have an impact on the adjacent (future) low and medium density residential uses. The parcel size is also adequate to provide for any necessary buffers to protect adjacent low density residential uses. Street "B" is identified by LTC to have future transit service and specifically Block 25 is identified as a future potential transit stop. As a result, the above noted land use change from Multi-Family Medium Density Residential to Multi-Family High Density Residential is considered appropriate and represent sound land use planning.

New Proposed Collector Road

The applicant had originally proposed a local street (Street 'G') connection from the internal streets within this draft plan to Sunningdale Rd. The appropriate hierarchy for road connections would require that this street be a secondary collector. It is also proposed that a new collector road be extended at the east limit of this plan from Street "B" to Sunningdale Rd in order to provide for proper vehicular circulation and connection to the arterial road (Sunningdale Rd). This road connection will also provide relief for vehicle traffic associated with the school block (especially buses which would need to cut back using the local street network). This new collector road could be used to provide access for school buses to both school sites. The proposed addition of the secondary collector road connection is appropriate and represents sound land use planning.

D. THE AMENDMENT

The Official Plan for the City of London is hereby amended as follows:

1. Schedule "A", Land Use, to the Official Plan for the City of London Planning Area is amended by designating those lands located at 1602 Sunningdale Road West) in the City of London, as indicated on "Schedule 1" attached hereto from Low Density Residential to Multi-Family Medium Density Residential and from Multi-Family Medium Density Residential to Multi-Family High Density Residential.
2. Schedule "C", to the Official Plan for the City of London is amended by adding a new Secondary Collector Road