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39T-11504/OZ-7991
A. MacLean

TO:	CHAIR AND MEMBERS PLANNING AND ENVIRONMENT COMMITTEE
FROM:	G. KOTSIFAS DIRECTOR OF BUILDING CONTROLS AND CHIEF BUILDING OFFICIAL
SUBJECT:	APPLICATION BY: TRICAR DEVELOPMENTS INC. 160 SUNNINGDALE RD W SPECIAL MEETING OF THE PLANNING AND ENVIRONMENT COMMITTEE ON APRIL 10, 2012

RECOMMENDATION

That, on the recommendation of the Senior Planner, Development Planning, the following report relating to the application of Tricar Developments Inc. for the property located at 160 Sunningdale Road West **BE RECEIVED** for information.

PREVIOUS REPORTS PERTINENT TO THIS MATTER
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March 26th Report to PEC – Staff report dealing with the Draft Plan of Subdivision and associated Official Plan and Zoning By-law Amendments.

Sunningdale Road East and West Improvements – Wonderland Road North to Adelaide Street North – Schedule C Class Environmental Assessment– In Process

June 1998 - Sunningdale Community Planning Area report to Planning Committee

BACKGROUND

On March 26, 2012 a Public Participation meeting of the Planning and Environment Committee was held to discuss the proposed draft plan of subdivision, Official Plan and Zoning by-law amendment applications for the lands at 160 Sunningdale Rd W. At that meeting the issue of the scale of the proposed high density residential component of this development was raised by area residents and Committee members. Based on these discussions, the applicant was directed to meet with area residents and Councilor Matt Brown (Ward Councilor for Ward 7) to discuss the issues and to see if any compromise could be reached on the proposal.

In response to the issues which were raised, Tricar Developments proposed the following amendments to their high density proposal:

1. Reduce the number of storey's from 18 to 14; and
2. Provide for a podium at grade to address the pedestrian interface with this development

As a result of these proposed revisions, the development no longer requires a bonus zone for density as the development will be approximately 130 units per hectare which is well within the 150 unit per hectare limit permitted in the high density designation as it relates to this part of the City. In order to make the project viable, the footprint of the building was enlarged to increase the number of units in the high rise towers. The proposed seniors residence has been eliminated from the proposal.

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The ground floor of the building will contain amenity space and parking. The ground floor will be extended beyond the high-rise building footprint to create a podium at the base. A combination amenity/parking building is proposed to connect the two towers. This section of the building will be 3 storeys in height (raised from the original proposal of 2 storeys). The building will contain step backs on the easterly and westerly side at the upper floors. Surface parking will be provided for visitor and additional stalls for residents. The landscape area provided is approximately 40% (which is 10% greater than that required in the R9-7 Zone).




Representatives of the area residents have reviewed this proposal and they support the applicants revision to the design (see attached email).

Proposed High Density R9 Zone

Based on the applicant's revised design, there is no longer a requirement for a specific Bonus Zone to address the density of this development. Should Council wish to approve the zoning based on this revised design, staff have prepared the attached By-law for consideration(See Appendix "B"). This By-law includes the proposed changes to the R9 Zone and the recommended medium density and low density zones which were presented at the March 26, 2012 PEC meeting. The h-119 holding provision has also been added to the R9 Zone to ensure that the urban design objectives established through the Official Plan and Zoning amendment review process are implemented to the satisfaction of the City through the Site Plan Approval process. This would include (but not be limited to) the construction of a specified building design in accordance with the illustrations included as Appendix "C" to this report.

In addition to these changes, it is also recommended that the Official Plan amendment presented at the March 26th Planning and Environment Committee be amended to reflect this new proposal. A copy of the proposed Official Plan amendment has been included as Appendix "A".

Notwithstanding the required public notification procedures, Section 19.12.8 of the Official Plan notes that Council may forego public notification and may adopt changes to alter language as proposed in the attached by-laws.

RECOMMENDED BY:	REVIEWED BY:
	
ALLISTER MACLEAN SENIOR PLANNER-DEVELOPMENT PLANNING	B. C. HENRY MANAGER – DEVELOPMENT PLANNING
SUBMITTED BY:	
	
G. KOTSIFAS DIRECTOR – DEVELOPMENT CONTROLS	

April 4, 2012
AM/am
"Attach."

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A. MacLean

Comments from Sunningdale Community Representative

From: Jason Enright [jason@enrightconstruction.ca]
Sent: Friday, March 30, 2012 3:58 PM
To: Joecarapella@tricar.com
Cc: Brown, Matt; Henry, Bruce; MacLean, Allister;
Dan.Young@stantec.com; Chris Maciejowski; 'Chris Callaghan'
Subject: Tricar Development Inc. - 160 Sunningdale Road W.

On behalf of the Sunningdale Richmond Community Association we would like to extend our appreciation to Tricar for their revised proposal for the property at 160 Sunningdale Road. The four storey reduction in the apartment building design as well as the rezoning of the single family residential areas from R1-5 to R1-6 were well received changes.

Although our Community Association would prefer this property remain medium density as outlined in the community plan we are not opposed to this revised high density proposal.

Thank you,

Jason Enright
2139 Quarrier Road

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Appendix "A"

Bill No. (number to be inserted by Clerk's Office)
2012

By-law No. C.P.-1284(inserted by Clerk's Office)

A by-law to amend the Official Plan for the City of London, 1989 relating to 160 Sunningdale Road West.

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

1. Amendment No. (to be inserted by Clerk's Office) 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

Agenda Item #	Page #

**39T-11504/OZ-7991
A. MacLean**

**AMENDMENT NO.
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 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 two new secondary collector roads to Schedule C of the Official Plan for the City of London .

B. LOCATION OF THIS AMENDMENT

1. This Amendment applies to lands located 160 Sunningdale Road West in the City of London.

C. BASIS OF THE AMENDMENT

When considering designating lands multi-family high density residential issue such as compatibility, availability of services, transportation impacts, buffering, and proximity to transit services and shopping must be examined.

The subject lands are 3.4 hectares in size. The applicant is proposing two 14 storey, high density residential buildings fronting Sunningdale Road and three storey street townhousing along the Callingham Drive frontage. The existing lands uses immediately abutting this proposed high density block are: future low density residential to the south, medium density residential to the west(in the Sunningdale Meadows draft plan-39T10502) future medium density residential designated lands to the east and future medium density development to the north. There is also an existing single detached residential development approximately 400 metres to the south. Given the absence of development in the immediate area, the proposed high density development should not have a significant impact on surrounding land uses. The applicant is proposing to develop the high rise development with reduced setbacks (0.0 metres) to Sunningdale Road which will increase the separation from the existing single detached uses along Quarrier Road. Increased density at this location will also assist in sustaining the proposed commercial development within the Richmond North Subdivision(immediately to the north). The street townhouse component of this development provides for a transition to the future (and existing) residential uses to the south.

The developer will be required as a condition of draft approval to confirm that there is sufficient sanitary servicing capacity for this development. A holding provision will be applied to the zoning of this block (and the entire plan) to ensure that downstream sanitary and stormwater management systems are constructed and operational to service this development. A traffic study will be required at the time of Design Studies (post draft approval) to address any potential traffic impacts associated with this development.

The LTC have advised that transit service is planned for Callingham Drive and Street 'A'. The specific route design timing of service implementation and the level of transit service provided is subject to an assessment of potential demand generated by the proposed and adjacent developments. As previously noted the proposed high density block is located adjacent to the Community Commercial Node (in the Richmond North Subdivision immediately across Sunningdale Rd) and as a result future residents will have convenient access to shopping facilities. Based on the above analysis the proposed amendment to the Official Plan to change the designation of this block from multi-family medium density residential to multi-family high density residential is considered appropriate.

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The applicant proposes two new secondary collector roads – the extension of Callingham Drive (from the west) and the addition of a new road connection to align with Village Walk Boulevard on the north side of Sunningdale Rd W. It is appropriate to designate this portion of Callingham Drive as a collector road given the proposed medium and high density residential uses proposed on the north side of this street abutting Sunningdale Rd W. Also this road will extend to connect with the proposed collector road system already approved (as identified on Schedule C of the Official Plan) on adjacent lands to the east. The proposed north/south collector road (which is to align with Village Walk Boulevard) is appropriate as it will assist in providing proper traffic circulation through this subdivision and the Richmond North subdivision. The proposed addition of these secondary collector roads is considered appropriate.

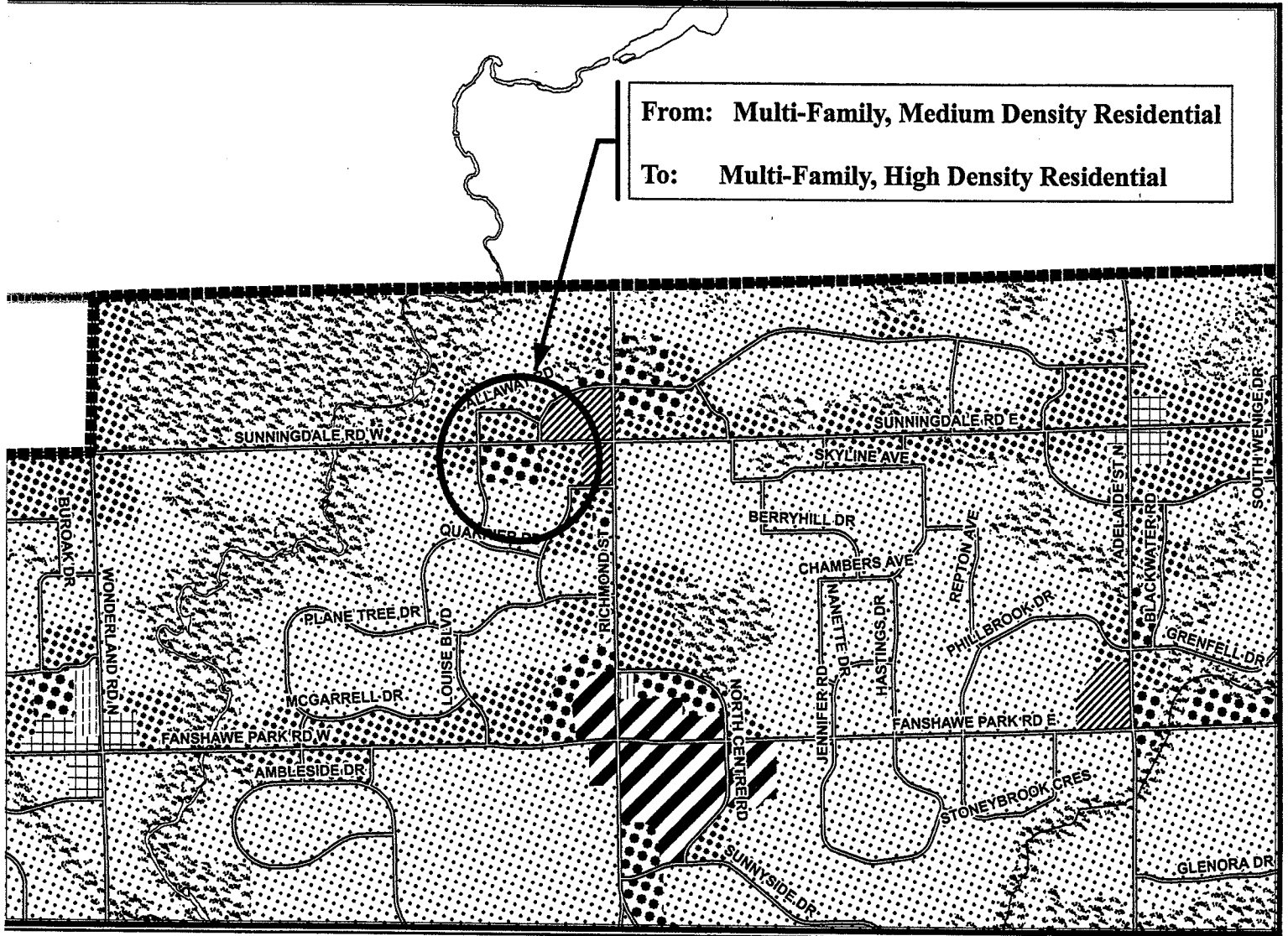
D. THE AMENDMENT

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 160 Sunningdale Road West in the City of London, as indicated on "Schedule 1" attached hereto 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 two new secondary collector roads.

AMENDMENT NO:

From: Multi-Family, Medium Density Residential
 To: Multi-Family, High Density Residential

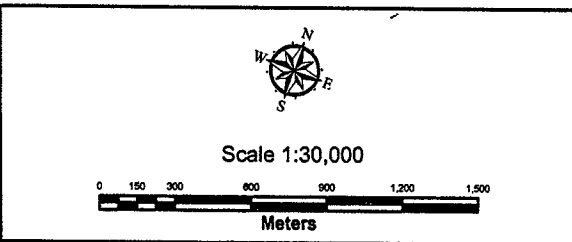


Legend

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

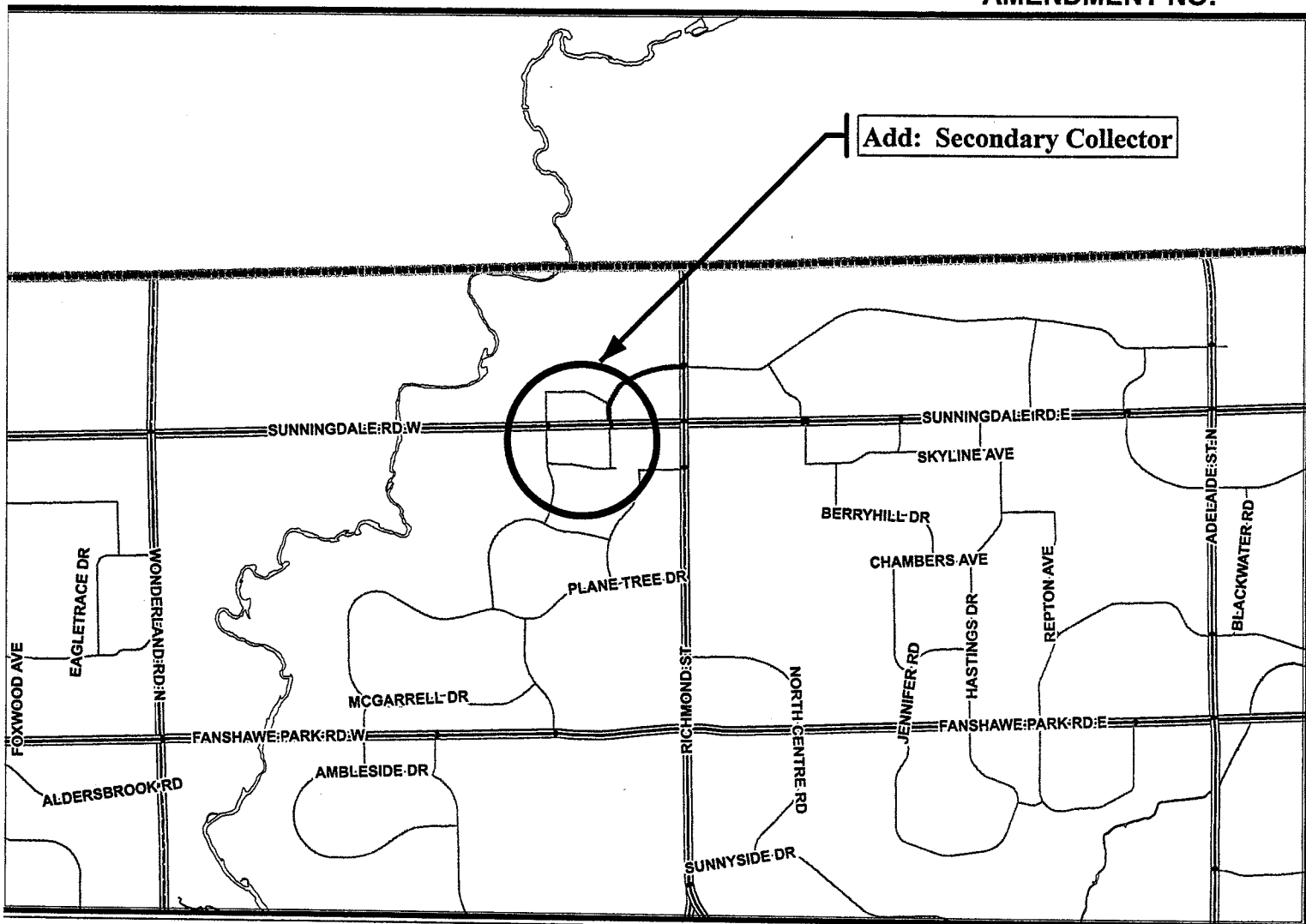
This is an excerpt from the Planning Division's working consolidation of Schedule A to the City of London Official Plan, with added notations.

**SCHEDULE 1
 TO
 OFFICIAL PLAN**
 AMENDMENT NO. _____
 PREPARED BY: Graphics and Information Services








FILE NUMBER: 39T-11504, OZ-7991
 PLANNER: AM
 TECHNICIAN: DT
 DATE: March 16, 2012

AMENDMENT NO:









Legend

ROAD CLASSIFICATION

-  Secondary Collector
-  Primary Collector
-  Arterial
-  Freeway
-  Expressway

PROPOSED ROAD CORRIDOR

-  Proposed Secondary Collector
-  Proposed Primary Collector
-  Proposed Arterial
-  Proposed Freeway
-  Proposed Expressway
-  Proposed Interchange

THIS IS AN EXCERPT FROM THE PLANNING DIVISION'S WORKING CONSOLIDATION OF SCHEDULE C TO THE CITY OF LONDON OFFICIAL PLAN, WITH ADDED NOTATIONS

**SCHEDULE 2
TO
OFFICIAL PLAN**

AMENDMENT NO. _____

PREPARED BY: Graphics and Information Services



Scale 1:30,000



FILE NUMBER: 39T-11504, OZ-7991

PLANNER: AM

TECHNICIAN: DT

DATE: March 16, 2012

APPENDIX "B"

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 rezone an area of land located 160 Sunningdale Road West.

WHEREAS Tricar Developments Inc. have applied to rezone an area of land located at 160 Sunningdale Road West, as shown on the map attached to this by-law, as set out below;

AND WHEREAS upon approval of Official Plan Amendment Number (number to be inserted by Clerk's Office) this rezoning will conform 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 160 Sunningdale Road West, as shown on the attached map, from an (Urban Reserve (UR3) Zone to a Holding Residential R1 (h. h-100 R1-5) Zone; a Holding Residential R1 (h. h-100 R1-6) Zone; a Holding Residential R1 (h. h-94 h-100 R1-6) Zone; a Holding Residential R5/Residential R6 (h. h-53 h-100 h-108 R5-4/R6-4) Zone; a Holding Residential R4 (h. h-100 R4-6) Zone; and a Holding Residential Special Provision R9 (h. h-100 h-119 R9-7() H48) Zone.

1) Section 4.21 "ROAD ALLOWANCE REQUIREMENTS - SPECIFIC ROADS" is amended by adding the following streets:

Street	From	To	Street Classification	Limit of Rd. Allowance (Measured from Centreline)
Callingham Dr.	Meadowlands Way	East limit of Plan 39T-11504	Secondary Collector	10.75m(35 feet)
Street "A"	Sunningdale Road	Callingham Dr	Secondary Collector	10.75m(35 feet)

2) Section Number 13.4 of the Residential R9 Zone to By-law No. Z.-1 is amended by adding the following Special Provision:

g) R9-7 Zone Variation

xx) R9-7 ()

a) Regulations

Front yard depth to Sunningdale Road for the first 3 storey's	0.0 m minimum
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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.

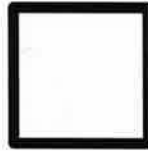
This By-law shall come into force and be deemed to come into force in accordance with subsection 34(21) of the *Planning Act, R.S.O. 1990, c. P.13*, either upon the date of the passage of this by-law or as otherwise provided by the said subsection.

PASSED in Open Council on April 10, 2012.

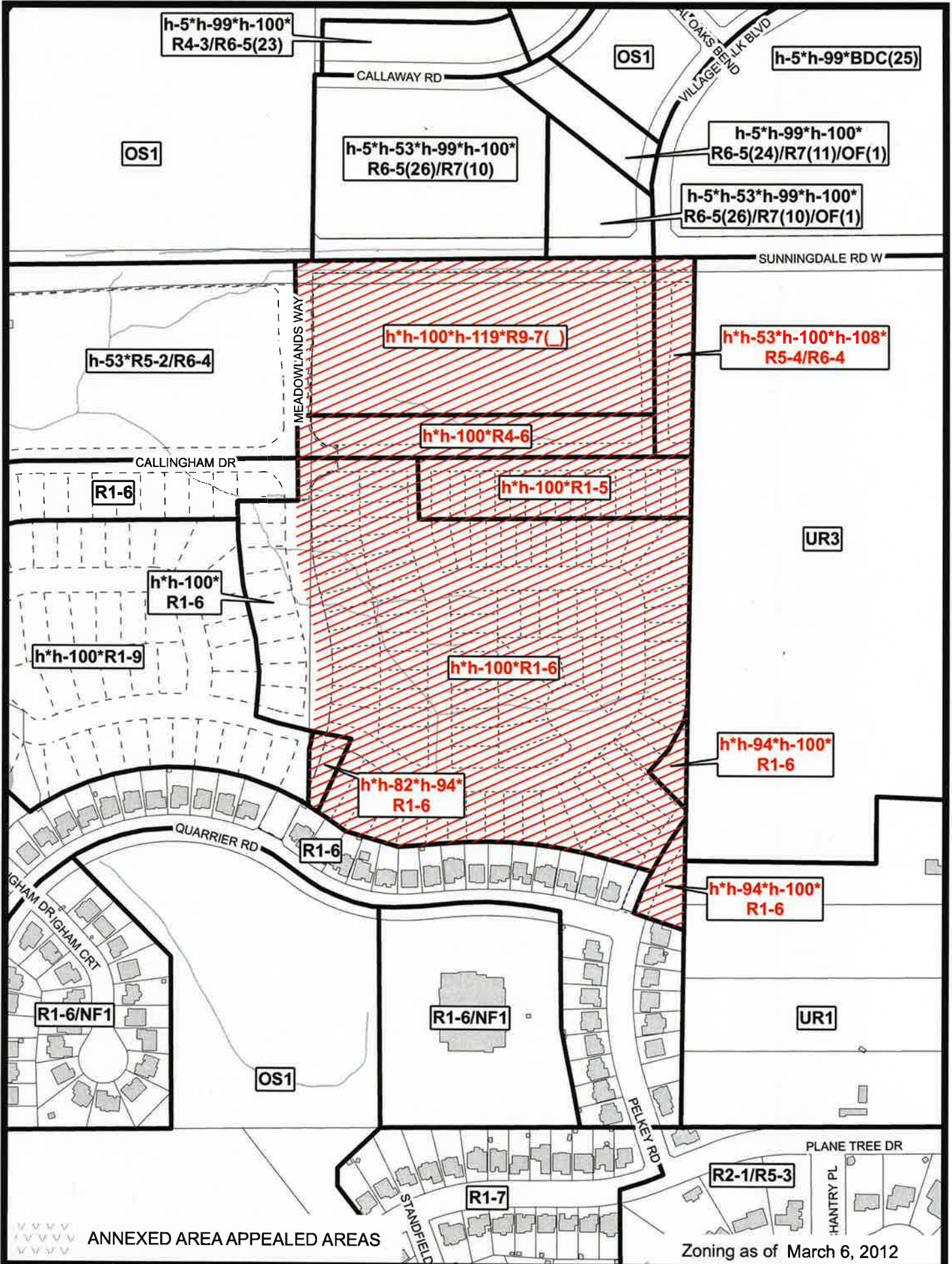
Joe Fontana
Mayor

Catharine Saunders
City Clerk

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



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



File Number: 39T-11504, OZ-7991

Planner: AM

Date Prepared: March 15, 2012

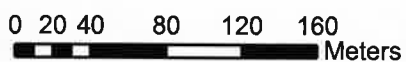
Technician: DT

By-Law No: Z-1-

SUBJECT SITE



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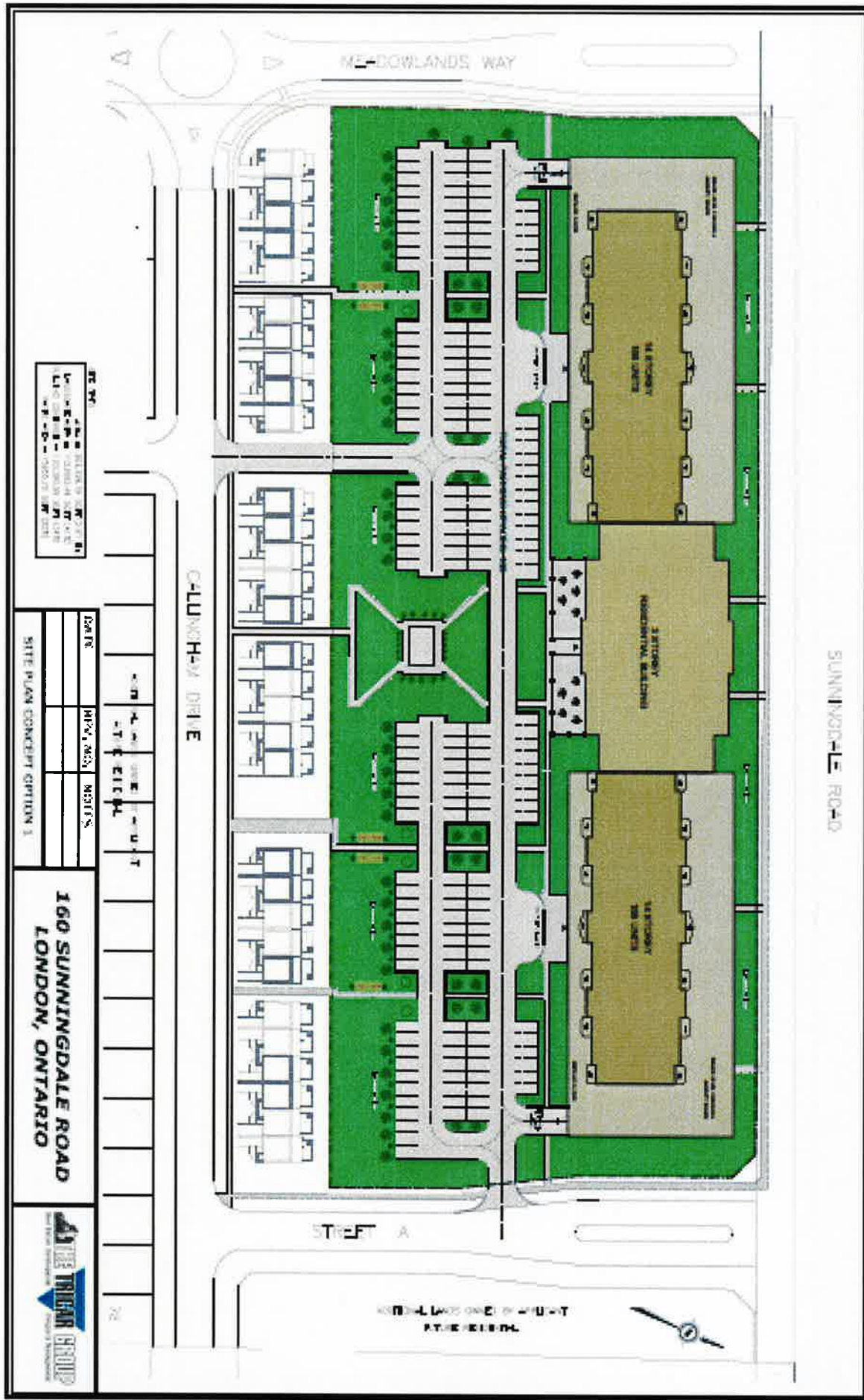


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Appendix "C"
Plan View



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Appendix "C"
Elevation

