

Report to Planning and Environment Committee

To: Chair and Members
Planning & Environment Committee

From: George Kotsifas, P. Eng.
Managing Director, Development and Compliance Services
And Chief Building Official

Subject: Residential Plan of Subdivision and Zoning By-law
Amendment
Application By: Sunningdale Golf and Country Ltd.
600 Sunningdale Road West

Public Participation Meeting on: July 22, 2019

Recommendation

That, on the recommendation of the Director, Development Services, the following actions be taken with respect to the application of Sunningdale Golf and Country Club, relating to the property located at 600 Sunningdale Road West (legally described as RCP 1028 PT Lot 16 RP 33R13891, PT Part 1 RP 33R16774 Parts 3 to 10 IRREG), located on the south side Sunningdale Road West, between Wonderland Road North and Richmond Street:

- (a) the proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting on July 30, 2019 to amend Zoning By-law No. Z.-1 (in conformity with the Official Plan) to change the zoning of the subject lands **FROM** an Urban Reserve (UR3) Zone, a Holding Urban Reserve (h.2*UR3) Zone and an Open Space (OS4) Zone **TO**;
 - i.) A Holding Residential R1 (h*h-18*R1-9) Zone, to permit single detached dwellings with a minimum lot frontage of 18.0 metres, a minimum lot area of 690m²;
 - ii.) A Holding Residential R4 Special Provision (h*h-18*R4-4 (_)) Zone, to permit street townhouses to a maximum density of 35 units per hectare and maximum height of 10.5 metres; and
 - iii.) An Open Space (OS5) Zone to permit conservation lands and passive recreational uses.
- (b) the Planning and Environment Committee **REPORT TO** the Approval Authority the issues, if any, raised at the Planning and Environment Committee meeting with respect to the application for Draft Plan of Subdivision of Sunningdale Golf and Country Ltd. relating to the property located at 600 Sunningdale Road West;
- (c) Council **SUPPORTS** the Approval Authority issuing Draft Approval of the proposed plan of residential subdivision, submitted by Sunningdale Golf and Country Ltd. (File No. 39T-18501), prepared by Callon Dietz Inc., Terry Dietz OLS., as revised, which shows 108 single detached lots, two (2) residential multi-family blocks, two (2) walkway blocks, two (2) road widening blocks, five (5) open space blocks and several 0.3m reserve blocks all served by three (3) new local street, **SUBJECT TO** the conditions contained in the attached as Appendix "39T-18501".

Executive Summary

Summary of Request

The requested amendment is to permit a Draft Plan of Subdivision and Zoning By-law Amendments to allow for 108 single detached lots, two (2) multifamily residential blocks,

three (3) walkway/open space blocks, two (2) road widening blocks, two (2) open space blocks and several 0.3m reserve blocks all served by three (3) new local street.

Purpose and the Effect of Recommended Action

The purpose and effect of this application is to permit the development of a Residential plan of subdivision on a 20.6 hectare parcel of land located on the south side of Sunningdale Road West, east of Wonderland Road North and west of Richmond Street.

Rationale of Recommended Action

- i) The proposed revised draft plan is consistent with the *Planning Act* including but not limited to Section 51 (24);
- ii) The recommended revised draft plan and zoning amendments are consistent with the *Provincial Policy Statement (PPS), 2014*, which promotes a compact form of development in strategic locations to minimize land consumption and servicing costs and provide for a range of housing types and densities to meet projected requirements of current and future residents. The recommended draft plan and amendments also supports efficient and resilient development patterns, accommodating an appropriate range and mix of housing and protects the Natural Heritage feature;
- iii) The proposed revised draft plan and Zoning By-law amendment conforms to the in-force policies of The London Plan, including but not limited Section 1688;
- iv) The proposed revised draft plan conforms to the policies of the (1989) Official Plan, including but not limited to the Low Density Residential” and “Open Space designation policies;
- v) The recommended Zoning By-law amendments encourage the development of plan of subdivision that includes an appropriate mix of residential uses that support pedestrian oriented development; and,
- vi) The draft plan design is appropriate for the site, compatible with abutting land uses and makes efficient use of the existing services and infrastructure available in this area.

Analysis

1.0 Site at a Glance

1.1 Property Description

The subject site has a total area of approximately 20.6 ha and is currently operating as a part of the Sunningdale Golf courses with approximately 650 meters of frontage on Sunningdale Road West. The subject site is located on the south, side of Sunningdale Road West between Richmond Street and Wonderland Road North.

Figure 1: Proposed Master Development Plan

1.2 Current Planning Information (see more detail in Appendix C)

- The London Plan Place Type – Neighbourhoods and Green Space
- Official Plan Designation – Low Density Residential (LDR) & Open Space (OS)
- Sunningdale Area Plan
- Existing Zoning – Urban Reserve (UR3) Zone, Holding Urban Reserve (h-2*UR3) Zone, Open Space (OS4) Zone, and Open Space (OS5) Zone

1.3 Site Characteristics

- Current Land Use – Golf Course
- Frontage – +/- 650m
- Depth – varies
- Area –20.6ha
- Shape – Irregular

1.4 Surrounding Land Uses

- North - Golf Course
- East - Medway Valley Heritage Forest Environmentally Significant Area
- South - Medway Valley Heritage Forest Environmentally Significant Area
- West - Medway Valley Heritage Forest Environmentally Significant Area
- Existing Residential Plan of Subdivision

1.5 Intensification (identify proposed number of units)

- 108 single detached dwelling lot and 2 multifamily residential blocks are being proposed within the subject site which is located outside of the Built-area Boundary, and Primary Transit Area as Identified in The London Plan.

1.6 Location Map



2.0 Description of Proposal

2.1 Development Proposal 39T-18501/Z-8888

The proposed revised draft plan of subdivision consists of 108 single detached lots, two (2) residential multi-family blocks, two (2) walkway blocks, two (2) road widening blocks, five (5) open space blocks and several 0.3m reserve blocks all served by three (3) new local street.

2.2 Submitted Studies

A number of reports and studies were submitted to support the requested amendment, including:

- Final Proposal Report
- Hydrogeological Study
- Slope Stability Assessment
- Environmental Impact Study
- Functional Stormwater Management Report
- Environmental Noise Assessment
- Stage 2 Archaeological Assessment

3.2 Requested Amendment

To change the zoning from an Urban Reserve (UR3) Zone, a Holding Urban Reserve (h.2*UR3) Zone and an Open Space (OS4) Zone to a Residential R1 (R1-9) Zone, Residential R4 Special Provision (R4-4 (—)) and an Open Space (OS5) Zone. Changes to the currently permitted land uses and development regulations are summarized below.

Zone(s):

Residential R1 (R1-9) Zone that permits single detached dwellings with:

- Minimum Lot Frontage of 18.0 metres
- Minimum Lot Area of 690 square metres
- Maximum Height of 12.0 metres; and

Residential R4 Special Provision (R4-4 (—)) Zone that permits street townhouse dwellings with:

- Maximum Density of 35 units per hectare
- Maximum Height of 10.5 metres; and

An Open Space (OS5) Zone that permits conservation lands and passive recreational uses only.

Revision to Draft Plan – Following the November 12, 2018 public participation meeting revisions were made the first submitted plan of subdivision (see figure 1). The proposed revision correspond with the requested zoning changes as noted above. The revised plan (see figure 2) consist of two new multifamily forms of housing blocks along Sunningdale Road West and a view terminus at the southern end of Street A. The proposed multifamily housing blocks will provide for development that is oriented to Sunningdale Road West, mitigates the use of noise walls and provides for a mix of housing types in this neighbourhood. The view terminus provides views into the Medway Valley Heritage Forest ESA, promotes connectivity to the Medway Valley Heritage Forest ESA and a focal point for the neighbourhood.

Original Submitted Draft Plan 2018

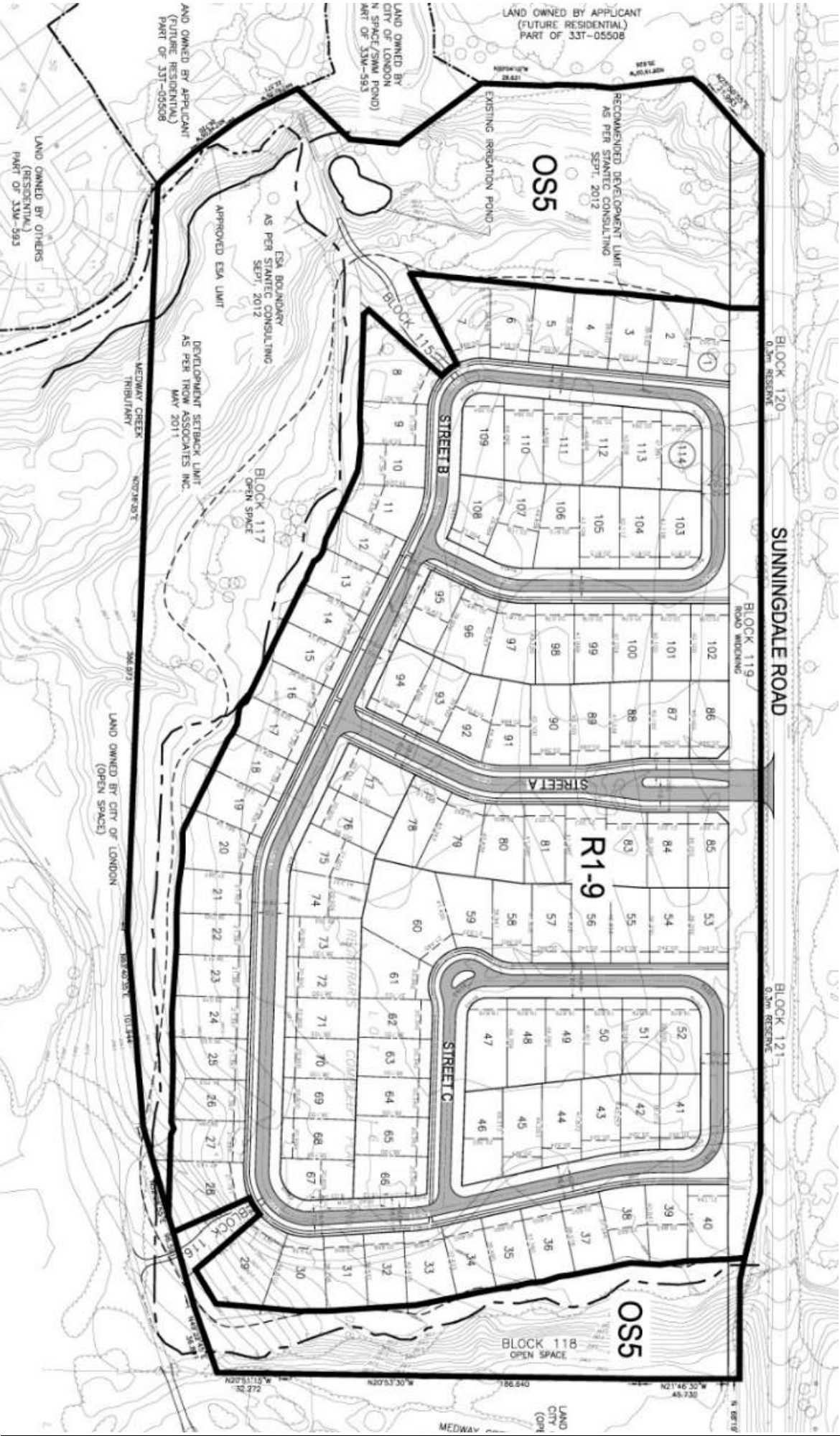


Figure 1

3.0 Relevant Background

3.1 Planning History

In 1996, the City initiated an Area Study for the lands. The Sunningdale Area Plan was adopted by Council June 1998. Through the Area Planning process the 20.6ha site was identified for Low Density Residential and Open Space.

A public participation meeting was held on November 12, 2018 before the Planning and Environment Committee. On November 20, 2018 Council resolved:

That, on the recommendation of the Senior Planner, Development Services, based on the application by Sunningdale Golf and Country Ltd., relating to a portion of the property located at 600 Sunningdale Road West, the comments received from the public during the Public Engagement process appended to the staff report dated November 12, 2018 BE RECEIVED; it being noted that staff will continue to process the application and will consider the public, agency, and other feedback received during the review of the subject application as part of the staff evaluation of the subject application.

3.2 Community Engagement (see more detail in Appendix B)

Notice of Application was circulated on April 3, 2018, and notice was published in The Londoner on April 5, 2018. There were 4 responses provided through the community consultation period. All 4 responses support the proposed draft plan as proposed. One person did include in their support a comment that there be less lots and more green space. As noted above a public participation meeting was held on November 12, 2018.

4.0 Policy Context (see more in Appendix C)

The Planning Act

Section 51(24) of the *Planning Act* provides municipalities with criteria which must be considered prior to approval of a draft plan of subdivision. The Act notes that in addition to the health, safety, convenience, accessibility for persons with disabilities and welfare of the present and future inhabitants of the municipality, regard shall be had for,

- the effect of development of the proposed subdivision on matters of provincial interest;
- whether the proposed subdivision is premature or in the public interest;
- whether the plan conforms to the official plan and adjacent plans of subdivision, if any;
- the suitability of the land for the purposes for which it is to be subdivided;
- the number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity, and the adequacy of them;
- the dimensions and shapes of the proposed lots;
- the restrictions or proposed restrictions, if any, on the land proposed to be subdivided the buildings and structures proposed to be erected on it, and the restrictions, if any, on adjoining land;
- conservation of natural resources and flood control;
- the adequacy of utilities and municipal services;
- the adequacy of school sites;
- the area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes;
- the extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy; and
- the interrelationship between the design of the proposed plan of subdivision and site plan control matters relating to any development on the land, if the land is also located within a site plan control area.

The London Plan and the (1989) Official Plan contain Council's objectives and policies to guide the short-term and long-term physical development of the municipality. The policies promote orderly urban growth and compatibility among land uses. While the objectives and policies in The London Plan and (1989) Official Plan primarily relate to the physical development of the municipality, they also have regard for social, economic and environmental matters.

The proposed revised draft plan is consistent with the *Planning Act* including but not limited to Section 51 (24).

Provincial Policy Statement, 2014

The proposal must be consistent with the Provincial Policy Statement (PPS) policies and objectives aimed at:

1. Building Strong Healthy Communities;
2. Wise Use and Management of Resources; and,
3. Protecting Public Health and Safety.

The PPS contains strong policies regarding the importance of promoting efficient development and land use patterns, as well as accommodating an appropriate range and mix of land uses, housing types, and densities to meet projected needs of current and future residents (Sections 1.1 and 1.4). The policies for Settlement Areas require that new development should occur adjacent to existing built up areas and shall have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities (Section 1.1.3.6). The PPS recognizes the importance of the Province's natural heritage resources, and the long term protection of natural features and areas (Section 2.1.1). Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified as significant wetland and significant wildlife habitat, unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions (Section 2.1.8)

The recommended revised draft plan and zoning amendments are consistent with the *Provincial Policy Statement (PPS), 2014*, which promotes a compact form of development in strategic locations to minimize land consumption and servicing costs and provide for a range of housing types and densities to meet projected requirements of current and future residents. The recommended draft plan and amendments also supports efficient and resilient development patterns, accommodating an appropriate range and mix of housing and protects the Natural Heritage feature.

The London Plan

The London Plan is the new Official Plan for the City of London (Council adopted, approved by the Ministry with modifications, and the majority of which is in force and effect). The London Plan policies under appeal to the *Local Planning Appeals Tribunal* (Appeal PL170100) and not in force and effect are indicated with an asterisk throughout this report and include many of the Neighbourhoods Place Type policies pertinent to this planning application. The London Plan policies under appeal are included in this report for informative purposes indicating the intent of City Council, but are not determinative for the purposes of this planning application.

The London Plan directs that all of the relevant policies of the Plan that relate to a planning and development applications should be read in their entirety and form the basis for evaluating consistency with the Plan (1577-1578). Proposed plans of subdivision will be evaluated based on all of the policies of The London Plan, including such policies as (1688):

1. Our Strategy
2. City Building Policies
3. Our Tools
4. Place Type Policies

- 5. Availability of Municipal Services
- 6. Potential impacts on adjacent and nearby properties
- 7. The degree to which the proposal fits within its context and policy goals
- 8. Relevant secondary plans and specific policies
- 9. Relevant guideline documents

The subject lands are located within the *Neighbourhoods Place Type in The London Plan. The range of primary permitted uses include single detached, semi-detached, duplex, townhouses, secondary suites, home occupations, and group homes. A detailed review was undertaken to assess implications to the general policies of the Our Strategy, Our City, City Building and Design, Neighbourhoods Place Type, and Our Tools sections. An excerpt from The London Plan Map 1 – *Place Types is found at Appendix D.

The proposed revised draft plan and Zoning By-law amendment conforms to the in-force policies of The London Plan.

(1989) Official Plan

The subject site is within Low Density Residential (LDR) designation, which primarily permits single detached; semi-detached; and duplex dwellings. Multiple-attached dwellings, such as row houses or cluster houses may also be permitted subject to the policies of this Plan and provided they do not exceed the maximum density of development permitted under policy 3.2.2 (30uph). An excerpt from Land Use Schedule ‘A’ is found at Appendix D.

The proposed revised draft plan conforms to the policies of the (1989) Official Plan, including but not limited to the Low Density Residential” and “Open Space designation policies.

5.0 Subdivision Design

5.1 *Planning Act* – Section 51(24)

Development Services staff have reviewed the requirements under Section 2 of the *Planning Act* and regard has been given to matters of provincial interest. As previously noted it is staff’s position that the proposed draft plan is consistent with the 2014 Provincial Policy Statement. There is access to nearby parks and recreational facilities, fitness facilities, medical facilities, and emergency and protective services. The subdivision abuts the Medway Valley Heritage Forest Environmental Significant Area on three sides and fronts onto Sunningdale Road West. This area is currently being used for golf purposes. The broader area contains a mix of low and medium density residential, uses. Multi-family residential blocks have been added to the proposed subdivision to provide for a range of housing in this neighbourhood.

The proposed zoning provides for a range of low density and multi-family forms of housing. There will be no restriction on adjoining land as a result of approving this draft plan of subdivision. The proposed subdivision abuts the Medway Valley Heritage Forest ESA on three sides. The applicant has submitted and the City has accepted an Environmental Impact Study. All required setbacks and buffering as required thorough the study have been included in the development limit of the subdivision.

The owner will be required as a condition of draft approval to construct the necessary utilities and services. The development of the multi-family residential uses will be addressed through the Site Plan Approval process.

Required parkland dedication shall be provided through the dedication of parkland and natural heritage lands. Municipal water is available to service this development. Municipal services are adequately provided including sewage, water, garbage collection, roads and transportation infrastructure. The requirements of London Hydro, Union Gas, and the City of London to adequately provide utilities and services will be addressed through conditions of draft approval. The proposed draft plan is located in a municipality which

actively promotes waste recycling/recovery programs, and will be served by the Blue Box collection and other municipal waste recycling facilities.

Based on Staff's review of the draft plan in conjunction with Section 51(24) of the *Planning Act*, the plan has regard for the health, safety, convenience, accessibility for persons with disabilities, and welfare of the present and future inhabitants of the municipality.

5.2 Provincial Policy Statement (2014)

These applications have been reviewed for consistency with the 2014 Provincial Policy Statement. It is staff's position that the recommended draft plan of subdivision will provide for a healthy, livable and safe community. The proposed draft subdivision plan provides for 108 single detached lots, two (2) residential multifamily blocks, two (2) walkway blocks, two (2) road widening blocks, five (5) open space blocks and several 0.3m reserve blocks all served by three (3) new local street. The plan incorporates residential forms of development to assist in meeting projected needs.

The proposed uses achieve objectives for providing a reasonable mix of housing forms, efficient development and land use patterns, represents a form of intensification of a parcel of land which is located within the City's urban growth area, utilizes existing public services and infrastructure, supports the use of public transit, maintains appropriate levels of public health and safety, and protects and enhances the Medway Valley Heritage Forest ESA.

5.3 The London Plan

The London Plan includes criteria for the evaluation of *Planning Act* Applications. Section 1688 states: *Proposed plans of subdivision will be evaluated based on all of the policies of The London Plan.* The following London Plan policy sections have been considered in evaluating the proposed Zoning By-law Amendment.

1. *Our Strategy.*
2. *City Building policies.*
3. *The policies of the place type in which the proposed subdivision is located.*
4. *The Our Tools policies.*
5. *Relevant secondary plans and specific policies.*

5.3.1 Our Strategy

59_ Build a mixed-use compact city

5. Ensure a mix of housing types within our neighbourhoods so that they are complete and support aging in place

The proposed revised Draft Plan of Subdivision includes two multi-family blocks that will be oriented to Sunningdale Road West. The proposed housing types ensure a compatible and complete form of residential use and could allow for an opportunity of aging in place.

61_ Direction #7_ Build strong, healthy and attractive neighbourhoods for everyone.

1. *Plan for healthy neighbourhoods that promote active living, provide healthy housing options, offer social connectedness, afford safe environments,*
2. *Design complete neighbourhoods by meeting the needs of people of all ages, incomes and abilities, allowing for aging in place and accessibility to amenities, facilities and services.*
3. *Implement "placemaking" by promoting neighbourhood design that creates safe, diverse, walkable, healthy, and connected communities, creating a sense of place and character.*

The proposed revised Draft Plan of Subdivision and Zoning By-law Amendment to permit street townhouses on Blocks 109 and 110 will allow a form of housing that is street oriented. Block 112 has been created and zoned Open Space to create a view terminus at the south end of street A. Block 112 will provide for views and pedestrian access into

the Medway Valley Heritage Forest ESA and for a focal point within this neighbourhood. Additional access to the Medway Valley Heritage Forest will be from Block 111 located on the southwest corner of the subdivision. Pathway connection will be created in the buffer lands in conformity with the Medway Valley North Trail Planning Process. The resulting development will provide for a mix of housing types and will allow for walkability, placemaking and a sense of place. The proposed housing types ensure a compatible and complete form of residential use that will be connected and promotes a healthy walkable lifestyle.

5.3.2 City Building Policies

193_ In all of the planning and development we do and the initiatives we take as a municipality, we will design for and foster:

- 1. A well-designed built form throughout the city.*
- 2. Development that is designed to be a good fit and compatible within its context.*

The proposed Draft Plan of Subdivision and Zoning By-law Amendment to permit single detached dwellings and multi-family street townhouses which includes an acceptable view terminus and access to the Medway Valley Heritage Forest will allow for a mix of housing that is compatible and a good fit within the Sunningdale Area.

197_ The built form will be designed to have a sense of place and character consistent with the planned vision of the place type, by using such things as topography, street patterns, lotting patterns and streetscapes.

The proposed Draft Plan of Subdivision and Zoning By-law Amendment to permit single detached dwellings and street townhouse dwellings will allow for a mix of housing form that will create a sense of place and is consistent with the planned vision of the place types. The proposed street townhouse dwellings provides for a form of housing that will be 2 to 4 storeys along Sunningdale Road West. The proposed single detached dwellings are situated on a street pattern that promotes sight corridors into the Medway Valley Heritage Forest ESA and is consistent with the Neighbourhood Place Type and abutting land uses.

221_ The design of streetscapes will support the planned vision for the place type and will contribute to character and sense of place. The parameters for street character are defined in Table 6 - Street Classification Design Features of the Mobility chapter of this Plan.

The proposed single detached and street townhouse dwellings are located in the Neighbourhood Place Type on Neighbourhood Streets. The height (2 storeys), density (30uph) and lot sizes are consistent with the Neighbourhood Place Type and Street Classification.

**242_ Public spaces will be designed to support the planned vision of the place type by enhancing views and vistas, providing places to meet and gather, and establishing connections.*

**243_ Public facilities, parks, trails, seating areas, play equipment, open spaces and recreational facilities should be integrated into neighbourhoods to allow for healthy and active lifestyles.*

**244_ Public spaces will be located and designed to help establish the character and sense of place of the surrounding area and, where applicable, the positive image of our city.*

Block 112 creates a focal point at the end of the main entry street, which provides for visual connection to the open space as people enter the neighbourhood. The Block will act as a focal point within the neighbourhood and provides access to the Medway Valley Heritage Forest. Pathway connections as identified through the North Medway Valley Trail Study will be created through Block 111 and 112. The North Medway Valley Trail

connects with the subdivision to the east and south through the Medway Valley Heritage Forest.

5.3.3 Place Types

**935_ the following intensity policies will apply within the Neighbourhoods Place Type.*

Type. 3. Zoning will be applied to ensure an intensity of development that is appropriate to the neighbourhood context, utilizing regulations for such things as height, density, gross floor area, coverage, frontage, minimum parking, setback, and landscaped open space.

These lands are within the “Neighbourhood” and “Green Space” Place Types of The London Plan. The vision for the Neighbourhoods place type includes a strong neighbourhood character, sense of place and identity, attractive streetscapes, buildings, and public spaces, a diversity of housing choices allowing for affordability and giving people the opportunity to remain in their neighbourhoods as they age if they choose to do so, well-connected neighbourhoods, from place to place within the neighbourhood and to other locations in the city such as the downtown, lots of safe, comfortable, convenient, and attractive alternatives for mobility, easy access to daily goods and services within walking distance, employment opportunities close to where we live, and parks, pathways, and recreational opportunities that strengthen community identity and serve as connectors and gathering places.

759_ Our vision is to protect the Green Space Place Type, create new green linkages throughout the city and increase our tree cover. Our Green Space policies together with our Environmental Policies will protect and conserve our natural areas and their delicate ecosystems, keep development an appropriate distance from our hazard lands, and offer a variety of parks that contribute significantly to the quality of life for Londoners.

An Environmental Impact Study including addendums and site visits by the City’ Ecologist has determined a development limit that includes appropriate buffers and mitigation measures. The mitigation measures such as boundary fencing excluding gates, rehabilitation plantings, dedicated pathway location and ongoing monitoring is intended to address the protection and enhancement of the Medway Valley Heritage Forest.

By letter dated March 29, 2019 the UTRCA has reviewed the *Consolidated Geotechnical Report Sunningdale Court Subdivision 600 Sunningdale Road West London, Ontario* prepared by LDS dated October 16, 2018 and additional technical information/clarification provided through a series of email communications between December of 2018 and March of 2019. The UTRCA has accepted the reports and the recommendation including the location of the staple slopes in relation to the development limit. The development limit is an appropriate distance from the hazard lands.

1491_ The regulation limits are identified on Map 6 to illustrate the hazard lands regulated by the conservation authority having jurisdiction. The regulation limits are subject to interpretation and refinement, without an amendment to this Plan, to reflect changes that have been enacted by the conservation authority having jurisdiction.

Through the detailed review of the maximum hazard lands the regulation limits subject to the UTRCA have been refined and interpreted and no amendment to The London Plan or (1989) Official Plan are required.

5.3.4 Natural Heritage

Environmental Policies

**1412_ Ecological buffers are required to protect natural heritage features and areas, and their ecological functions and processes, to maintain the ecological integrity of the Natural Heritage System.*

**1413_ Ecological buffers will be required on lands contiguous to a specific natural heritage feature or area.*

**1414_ The location, width, composition and use of ecological buffers necessary to protect natural heritage areas from the impacts of development on adjacent lands will be specified through application of the City Council approved Guidelines for Determining Setbacks and Ecological Buffers as part of an approved secondary plan and/or an environmental impact study.*

Using the City Council approved Guidelines for Determining Setbacks and Ecological Buffer and through multiple site visits by the City's and applicant's Ecologists, appropriate buffering has been identified. The buffers are sufficient in size and form to ensure the protection of the Medway Valley Heritage Forest. Through Parkland dedication the Open Space block 114 (7.4ha) which includes the buffer lands will be dedicated to the City.

5.3.5 (1989) Official Plan

The subject lands are designated "Low Density Residential" and "Open Space" on Schedule "A" of the Official Plan.

The Low Density Residential designation supports low density residential uses at locations which enhance the character and amenity of a residential area, and where there is safe and convenient access to public transit, shopping, public open space, recreation facilities and other urban amenities.

Section 3.1. of the Official Plan defines a series of broad goals and objectives for all forms of residential land use within the City. The following policy objectives are of particular relevance to this proposal:

- i. Provide for a supply of residential land that is sufficient to accommodate the anticipated demand for a broad range of new dwelling types over the planning period;
- ii. Support the provision of a choice of dwelling types according to location, size, affordability, tenure, design, and accessibility so that a broad range of housing requirements are satisfied;
- iii. Support the distribution of a choice of dwelling types by designating lands for a range of densities and structural types throughout the City;
- iv. Encourage infill residential development in residential areas where existing land uses are not adversely affected and where development can efficiently utilize existing municipal services and facilities;
- v. Minimize the potential for land use compatibility problems which may result from an inappropriate mix of: low, medium and high density housing; higher intensity residential uses with other residential housing; or residential and non-residential uses;
- vi. Support the provision of services and amenities that enhance the quality of the residential environment; and,
- vii. Promote residential development that makes efficient use of land and services.

The proposed draft plan is consistent with the goals and objectives as outlined above.

The proposed Draft Plan of Subdivision and Zoning By-law Amendment to permit single detached dwellings and street townhouse dwellings will allow for forms of housing that encourage a range of housing types and an appropriate mix of housing types. The proposed street pattern that promotes sight corridors into the Medway Valley Heritage Forest ESA and supports the provision of amenity areas is an efficient use of land. The low density residential development is in a location that provides access to nearby shopping, cultural and recreational facilities. The proposed single detached and townhouse subdivision is an efficient use of these lands.

Section 15.1.1 of the Official Plan provides a list of Natural Heritage Objectives:

- Achieve healthy terrestrial and aquatic ecosystems in the City's subwatersheds.
- Provide for the identification, protection and rehabilitation of significant natural heritage areas.
- Protect, maintain and improve surface and groundwater quality and quantity by protecting wetlands, groundwater recharge areas and headwater streams.
- Enhance the contribution of the Natural Heritage System to urban form and community design.
- Maintain, restore, and improve the diversity and connectivity of natural features, and the long-term ecological function with biodiversity of natural heritage systems.

The subdivision abuts the Medway Valley Heritage Forest Environmental Significant Area on three sides. An Environmental Impact Study including addendums and site visits by the City's Ecologist, has identified the limit of the ESA, has determined the buffer limit and recommended mitigation measures. The mitigation measures includes boundary fencing excluding gates, rehabilitation plantings, dedicated pathway location and ongoing monitoring that protects maintains and enhances the function of the Medway Valley Heritage Forest.

5.4 Planning Impact Analysis

Planning Impact Analysis under Section 1578 of The London Plan and Section 3.7 in the (1989) Official Plan is used to evaluate applications for an Official Plan and/or zoning amendment, to determine the appropriateness of a proposed change in land use, and to identify ways of reducing any adverse impacts on surrounding uses.

5.4.1 Compatibility

As noted the property is currently being used as a golf course and is surrounded on three sides by the Medway Valley Heritage Forest. The property fronts Sunningdale Road West and street townhouse blocks have been provided along Sunningdale Road West to provide street orientation and a mix of residential use in this neighbourhood. Through the comprehensive environmental review process (EIS prepared by Stantec (2017) and Addendums (April 24, 2019) which includes site visits, the limits of the Medway Valley Heritage Forest Environmental Significant Area and the required buffer have been established. The proposed development is compatible with the Medway Valley Heritage Forest and the Sunningdale Road West streetscape.

5.4.2 Ability of Site to Accommodate Development

The subject land is 20.6 hectares in size. Approximately 11 hectares are being dedicated to the City for parkland dedication. This includes the lands identified as being part of the Medway Valley Heritage Forest and the required buffer lands that will protect and enhance the Medway Valley Heritage Forest. Approximately 9 ha of land are available for residential development. The size and the shape of the parcel make it a suitable candidate for residential development. The existing topography does not pose a challenge to development.

5.4.3 Vacant Land in the Area

This parcel is located in the Sunningdale Area which is currently being built out. There are vacant parcels of land within the immediate vicinity of the subject lands which are designated or zoned for residential development.

4.4.4 Vegetation and Natural Features

As part of the conditions of draft approval, a tree preservation plan is required to assess all existing trees and provide maximum protection through mitigation measures. Also as a standard requirement of the subdivision agreement, street trees will be planted.

5.4.5 Site Access

The site will be accessed from Sunningdale Road West. Three new local streets are proposed to provide internal access. To ensure that in the event access cannot be

provided by Street "A" a condition of draft approval is to be provided to establish an emergency access from Street B". The emergency access provides for a second access point to the subdivision, if required.

5.4.6 Surrounding Natural Features and Heritage Resources

The subdivision abuts the Medway Valley Heritage Forest Environmental Significant Area on three sides and fronts onto Sunningdale Road West. Through detailed Environmental Assessment, the limits of the ESA and the buffering have been determined. The ESA and the buffer lands will be dedicated to the City through parkland dedication.

5.4.7 Environmental Constraints

The property is located on Sunningdale Road West and a noise study was required to be submitted as part of the complete application. The City received and accepted the applicants Environmental Noise Assessment "Sunningdale Court" – Corlon Properties Inc. dated April 17, 2019. Conditions of draft approval require that the noise mitigation features (noise walls with return on units 1, 40, 49, 83, 84, 100) and noise warning clause will be implemented in the final subdivision approvals.

5.5 Zoning

The subject lands are currently zoned Urban Reserve (UR3) and holding Urban Reserve (UR3). The requested amendment to the Zoning By-law Z.-1 is to allow:

- i.) A Holding Residential R1 (h-h-18*R1-9) Zone, to permit single detached dwellings with a minimum lot frontage of 18.0 metres, a minimum lot area of 690m²;
- ii.) A Holding Residential R4 Special Provision (h-h-18*R4-4 (_)) Zone, to permit street townhouses to a maximum density of 35 units per hectare and maximum height of 10.5 metres; and
- iii.) An Open Space (OS5) Zone to permit conservation lands and passive recreational uses.

Removal of the h-2 Holding provision. The h-2 holding provision requires that:

To determine the extent to which development will be permitted and ensure that development will not have a negative impact on relevant components of the Natural Heritage System (identified on Schedule "B" of the Official Plan), an agreement shall be entered into specifying appropriate development conditions and boundaries, based on an Environmental Impact Study or Subject Lands Status Report that has been prepared in accordance with the provisions of the Official Plan and to the satisfaction of the City of London, prior to removal of the "h-2" symbol.

Through the comprehensive environmental review process (EIS prepared by Stantec (2017) and Addendums (April 24, 2019) which include site visits, the limits of the Medway Valley Heritage Forest Environmental Significant Area and the required buffer have been established. It is appropriate to remove the h-2 Holding Provision at this time.

The following is a description of the holding provisions which have been applied:

- i.) (h) to ensure that there is orderly development through the execution of a subdivision agreement;
- ii.) (h-18) No demolition, construction, or grading or other soil disturbance shall take place on the subject property prior to the City's Planning Services receiving the Ministry of Tourism, Culture and Sport compliance letter indicating that all archaeological licensing and technical review requirements have been satisfied.

More information and detail is available in the Appendices of this report.

6.0 Conclusion

Approval and development of these lands is consistent with Provincial Policy, The London Plan, the (1989) Official Plan and the Zoning By-law. The recommended draft plan and conditions of draft approval ensures a compatible form of development with the existing abutting uses. Overall, the draft plan of subdivision with associated conditions represents good land use planning and provides an appropriate mix and form of residential development.

Prepared by:	C Smith, MCIP, RPP Senior Planner, Development Services
Recommended by:	Paul Yeoman, RPP, PLE Director, Development Services
Submitted by:	George Kotsifas, P.ENG Managing Director, Development and Compliance Services and Chief Building Official
Note: The opinions contained herein are offered by a person or persons qualified to provide expert opinion. Further detail with respect to qualifications can be obtained from Development Services	

July 15, 2019
CS/mf

CC: Matt Feldberg, Manager, Development Services (Subdivisions) (electronic)
Lou Pompilii, Manager, Development Planning (Subdivisions) (electronic)
Ismail Abushehada, Manager, Development Engineering (Subdivisions) (electronic)

Appendix A

Bill No. (number to be inserted by
Clerk's Office)
2019

By-law No. Z.-1-_____

A by-law to amend By-law No. Z.-1 to
rezone an area of land located at 600
Sunningdale Road West.

WHEREAS Sunningdale Golf and Country Ltd. has applied to rezone an
area of land located at 600 Sunningdale Road West, 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 600 Sunningdale Road West, from an Urban Reserve (UR3) Zone, a Holding
Urban Reserve (h.2*UR3) Zone and an Open Space (OS4) Zone to a Holding Residential
R1 (h*h-18*R1-9) Zone, a Holding Residential R4 Special Provision (h*h-18*R4-4 (_))
Zone, and an Open Space (OS5) Zone.

1) Section 8.4 of the Residential R6 Zone to By-law No. Z.-1 is amended by adding the
following Special Provision:

8.4 e) __ R4-4 (_)

a) Regulation:

- | | | |
|-----|---------------------------------|------------|
| i) | Lot Frontage
(Minimum) | 6.7 metres |
| ii) | Exterior Side Yard
(Minimum) | 5.0 metres |

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 section.

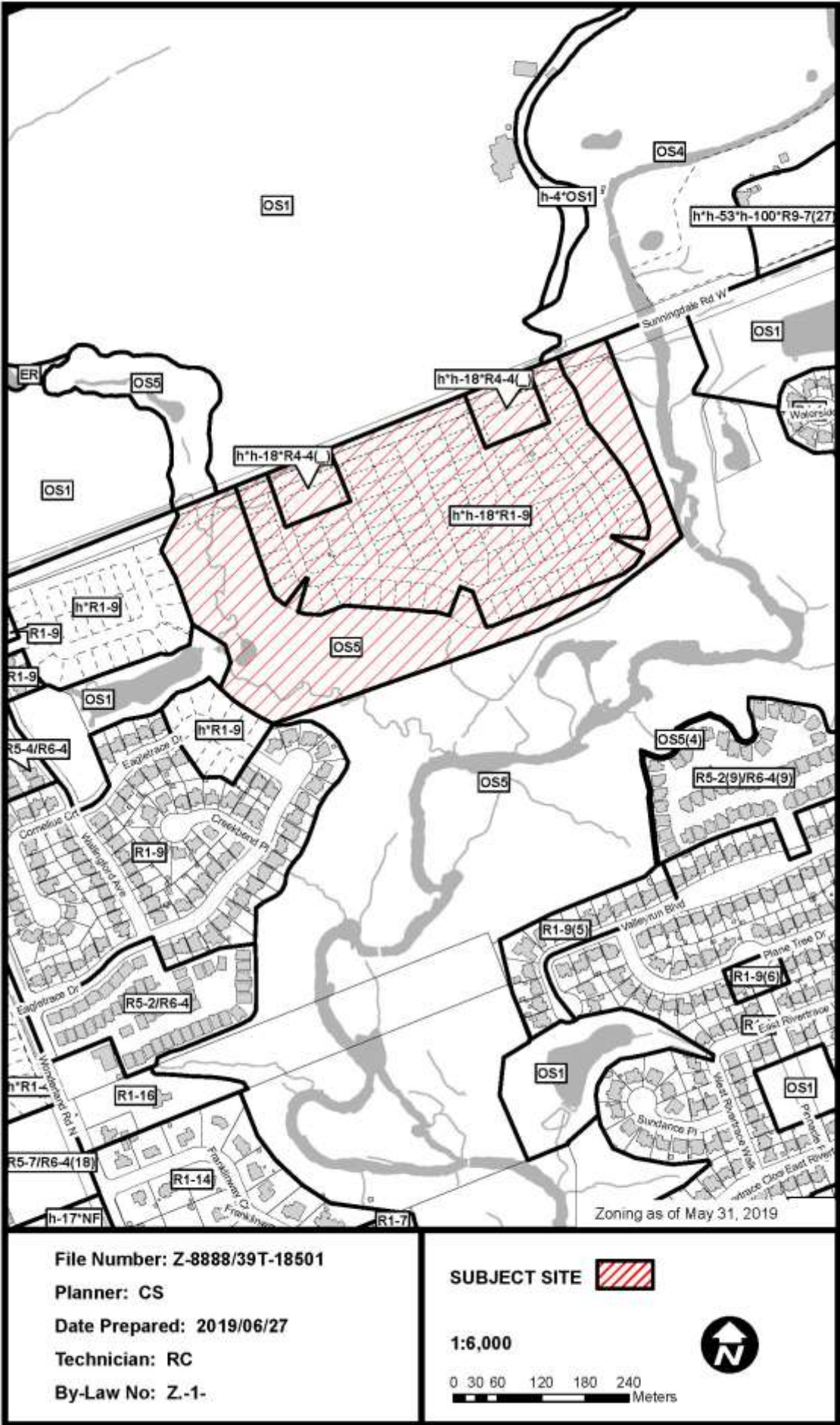
PASSED in Open Council on July 30, 2019.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading - July 30, 2019
Second Reading – July 30, 2019
Third Reading - July 30, 2019

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



Appendix B – Public Engagement

Community Engagement

Public liaison: On April 3, 2018, Notice of Application was sent to 10 property owners and residents in the surrounding area. Notice of Application was also published in the *Public Notices and Bidding Opportunities* section of *The Londoner* on April 5, 2018. A “Planning Application” sign was also posted on the site.

4 replies were received

Nature of Liaison: The purpose and effect of this application is to permit the development of a subdivision with 114 single detached lots, 4 park blocks and numerous one foot reserve blocks serviced by 3 local streets. **Draft Plan of Subdivision** – Consideration of a draft plan of subdivision consisting of 114 single detached lots, 4 park blocks and numerous one foot reserve blocks **Zoning By-law Amendment** - Possible Amendment to Zoning By-law Z.-1 to change the zoning **FROM** a Urban Reserve (UR3) Zone, a Holding Urban Reserve (h.2*UR3) Zone and an Open Space (OS4) Zone **TO** a Residential R1 (R1-9) Zone which permits single detached dwellings with a minimum lot frontage of 18.0 metres, a minimum lot area of 690 square metres and maximum height of 12.0 metre and an Open Space (OS5) Zone permits passive recreational uses only. The City may also consider the use of holding provisions, to ensure development is street oriented, discourage the use of noise walls, that waterlooping and a second public access is provided and a development agreement will be entered into to the satisfaction of the City

Responses: All 4 responses support the proposed draft plan. One person did include in their support comments concern that there be less lots and more green space

Agency/Departmental Comments

Archaeological

As follow up to our phone conversation earlier this week, please be advised that for the property at 600 Sunningdale Road West (Sunningdale Court, 39T-18501) I have received:

- Stage 1 Archaeological Assessment (P438-0116-2017, dated June 12, 2017 by AECOM) – requiring further archaeological work
- Stage 2 Archaeological Assessment (P131-0063-2017, dated January 24, 2018 by AECOM) – requiring further archaeological work. Note: the greens were not assessed.

There is at least one significant archaeological site (Location 2; AgHh-259) requiring further mitigation. As this is an active golf course, it is not possible to properly assess this site or complete the archaeological fieldwork on the greens. I understand that Stage 3 archaeological assessment for Location 2 (AgHh-259) is being completed presently.

To ensure that the Stage 4 mitigation of impacts for Location 2 (AgHh-259) are completed and the greens are assessed prior to ground disturbing activities, the h-18 holding provision should be placed on the subject property through the Zoning By-law Amendment and conditions included in the Draft Plan of Subdivision to ensure that all archaeological assessments are completed for the subject property and that the Ministry of Tourism, Culture and Sport has concurred that all archaeological concerns on the property have been addressed.

Environment and Parks Planning

Environmental and Parks Planning has reviewed the re-submission for the above noted plan of subdivision and offers the following comments:

- Required parkland dedication shall be calculated pursuant to section 51 of the Planning Act at 5% of the lands within the application or 1 hectare per 300 units, whichever is greater for residential uses. Parkland dedication calculations for the proposed development are listed in the table below.
- It is the expectation of E&PP that the required parkland dedication will be satisfied through the dedication of parkland and natural heritage lands.
- A multi-use pathway system is to connect from the existing storm pond on lands immediately west of the subject site to the existing multi-use pathway on the east of the site. This linear park/open space block is to be located adjacent to the rear of lots 8 to 27.
- Staff are supportive of the design of the park and pathway system as submitted in this plan.
- Based on land areas provided in the plan, approximate parkland land dedication requirements are calculated on the table listed below.
- In accordance with By-law CP-9, natural heritage and hazard lands will be deducted from the land area used for the calculation of parkland dedication. Within this subdivision, Blocks 113 and 114 were emitted from the area calculation.

Land Use	Area (ha)		Expected Dedication (ha)
Subject Lands	20.695		
Less Open Space Land	7.726		
Total Dedication Required	12.969 @ 5%		0.648
Proposed Park Blocks	Area	Rate	Dedication
Block 111 - Park	0.049	1:1	0.049
Block 112 - Park	0.148	1:1	0.148
Block 113 - Park	0.049	1:16	0.003
Block 114 Open Space	7.480	1:16	0.468
Total Dedication on Plan (Blocks 111, 112, 113, 114)			0.667
Outstanding Balance			-0.019
Existing Parkland Credit from 39T-10502 (Value to be verified)			0.225
Balance of Parkland Credit			0.206

- The Official Plan requires neighbourhood parks to be flat and well drained in order to accommodate recreational activities. However, in certain situations Council may accept parkland dedication that contains significant vegetation and topography. The Official Plan notes that these lands will be accepted at a reduced or constrained rate. By-law CP-9 establishes and implements these rates as follows:
 - **2.1.3 Land - for park purposes - conveyance – Hazard, Open Space and Constrained Land**
The Corporation retains the right not to accept the conveyance of land that is considered not suitable or required for park and recreation purposes including but not limited to the size of the parcel, hazard lands, wet lands, hydro lands, easements or other encumbrances that would restrict the Corporation’s use of the land. Where the Corporation does not request the Owner to convey table land, the Corporation may in lieu accept constrained land at the following ratios:

- 1) Hazard land - 27 hectares of hazard land for every 1 hectare of table land;
- 2) Open space or other constrained lands - 16 hectares of open space or constrained lands for every 1 hectare of table land.

UTRCA

The Upper Thames River Conservation Authority (UTRCA) has reviewed the *Consolidated Geotechnical Report Sunningdale Court Subdivision 600 Sunningdale Road West London, Ontario* prepared by LDS dated October 16, 2018. We are also in receipt of additional technical information/clarification provided through a series of email communications between December 2018 and March 2019. Most recently on March 12, 2019, we received and reviewed a large scale drawing titled *Sunningdale Court Corlon Properties Slope Stability Profiles* stamped and signed by Rebecca Walker of LDS.

The UTRCA is satisfied with the submitted Consolidated Geotechnical Report and supplemental technical information and provides its sign-off.

Appendix C – Policy Context

The following policy and regulatory documents were considered in their entirety as part of the evaluation of this requested land use change. The most relevant policies, by-laws, and legislation are identified as follows:

Provincial Policy Statement, 2014

The proposal must be consistent with the Provincial Policy Statement (PPS) policies and objectives aimed at:

1. Building Strong Healthy Communities;
2. Wise Use and Management of Resources; and,
3. Protecting Public Health and Safety.

These lands are located within the City's Urban Growth Boundary where adequate servicing capacity exists. A comprehensive land use plan to guide future development in this area was previously prepared and adopted by Municipal Council, referred to as the "Sunningdale Area Plan". The proposed draft plan of subdivision and zoning amendment is in keeping with the Area Plan and meets the objectives of Section 1.1.1 of the PPS by creating healthy, liveable, safe, and sustainable communities by promoting efficient and resilient development patterns; accommodating an appropriate range and mix of housing; and is in close proximity to employment areas, recreational and public open space uses. The proposed development of low density residential cluster housing in the form of a vacant land condominium will make efficient use of land and municipal services, including water, sanitary sewers, and stormwater management facilities (Section 1.1.3.6).

The PPS recognizes the importance of the Province's natural heritage resources, and the long term protection of natural features and areas (Section 2.1.1). Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified as significant wetland and significant wildlife habitat, unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions (Section 2.1.8).

Block 114 and the surrounding lands have been the subject of numerous environmental studies prepared as part of the subdivision planning process zoning by-law amendment process. The EIS recommendations for protecting the natural heritage features is included in the draft plan conditions for Block 114, including measures to enhance significant natural heritage resources through re-naturalization and restoration/compensation plans for lands within the Medway Valley Heritage Forest ESA.

There are no identified concerns for protection of agricultural, mineral aggregates, or cultural heritage and archaeological resources.

Therefore, the proposed revised draft plan, zoning amendments, and vacant land condominium are found to maintain consistency with the Provincial Policy Statement.

The London Plan

The Our Strategy, Our City, City Building and Design, Neighbourhoods Place Type, and Our Tools policies in the London Plan have been reviewed and consideration given to how the proposed Zoning By-law Amendment, revised draft plan of subdivision, and proposed draft plan of vacant land condominium, contributes to achieving those policy objectives, including the following specific policies:

Our Strategy

Relevant planning strategies to support key directions to guide planning and subdivision development include the following:

59_ Direction #5 Build a mixed-use compact city

- *Ensure a mix of housing types within our neighbourhoods so that they are complete and support aging in place.*
- *Build quality public spaces and pedestrian environments that support walking.*

61_ Direction #7 Build strong, healthy and attractive neighbourhoods for everyone

- *Plan for healthy neighbourhoods that promote active living, provide healthy housing options, offer social connectedness, afford safe environments, and supply well distributed health services.*
- *Design complete neighbourhoods by meeting the needs of people of all ages, incomes and abilities, allowing for aging in place and accessibility to amenities, facilities and services.*
- *Implement “placemaking” by promoting neighbourhood design that creates safe, diverse, walkable, healthy, and connected communities, creating a sense of place and character.*
- *Create social gathering places where neighbours can come together, such as urban parks and public spaces, community centres, family centres, community gardens, cafés, restaurants, and other small commercial services integrated within neighbourhoods.*
- *Protect what we cherish by recognizing and enhancing our cultural identity, cultural heritage resources, neighbourhood character, and environmental features.*
- *Integrate well-designed public spaces and recreational facilities into all of our neighbourhoods.*

62_ Direction #8 Make wise planning decisions

- *Think “big picture” and long-term when making planning decisions – consider the implications of a short-term and/ or site-specific planning decision within the context of this broader view*

City Building Policies

201_ New neighbourhoods should be designed with consideration for the character of existing landscapes and topography. The street network and civic infrastructure will be established in consideration of this goal.

** 202_ Buildings and public spaces at key entry points into neighbourhoods will be designed to help establish a neighbourhood’s character and identity.*

** 203_ Neighbourhoods should be planned to include one or more identifiable and*

accessible focal points that contributes to the neighbourhood's character and allows for community gathering.

** 204_ Natural heritage is an important contributor to the character of an area and influences the overall street network. Neighbourhoods should be designed to preserve view corridors to natural heritage features and landmarks through lotting patterns, window streets, and building placement.*

**211_ The City's street network will be designed to ensure high-quality pedestrian environments, maximized convenience for mobility, access to focal points and to support the planned vision for the place type.*

**212_ The configuration of streets planned for new neighbourhoods will be of a grid, or modified grid, pattern. Cul-de-sacs, dead-ends, and other street patterns which inhibit such street networks will be minimized. New neighbourhood street networks will be designed to have multiple direct connections to existing and future neighbourhoods.*

**213_ Street patterns will be easy and safe to navigate by walking and cycling and will be supportive of transit services.*

**219_ Neighbourhoods will incorporate a grid or modified grid street network that supports the delivery of emergency services.*

**220_ Neighbourhoods should be designed with a diversity of lot patterns and sizes to support a range of housing choices, mix of uses and to accommodate a variety of ages and abilities.*

228_ Neighbourhood streets and all infrastructure will be planned and designed to enhance safety by implementing the principles of Crime Prevention Through Environmental Design, encouraging greater levels of passive surveillance, and providing sidewalks of sufficient width to support planned levels of activity.

**229_ Except in exceptional circumstances, rear-lotting will not be permitted onto public streets and side-lotting will be discouraged on Civic Boulevards and Urban Thoroughfares*

242_ Public spaces will be designed to support the planned vision of the place type by enhancing views and vistas, providing places to meet and gather, and establishing connections.

243_ Public facilities, parks, trails, seating areas, play equipment, open spaces and recreational facilities should be integrated into neighbourhoods to allow for healthy and active lifestyles.

244_ Public spaces will be located and designed to help establish the character and sense of place of the surrounding area and, where applicable, the positive image of our city.

**247_ Public spaces should be located and designed within neighbourhoods to ensure that a minimum of 50% of their perimeter will be bounded by a public street.*

518_ Secondary plans and larger residential development proposals should include a 25% affordable housing component through a mix of housing types and sizes. In keeping with this intent, 40% of new housing units within a secondary plan, and lands exceeding five hectares in size outside of any secondary plan, should be in forms other than single detached dwellings.

** 914 Neighbourhoods Place Type*

**The subject site is within the Neighbourhoods Place Type in The London Plan and located with frontage onto a Civic Boulevard (Sunningdale Road West). The range of permitted uses include: single detached, semi-detached, townhouses, triplexes, small-scale community facilities, stacked townhouses, four-plexes, and low-rise apartment*

buildings. The development form is intended between a minimum of 2 storeys and a maximum of 4 storeys, with a potential to bonus up to 6 storeys (Tables 10-12).

Environmental Policies

**1412_ Ecological buffers are required to protect natural heritage features and areas, and their ecological functions and processes, to maintain the ecological integrity of the Natural Heritage System.*

**1413_ Ecological buffers will be required on lands contiguous to a specific natural heritage feature or area.*

**1414_ The location, width, composition and use of ecological buffers necessary to protect natural heritage areas from the impacts of development on adjacent lands will be specified through application of the City Council approved Guidelines for Determining Setbacks and Ecological Buffers as part of an approved secondary plan and/or an environmental impact study.*

**1415_ In addition to buffer lands, additional techniques may be required to assist in minimizing the impact of development on the Natural Heritage System, including all of the following:*

- 1. Discourage rear-lotting adjacent to the Natural Heritage System, and the use of site planning to orient the development away from natural heritage features and areas.*
- 2. The acceptance of lands immediately adjacent to natural heritage areas as part of the required parkland dedication for the proposed development.*
- 3. The use of a geotechnical setback from the boundary of natural heritage areas or natural hazard areas for construction purposes.*
- 4. Restriction of public access by providing a limited number of access points to natural heritage areas.*
- 5. Lands identified and delineated as ecological buffers may be zoned to permit their inclusion in calculating and applying zoning regulations applicable for the lot.*
- 6. Development and site alteration on lands identified and delineated as an ecological buffer shall be prohibited unless specified as a permitted use in the Zoning By-law.*
- 7. Setbacks shall apply from any lands identified as an ecological buffer.*
- 8. The creation of individual lots that include lands identified and delineated as ecological buffers is not permitted.*
- 9. Fencing (without gates) along all private lands abutting natural features.*
- 10. Other measures, as determined through a detailed environmental study.*

**1416_ Where different components of the Natural Heritage System overlap, the limit of development shall be set at the limit of the maximum ecological buffer as determined through an approved environmental impact study. Where the limits of a natural hazard overlap with the limits of an ecological buffer determined for a natural heritage feature, the development limit shall be set as the greater of the limit of the natural hazard corridor or the limit of the ecological buffer.*

Our Tools

1768_ In the review of all planning and development applications, including the review of secondary plans, for residential development adjacent to Civic Boulevards, Urban Thoroughfares, Rural Thoroughfares, Rapid Transit Boulevards, Expressways and Provincial Highways will be subject to all of the following criteria, to ensure that residential development does not rear or side-lot onto the adjacent streets, as appropriate:

- Place types that permit residential uses with a medium to high level of intensity will, wherever practical, be sited adjacent to these streets. This form of development provides for greater flexibility in building orientation thereby allowing front facing buildings with amenity space in the rear.*

- *If there is no practical place type alternative, and sensitive place types must locate adjacent to these streets, then subdivision design measures will be encouraged to eliminate the need for noise walls. These subdivision design measures could include, but are not limited to neighbourhood design with window or lay-by streets or service streets; subdivisions with rear lanes; subdivisions on private service streets; or alternative measures that conform with the policies of this Plan*

1989 Official Plan

The subject site is within Low Density Residential (LDR) designation, which primarily permits single detached; semi-detached; and duplex dwellings. Multiple-attached dwellings, such as row houses or cluster houses may also be permitted subject to the policies of this Plan and provided they do not exceed the maximum density of development permitted under policy 3.2.2 (30uph).

3.1.2. Low Density Residential Objectives

- *Enhance the character and amenities of residential areas by directing higher intensity uses to locations where existing land uses are not adversely affected.*
- *Encourage the development of subdivisions that provide for energy conservation, public transit, and the retention of desirable natural features.*

3.1.1. General Objectives for all Residential Designations

- *Provide for a supply of residential land that is sufficient to accommodate the anticipated demand for a broad range of new dwelling types over the planning period.*
- *Support the provision of a choice of dwelling types according to location, size, affordability, tenure, design, and accessibility so that a broad range of housing requirements are satisfied*
- *Support the distribution of a choice of dwelling types by designating lands for a range of densities and structural types throughout the City.*
- *Support the development of residential facilities that meet the housing needs of persons requiring special care.*
- *Direct the expansion of residential development into appropriate areas according to availability of municipal services, soil conditions, topographic features, environmental constraints; and in a form which can be integrated with established land use patterns.*
- *Minimize the potential for land use compatibility problems which may result from an inappropriate mix of: low, medium and high density housing; higher intensity residential uses with other residential housing; or residential and non-residential uses.*
- *Support the provision of services and amenities that enhance the quality of the residential environment.*
- *Promote residential development that makes efficient use of land and services.*

15.3.6. Ecological Buffers

- *Ecological buffers serve to protect the ecological function and integrity of the Natural Heritage System. Ecological buffers will be required around, or adjacent to, and other components of the Natural Heritage System, based upon the recommendations of an approved Environmental Impact Study. (Clause i) amended by OPA 438 Dec. 17/09)*
- *The location, width, composition and use of ecological buffers necessary to protect natural heritage areas from the impacts of development on adjacent lands will be specified through application of the Council approved Guidelines*

for Determining Setbacks and Ecological buffers as part of a secondary plan and/or an environmental impact study. (Clause ii) amended by OPA 438 Dec. 17/09)

- *In addition to buffer lands, additional techniques may be required to assist in minimizing the impact of development on the Natural Heritage System, including but not limited to:*
 - *The use of site planning to orient the development away from natural heritage areas;*
 - *The acceptance of lands immediately adjacent to natural heritage areas as part of the required parkland dedication for the proposed development;*
 - *The use of a setback from the boundary of natural heritage areas for construction purposes;*
 - *Restriction of public access by providing a limited number of access points to natural heritage areas;*

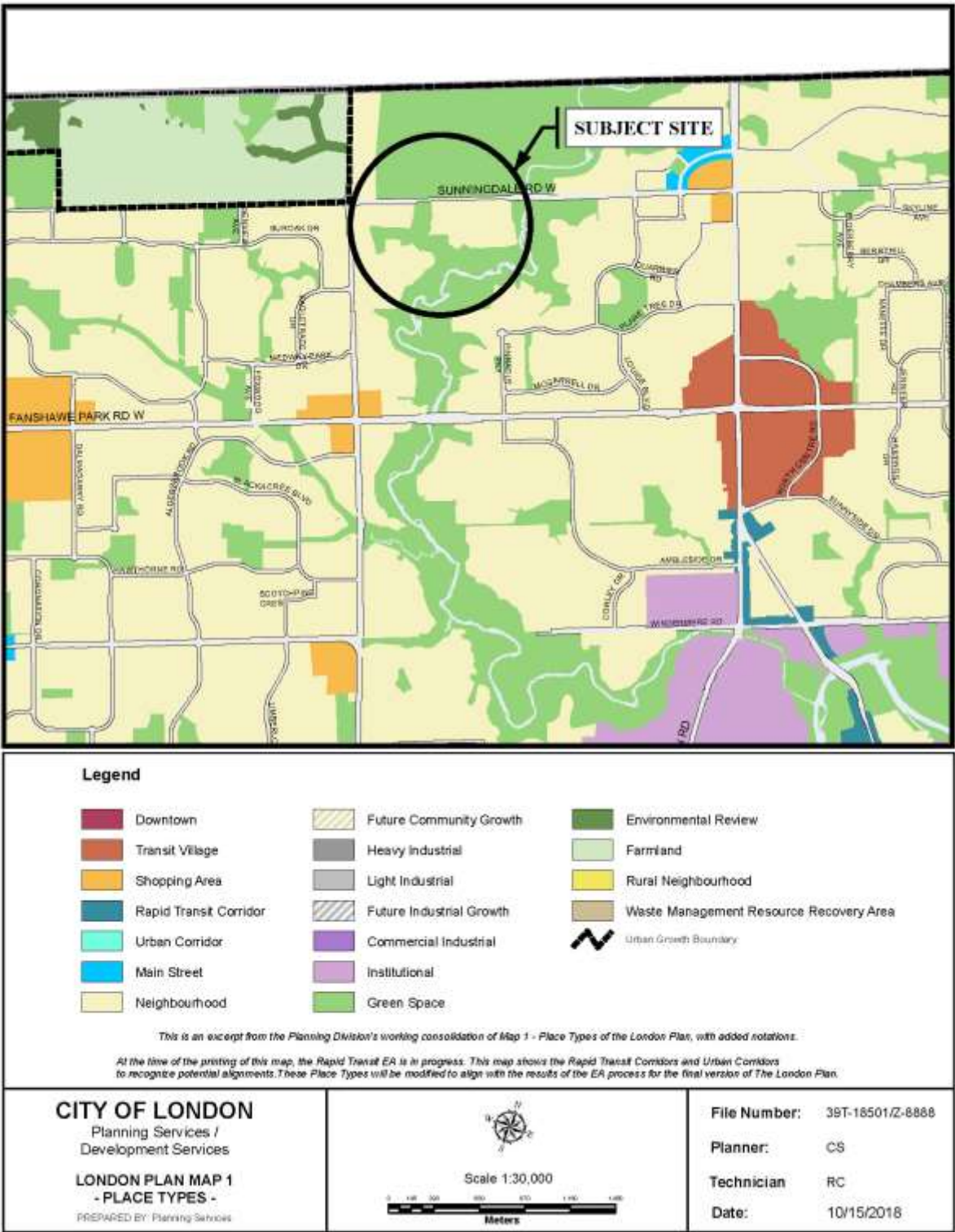
19.9.6. Additional Noise Attenuation Policies for Residential Land Uses Adjacent to Arterial Roads.

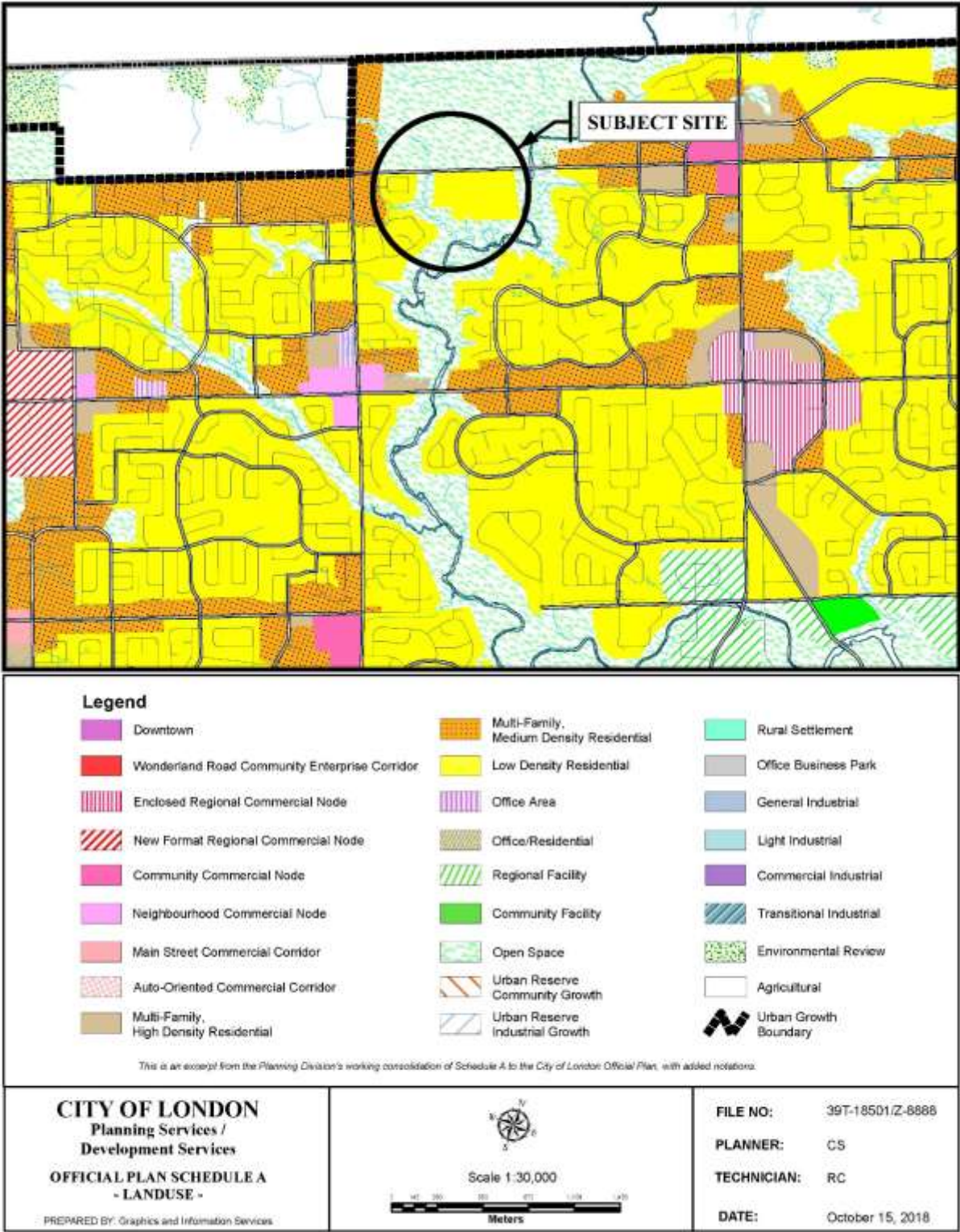
- *If there is no practical land use alternative, and sensitive land uses must locate adjacent to an arterial road, then subdivision design measures will be encouraged to eliminate the need for noise walls. These subdivision design measures could include, but are not limited to:*
 - *Subdivisions with window or lay-by streets or service roads;*
 - *Subdivisions with rear lanes;*
 - *Subdivisions on private service roads.*
- *The main objective of these design measures is to ensure that residential development does not rear or side-lot onto the adjacent arterial roads.*

Appendix C – Additional Information

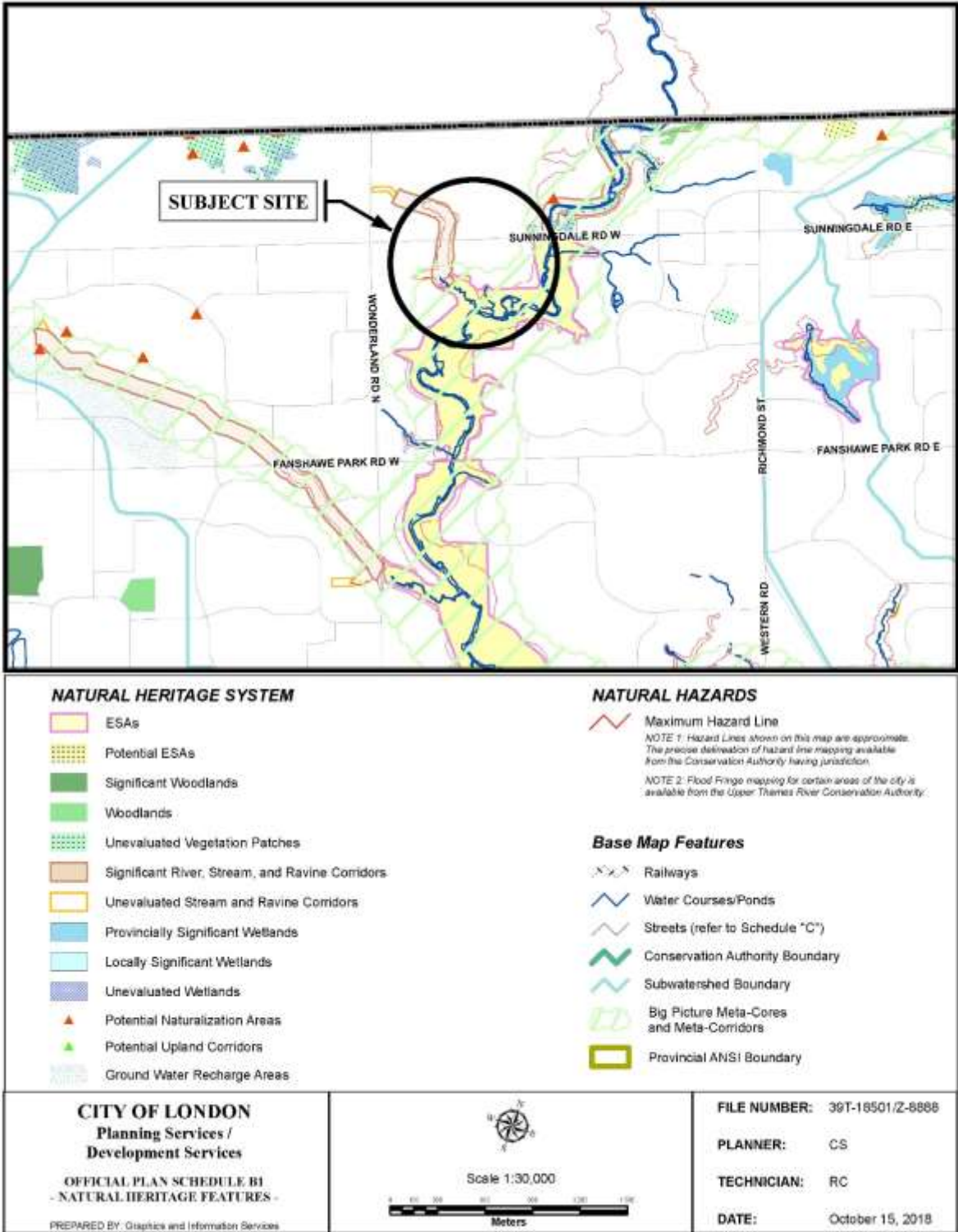
Additional Maps

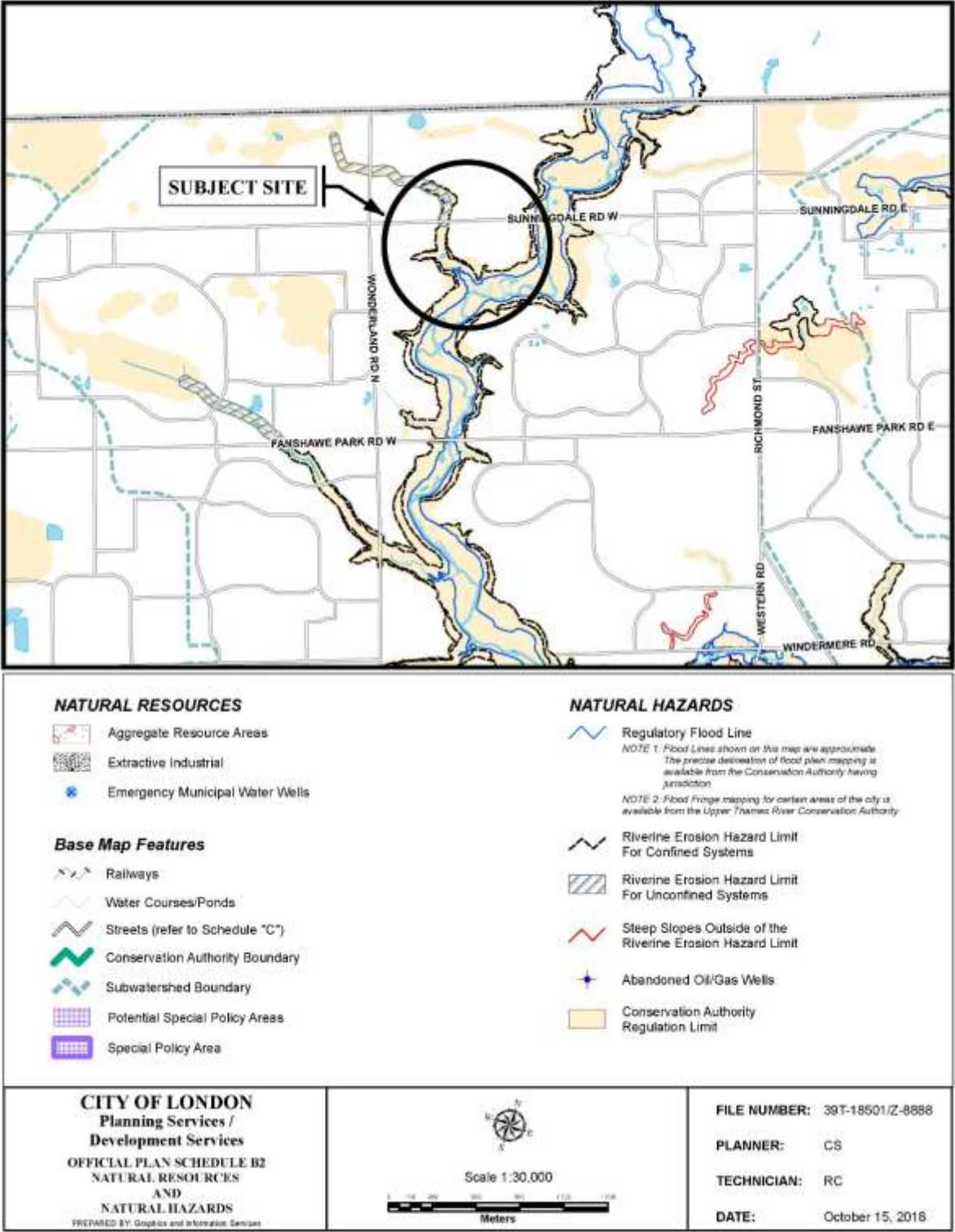
Each map includes a depiction of the content in the title block at the bottom left.





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Appendix – 39T-18501

(Conditions to be included for draft plan approval)

THE CORPORATION OF THE CITY OF LONDON'S CONDITIONS AND AMENDMENTS TO FINAL APPROVAL FOR THE REGISTRATION OF THIS SUBDIVISION, FILE NUMBER 39T-18501 ARE AS FOLLOWS:

NO. CONDITIONS

1. This draft approval applies to the draft plan submitted by Corlon Properties Inc. (insert applicant name), prepared by LDS, certified by Peter Moreton OLS, File No. 39T-18501, which shows a total of 108 single detached lots, 2 townhouse blocks, 4 Open Space blocks, 1 road widening block and 2 reserve blocks, served by 3 new local streets.
2. This approval of the draft plan applies for three years, and if final approval is not given by that date, the draft approval shall lapse, except in the case where an extension has been granted by the Approval Authority.
3. The street(s) shall be named and the municipal addressing shall be assigned to the satisfaction of the City, Manager of Subdivision and Special Projects.
4. Prior to final approval, the Owner shall submit to the Approval Authority a digital file of the plan to be registered in a format compiled to the satisfaction of the City of London and referenced to NAD83UTM horizon control network for the City of London mapping program.
5. The Owner shall satisfy all the requirements, financial and otherwise, of the City of London in order to implement the conditions of this draft approval.
6. Prior to final approval the Owner shall pay in full all financial obligations/encumbrances owing to the City on the said lands, including property taxes and local improvement charges.
7. A subdivision agreement between the Owner and the City of London shall be registered against the lands to which it applies.
8. Prior to final approval, for the purposes of satisfying any of the conditions of draft approval herein contained, the Owner shall file with the Approval Authority a complete submission consisting of all required clearances, fees, final plans, and any required studies, reports, data, information or detailed engineering drawings, and to advise the Approval Authority in writing how each of the conditions of draft approval has been, or will be, satisfied. The Owner acknowledges that, in the event that the final approval package does not include the complete information required by the Approval Authority, such submission will be returned to the Owner without detailed review by the City.
9. Prior to final approval, appropriate zoning shall be in effect for this proposed subdivision.
10. For residential blocks proposed for street townhouse dwellings, the Owner shall as part of the registration of the plan make the necessary legal arrangements to establish a minimum of a one (1.0) metre maintenance easement where the units to be built do not provide direct access to the rear yard from the garage for "internal unit" (not "end unit") Owners, to the satisfaction of the City.

11. The Subdivision Agreement shall contain warning clauses advising future residents of nearby agricultural operations and its potential impact on residential uses by owners.
12. Prior to final approval, the Owner shall provide (Stage 3) archaeological assessment prepared by a licensed archaeological consultant, and shall provide a letter of confirmation that the Ministry of Tourism, Culture and Sport has reviewed and accepted the archaeological assessment into the Ontario Public Register, to the satisfaction of the City.
13. The Owner shall install a 1.8 metre high noise barrier, on lots 1, 40, 49, 83, 84, and 100 as recommended in the Noise Assessment prepared by LDS Consultants Inc. dated April 17, 2019. Property Owners of these lots are to be advised that they shall not tamper with the barrier and will be responsible for its long term maintenance.
14. The following warning clauses shall be included in the subdivision agreement to be registered on Title and in subsequent Offers of Purchase and Sale for lots 1-2, 39-40, 49-50, 82-83, 84-85, 99-100 and Blocks 109 and 110:

“This dwelling unit has been fitted with a forced air heating system and the ducting, etc. was sized to accommodate central air conditioning. Installation of central air conditioning by the occupant will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the Municipality’s and the Ministry of the Environment’s noise criteria. (Note: The location and installation of the outdoor air conditioning device should be done so as to comply with noise criteria of MOE Publication NPC-216, Residential Air Conditioning Devices and thus minimize the noise impacts both on and in the immediate vicinity of the subject property.)”

“Purchasers / tenants are advised that sound levels due to increasing road (rail) (air) traffic may occasionally interfere with some activities of the dwelling occupants as the sound levels exceed the Municipality’s and the Ministry of the Environment’s noise criteria.”

The following warning clause shall be included in the subdivision agreement to be registered on Title and in subsequent Offers of Purchase and Sale for all residential lots and Blocks;

“The City of London assumes no responsibility for noise issues which may arise from the existing or increased traffic of Sunningdale Road West as it relates to the interior or outdoor living areas of any dwelling unit within the development. The City of London will not be responsible for constructing any form of noise mitigation for this development.”

15. The Owner shall register on title and include in all Purchase and Sale Agreements the requirement that the homes to be designed and constructed on lots 1, 40, 49, 83, 84, and 100 in this Plan, are to have design features, such as but not limited to porches, windows or other architectural elements that provide for a street oriented design except where a required noise wall has been approved abutting the exterior side yard, (Sunningdale Road West road frontage). Further, the owner shall obtain approval of their proposed design from the Director, Development Services and/or his/her designate prior to any submission of an application for a building permit for lots 1, 40, 49, 83, 84, and 100.

Parks

16. The Owner shall dedicated Blocks 111, 112, 113, and 114 to the City as partial fulfillment of the required parkland dedication associated with this draft plan. Blocks 113 and 114 will be dedicated based at the Council approved constrained rate of 16:1. In addition, the Owner acknowledges that there is a

deficiency of parkland dedication in the amount of 0.206 ha (to be confirmed based upon acreages on final plan) and that this deficiency shall be fulfilled through dedications associated with the future development of lands by the Owner north of Sunningdale Road and east of Wonderland Road.

17. Prior to first submission of engineering drawings, the Owner shall host an in-field walk with the UTRCA and the City to establish the preferred multi-use pathway alignment. This alignment will be surveyed by the Owners consultant and included as part of the first submission of the engineering drawings.
18. As part of Focused Design Studies submission, the Owner's Landscape Architect shall prepare and submit a conceptual plan for all park blocks and pathway alignments, to the satisfaction of the City
19. The Owner shall construct 1.5m high chain link fencing without gates in accordance with current City park standards (SPO 4.8) or approved alternate, along the property limit interface of all existing and proposed private lots adjacent to existing and/or future Park and Open Space Blocks. Fencing shall be completed to the satisfaction of the City Planner, within one (1) year of the registration of the plan.
20. As part of Focused Design Studies, the Owner shall prepare and submit an implementation plan for all recommendations (including a monitoring program) within the approved EIS prepared by Stantec (2017) and any Addendums (April 24, 2019) to the Stantec EIS.
21. As part of Focused Design Studies, the Owner's qualified consultant shall prepare and submit a tree preservation report and plan for lands within the proposed draft plan of subdivision. The tree preservation report and plan shall be focused on the preservation of quality specimen trees within lots and blocks, and completed in accordance with current approved City of London guidelines for the preparation of tree preservation reports and tree preservation plans, to the satisfaction of the City Planner. Tree preservation shall be established first and grading/servicing design shall be developed to accommodate maximum tree preservation as per the Council approved Tree Preservation Guidelines.
22. In conjunction with the first submission of engineering drawings, the Owner's Registered Professional Forester, shall undertake a Hazard Tree Assessment Study for Blocks 114. The study will undertake a tree risk assessment to identify hazard trees or hazardous parts of any trees within falling distance of residential blocks, park lot lines (this being the hazard tree management zone) and trails (as approved by the city), this also taking into account wind-firmness of adjacent trees affected by any recommended hazard tree removals, and ensure that those hazard trees, or parts thereof, are abated or removed in a timely manner by competent, certified arborists prior to any other persons (workers) entering the hazard tree management zone, or within one year of registration, whichever is sooner.
23. The Owner shall prepare and deliver to all homeowners an education package which explains the stewardship of natural area, the value of existing tree cover, is your cat safe outdoors and the protection and utilization of the grading and drainage pattern on these lots. The educational package shall be prepared to the satisfaction of the City.
24. The Owner shall not grade into any open space areas. Where lots or blocks abut an open space area, all grading of the developing lots or blocks at the interface with the open space areas are to match grades to maintain exiting slopes, topography and vegetation. In instances where this is not practical or desirable, any grading into the open space shall be to the satisfaction of the City.

25. Prior to construction, site alteration or installation of services, robust silt fencing/erosion control measures must be installed and certified with site inspection reports submitted to the Environmental and Parks Planning Division monthly during development activity along the edge of the woodlot.

SEWERS & WATERMAINS

Sanitary:

26. In conjunction with the Focused Design Studies submission, the Owner shall have his consulting engineer prepare and submit the following sanitary servicing design information, to the satisfaction of the City:
- i) Identify and demonstrate the potential servicing conflicts that have the potential to alter the existing sanitary drainage area plans and routing established as part of the Medway Trunk Sanitary Sewer, (MTSS);
 - ii) Provide a sanitary drainage area plan, including the sanitary sewer routing and the external areas to be serviced to the satisfaction of the City Engineer;
 - iii) Provide an analysis of the downstream 750 mm diameter MTSS demonstrating the following:
 - Sufficient capacity based on the revision to the external servicing drainage areas;
 - Upgrades required to the existing sanitary system;
 - Any special consideration that are required to facilitate construction;
 - iv) Identify all inflow and infiltration mitigation measures to meet allowable inflow and infiltration level as identified by OPSS 407 and OPSS 410 as well as any additional measures recommended in the hydrogeological report.
 - v) Provide a design which accommodates the existing Sunningdale Golf Club private forcemain with a connection to the sanitary system of this plan located on the south side of Sunningdale Road, to the satisfaction of the City;
27. In accordance with City standards required by the City, or as otherwise required by the City Engineer, the Owner shall complete the following for the provision of sanitary services for this draft plan of subdivision:
- i) Construct sanitary sewers to serve this Plan and connect them to the existing municipal sewer system, namely, the 200 mm (8") diameter sewer located in the southeast corner of the subject lands which is the connection to the 750 mm diameter Medway Trunk Sanitary Sewer;
 - ii) Construct a connection to the sanitary system within this plan, located on the south side of Sunningdale Road, which accommodates the existing Sunningdale Golf Club private forcemain, to the satisfaction of the City;
 - iii) Construct a maintenance access road and provide a standard municipal easement for any section of the sewer not located within the road allowance, to the satisfaction of the City Engineer;
 - iv) Make provisions for oversizing of the internal sanitary sewers in this draft plan to accommodate flows from the upstream lands external to this plan, all to the specifications of the City Engineer. This sewer must be extended to the limits of this plan and/or property line to service the upstream external lands; and
 - v) Where sewers are greater than 8 metres in depth and are located within the municipal roadway, the Owner shall construct a local sanitary sewer to provide servicing outlets for private drain connections, to the satisfaction of the City Engineer. The local sanitary sewer will be at the sole cost of the Owner. Any exception will require the approval of the City Engineer.

28. In order to prevent any inflow and infiltration from being introduced to the sanitary sewer system, the Owner shall, throughout the duration of construction within this plan, undertake measures within this draft plan to control and prevent any inflow and infiltration and silt from being introduced to the sanitary sewer system during and after construction, satisfactory to the City, at no cost to the City, including but not limited to the following:
- i) Not allowing any weeping tile connections into the sanitary sewers within this Plan;
 - ii) Permitting the City to undertake smoke testing or other testing of connections to the sanitary sewer to ensure that there are no connections which would permit inflow and infiltration into the sanitary sewer.
 - iii) Installing Parson Manhole Inserts (or approved alternative satisfactory to the City Engineer) in all sanitary sewer maintenance holes at the time the maintenance hole(s) are installed within the proposed draft plan of subdivision. The Owner shall not remove the inserts until sodding of the boulevard and the top lift of asphalt is complete, all to the satisfaction of the City Engineer.
 - iv) Having his consulting engineer confirm that the sanitary sewers meet allowable inflow and infiltration levels as per OPSS 410 and OPSS 407; and
 - v) Implementing any additional measures recommended through the Design Studies stage.
29. Prior to the registration of this Plan, the Owner shall obtain consent from the City Engineer to reserve capacity at the Adelaide/Greenway Wastewater Treatment Plant for this subdivision. This treatment capacity shall be reserved by the City Engineer subject to capacity being available, on the condition that registration of the subdivision agreement and the plan of subdivision occur within one (1) year of the date specified in the subdivision agreement.

Failure to register the Plan within the specified time may result in the Owner forfeiting the allotted treatment capacity and, also, the loss of his right to connect into the outlet sanitary sewer, as determined by the City Engineer. In the event of the capacity being forfeited, the Owner must reapply to the City to have reserved sewage treatment capacity reassigned to the subdivision.

Storm and Stormwater Management (SWM)

30. In conjunction with the engineering drawings submission, the Owner shall have his consulting engineer prepare and submit an update to the previously submitted Storm/Drainage and SWM Servicing Functional Report or a SWM Servicing Letter/Report of Confirmation to address the following:
- i) Identifying the storm/drainage and SWM servicing works for the subject and external lands and how the interim drainage from external lands will be handled, all to the satisfaction of the City;
 - ii) Identifying major and minor storm flow routes for the subject and external lands, to the satisfaction of the City;
 - iii) Ensuring that all existing upstream external flows traversing this plan of subdivision are accommodated within the overall minor and major storm conveyance servicing system(s) design, all to the specifications and satisfaction of the City Engineer.
 - iv) Providing supporting overland route capacity calculations and associated drawings for the conveyance of the major overland flows from this plan of subdivision to the intended receiving system to the south of this plan;
 - v) Demonstrating that the proposed storm drainage and stormwater management strategy for this plan of subdivision will comply with the required technical intent/strategy of the preferred option 5 in the Sunningdale Area Storm Drainage and Stormwater Management

- Servicing Works for Undeveloped Lands Municipal Class EA – Schedule 'B';
- vi) Providing necessary details regarding Oil Grit Separator/LID system and SWM strategy;
 - vii) Identifying any Low Impact Development strategies;
 - viii) Identifying storm outlet structures/conveyance to Medway Creek;
 - ix) Developing a sediment and erosion control plan(s) that will identify all required sediment and erosion control measures for the subject lands in accordance with City of London and Ministry of the Environment, Conservation and Parks standards and requirements, all to the satisfaction of the City. The sediment and erosion control plan(s) shall identify all interim and long term measures that would be required for both registration and construction phasing/staging of the development and any major revisions to these plans after the initial acceptance shall be reviewed/accepted by the City of London for conformance to our standards and Ministry of the Environment, Conservation and Parks requirements; and
 - x) Implementing SWM soft measure Best Management Practices (BMP's) within the Plan, where possible, to the satisfaction of the City. The acceptance of these measures by the City will be subject to the presence of adequate geotechnical conditions within this Plan and the approval of the City Engineer.
31. The above-noted Storm/Drainage and SWM Servicing Functional Report or a SWM Servicing Letter/Report of Confirmation, prepared by the Owner's consulting professional engineer, shall be in accordance with the recommendations and requirements of the following:
- i) The SWM criteria and environmental targets for the Medway Creek Subwatershed Study;
 - ii) The Sunningdale Area Storm Drainage and Stormwater Management (SWM) Servicing Works for Undeveloped Lands Municipal Class EA – Schedule 'B';
 - iii) The Stormwater Letter/Report of Confirmation for the subject development prepared and accepted in accordance with the file manager process;
 - iv) The City's Waste Discharge and Drainage By-Laws, lot grading standards, policies, requirements and practices;
 - v) The Ministry of the Environment, Conservation and Parks (MECP) SWM Practices Planning and Design (2003); and
 - vi) Applicable Acts, Policies, Guidelines, Standards and Requirements of all required approval agencies.
32. In accordance with City standards or as otherwise required by the City Engineer, the Owner shall complete the following for the provision of stormwater management (SWM) and stormwater services for this draft plan of subdivision:
- i) Construct storm sewers to serve this plan, located within the Medway Creek Subwatershed, and outlet them to the Medway Creek via the internal storm sewer system and proposed outfall structures;
 - ii) Make provisions to oversize and deepen the internal storm sewers in this plan to accommodate flows from upstream lands external to this plan;
 - iii) Construct and implement erosion and sediment control measures as accepted in the Storm/Drainage and SWM Servicing Functional Report or a SWM Servicing Letter/Report of Confirmation for these lands and the Owner shall correct any deficiencies of the erosion and sediment control measures forthwith; and
 - iv) Address forthwith any deficiencies of the stormwater works and/or monitoring program.

33. Prior to the issuance of any Certificates of Conditional Approval for any lot in this plan, the Owner shall complete the following:
- i) For lots and blocks in this plan or as otherwise approved by the City Engineer, all storm/drainage and SWM related works to serve this plan must be constructed and operational in accordance with the approved design criteria and accepted drawings, all to the satisfaction of the City;
 - ii) Construct and have operational the major and minor storm flow routes for the subject lands, to the satisfaction of the City;
 - iii) Implement all geotechnical/slope stability recommendations made by the geotechnical report accepted by the City; and
34. The Owner shall submit a Monitoring and Operational Procedure Manual for the maintenance and monitoring program for the Oil Grit Separator within this plan, in accordance with the City's "Monitoring and Operational Procedures for Stormwater Management Facilities" requirements to the City for review and acceptance. The program will include, but not be limited to, the following:
- i) A work program manual for the maintenance and monitoring of the Oil Grit Separator and any LID systems; and
 - ii) Discharge monitoring in accordance with MECP ECA approval for all SWM/LID related infrastructure.
35. Following construction and prior to the assumption of the Oil Grit Separator and any LID systems, the Owner shall complete the following, at no cost to the City, all to the satisfaction of the City Engineer:
- i) Operate, maintain and monitor the Oil Grit Separator/LID systems in accordance with the accepted maintenance and monitoring program and the City's "Monitoring and Operational Procedure for Stormwater Management Facilities";
 - ii) Have it's consulting professional engineer submit semi-annual monitoring reports in accordance with the approved maintenance and monitoring program and the City's "Monitoring and Operational Procedure for Stormwater Management Facilities" to the City for review and acceptance; and
 - iii) Ensure that any removal and disposal of sediment is to an approved site satisfactory to the City Engineer.
36. In conjunction with the first submission of engineering drawings, the Owner shall have a qualified consultant carry out a hydrogeological investigation to determine the potential short-term and long-term effects of the construction associated with the development on existing ground water elevations, private wells in the area, and to assess the impact on the water balance of the subject plan, identifying all required mitigation measures including Low Impact Development (LIDs) solutions to the satisfaction of the City Engineer. Elements of the hydrogeological investigation should include, but are not limited to the following:
- i) Installation of borehole and monitoring wells at select locations across the Plan
 - ii) Evaluation of the hydrogeological regime, including specific aquifer properties, static groundwater levels, and groundwater flow direction.
 - iii) Evaluation of water quality characteristics (both groundwater and surface water), and the potential interaction between shallow groundwater and surface water features.
 - iv) Completion of a water balance for the proposed development.
 - v) Evaluation of construction related impacts, and their potential effects on the shallow groundwater system.
 - vi) Evaluation of construction related impacts, and their potential effects on local significant features.
 - vii) Development of appropriate short-term and long-term monitoring plans (if applicable).
 - viii) Development of appropriate contingency plans (if applicable), in the event of groundwater interference related to construction.
 - ix) identify any abandoned wells in this plan

- x) any fill required in the plan
 - xi) provide recommendations for foundation design should high groundwater be encountered
 - xii) address any contamination impacts that may be anticipated or experienced as a result of the said construction
 - xiii) provide recommendations regarding soil conditions and fill needs in the location of any existing watercourses or bodies of water on the site.
 - xiv) to meet allowable inflow and infiltration levels as identified by OPSS 410 and OPSS 407, include an analysis to establish the water table level of lands within the subdivision with respect to the depth of the sanitary sewers and recommend additional measures, if any, which need to be undertaken
- all to the satisfaction of the City.
37. Prior to the issuance of any Certificate of Conditional Approval, the Owner's professional engineer shall certify that any remedial or other works as recommended in the accepted hydro geological report are implemented by the Owner, to the satisfaction of the City, at no cost to the City.
38. Prior to the acceptance of engineering drawings, the Owner's professional engineer shall certify the subdivision has been designed such that increased and accelerated stormwater runoff from this subdivision will not cause damage to downstream lands, properties or structures beyond the limits of this subdivision. Notwithstanding any requirements of, or any approval given by the City, the Owner shall indemnify the City against any damage or claim for damages arising out of or alleged to have arisen out of such increased or accelerated stormwater runoff from this subdivision.
39. The Owner shall ensure the post-development discharge flow from the subject site must not exceed capacity of the stormwater conveyance system. In an event where the condition cannot be met, the Owner shall provide SWM on-site controls that comply to the accepted Design Requirements for permanent Private Stormwater Systems.
40. The Owner shall ensure that all existing upstream external flows traversing this plan of subdivision are accommodated within the overall minor and major storm conveyance servicing system(s) design, all to the specifications and satisfaction of the City Engineer.

Watermains

41. In conjunction with the engineering drawings submission the Owner shall have their consulting engineer prepare and submit a water servicing report including the following design information, all to the satisfaction of the City Engineer:
- i) Water distribution system analysis & modeling and hydraulic calculations for the Plan of Subdivision confirming system design requirements are being met;
 - ii) Address water quality and identify measures to maintain water quality from zero build-out through full build-out of the subdivision;
 - iii) Identify fire flows available from each proposed hydrant to be constructed and determine the appropriate colour hydrant markers (identifying hydrant rated capacity);
 - iv) Include a phasing report as applicable which addresses the requirement to maintain interim water quality;
 - v) Develop a looping strategy when development is proposed to proceed beyond 80 units;
 - vi) Identify any water servicing requirements necessary to provide water servicing to external lands, incorporating existing area plans as applicable;

- vii) Identify any need for the construction of or improvement to external works necessary to provide water servicing to this Plan of Subdivision;
 - viii) Identify any required watermain oversizing, if necessary, and any cost sharing agreements;
 - ix) Identify the effect of development on existing water infrastructure – identify potential conflicts;
 - x) Include full-sized water distribution and area plan(s);
 - xi) Identify on the water distribution plan the location of valves, hydrants, and the type and location of water quality measures to be implemented (including automatic flushing devices);
 - xii) Provide a servicing concept for the proposed street townhouse (or narrow frontage) lots which demonstrates separation requirements for all services in being achieved;
42. Prior to the issuance of any Certificates of Conditional Approval the Owner shall install and commission the accepted water quality measures required to maintain water quality within the water distribution system during build-out, all to the satisfaction of the City Engineer, at no cost to the City. The measures which are necessary to meet water quality requirements, including their respective flow settings, etc shall be shown clearly on the engineering drawings.
43. The Owner shall ensure implemented water quality measures shall remain in place until there is sufficient occupancy demand to maintain water quality within the Plan of Subdivision without their use. The Owner is responsible for the following:
- i) to meter and pay the billed costs associated with any automatic flushing devices including water discharged from any device at the time of their installation until removal;
 - ii) any incidental and/or ongoing maintenance of the automatic flushing devices;
 - iii) payment for maintenance costs for these devices incurred by the City on an ongoing basis until removal;
 - iv) all works and the costs of removing the devices when no longer required; and
 - v) ensure the automatic flushing devices are connected to an approved outlet.
44. The Owner shall ensure the limits of any request for Conditional Approval shall conform to the staging and phasing plan as set out in the accepted water servicing report and shall include the implementation of the interim water quality measures. In the event the requested Conditional Approval limits differ from the staging and phasing as set out in the accepted water servicing report, the Owner would be required to submit revised plans and hydraulic modeling as necessary to address water quality.
45. Prior to the issuance of any Certificates of Conditional Approval, and in accordance with City standards, or as otherwise required by the City Engineer, the Owner shall complete the following for the provision of water service to this draft Plan of Subdivision:
- i) Construct watermains to serve this Plan and connect them to the existing municipal system, namely the existing 900 mm diameter watermain on Sunningdale Road West;
 - ii) Construct a watermain extension along Sunningdale Road from Sunningdale Road West Subdivision, Plan 39T-05508, through the emergency road connection at Street 'B' (~~west leg~~), to the satisfaction of the City.
 - iii) Deliver confirmation that the watermain system has been looped to the satisfaction of the City Engineer when development is proposed to proceed beyond 80 units;

- iv) The available fire flow and appropriate hydrant colour code marker (in accordance with the City of London Design Criteria) are to be shown on the engineering drawings; the coloured fire hydrant markers will be installed by the City of London at the time of Conditional Approval;

STREETS, TRANSPORTATION & SURVEYS

Roadworks

- 46. All through intersections and connections with existing streets and internal to this subdivision shall align with the opposing streets based on the centrelines of the street aligning through their intersections thereby having these streets centred with each other, unless otherwise approved by the City Engineer.
- 47. In conjunction with the engineering drawings submission, the Owner shall have its consulting engineer provide the following, all to the specifications and satisfaction of the City Engineer:
 - i) provide a proposed layout plan of the internal road network including taper details for streets in this plan that change right-of-way widths with minimum 30 metre tapers for review and acceptance with respect to road geometries, including but not limited to, right-of-way widths, tapers, bends, intersection layout, daylighting triangles, etc., and include any associated adjustments to the abutting lots. The roads shall be equally tapered and aligned based on the road centrelines and it should be noted tapers are not to be within intersections.
 - ii) confirm that all streets in the subdivision have centreline radii which conforms to the City of London Standard "Minimum Centreline Radii of Curvature of Roads in Subdivisions:"
 - iii) prepare a design for the window streets for Street 'B' and Street 'C' to consider such issues as grading the common boulevard between Sunningdale Road West and the window street, overland flow routes, sidewalk connections, servicing, to the satisfaction of the City Engineer.
- 48. At 'tee' intersection, the projected road centreline of the intersecting street shall intersect the through street at 90 degrees with a minimum 6 metre tangent being required along the street lines of the intersecting road, to the satisfaction of the City.
- 49. The Owner shall have its professional engineer design and construct the roadworks in accordance with the following road widths:
 - i) Street 'A' has a minimum road pavement width (excluding gutters) of 8.0 metres with a minimum road allowance of 20 metres.
 - ii) Street 'B' (from Street 'A' to east limit of Street 'B') and Street 'C' (from Street 'A' to east limit of Street 'C') have a minimum road pavement width (excluding gutters) of 7.0 metres with a minimum road allowance of 19 metres.
 - iii) Street 'B' and Street 'C' have a minimum road pavement width (excluding gutters) of 6.0 metres with a minimum road allowance of 18 metres.
 - iv) Street 'B' and Street 'C' (window street portions) have a minimum road pavement width (excluding gutters) of 7.0 metres with a minimum road allowance of 14.5 metres.
 - v) Street 'A' at Sunningdale Road West with a minimum right of way width of 21.5 metres for a minimum length of 30.0 metres tapered back over

a distance of 30 metres to the standard local right-of-way width of 20.0 metres, to the satisfaction of the City Engineer.

- 50. The Owner shall construct the window street portion of Street ‘B’ and Street ‘C’ abutting Sunningdale Road West in accordance with the City’s window street standard or as otherwise specified by the City Engineer, to the satisfaction of the City Engineer and at no cost to the City.
- 51. The Owner shall align Street ‘A’ perpendicular to Sunningdale Road West, to the satisfaction of the City Engineer.
- 52. The Owner shall ensure all streets with bends of approximately 90 degrees shall have a minimum inside street line radius with the following standard:

<u>Road Allowance</u>	<u>S/L Radius</u>
- 20.0 m	9.0 m
- 19.0 m	9.5 m
- 18.0 m	10.0 m

Sidewalks

- 53. The Owner shall construct a 1.5 metre sidewalk on both sides of Street ‘A’, to the specifications and satisfaction of the City.
- 54. The Owner shall construct a 1.5 metre sidewalk on one side of the following streets, to the specifications and satisfaction of the City:
 - i) Street ‘B’ – south, east and west boulevards
 - ii) Street ‘C’ – south, east and west boulevards
- 55. The Owner shall provide sidewalk links from Street ‘B’ and Street ‘C’ to the proposed sidewalk on Sunningdale Road West in accordance with the City of London Window Street Standard Guidelines UCC-2M to the satisfaction of the City, at no cost to the City. Breaks in the 0.3 metre reserve are to be identified on the survey plan when submitted to the City.

Street Lights

- 56. Within one year of registration of the plan, the Owner shall install street lighting on all streets in this plan to the satisfaction of the City, at no cost to the City.
- 57. Within 6 months of the issuance of any Certificate of Conditional Approval,, the Owner shall install temporary street lights at the intersection of Street ‘A’ and Sunningdale Road West, to the satisfaction of the City Engineer and at no cost to the City.

Boundary Road Works

- 58. In conjunction with the engineering drawings submission, the Owner shall provide an updated decision sight distance analysis on Sunningdale Road West at Street ‘A’ having regard for the ultimate centreline on Sunningdale Road West as identified in the Council approved Environmental Assessment (EA) further noting that the ultimate centreline at this location is cutting the existing road.
- 59. Prior to the issuance of any Certificate of Conditional Approval, the Owner shall undertake all work necessary and complete any required road works to establish adequate sight decision distance at the intersection of Street ‘A’ and Sunningdale Road, if required, based on the timing of any City led works, to the satisfaction of the City Engineer, at no cost to the City.

60. The Owner shall grade the site in accordance with the Council approved Sunningdale Road Environmental Assessment (EA) to the satisfaction of the City Engineer.
61. The Owner shall have the common property line of Sunningdale Road West graded in accordance with the City of London Standard "Subdivision Grading Along Arterial Roads" and the Sunningdale Road EA, at no cost to the City.
62. The Owner acknowledges that the City, in accordance with the City's current Growth Management Implementation Strategy (GMIS) may be reconstructing Sunningdale Road West. The Owner shall co-operate with the City, as necessary, and co-ordinate the work associated with this Plan with the City's proposed construction of Sunningdale Road West, adjacent to the north boundary of this Plan, to complete the project, to the satisfaction of the City and at no cost to the City.
63. The Owner shall be required to make minor boulevard improvements on Sunningdale Road West adjacent to this Plan, to the specifications of the City and at no cost to the City, consisting of clean-up, grading and sodding as necessary.

Road Widening

64. The Owner shall provide a road widening dedication on Sunningdale Road West in accordance with the Council approved Sunningdale Road Environmental Assessment (EA) to the satisfaction of the City Engineer.
65. The Owner shall be required to dedicate 6.0 m x 6.0 m "daylighting triangles" at the intersection of Street 'A' with Sunningdale Road West in accordance with the Z-1 Zoning By-law, Section 4.24.

Traffic Calming

66. In conjunction with the engineering drawings, the Owner shall have it's professional engineer provide a design of the proposed traffic calming measures for review and acceptance, including raised intersections, parking bays, curb extensions and other measures, to the satisfaction of the City.
67. The Owner shall construct traffic calming measures as determined during the engineering design, to the satisfaction of the City, at no cost to the City.
68. The Owner shall construct a raised intersection on Street 'A' at Street 'B', to the satisfaction of the City Engineer, at no cost to the City. Should it be determined, the raised intersection will affect the major overland flow route, the Owner shall construct alternative traffic calming measures on Street 'A', to the satisfaction of the City Engineer.

Construction Access/Temporary/Second Access Roads

69. The Owner shall direct all construction traffic associated with this draft plan of subdivision to utilize Street 'A' via Sunningdale Road West or as otherwise designated by the City.
70. In conjunction with engineering drawings submission, the Owner shall provide a design of an emergency secondary access to the plan of subdivision between Street 'B' and Sunningdale Road to accommodate emergency services, to the satisfaction of the City.

71. Prior to the issuance of a Certificate of Conditional Approval, the secondary emergency access shall be constructed and operational as per the accepted engineering drawings, to the satisfaction of the City, at no cost to the City.
72. The Owner shall ensure any emergency access required is satisfactory to the City with respect to all technical aspects, including adequacy of site lines, provisions of channelization, adequacy of road geometries and structural design, etc.
73. Prior to commencing any construction on this site, the Owner shall notify the City of London Police Services of the start of construction of this plan of subdivision.
74. In the event any work is undertaken on an existing street, the Owner shall establish and maintain a Traffic Management Plan (TMP) in conformance with City guidelines and to the satisfaction of the City for any construction activity that will occur on existing public roadways. The Owner shall have its contractor(s) undertake the work within the prescribed operational constraints of the TMP. The TMP will be submitted in conjunction with the subdivision servicing drawings for this plan of subdivision.

GENERAL CONDITIONS

75. The Owner shall comply with all City of London standards, guidelines and requirements in the design of this draft plan and all required engineering drawings, to the satisfaction of the City. Any deviations from the City's standards, guidelines or requirements shall be satisfactory to the City.
76. Prior to the issuance of a Certificate of Conditional Approval for each construction stage of this subdivision, all servicing works for the stage and downstream works must be completed and operational, in accordance with the approved design criteria and accepted drawings, all to the specification and satisfaction of the City.
77. The Owner shall comply with Geotechnical Investigation (LDS Project No. GE-00035) dated October 16, 2018, to the satisfaction of the City. In the event that elements of the Investigation are changed due to design, the Owner shall update the Geotechnical Investigation as necessary to City standards, to the satisfaction of the City, including, but not limited to, the following:
 - i) servicing, grading and drainage of this subdivision
 - ii) road pavement structure
 - iii) dewatering
 - iv) foundation design
 - v) removal of existing fill (including but not limited to organic and deleterious materials)
 - vi) the placement of new engineering fill
 - vii) any necessary setbacks related to slope stability for lands within this plan
 - viii) identifying all required mitigation measures including Low Impact Development (LIDs) solutions,
 - ix) Addressing all issues with respect to construction and any necessary setbacks related to erosion, maintenance and structural setbacks related to slope stability for lands within this plan, if necessary, to the satisfaction and specifications of the City. The Owner shall provide written acceptance from the Upper Thames River Conservation Authority for the final setback.

and any other requirements as needed by the City, all to the satisfaction of the City.

78. The Owner shall implement all geotechnical recommendations to the satisfaction of the City.

79. Once construction of any private services, ie: water storm or sanitary, to service the lots and blocks in this plan is completed and any proposed relotting of the plan is undertaken, the Owner shall reconstruct all previously installed services in standard location, in accordance with the approved final lotting and approved revised servicing drawings all to the specification of the City Engineer and at no cost to the City.
80. The Owner shall connect to all existing services and extend all services to the limits of the draft plan of subdivision, at no cost to the City, all to the specifications and satisfaction of the City Engineer.
81. In conjunction with first submission of engineering drawings, the Owner shall have his consulting engineer submit a concept plan which shows how all servicing (water, sanitary, storm, gas, hydro, street lighting, water meter pits, Bell, Rogers, etc.) shall be provided to condominiums/townhouses indicated on Street 'B' and Street 'C'. It will be a requirement to provide adequate separation distances for all services which are to be located on the municipal right-of-way to provide for required separation distance (Ministry of Environment Design Standards) and to allow for adequate space for repair, replacement and maintenance of these services in a manner acceptable to the City.
82. Where site plan approval is required, which includes street facing townhouse blocks, the Owner shall install servicing on streets in this plan of subdivision for these blocks only after site plan approval has been obtained, all to the satisfaction of the City, at no cost to the City.
83. The Owner shall advise the City in writing at least two weeks prior to connecting, either directly or indirectly, into any unassumed services constructed by a third party, and to save the City harmless from any damages that may be caused as a result of the connection of the services from this subdivision into any unassumed services.

Prior to connection being made to an unassumed service, the following will apply:

- i) In the event discharge is to unassumed services, the unassumed services must be completed and conditionally accepted by the City;
- ii) The Owner must provide a video inspection on all affected unassumed sewers;

Any damages caused by the connection to unassumed services shall be the responsibility of the Owner.

84. The Owner shall pay a proportional share of the operational, maintenance and/or monitoring costs of any affected unassumed sewers or SWM facilities (if applicable) to third parties that have constructed the services and/or facilities to which the Owner is connecting. The above-noted proportional share of the cost shall be based on design flows, to the satisfaction of the City, for sewers or on storage volume in the case of a SWM facility. The Owner's payments to third parties shall:
- i) commence upon completion of the Owner's service work, connections to the existing unassumed services; and
 - ii) continue until the time of assumption of the affected services by the City.
85. With respect to any services and/or facilities constructed in conjunction with this Plan, the Owner shall permit the connection into and use of the subject services and/or facilities by outside owners whose lands are served by the said services and/or facilities, prior to the said services and/or facilities being assumed by the City.

The connection into and use of the subject services by an outside Owner will be conditional upon the outside Owner satisfying any requirements set out by the City, and agreement by the outside Owner to pay a proportional share of the operational maintenance and/or monitoring costs of any affected unassumed services and/or facilities.

86. If, during the building or constructing of all buildings or works and services within this subdivision, any deposits of organic materials or refuse are encountered, the Owner shall report these deposits to the City Engineer and Chief Building Official immediately, and if required by the City Engineer and Chief Building Official, the Owner shall, at his own expense, retain a professional engineer competent in the field of methane gas to investigate these deposits and submit a full report on them to the City Engineer and Chief Building Official. Should the report indicate the presence of methane gas then all of the recommendations of the engineer contained in any such report submitted to the City Engineer and Chief Building Official shall be implemented and carried out under the supervision of the professional engineer, to the satisfaction of the City Engineer and Chief Building Official and at the expense of the Owner, before any construction progresses in such an instance. The report shall include provision for an ongoing methane gas monitoring program, if required, subject to the approval of the City engineer and review for the duration of the approval program.

If a permanent venting system or facility is recommended in the report, the Owner shall register a covenant on the title of each affected lot and block to the effect that the Owner of the subject lots and blocks must have the required system or facility designed, constructed and monitored to the specifications of the City Engineer, and that the Owners must maintain the installed system or facilities in perpetuity at no cost to the City. The report shall also include measures to control the migration of any methane gas to abutting lands outside the Plan.

87. Should any contamination or anything suspected as such, be encountered during construction, the Owner shall report the matter to the City Engineer and the Owner shall hire a geotechnical engineer to provide, in accordance with the Ministry of the Environment "Guidelines for Use at Contaminated Sites in Ontario", "Schedule A – Record of Site Condition", as amended, including "Affidavit of Consultant" which summarizes the site assessment and restoration activities carried out at a contaminated site, in accordance with the requirements of latest Ministry of Environment and Climate Change "Guidelines for Use at Contaminated Sites in Ontario" and file appropriate documents to the Ministry in this regard with copies provided to the City. The City may require a copy of the report should there be City property adjacent to the contamination.

Should any contaminants be encountered within this Plan, the Owner shall implement the recommendations of the geotechnical engineer to remediate, removal and/or disposals of any contaminates within the proposed Streets, Lot and Blocks in this Plan forthwith under the supervision of the geotechnical engineer to the satisfaction of the City at no cost to the City.

In the event no evidence of contamination is encountered on the site, the geotechnical engineer shall provide certification to this effect to the City.

88. The Owner's professional engineer shall provide inspection services during construction for all work to be assumed by the City, and shall supply the City with a Certification of Completion of Works upon completion, in accordance with the plans accepted by the City Engineer.
89. The Owner shall have it's professional engineer notify existing property owners in writing, regarding the sewer and/or road works proposed to be constructed on

existing City streets in conjunction with this subdivision, all in accordance with Council policy for “Guidelines for Notification to Public for Major Construction Projects”.

90. The Owner shall not commence construction or installations of any services (eg. clearing or servicing of land) involved with this Plan prior to obtaining all necessary permits, approvals and/or certificates that need to be issued in conjunction with the development of the subdivision, unless otherwise approved by the City in writing (eg. Ministry of the Environment Certificates, City/Ministry/Government permits: Approved Works, water connection, water-taking, crown land, navigable waterways, approvals: Upper Thames River Conservation Authority, Ministry of Natural Resources, Ministry of the Environment, City, etc.)
91. Prior to the issuance of any Certificate of Conditional Approval, the Owner shall decommission and permanently cap any abandoned wells located in this Plan, in accordance with current provincial legislation, regulations and standards. In the event that an existing well in this Plan is to be kept in service, the Owner shall protect the well and the underlying aquifer from any development activity.
92. In conjunction with the engineering drawings submission, in the event the Owner wishes to phase this plan of subdivision, the Owner shall submit a phasing plan identifying all required temporary measures, and identify land and/or easements required for the routing of services which are necessary to service upstream lands outside this draft plan to the limit of the plan to be provided at the time of registration of each phase, all to the specifications and satisfaction of the City.
93. If any temporary measures are required to support the interim conditions in conjunction with the phasing, the Owner shall construct temporary measures and provide all necessary land and/or easements, to the specifications and satisfaction of the City Engineer, at no cost to the City.
94. The Owner shall remove any temporary works when no longer required and restore the land, at no cost to the City, to the specifications and satisfaction of the City.
95. In conjunction with registration of the Plan, the Owner shall provide to the appropriate authorities such easements and/or land dedications as may be required for all municipal works and services associated with the development of the subject lands, such as road, utility, drainage or stormwater management (SWM) purposes, to the satisfaction of the City, at no cost to the City.
96. The Owner shall decommission any abandoned infrastructure, at no cost to the City, including cutting the water service and capping it at the watermain, all to the specifications and satisfaction of the City.
97. The Owner shall remove all existing accesses and restore all affected areas, all to the satisfaction of the City, at no cost to the City.
98. All costs related to the plan of subdivision shall be at the expense of the Owner, unless specifically stated otherwise in this approval.
99. The Owner shall make all necessary arrangements with any required owner(s) to have any existing easement(s) in this plan quit claimed to the satisfaction of the City and at no cost to the City. The Owner shall protect any existing private services in the said easement(s) until such time as they are removed and replaced with appropriate municipal and/or private services at no cost to the City.

Following the removal of any existing private services from the said easement and the appropriate municipal services and/or private services are installed and operational, the Owner shall make all necessary arrangement to have any

section(s) of easement(s) in this plan quit claimed to the satisfaction of the City, at no cost to the City.

100. In conjunction with engineering drawings submission, the Owner shall submit a Development Charge work plan outlining any costs associated with the design and construction of any DC eligible works. The work plan must be approved by the City Engineer and City Treasurer (as outlined in the most current DC By-law) prior to advancing a report to Planning and Environment Committee recommending approval of the special provisions for the subdivision agreement.
101. Where the proposed development calls for the construction of works, and where the Owner is of the opinion that such works are eligible to be funded in whole or in part from development charges as defined in the DC By-law, and further, where such works are not oversized pipe works (sanitary, storm or water – the reimbursement of which is provided for in subsidy tables in the DC By-law), then the Owner shall submit through their consulting engineer an engineering work plan for the proposed works satisfactory to the City Engineer (or designate) and City Treasurer (or designate). The Owner acknowledges that:
 - i) no work subject to a work plan shall be reimbursable until both the City Engineer (or designate) and City Treasurer (or designate) have reviewed and approved the proposed work plan; and
 - ii) in light of the funding source and the City's responsibility to administer development charge funds collected, the City retains the right to request proposals for the work from an alternative consulting engineer.
102. Prior to the issuance of any Certificate of Conditional Approval, the Owner make any necessary adjustments to the existing works and services on Sunningdale Road West, adjacent to this plan to accommodate the proposed works and services on this street to accommodate the lots in this plan fronting this street (eg. private services, street light poles, traffic calming, etc.) in accordance with the approved design criteria and accepted drawings, all to the satisfaction of the City Engineer, at no cost to the City.