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File: 39CD-12514
Planner: Nancy McKee

TO:	CHAIR AND MEMBERS PLANNING AND ENVIRONMENT COMMITTEE
FROM:	GEORGE KOTSIFAS MANAGING DIRECTOR, DEVELOPMENT & COMPLIANCE SERVICES AND CHIEF BUILDING OFFICIAL
SUBJECT:	APPLICATION BY: SIFTON PROPERTIES LIMITED PORTION OF 1400 & 1440 NORTH WENIGE DRIVE PUBLIC PARTICIPATION MEETING ON MONDAY JANUARY 22, 2013 NOT BEFORE 4:15 PM

RECOMMENDATION

That, on the recommendation of the Senior Planner, Development Services, the following actions be taken with respect to the Vacant Land Plan of Condominium application of Sifton Properties Limited relating to a portion of the properties located at 1400 & 1440 North Wenige Drive:

- a) Planning and Environment Committee **BE REQUESTED** to conduct a public meeting on behalf of the Approval Authority for the proposed draft plan of vacant land condominium as submitted by Sifton Properties Limited and **REPORT TO** the Approval Authority the issues, if any, raised at the public meeting with respect to the application of draft plan of vacant land condominium; and,
- b) the Approval Authority **BE REQUESTED** to utilize (if possible) one agreement (in place of a separate development agreement and condominium agreement) to address the development of this site.

PREVIOUS REPORTS PERTINENT TO THIS MATTER
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39T-06503

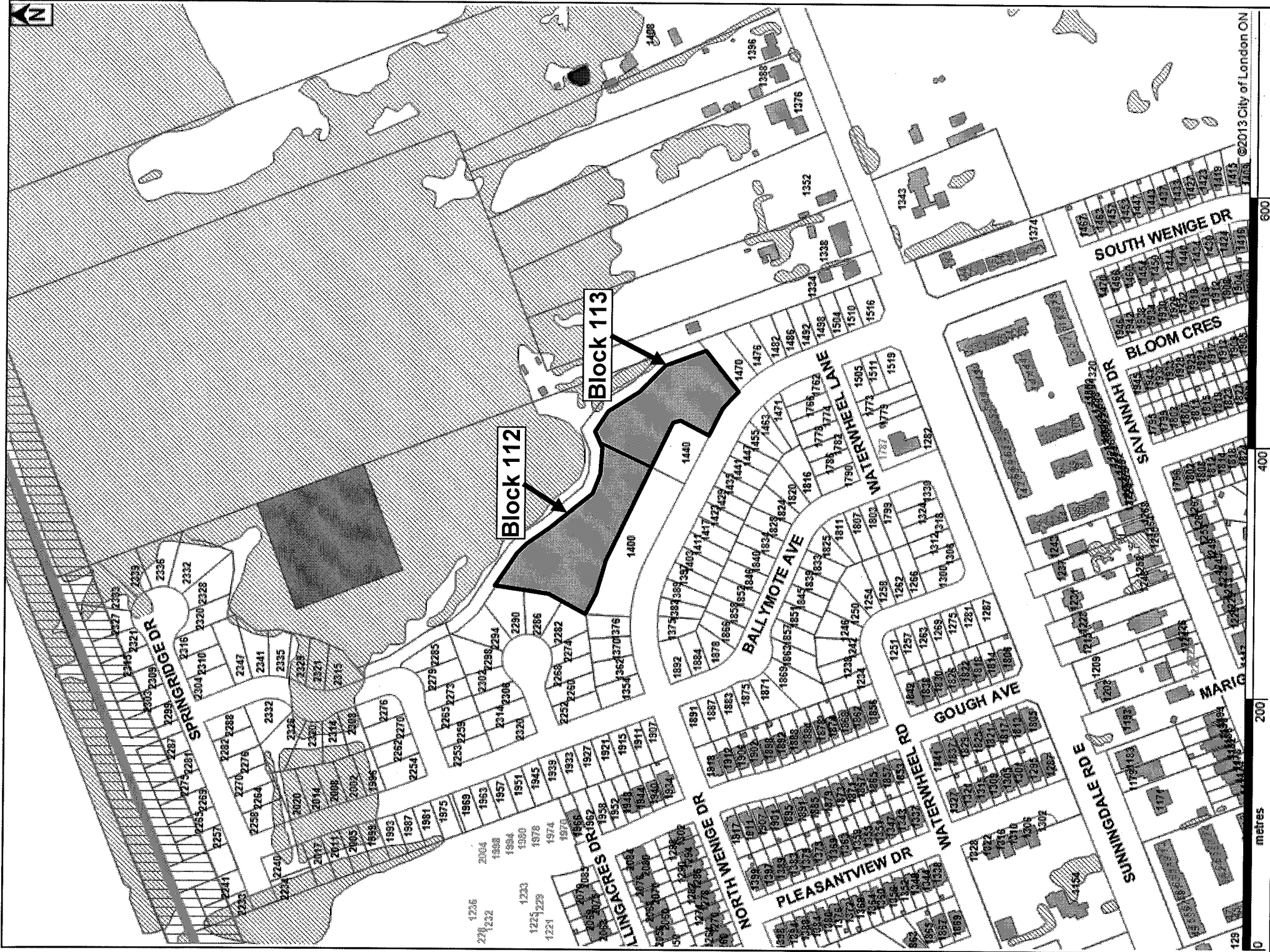
- Report to Planning Committee that Sifton Properties Limited had appealed draft plan of subdivision application 39T-06503 and Zoning By-law Amendment application Z-7185 because the City had not made a decision within the prescribed time - March 19, 2007.
- Report to Planning Committee on decision of the Ontario Municipal Board – April 7, 2008.
- Report to the Built and Natural Environment Committee regarding Sifton's request for a six month extension - February 14, 2011.
- Report to the Built and Natural Environment Committee regarding subdivision agreement Special Provisions - June 13, 2011.
- Report to the Built and Natural Environment Committee regarding subdivision agreement Special Provisions - June 20, 2011.

Z-7986

- Report to PEC on application to amend zoning to R4-6()/R6-2 – February 6, 2012

PURPOSE AND EFFECT OF RECOMMENDED ACTION

The purpose and effect of this application is to approve a vacant land plan of condominium on a portion of 1400 & 1440 North Wenige Drive, consisting of 19 single detached cluster housing units, with the common element area to include a private roadway. A public meeting is required for Vacant Land Plan of Condominiums as per the Planning Act.








LOCATION MAP

Subject Site: 1400
 Applicant: Sifton Properties Limited
 File Number: 39CD-12514
 Planner: Nancy McKee
 Created By: Ryan Nemis
 Date: 2013-01-09
 Scale: 1:3700

Corporation of the City of London
 Prepared By: Planning and Development

LEGEND

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

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RATIONALE

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

BACKGROUND

Date Application Accepted: November 9, 2012	Agent: Maureen Zunti, Sifton Properties Ltd.
REQUESTED ACTION: application for Vacant Land Condominium containing 19 detached dwelling units, it being noted the applicant has submitted a concurrent site plan application.	

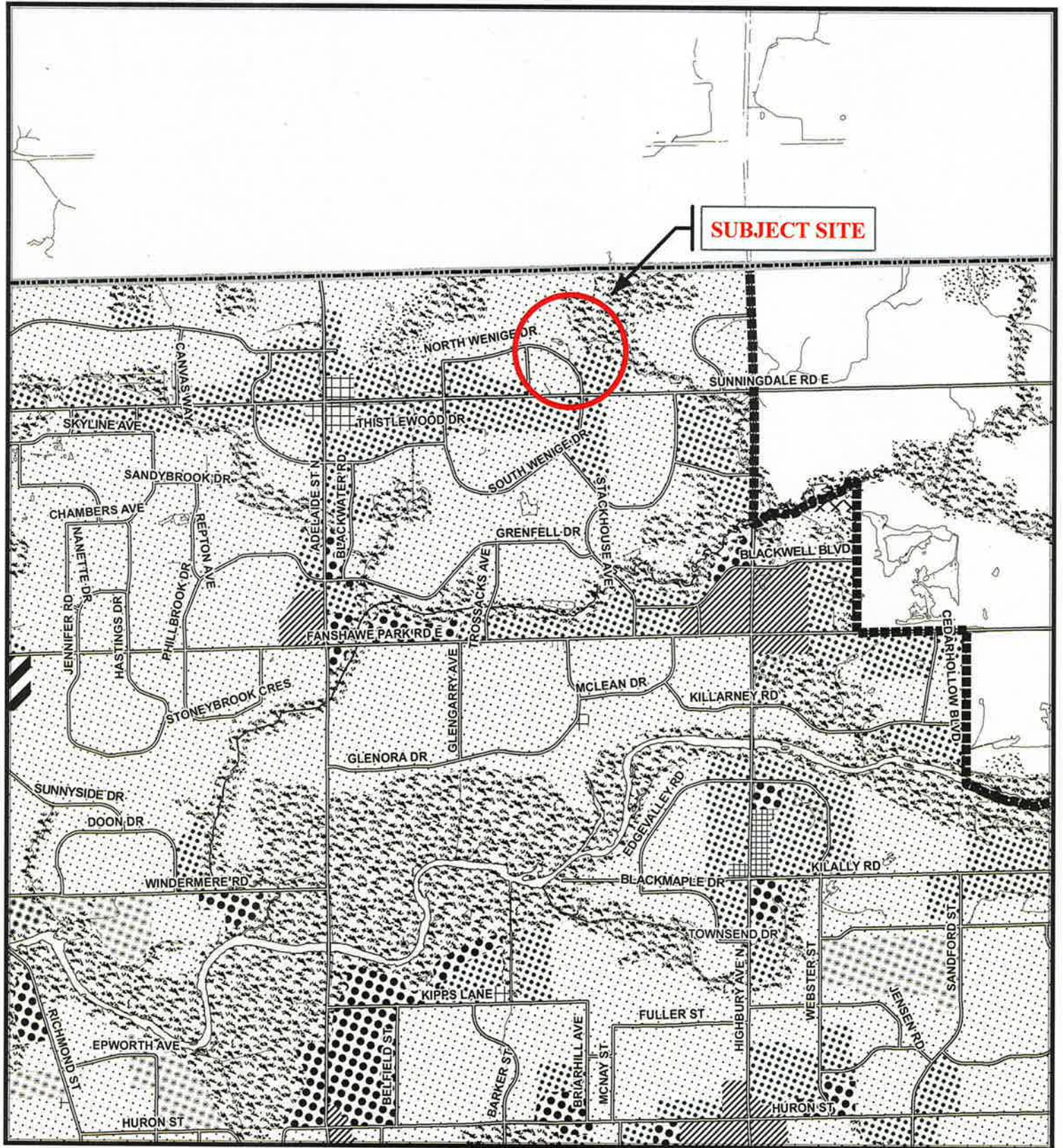
SITE CHARACTERISTICS:
<ul style="list-style-type: none"> • Current Land Use - vacant • Frontage – 34.04 m • Depth – +/- 40.94 m • Area – 1.15 ha • Shape - irregular

SURROUNDING LAND USES:
<ul style="list-style-type: none"> • North – single detached residential • South – single detached residential, future road • East – Environmentally Significant Area, parks pathway • West - single detached residential

OFFICIAL PLAN DESIGNATION: (refer to map on page 4)
<ul style="list-style-type: none"> • Multi-Family, Medium Density Residential & Low Density Residential
EXISTING ZONING: (refer to map on page 5)
<ul style="list-style-type: none"> • Residential R6-2, which permits various forms of cluster housing

PLANNING HISTORY

On January 25, 2006 Sifton Properties Limited ("Sifton") submitted a draft plan of subdivision application for these lands located on the north side of Sunningdale Road East, opposite South Wenige Road. The proposed plan contained 170 single detached dwelling blocks, 1 possible school block, 5 park blocks and several road widening and reserve blocks, served by 1 new secondary collector road and 5 new local streets. On June 15, 2006 Sifton Properties Limited also submitted a zoning by-law amendment application to include all the lands within the draft plan of subdivision plus additional land proposed to be retained by Sifton Properties Limited.



Legend

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

CITY OF LONDON
 Department of
 Planning and Development
 OFFICIAL PLAN SCHEDULE A
 - LANDUSE -

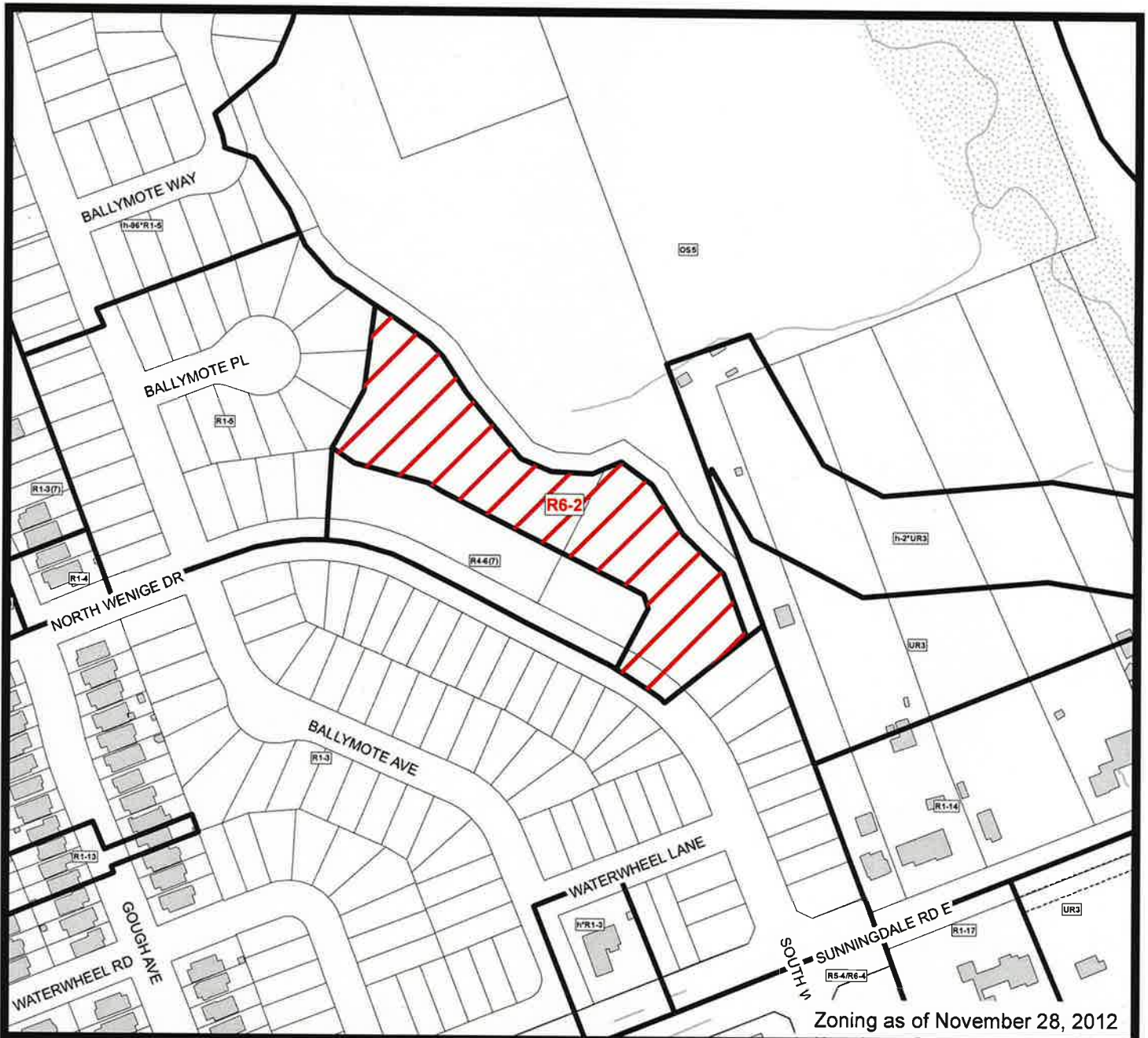


Scale 1:30,000



PREPARED BY: Graphics and Information Services

FILE NUMBER: 39CD-12514
 PLANNER: NM
 TECHNICIAN: RN
 DATE: 2012/12/20



Zoning as of November 28, 2012



COUNCIL APPROVED ZONING FOR THE SUBJECT SITE: R6-2

1) **LEGEND FOR ZONING BY-LAW Z-1**

- R1 - SINGLE DETACHED DWELLINGS
- R2 - SINGLE AND TWO UNIT DWELLINGS
- R3 - SINGLE TO FOUR UNIT DWELLINGS
- R4 - STREET TOWNHOUSE
- R5 - CLUSTER TOWNHOUSE
- R6 - CLUSTER HOUSING ALL FORMS
- R7 - SENIOR'S HOUSING
- R8 - MEDIUM DENSITY/LOW RISE APTS.
- R9 - MEDIUM TO HIGH DENSITY APTS.
- R10 - HIGH DENSITY APARTMENTS
- R11 - LODGING HOUSE

- DA - DOWNTOWN AREA
- RSA - REGIONAL SHOPPING AREA
- CSA - COMMUNITY SHOPPING AREA
- NSA - NEIGHBOURHOOD SHOPPING AREA
- BDC - BUSINESS DISTRICT COMMERCIAL
- AC - ARTERIAL COMMERCIAL
- HS - HIGHWAY SERVICE COMMERCIAL
- RSC - RESTRICTED SERVICE COMMERCIAL
- CC - CONVENIENCE COMMERCIAL
- SS - AUTOMOBILE SERVICE STATION
- ASA - ASSOCIATED SHOPPING AREA COMMERCIAL

- OR - OFFICE/RESIDENTIAL
- OC - OFFICE CONVERSION
- RO - RESTRICTED OFFICE
- OF - OFFICE

- RF - REGIONAL FACILITY
- CF - COMMUNITY FACILITY
- NF - NEIGHBOURHOOD FACILITY
- HER - HERITAGE
- DC - DAY CARE

- OS - OPEN SPACE
- CR - COMMERCIAL RECREATION
- ER - ENVIRONMENTAL REVIEW

- OB - OFFICE BUSINESS PARK
- LI - LIGHT INDUSTRIAL
- GI - GENERAL INDUSTRIAL
- HI - HEAVY INDUSTRIAL
- EX - RESOURCE EXTRACTIVE
- UR - URBAN RESERVE

- AG - AGRICULTURAL
- AGC - AGRICULTURAL COMMERCIAL
- RRC - RURAL SETTLEMENT COMMERCIAL
- TGS - TEMPORARY GARDEN SUITE
- RT - RAIL TRANSPORTATION

- "h" - HOLDING SYMBOL
- "D" - DENSITY SYMBOL
- "H" - HEIGHT SYMBOL
- "B" - BONUS SYMBOL
- "T" - TEMPORARY USE SYMBOL

2)  **ANNEXED AREA APPEALED AREAS**

CITY OF LONDON

PLANNING, ENVIRONMENTAL AND ENGINEERING SERVICES

ZONING BY-LAW NO. Z-1

SCHEDULE A



FILE NO:

39CD-12514

NM

MAP PREPARED:

2013/01/09

RN

1:3,000

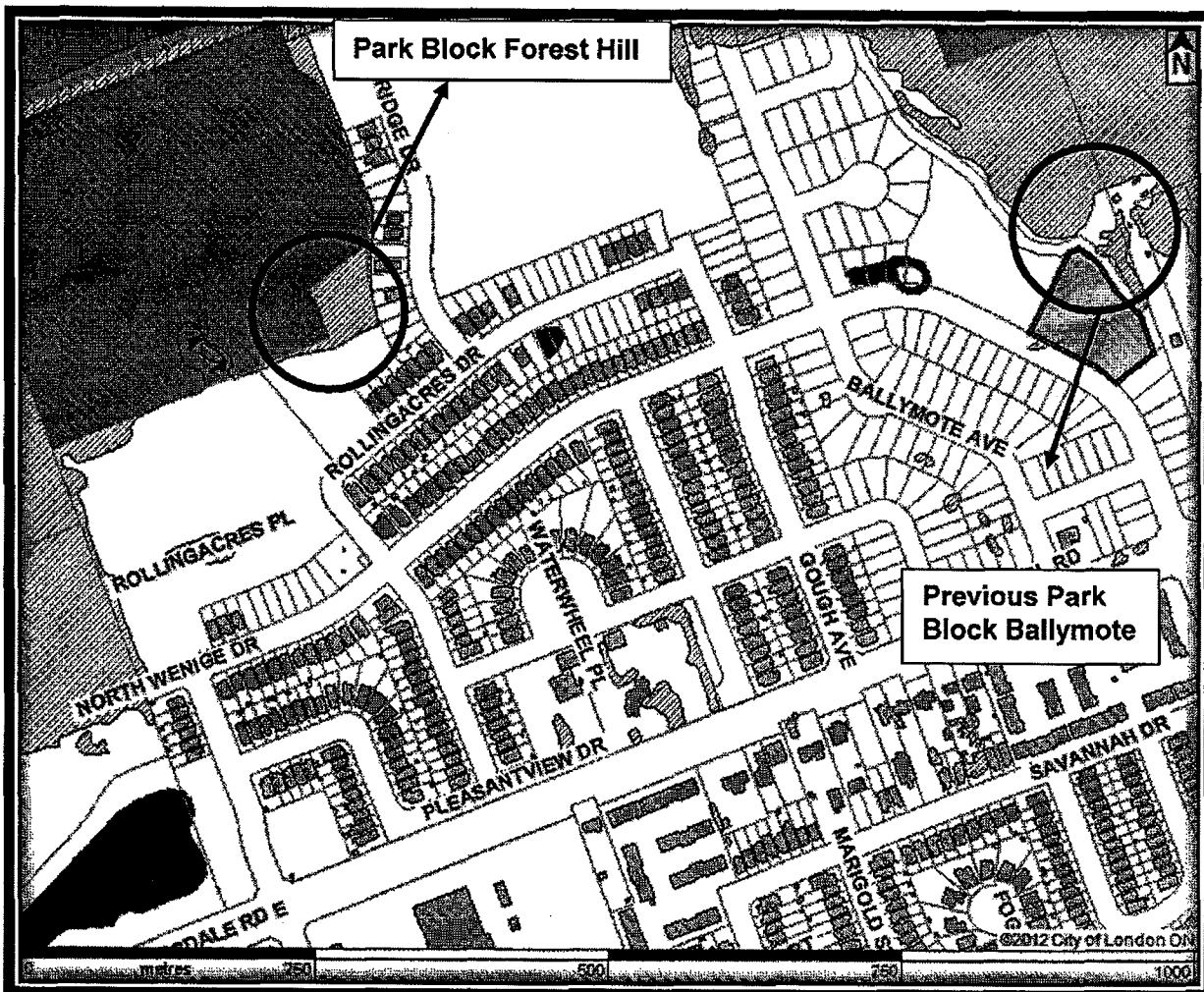
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The applicant (Sifton) submitted an appeal to the Ontario Municipal Board (OMB) with respect to the failure of the Approval Authority to make a decision within 180 days. The Ontario Municipal Board hearing was conducted and issued its Decision/Order on March 7, 2008. The OMB approved zoning (OS1) and a draft plan that included a park block at Block 113, and possible seniors housing at Block 112. The park was to be a neighbourhood park, and this was a condition of draft approval (5% parkland dedication based on total area of draft plan). The original subdivision also had a buffer in place adjacent to the Ballymote ESA. Through the draft plan, 7 individual park blocks were created for various reasons such as pathway/buffer for ESA and walkway along northern boundary which totalled an area in excess of 5 per cent.

In May 2011, as the plan was going through servicing drawing review, Parks Planning and Sifton Properties came to an agreement that the 5 % parkland dedication requirement would be satisfied by the block adjacent to the ESA, the block which runs along the entire northern limit of the plan and one linkage block. The block adjacent to the ESA serves both a buffer and pedestrian linkage function while the northern block is intended for the North London corridor. With the 5% parkland dedication satisfied through other lands and with the neighbourhood park needs for this area served by the neighbourhood park in the Forest Hill Subdivision, Parks Planning did not recommend the City purchase the proposed neighbourhood park block in the Ballymote Subdivision. (see below)



It was also agreed that the 10m buffer adjacent to the ESA would extend the entire length of the ESA and that a block intended for a possible future road connection to the east immediately south of the proposed park be dedicated to the City to ensure public access to the pathway/buffer lands. Registration of the Plan proceeded showing the lands private parkland. If Sifton wished to submit a zoning by-law amendment to change the zoning from OS1 they were free to do so and this request would be considered on its merits at that time.

The City accepted the engineering drawings for both phases on August 24, 2011. Final

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approval of Phases 1 & 2 of the subdivision was granted on August 25, 2011. Both plans were registered on August 29, 2011 as 33M-631 and 33M-632 respectively.

The applicant applied for a zoning by-law amendment. The revised concept shows approximately 15 street town homes fronting on North Wenige Drive and a vacant land condominium with 19 detached units to the rear.

During pre-consultation for the proposed zoning by-law amendment, City staff indicated a need for an EIS addendum to address the change in use from Open Space to Multi-Family Residential on the adjacent buffer and wetland features. A revised water balance report and EIS addendum was provided as part of the complete application. Council adopted the zoning by-law amendment on February 13, 2012.

There is no adopted Community Plan for this area.

SIGNIFICANT INTERNAL/AGENCY COMMENTS

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

Servicing-Related Comments

- Owner is to confirm water quality for interim and full build out
- Provide water turnover calculations.
- Please ensure adequate freeboard from all openings adjacent to the proposed major overland flows as per City standards.
- Please provide major overland flows velocity calculations; velocity shall not exceed 1.0 m/s. The major overland flows shall be stored and outlet through the piped system only. Ponding limits shall be shown.
- The owner is to ensure the water balance and SWM design is acceptable to the Ministry of Environment, a revision to the functional report may be required.
- The owner is to illustrate a comparison for the water balance /drainage pattern between your proposed drainage brief and the subdivision functional SWM report. A revision to the subdivision functional SWM report might be required
- Please confirm Ministry of Environment requirements with regard to the proposed:
 - Infiltration galleries,
 - The oil/grit separator since it serves multiple properties.
- Confirm with the Ministry of Environment whether private ECA is required for the proposed storm servicing where multiple owners and properties are involved.
- The owner is to confirm with the Ministry of Environment whether a new or a revised ECA is required for the storm outlets to the ESA.
- The Owner is to provide all adequate easements, if required, at no cost to the City, in relation to stormwater/drainage and SWM servicing works of the subject lands, all to the satisfaction of the City Engineer.
- The owner is required to update the accepted subdivision drawings with ultimate servicing scenarios.
- A temporary easement may be required from Block 113 to service Block 112 should the development agreement be registered prior to the registration of the Vacant Land Condominium.
- UTRCA approval is required.

NOTE: revised servicing drawings were submitted on December 20, 2012.

Environmental and Ecological Planning Advisory Committee (EEPAC)

Vacant Land Condominium recommendations:

- Proponent should be required to create and develop educational brochure which covers matters related to the importance of hydrology and ways to maintain it by the private property owners on a voluntary basis.

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Site Plan recommendations:

- Proponent should also consider the installation of pervious surfaces.
- A water balance needs to be provided based on long-term precipitation, runoff coefficients estimated for the area before and after development.
- Infiltration trench location needs to be modified to reflect groundwater position. A continuous trench is needed one meter above groundwater table.
- Show Stormceptor locations clearly on map. Locations should be above infiltration trench to provide recharge function. Resize trench to allow for extra water to infiltrate. A model STC 750 or higher should be installed to guarantee at least 80% TSS removal.
- Provide some information on runoff from adjacent development parcels. They may impact the sizing of the infiltration trench.

Upper Thames River Conservation Authority (UTRCA)

- It is the Authority's opinion that the submitted documents do not provide a reasonable assessment of the hydrogeologic conditions or analysis that ensures that the adjacent wetland/ESA will receive sufficient water / runoff post development. We request that the outstanding issues be addressed by the appropriate qualified professional.
- As part of the application the applicant has provided information that confirms the slope is stable.
- The hydrogeologic portion of the report has not been prepared by a qualified professional. The hydrogeologist will be responsible for addressing most of the UTRCA's outstanding concerns which follow.
 - The submission should evaluate and document the existing conditions of the Ballymote ESA/PSW which is a local natural feature and a groundwater dependent ecosystem.
 - We note that a review of published topographic mapping, geological (includes Quaternary (surficial geology) geology and Physiographic maps) and Hydrogeological mapping/reports for the study area is not included in the submission. Please address.
 - The report should have considered reliable drill/ borehole information for interpreting stratigraphy. We note that 10 test pits were completed to a maximum of 3.2 m. depth however no borehole information was provided. Cross sections should also have been included. Please address.
 - The submission does not include a review of water well record information and recognition of the limitations and errors inherent in the water well record information when used in the practice of geosciences. Please provide.
 - The analysis should use a numerical model (e.g. Thornthwaite analysis of simplified water budget) to develop estimates of the impact of development on the groundwater dependent ecosystem. Please address.
 - The submissions should have identified and mapped the groundwater flow systems at a local scale.
 - Measuring groundwater levels in a test pit is not an acceptable evaluation of groundwater levels. P. 3 exp determined that there is a perched aquifer system without supporting documentation. The location of the site adjacent to wetland system on the Arva moraine would suggest a shallow aquifer system rather than a perched aquifer. Reliable groundwater and surface water level data to generate potentiometric or water table / contour maps for the aquifers undergoing study should be used. Please address.
 - Some estimates of groundwater flow characteristics in the form of grain size analysis were provided. To supplement this information, one or two estimates of rising or falling head measurements, slug tests or constant head test should be included to develop estimates of the response of the groundwater system to future stresses. Please use potentiometric surface maps and water table maps to assess the groundwater flow directions, estimates of groundwater velocity and groundwater time-of-travel.
- A Section 28 permit will be required for this development.

Union Gas

- Request to add a condition that the owner/developer provide to Union Gas Limited the

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necessary easements and/or agreements required by Union Gas Limited for the provision of gas services for this project, in a form satisfactory to Union Gas Limited.

Canada Post

- This subdivision will receive mail service to centralized mail facilities provided through our Community Mailbox program.

Thames Valley District School Board

- The proposed development is within the boundaries of Stoney Creek PS for Grades JK to 8 and Medway High School for Grades 9-12. Students in grades 9-12 will be accommodated at Medway HS
- Add condition to Draft Plan Approval for the subject plan *"That the Developer agrees to inform all Purchasers of residential lots by including a condition in all Purchase Agreements stating that the construction of additional public school accommodation is dependent upon funding approval from the Ontario Ministry of Education, therefore the subject community may be designated as a "Holding Zone" by the Thames Valley District School Board and pupils may be assigned to existing schools as deemed necessary by the Board."*

PUBLIC LIAISON:	On November 13, 200 notices were sent to residents within 120 metres of the subject site. Notice was published in the Londoner on November 22, 2012.	No replies received.
Nature of Liaison: The purpose and effect of this application is to permit the development of 19 single detached cluster housing units within a plan of condominium. Consideration of a Vacant Land Plan of Condominium with 19 units, all served by one (1) common element road. <i>*For the lands under consideration, an application for Site Plan (SP12-035958) has also been received for this site.</i>		
Responses: none.		

ANALYSIS

Subject site

The subject site is located in a new recently registered plan of subdivision (33M-631), north of Sunningdale, east of Adelaide and east of the Forest Hill subdivision. The subject site contains a portion of Block 112 (1400 North Wenige Drive) and Block 113 (1440 North Wenige Drive) (see location map on page 2 with Blocks identified). Adjacent to the site is the Ballymote Environmentally Significant Area (ESA) and wetland. Between the proposed development and the ESA/wetland will be located a parks pathway which connects to a future road located to the south. Lands abutting the proposed development to the east are zoned to permit street townhomes. The proposed development has frontage on North Wenige Drive, which is classified as a secondary collector road.

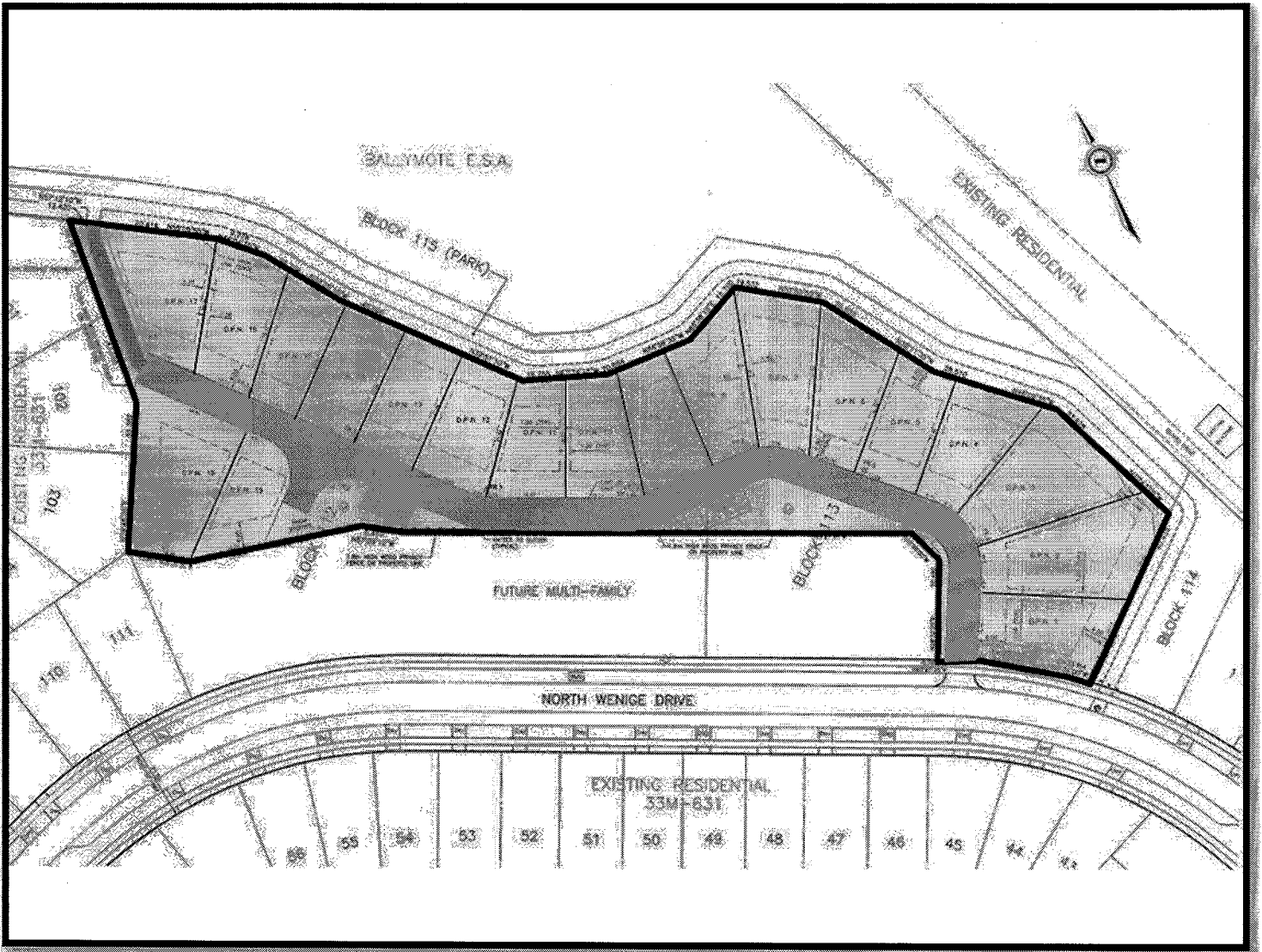
What is the nature of the application?

The applicant, Sifton Properties Limited, has made an application for a vacant land condominium, and a concurrent site plan application to permit 19 single detached cluster housing units. Common element components include a private roadway. Access to the development will be via North Wenige Drive. The proposed site plan is shown below.

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Proposed site plan



Is the proposed application appropriate?

a) Provincial Policy Statement (PPS)

This application has been reviewed for consistency with the entire 2005 Provincial Policy Statement. It is staff's position that the plan of condominium will provide for a healthy, livable and safe community. The proposed residential development will assist in providing housing on full municipal services. Development of the lands by way of a vacant land plan of condominium minimizes the amount of land needed for road purposes and promotes a compact form of development. Measures are being taken through the site plan servicing drawings and the conditions of draft plan approval to ensure the proposal will not negatively impact any natural heritage or man-made hazards, and is located close to amenities and public open space. Based on the review of the Provincial Policy Statement, approval of the proposed plan with associated conditions would be consistent with the 2005 Provincial Policy Statement.

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b) Official Plan Policies

The subject lands are designated Multi-Family, Medium Density Residential (MDR) which permits multiple-unit residential developments having a low-rise profile, with a maximum density of 75 units per hectare (uph). Areas designated Multi-Family, Medium Density Residential are intended to include multiple-attached dwellings, such as row houses or cluster houses; low-rise apartment buildings; rooming and boarding houses; emergency care facilities; converted dwellings; and small-scale nursing homes, rest homes and homes for the aged. These areas may also be developed for single-detached, semi-detached and duplex dwellings. Although townhouse dwellings are a preferred use within the Multi-Family, Medium Density designation, it should be noted that single detached dwellings are a permitted use in this designation. This form development will fit in with the character of the existing area and there are no minimum density policies which are applicable to this site.

The subject site will be serviced by the creation of a local driveway off North Wenige Drive Provisions for a pedestrian linkage to the pathway will meet the Official Plan objective of strong pedestrian connectivity and will allow easy access to the road system and eventual transit connections. Servicing capacity has been established as per the servicing studies submitted for the subdivision and revised for this development. Overall, this proposed Vacant Land Plan of Condominium meets the policies of the Official Plan.

c) Zoning By-law

The applicant is proposing to develop based on the existing R6-2 Zoning. The existing zoning allows for a maximum density of 20 units per hectare on the site, which would permit up to 23 units on the site. The current proposal of 19 units is slightly less than the maximum allowed under the zoning by-law. The existing zoning and proposed draft plan of condominium respects the above policies and conforms with the existing zoning.

d) Evaluation of the Vacant Land Condominium Application

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

- This proposal is consistent with the objectives and policies of the Official Plan, the Multi-Family, Medium Density Residential Designation.
- The site can be readily serviced by sewer and water.
- The proposed development is in close proximity to the proposed Forest Hill Park and the new Stoney Creek YMCA/Library Facility.
- Waste collection will occur on site via the individual units.
- Stormwater will be redirected to flow into the ESA (further discussion included later on in the report).
- From a Placemaking perspective, the small size of the condominium allows for easy access for the homeowners of the development to the open space pathway, and direct access to future transit on the arterials, and commercial and community uses to the west. The internal road pattern allows for residents of the development to easily access to the Neighbourhood Park on Rollingacres Drive. Overall, this development meets the intent of the Placemaking principles.
- Through the site plan process staff have requested trees to be located within the front yard of every other unit. As part of any draft plan, the design of the condominium needs to consider the potential placement of additional trees. Additional drawings will be required which delineate where additional trees can be accommodated on the individual lots. The landscape plan, as part of the site plan process, will be reviewed and will form part of the development agreement.
- The applicant is proposing to construct 19 new cluster single detached dwellings on vacant land condominium units (lots) which range in size from 1350 to 1700 square feet. This development is proposed in an area that is predominantly single detached residential. The existing homes in the area and immediately surrounding this

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development are of a comparable size to the proposed units. Based on the size of the proposed lots and building footprints, it is anticipated that the design of these homes will not have a negative impact on the character of this neighbourhood.

- The subject land is 1.15 hectares in size. The draft plan of Vacant Land Condominium illustrates how these lands are to develop for cluster single detached dwellings. As mentioned previously, the size of units and proposed buildings is comparable with existing development in the area.
- The applicant must ensure that the proposed grading and drainage of this development does not adversely impact adjacent properties. All grading and drainage issues will be addressed by the applicants consulting engineer to the satisfaction of the City through the Site Plan Approval process.

The City may require applicants to satisfy reasonable conditions prior to final approval and registration of the plan of condominium, as authorized under the provisions of subsection 51(25) of the Planning Act. The applicant will be required to meet conditions of draft plan approval within a specified time period, failing which, draft plan approval will lapse.

In order to ensure that this vacant land condominium development functions properly, the following issues will be addressed through conditions of draft approval:

- completion of site works in the common elements and the posting of security in addition to that held under the Development Agreement (if applicable), in the event these works are not completed prior to registration of the plan of condominium;
- installation of fire route signs prior to registration;
- confirmation of addressing information;
- payment of outstanding taxes or local improvement charges, if any;
- provision of servicing easements for utility providers (such as London Hydro, Union Gas, Bell, etc.);
- ensuring that any homes already constructed at the time of registration are located within the unit boundaries to be registered;
- ensuring that the Condominium Declaration to be registered on title adequately addresses the distribution of responsibilities between the unit owners and the condominium corporation for the maintenance of services, the internal driveway, fencing, and any other structures in the common elements;
- educating future residents about living in close proximity to a natural heritage feature;
- appropriate fencing to mitigate any privacy issues; and
- drainage and stormwater management.

A concurrent site plan process and final development agreement will ensure appropriate landscaping, access to the pedestrian pathway, servicing and stormwater management.

Issue - Water balance and flow to the ESA

Through the zoning by-law amendment process, revisions to the accepted subdivision servicing drawings were required. The main concern was ensuring the alterations to the stormwater management design would maintain appropriate flows into the ESA. At the time of the rezoning, the City's Stormwater Management Unit had advised they did not recommend acceptance of revised engineering drawings until a more detailed water balance report was submitted and accepted. A third pipe system is being used elsewhere in the subdivision to maintain flows into the ESA and this was to be extended in order to maintain flows. Through the rezoning process, a revised Environmental Impact Study (EIS) to address the change in land use and protect the adjacent natural heritage features was submitted. This was accepted by Parks Planning & Design. The recommendations of the report include maintaining the already existing 10 m setback from the ESA (satisfied by Block 115 – the pathway adjacent to the ESA), limiting access to the ESA for residents by installing fencing into the development, and the overall diversion of stormwater into the ESA.

Since the time of the zoning by-law amendment, Staff have received and accepted revised subdivision engineering drawings. A revised water balance and drainage report was provided as

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part of the complete application for site plan. The Upper Thames River Conservation Authority (UTRCA) has not yet accepted the revised water balance report. Several issues were raised with the report by the UTRCA and EEPAC. Most of the comments pertain to providing additional information, calculations and testing to ensure adequate flow for the ESA. As part of development for this site, a permit is required from the UTRCA. Until the information is provided and is acceptable to the UTRCA, a permit will not be issued and servicing drawings for the site plan will not be accepted. This will also be added as a condition of draft approval for the vacant land condominium.

As per EEPAC's comments, as part of the registration for the plan of subdivision, an educational brochure was developed for those lands immediately to the ESA. As part of the conditions for draft approval, this information brochure will be required for any of the residents of this development, with additional information on the importance of hydrology for the ESA and ways to maintain it by the private property owners on a voluntary basis. The applicant should also be encouraged to install impervious surfaces to help with infiltration, where possible.

CONCLUSION

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

PREPARED AND RECOMMENDED BY:	REVIEWED BY:
	
NANCY MCKEE, MCIP, RPP SENIOR PLANNER DEVELOPMENT SERVICES	JEFF LEUNISSEN, MCIP, RPP MANAGER OF DEVELOPMENT PLANNING DEVELOPMENT SERVICES
CONCURRED BY:	SUBMITTED BY:
	
JENNIE A. RAMSAY, P.ENG. MANAGER, DEVELOPMENT SERVICES DEVELOPMENT & COMPLIANCE SERVICES	GEORGE KOTSIFAS, P.ENG. MANAGING DIRECTOR, DEVELOPMENT & COMPLIANCE SERVICES AND CHIEF BUILDING OFFICIAL

January 11, 2013

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"Attach"

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Responses to Public Liaison Letter and Publication in "Living in the City"

Telephone

None.

Written

None.

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Bibliography of Information and Materials

Request for Approval:

City of London Condominium Application Form, completed by Sifton Properties Ltd., November 2, 2012.
Draft Plan of Vacant Land Condominium, November, 2012.
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Correspondence:

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