

## Report to Planning and Environment Committee

**To: Chair and Members  
Planning & Environment Committee**

**From: G. Kotsifas, P. Eng.  
Managing Director, Development & Compliance Services and  
Chief Building Official**

**Subject: Kent Subdivision  
1284 and 1388 Sunningdale Road West  
Application for Zoning By-law Amendment  
Request for Revisions to Draft Plan of Subdivision  
Public Participation Meeting on: November 30, 2020**

## Recommendation

That, on the recommendation of the Director, Development Services, the following actions be taken with respect to the application of Auburn Developments Ltd. to portions of the lands located at 1284 and 1388 Sunningdale Road West:

- (a) the proposed by-law attached hereto as Appendix 'A' **BE INTRODUCED** at the Municipal Council meeting to be held on November 10, 2020 to amend Zoning By-law No. Z.-1, in conformity with the Official Plan, to change the zoning of the subject lands **FROM** a Residential R1 Special Provision (R1-3(8)) Zone and Holding Residential R6/Neighbourhood Facility (h-71\*h-95\*h-109\*R6-3/NF1) Zone **TO** a Holding Residential R1/R5/R6 (h-71\*h-95\*h-109\*R1-3/R5-7/R6-3) Zone; **FROM** an Open Space (OS1) Zone **TO** a Holding Residential R1 (h\*100\*R1-5) Zone; **FROM** a Holding Residential R1 Special Provision (h\*h-100\*R1-3(8)) Zone **TO** a Holding Residential R1/R4 Special Provision (h\*h-100\*R1-3(8)/R4-6(\*)) Zone; **FROM** a Holding Residential R6 (h\*h-54\*h-71\*h-95\*h-100\*R6-5) Zone **TO** a Holding Residential R1/R4/R6 (h\*h-54\*h-71\*h-95\*h-100\*R1-1/R4-6(\*)/R6-5) Zone; and **FROM** a Holding Residential R6/R7/R8 (h\*h-54\*h-71\*h-95\*h-100\*R6-5/R7\*h15\*D75/R8\*H15\*D75) **TO** a Holding Residential R4/R6/R7/R8 Special Provision (h\*h-54\*h-71\*h-95\*h-100\*R4-6(\*)/R6-5/R7\*h15\*D75/R8\*H15\*D75) Zone.
- (b) Municipal Council **SUPPORTS** the proposed red-line revisions to the draft-approved plan of subdivision as submitted by Auburn Developments Ltd., prepared by Stantec Consulting Ltd. (Drawing No. 1, Project No. 161403100 dated April 30, 2020), which shows the extension of Shields Place, removal of the Walkway Block (previously block 41), Park Block (previously Block 40) and property realignment between blocks 19 and 20 (previously blocks 20, 21) and property realignment between blocks 15 and 16 **SUBJECT TO** the conditions contained in the attached Appendix 'A-2'; and,
- (c) the Planning and Environment Committee **REPORT TO** the Approval Authority the issues, if any, raised at the public meeting with respect to the proposed red-line revisions to the draft plan of subdivision for Kent Subdivision, as submitted by Auburn Development Limited.

## Executive Summary

### Purpose and the Effect of Recommended Action

The purpose and effect of the recommended actions is to consider a request for multiple Zoning By-law amendments and red-line revisions to portions of the draft-approved plan of subdivision 39T-04510 and Block 204, Lots 1-4 of Registered Plan 33M676. The redline revisions will result in the small extension of Shield's Place which will remove a draft approved walkway block and park block. Additional red-line amendments will realign

the property lines between lots 19 and 20 and 15 and 16 of the redline plan. The zoning amendments will provide additional residential uses on portions of the site in the form of single detached, street townhouse and cluster townhouse dwellings.

### **Rationale of Recommended Action**

1. The recommended zoning amendments and revisions to draft plan of subdivision are considered appropriate and consistent with the Provincial Policy Statement.
2. The proposed and recommended amendments conform to the in-force policies of The London Plan, including but not limited the policies of the Neighbourhoods Place Type.
3. The proposed and recommended amendments conform to the policies of the (1989) Official Plan, specifically Low Density Residential and Multi-Family, Medium Density Residential.
4. The zoning and red-line revisions as proposed are compatible and in keeping with the character of the existing neighbourhood.

## **Analysis**

### **1.0 Site at a Glance**

#### **1.1 Property Description**

The subject lands are located in the northwest quadrant of the City and are included in the Foxhollow Community Plan. The proposed amendments apply to multiple areas between Sunningdale Road West and Fanshawe Park Road West and include portions of the draft approved subdivision, 39T-04510 and Block 204, Lots 1-4 of Registered Plan 33M676 (39T-04503). These locations have been highlighted in the location map in Section 1.4 below.

#### **1.2 Current Planning Information (see more detail in Appendix D)**

- The London Plan Place Type – “Neighbourhoods”
- Official Plan Designation – “Low Density Residential and Multi-Family, Medium Density Residential”  
Existing Zoning –Residential R1 Special Provision (R1-3(8)) Zone; Holding Residential R6/Neighbourhood Facility (h-71\*h-95\*h-109\*R6-3/NF1) Zone; Open Space (OS1) Zone; Holding Residential R1 Special Provision (h\*h-100\*R1-3(8)) Zone; Holding Residential R6 (h\*h-54\*h-71\*h-95\*h-100\*R6-5) Zone; and Holding Residential R6/R7/R8 (h\*h-54\*h-71\*h-95\*h-100\*R6-5/R7\*h15\*D75/R8\*H15\*D75)

#### **1.3 Site Characteristics**

- Current Land Use – vacant/undeveloped
- Frontage – n/a
- Depth – n/a
- Area – n/a
- Shape – n/a

#### **1.4 Surrounding Land Uses**

- North – Agricultural
- East – Residential
- South – Commercial/Residential
- West – Residential

### 1.5 Location Map





**2.0 Description of Proposal**

**2.1 Development Proposal**

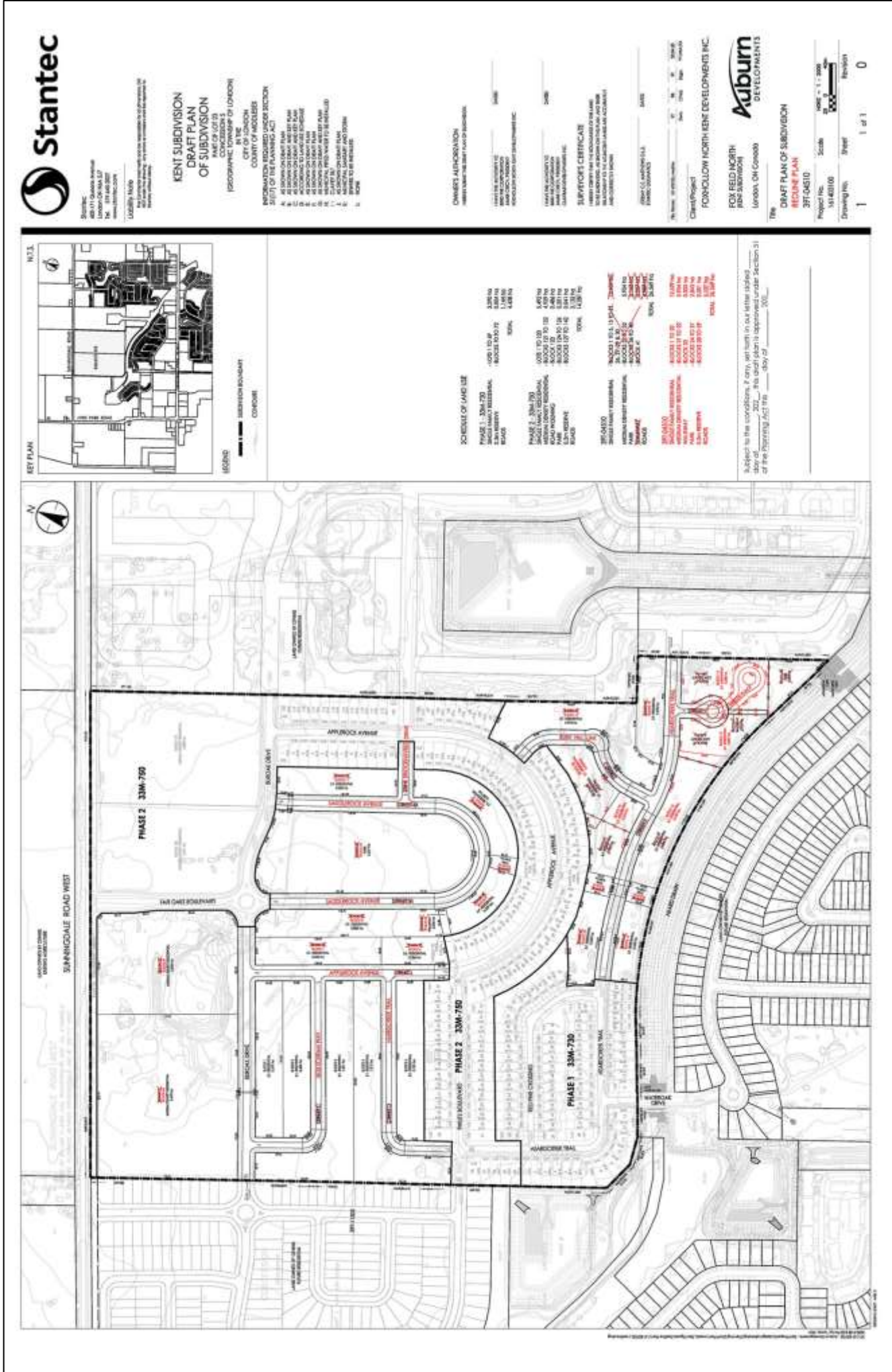
Through red-line revisions the applicant is proposing to make minor adjustments to the existing lot lines between blocks 15 & 16 and 20 & 21 of the redlined draft plan as well as the extension of the draft approved cul-de-sac called Shields Place which will result in the removal of the proposed walkway (Block 41) and park (Block 40). The extension of this road will create two slightly larger blocks (Block 14 & 15) allowing for the creation of additional lots through a future planning process.

The rezoning portion of the application will provide for additional low density residential uses that could be implemented through the future development of the subdivision.

**2.2 Current Draft-Approved Plan**



2.2 Proposed Red-Line Revisions to Draft-Approved Plan



Stantec  
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Toronto, Ontario M5H 2S4  
Tel: 416-961-4100  
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**KENT SUBDIVISION  
DRAFT PLAN  
OF SUBDIVISION**  
PART OF L.S. 23  
CONCESSIONS

GEOGRAPHIC TOWNSHIP OF LONDON  
CITY OF LONDON  
COUNTY OF NOBLESS  
INFORMATION REQUIRED UNDER SECTION 2(1) OF THE PLANNING ACT

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OWNER'S AUTHORIZATION  
I HEREBY AUTHORIZE THE CITY OF LONDON TO...

DATE: \_\_\_\_\_

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Client/Project: FOWOLLOW NORTH KENT DEVELOPMENTS INC.  
FOR FOWOLLOW NORTH KENT DEVELOPMENTS INC.  
London, ON Canada

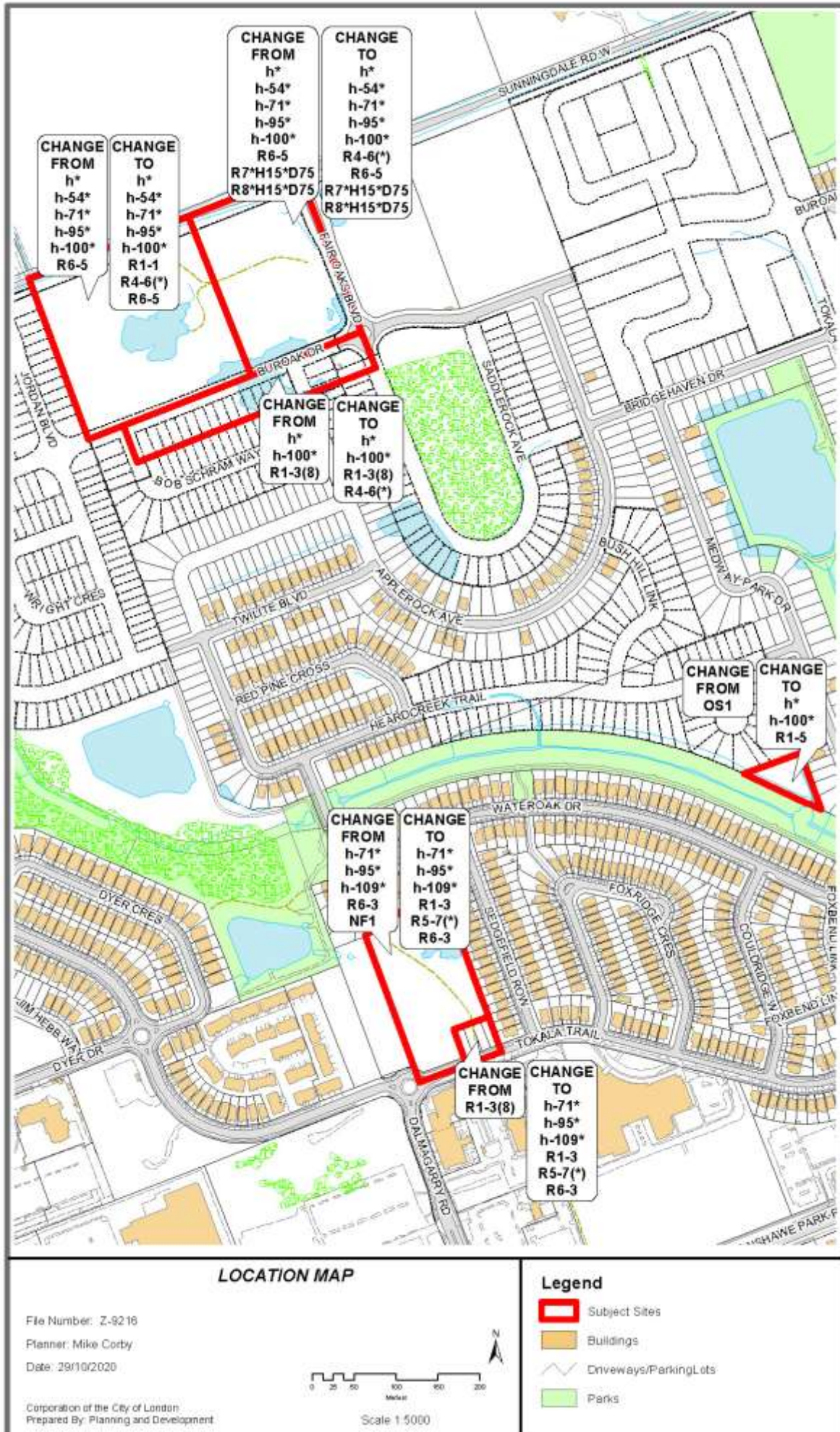
The DRAFT PLAN OF SUBDIVISION  
**REVISION PLAN**  
39T-04510

Project No.: 10140100  
Scale: AS SHOWN  
Drawing No.: 1  
Sheet: 1 of 1  
Revision: 0

Subject to the conditions of any, and both in our letter dated \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_, this draft plan is approved under Section 31 of the Planning Act on \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_.



2.3 Proposed Zoning Amendments



### **3.0 Revelant Background**

#### **3.1 Planning History**

The proposed redline-revisions apply to the Kent Subdivision which was originally accepted on November 17, 2004. After the submission and review of a number of modified versions of the Plan, the Approval Authority granted draft approval on October 14, 2009. The owner requested a three (3) year extension of draft approval in January of 2012. Draft approval was extended to October 14, 2015.

On March 15, 2016 City Council requested that the Approval Authority approve the request for revision and a three year extension of the draft plan of subdivision approval for this subdivision subject to the revised conditions of draft approval. On July 21, 2016 this draft plan was approved by the Approval Authority.

The first phase of this subdivision which included 69 single detached residential lots served by 2 new streets, being Red Pine Trail and Heardcreek Trail was registered on November 7, 2017 (33M-730). The second phase which included 120 single detached residential lots and two (2) multi-family residential blocks served by 2 new streets, being Applerock Drive and Twilight Boulevard and the extension of Buroak Drive was registered on October 10, 2018 (33M-750).

On November 6, 2018 Council endorsed Special Provision to enter into subdivision agreements for phase 3, which consisted of 165 single detached lots and two (2) multi-family blocks and for the final phase, phase 4 which consisted of 85 single detached lots and one (1) park block.

On September 10, 2018 a six (6) month extension in accordance with Section 2.2(p) of the Subdivision and Condominium Delegation and Approval By-law, to allow sufficient time for the completion of the detailed engineering review and registration of the remaining phases was granted by the Approval Authority. The draft approved lapse date is April 14, 2019.

On March 5, 2019 City Council requested that the Approval Authority approve the request for revision and a three year extension of the draft plan of subdivision approval for this subdivision subject to the revised conditions of draft approval. On March 11, 2019 this draft plan was approved by the Approval Authority.

On March 11, 2020 a request for final approval was received for a portion of Phase 3 of the subdivision which is being called Phase 3a. This final approval included 52 single detached lots served by the extension of Applerock Avenue and Heardcreek Trail and was registered on June 2, 2020 (33M-784).

#### **3.2 Applicant's Requested Amendment**

The applicant is requesting a red-line amendment which will require minor adjustments to the existing lot lines between blocks 15 & 16 and 20 & 21 of the redlined draft plan as well as the extension of the draft approved cul-de sac called Shields Place resulting in the removal of the proposed walkway block and park block. The extension of this road will result in two slightly larger blocks (Block 14 & 15) allowing for the creation of additional lots through a future planning process.

The zoning amendments will provide additional residential uses on portions of the site in the form of single detached, street townhouse and cluster townhouse dwellings. The applicant is seeking to add the R1-1, R1-3, R4-6(\*) zone and R5-7(\*) zone.

#### **3.3 Community Engagement (see more detail in Appendix B)**

Through the public circulation process five (5) comments were received about the proposed red-line revisions and zoning by-law amendment. The concerns were related

to potential heights of new uses in their rear yards and potential increase in traffic caused by the wider range of permitted uses and potential increase in density.

The specific concern related to traffic flow was in relation to the potential increase in traffic coming out to Street "G" at Sunningdale Road West. This road is located on the abutting lands to the west which is Draft Plan of Subdivision 39T-11503. The comments received by Staff are attached to Appendix "B".

### **3.4 Policy Context (see more detail in Appendix C)**

#### **Provincial Policy Statement, 2014**

##### *Provincial Policy Statement, 2020*

#### **1. Building Strong Healthy Communities:**

The PPS provides direction for land use planning that focuses growth within settlement areas, and encourages an efficient use of land, resources, and public investment in infrastructure. To support this, the PPS defines a number of policies to promote strong, liveable, healthy and resilient communities which are sustained by accommodating an appropriate affordable and market-based range and mix of residential types, employment and institutional uses to meet long-term needs. These policies are set out in Section 1.0, and seek to promote cost-effective development patterns and standards to minimize land consumption and servicing costs. The PPS encourages settlement areas (1.1.3 Settlement Areas) to be the main focus of growth and development and appropriate land use patterns within settlement areas shall be established by providing appropriate densities and mix of land uses that efficiently use land and resources along with the surrounding infrastructure, public service facilities and is transit-supportive, where transit is planned, exists or may be developed (1.1.3.2). New development taking place in designated growth areas should occur adjacent to the existing built-up area and should have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities (1.1.3.6).

The PPS also promotes an appropriate range and mix of housing types and densities to meet projected requirements of current and future residents (1.4 Housing). It directs planning authorities to permit and facilitate all forms of housing required to meet the social, health and wellbeing requirements of current and future residents, and direct the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs. It encourages densities for new housing which efficiently use land, resources, and the surrounding infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed.

#### **2. Wise Use and Management of Resources:**

The vision defined in the PPS acknowledges that the long-term prosperity, environmental health and social well-being of Ontario depends upon the conservation and protection of our natural heritage and agricultural resources. Section 2.0 of the PPS establishes a number of policies that serve to protect sensitive natural features and water resources.

Section 2.1 Natural Heritage 2.1.1.: "Natural features and areas shall be protected for the long term"; Section 2.1.8: "Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified in policies 2.1.4, 2.1.5, and 2.1.6 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"

#### **3. Protecting Public Health and Safety:**

The vision defined in the PPS acknowledges that the long-term prosperity,



environmental health and social well-being of Ontario depends, in part, on reducing the potential public cost and risk associated with natural or human-made hazards. Accordingly, Section 3.0 of the PPS states a number of policies designed to direct development away from natural and human-made hazards where there is an unacceptable risk (1) to public health or safety or (2) of property damage. The recommended vacant land condominium does not pose any public health and safety concerns, and there are no known human-made hazards.

In accordance with section 3 of the Planning Act, all planning decisions “shall be consistent with” the PPS.

### *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. *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 includes criteria for evaluating plans of subdivision through policy \*1688 that requires consideration of:

1. Our Strategy
2. Our City
3. City Building policies
4. The policies of the place type in which the proposed subdivision is located
5. Our Tools
6. Relevant Secondary Plans and Specific Policies

### Neighbourhood Place Type

The subject site is located in an Neighbourhood Plane Type which permits a range of primary and secondary uses that may be allowed based on the street classification the property fronts (\*921\_ Permitted Uses). The subject sites have frontage on a Civic Boulevard, Neighbourhood Connectors and Neighbourhood Streets. The range of permitted uses include single detached, semi-detached dwellings up to stacked townhouses and low-rise apartments (\*Table 10). Heights permissions range from 1 to 4-storeys and up to 6-storeys through bonus zoning. Higher heights are directed to higher order roads like Civic Boulevards (\*Table 11). Appropriate zoning will be applied to ensure an intensity of development that is compatible within to the neighbourhood context, utilizing regulations for such things as height, density, gross floor area, coverage, frontage, minimum parking, setback, and landscaped open space (Intensity, \*935\_). All planning and development applications will conform to the City Design policies of this Plan (Form, \*936\_).

Residential intensification is fundamentally important to achieve the vision and key directions of The London Plan. Intensification within existing neighbourhoods will be encouraged to help realize our vision for aging in place, diversity of built form, affordability, vibrancy, and the effective use of land in neighbourhoods. However, such intensification must be undertaken well in order to add value to neighbourhoods rather than undermine their character, quality, and sustainability. The following policies are intended to support infill and intensification, while ensuring that proposals are appropriate and a good fit within their receiving neighbourhoods (Residential Intensification in Neighbourhoods, \*937\_).

### (1989) Official Plan

#### Low Density Residential

The Low Density Residential designation is intended to accommodate low-rise, low density housing forms which includes single detached; semi-detached; and duplex dwellings. Multiple-attached dwellings, such as row houses or cluster housing may also be permitted subject to the policies of this Plan (3.2.1. Permitted Uses). Development within areas designated Low Density Residential shall have a lowrise, low coverage form that minimizes problems of shadowing, view obstruction and loss of privacy. The development of low density residential uses shall be subject to appropriate site area and frontage requirements in the Zoning By-law. These requirements may vary in areas of new development according to the characteristics of existing or proposed residential uses, and shall result in net densities that range to an approximate upper limit of 30 units per hectare (12 units per acre) (3.2.2. Scale of Development).

#### Multi-Family, Medium Density Residential

The Multi-Family, Medium Density Residential designation is intended to accommodate 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 (3.3.1. Permitted Uses). Development within the designation shall have a low-rise form and a site coverage and density that could serve as a transition between low density residential areas and more intensive forms of commercial, industrial, or high density residential development. Development shall be subject to height limitations in the Zoning By-law which are sensitive to the scale of development in the surrounding neighbourhood and generally do not exceed four storeys. Medium density developments generally will not exceed an approximate net density of 75 units per hectare (30 units per acre) (3.3.3. Scale of Development).

## **4.0 Key Issues and Considerations**

### **4.1 Issue and Consideration # 1 – Policy Review**

#### **Provincial Policy Statement, 2020 (PPS)**

The proposed zoning amendments and red-line revisions are in keeping with the PPS as they will provide additional housing types and alternative densities in the area. The amendments will help ensure future development is able to meet current and future housing market demands. The proposed zones provide for forms of development that are generally more affordable than large lots for single detached dwellings. The existing draft approved and registered portion of the subdivision provide public parks and open spaces, schools, and community facilities to support the existing and future development in the area. The recommended zoning and red-line revisions will maintain an efficient and cost effective development and land use pattern, and will not cause environmental or public health and safety concerns.

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 subject lands are located within the City's Urban Growth Boundary and adjacent existing built-up areas, lands currently being developed or lands designated and zoned for future development. The subject lands have access to existing and future municipal services in the area which were previously planned for through the subdivision review process.

There are no identified concerns for protection of natural heritage features or functions, agricultural, mineral aggregates, or cultural heritage and archaeological resources. The proposed development is outside of any natural hazards and there are no known human-made hazards. Based on our review, Development Services staff are satisfied that the recommended red-line revised plan and zoning by-law amendments are found to be consistent with the Provincial Policy Statement.

#### 4.2 Issue and Consideration # 2 – Red-line Revisions

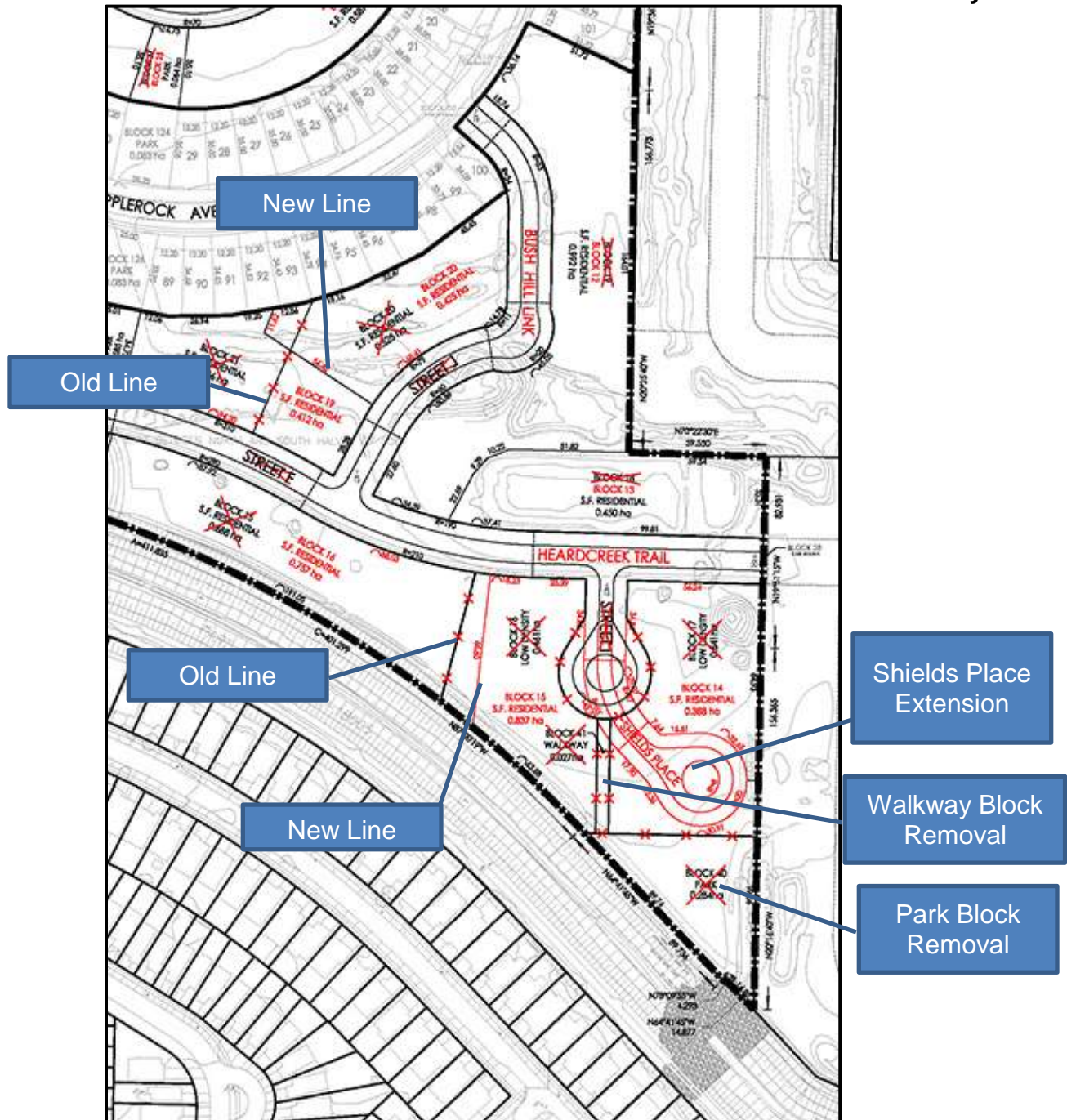
The proposed red-line revisions will maintain the existing street patterns established through the draft plan approval process and make minor adjustments to the lot lines between blocks 15 & 16 and 20 & 21 on the redlined draft plan. The draft approved cul-de-sac to be named Shields Place is also proposed to be extended through the red-line revision process resulting in the removal of the draft approved walkway block and small park block. The extension of Shields Place will result in two slightly larger blocks (Block 14 & 15) allowing for the creation of roughly 4 additional single-detached lots (depending on lot size). These few additional lots are in keeping with the surrounding land uses and will have minimal impacts on the abutting properties. The additional lots will not result in an increase in traffic above what was previously planned for and can be accommodated within the approved level of servicing in the area.

Through the application review process Parks Planning and Design Section noted that they are satisfied with the red-line amendments at Shields Place. The draft approved park block was no longer required to satisfy the parkland requirements for the subdivision and as a result of modifications to the Heard Drain Pathway network, the block is no longer located in a desirable location for park purposes.

As part of the red-line review process 3 additional conditions have been added. The conditions are identified below and are included in Appendix A-2 identified in bold and italics.

85. ***The Owner shall have its consulting engineering update the necessary engineering drawings to reflect the red-line revisions to the draft plan of subdivision, to the satisfaction of the City.***
86. ***In conjunction with the submission of engineering drawings, the Owner's shall have its consulting engineer provide a hydraulic grade line analysis to confirm there will be no adverse impact on storm sewers at Saddlerock Avenue off Buroak Drive (existing 375mm storm sewer 35.5m in length) and at Buroak Drive between manhole R93 and R9 (1200mm storm sewer 49.7m in length).***
87. ***In conjunction with the submission of engineering drawings, the Owner shall provide a minimum lot frontage of 6.7 metres as per SW-7.0 to accommodate street townhouses within this draft plan of subdivision, all the specifications and satisfaction of the City.***





Proposed Red-line Revisions

#### 4.2 Amendments to the Zoning By-law

As part of the proposed zoning amendment the applicant is requesting a Residential R4 Special Provision Zone (R4-6(\*)) zone over multiple properties. The requested special provision is for a reduced exterior side yard setback of 4.5m where 6m is required and a reduced front and exterior side yard setback of 3.5m when abutting a cul-de sac. Staff is recommending approval of these special provisions as they are minor in nature and in some cases similar to or greater than the existing permissions on the subject sites and will not result in any land use conflicts in the area.

Staff is also recommending that the R4-6 zone require a minimum lot frontage of 6.7 metres where 5.5 metres is identified. This requirement is based on the narrow lot servicing requirements of SW-7.0. The special provision ensures appropriate services can be provided to the townhouse units in the future and will also help control the level of intensity for the proposed use.

The proposed zoning amendments are as follows:

- 1) Holding Residential Special Provision (h\*h-54\*h-71\*h-95\*h-100\*R1-1/R4-6(\*)/R6-5) Zone.



Figure 1

- Use:
  - The proposed R1-1 zone would permit standalone single detached dwellings. The existing R6-5 also permits single detached dwellings but requires it to be through a cluster form of development.
  - The proposed R4-6(\*) zone permits street townhouse dwellings which would be permitted within the existing Low Density Residential designation and Neighbourhood Place type.
  - The addition of the R1-1 and R4-6 zones provide the site with additional flexibility in terms of the residential uses and intensity, where the previous R6-5 zone only permits cluster forms of residential development on the block.
  - The proposed additional uses are in keeping with the permitted uses on the site and would have no new impacts on the abutting lands.
- Intensity:
  - The existing zoning on the site permits a maximum density of 35 uph which is in keeping with the maximum densities permitted within the Low Density Residential designation.
  - The proposed single detached dwelling and street townhouse uses are not specifically regulated by density within the proposed zones. The zoning regulations associated with them ensure future development of these uses are at an intensity appropriate to the policies of the Low Density Residential designation.
  - The London Plan does not restrict uses by any specific density. Instead, it encourages compatibility within the neighbourhood by limiting building heights and applying specific zoning regulations appropriate to the neighbourhood context. The proposed zones maintain similar regulations to the existing zones and uses in the area and the potential level of intensity will remain compatible with the surrounding area.
- Form:
  - The proposed form of single detached dwellings and street townhouses are in keeping with the existing and future developments in the area and



will have no adverse impacts on the surrounding area.

- The proposed forms of development are in keeping with the Low Density Residential Policies and Neighbourhood Place Type policies.
- Planning Impact Analysis:
  - Overall, the proposed zones will be compatible with future lands uses. The proposed block and Zone boundary are of a sufficient size and shape to accommodate the proposed uses.
  - Therefore Staff is recommending approval of the proposed zoning amendment.

2) Holding Residential Special Provision (h\*h-54\*h-71\*h-95\*h-100\*R1-1/R4-6(\*)/R6-5/R7\*H15\*D75/R8\*H15\*D75) Zone.

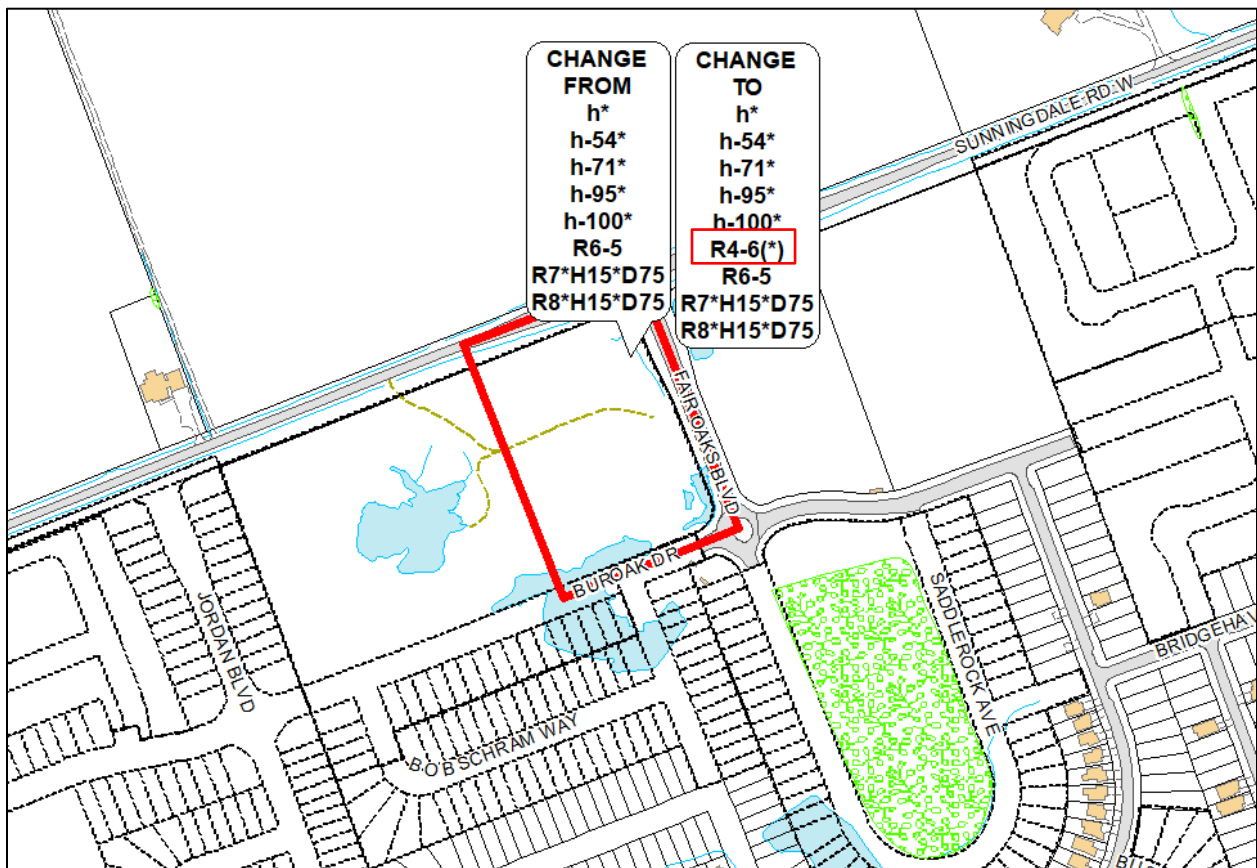


Figure 2

- Use:
  - The proposed R4-6(\*) zone permits street townhouse dwellings which would be permitted within the Multi-Family, Density Residential designation and Neighbourhood Place Type.
  - The proposed R4-6(\*) zones provide the site with additional flexibility in terms of residential uses, intensity and form.
  - The additional uses would result in no new impacts on the abutting lands.
- Intensity:
  - The current zoning permits a maximum density of 75 uph.
  - The proposed street townhouse dwellings which are restricted to 1 unit per 145m<sup>2</sup> would not result in a density greater than the current permissions of the Multi-Family, Medium Density Designation which is 75uph.
  - The proposed street townhouse zone will ensure the potential level of intensity will remain compatible with the surrounding area and be in keeping with the Neighbourhood Place Type Policies.
- Form:
  - The subject site is permitted heights of up to 4-storeys within the



Neighbourhood Place Type and Multi-Family, Medium Density Residential Designation.

- The current zoning permits a maximum height of 15m where the R4-6 permits heights of up to 12m resulting in no new potential impacts to the existing use.

• Planning Impact Analysis:

- Overall, the proposed zones will be compatible with future lands uses. The proposed block and Zone boundary are of a sufficient size and shape to accommodate the proposed uses.
- Therefore Staff is recommending approval of the proposed zoning amendment.

3) Holding Residential Special Provision (h\*h-100\*R1-3(8)/R4-6(\*)).

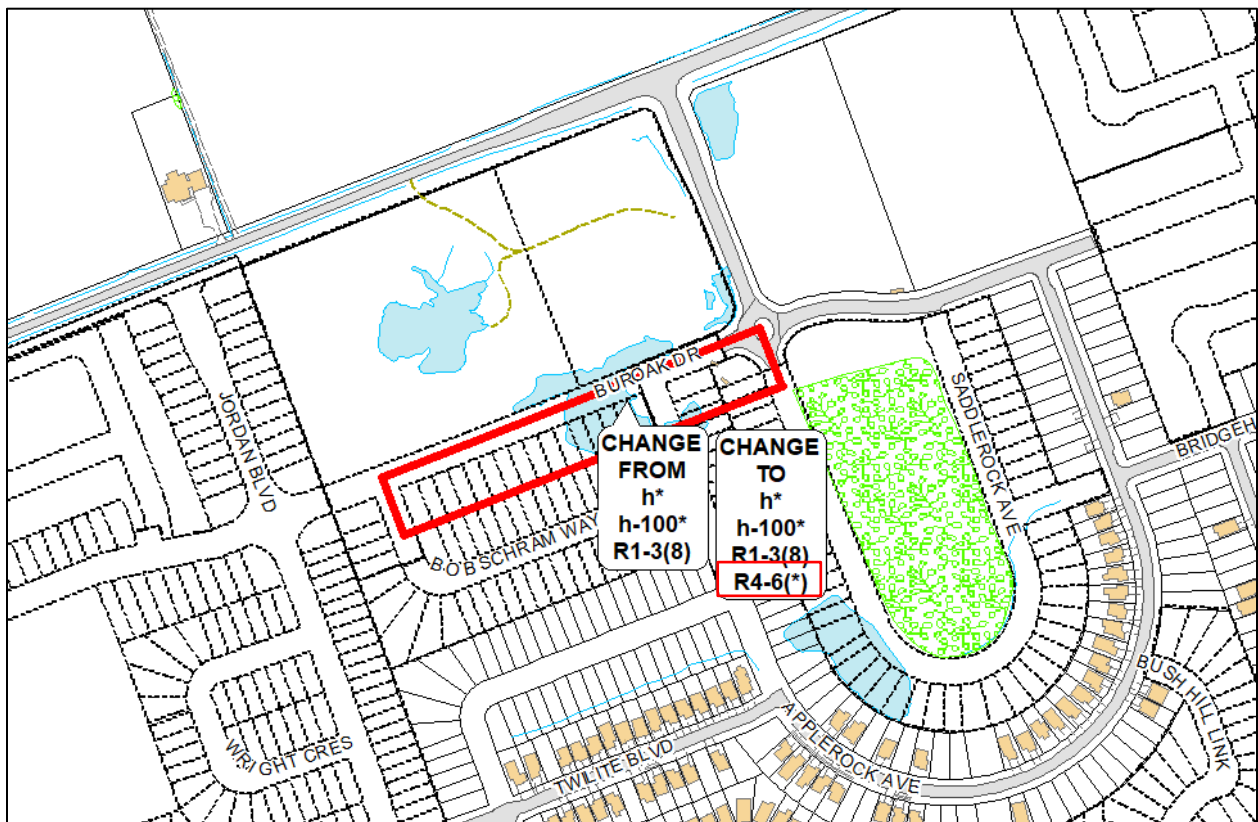


Figure 3

• Use:

- The proposed R4-6(\*) zone permits street townhouse dwellings which would be permitted within the existing Low Density Residential designation and Neighbourhood Place Type.
- The R4-6(\*) zones provides the site with additional flexibility in terms of permitted uses and helps provide an alternative land use between the potential higher order land uses across the street.

• Intensity:

- The proposed R4-6 zone may result in a slightly higher density then what currently exists.
- The area identified has 21 single detached lots proposed with the majority being 12m in frontage. Based on the existing frontage along the street roughly 30 street townhouse units could be developed. This difference will not have any additional impacts on the planned level of traffic and servicing for the area.

• Form:

- The proposed street townhouse dwellings and zoning regulations are in keeping with the current zoning regulations on the site resulting in a

similar built form of development in regards to heights and setbacks ensuring compatibility with abutting land uses.

- The street townhouse dwelling also allows this portion of the subdivision to provide a well-balanced streetscape with both sides of the street by having similar built forms and housing typology.

- Planning Impact Analysis:

- Overall, the proposed zone will be compatible with future lands uses. The proposed block and Zone boundary are of a sufficient size and shape to accommodate the proposed use.
- Therefore Staff is recommending approval of the proposed zoning amendment.

4) Holding Residential R5 (h\*h-100\*R1-5) Zone.

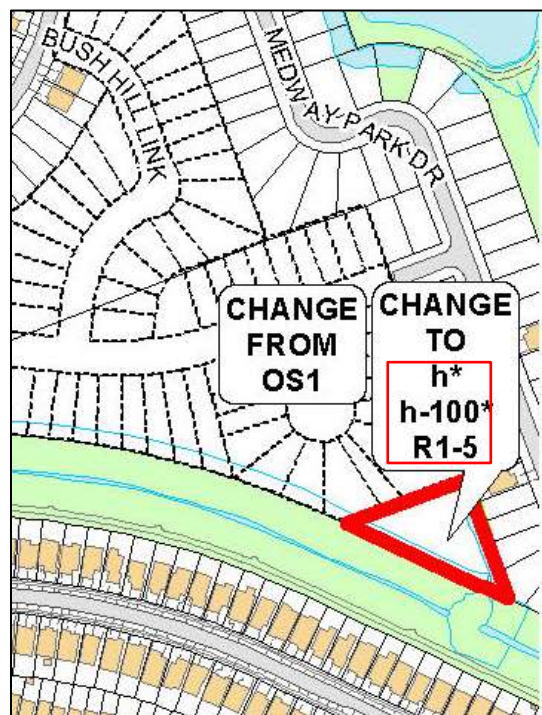


Figure 4

- Use:

- The proposed R1-5 zone and holding provisions are an extension of the existing zoning on the cul-de-sac and lands to the north. It will provide single detached dwellings as a permitted use in keeping with the Low Density Residential designation and Neighbourhood Place Type policies.

- Intensity:

- The proposed zoning would result in roughly 4 additional lots and will maintain a similar intensity to the permitted land uses in the area. No additional impacts would be anticipated from this small increase in lots.

- Form:

- The proposed form of development is in keeping with the current permissions of the surrounding land uses. No impacts would be anticipated from a built from perspective as a result of the new single detached dwellings.

- Planning Impact Analysis:

- Overall, the proposed zone and future lots will be of sufficient size and shape and will be compatible with future lands uses.
- Therefore Staff is recommending approval of the proposed zoning amendment.

- 5) Holding Residential Special Provision R1/R5/R6 (h-71\*h-95\*h-109\*R1-3/R5-7(\*)/R6-3.

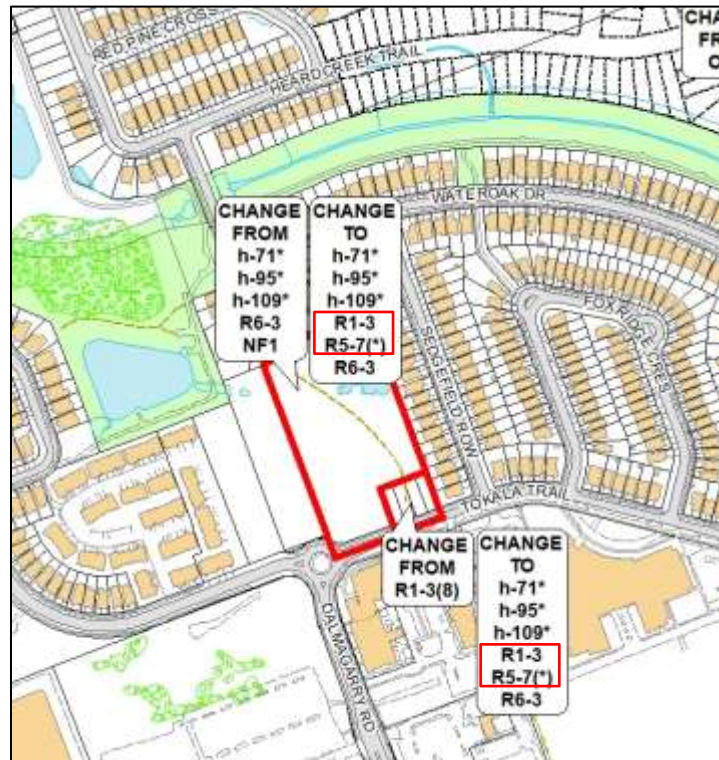


Figure 5

- Use:
  - The proposed R1-3 zone permits single detached dwellings and is the same as the zone on the abutting lands to the north and east of the site.
  - The proposed R5-7 zone permits cluster townhouse and stacked townhouse dwellings.
  - Both the Neighbourhood Place Type and Low Density Residential designation permit the proposed cluster townhouse dwellings however, stacked townhouse dwellings are not contemplated within the Neighbourhood Place Type.
  - The stacked townhouse use will be removed as a permitted use on this block to ensure the future land uses are in keeping with The London Plan policies.
  
- Intensity:
  - The proposed R1-3 zone provides a low density form of development that would have no new additional impacts in the area and is in keeping with the current intensity of the abutting lands
  - The R5-7 permits a density of up to 60uph. Although this type of density is higher than the current permissions on site the R5-7 zone has been developed on the lands to the west and the subject site is an ideal location for higher densities as it is essentially at the intersection of two Civic Boulevards with easy access to both Fanshawe Park Road West and Hyde Park Road.
  - The Neighbourhood Place Type encourages these type of intensities at locations such as this and based on the surrounding land uses and existing services in the area, would have no additional impacts.
  
- Form:
  - The London Plan permits heights of 2.5 storeys when a Neighbourhood Place type fronts a Civic Boulevard.
  - The proposed R1-3 has a height limit of 9.5 metres and would have no additional impacts on the abutting lands.
  - The R5-7 zone has a height limit of 12m in order to facilitate the development of Stacked Townhouses. Given the existing zoning



regulations on the site and expectations of the public as to what type of development may occur on this block Staff is recommending a height restriction of 10.5 metres to ensure compatibility with abutting land uses.

- Planning Impact Analysis:
  - Overall, the proposed zones will be compatible with future lands uses. The proposed blocks and Zone boundary are of a sufficient size and shape to accommodate the proposed uses.

#### **4.4 Public Concerns**

##### Traffic:

The initial rezoning application proposed amendments to a much larger area of the Kent Subdivision and requested a wider range of permitted uses. The requested amendments created the potential for an increase in density within the subdivision than originally planned for which may have resulted in a small increase in traffic. This potential increase in traffic created concern from the public and the potential impacts it could have within the area. The applicant has since changed the requested rezoning and has reduced the area and range of permitted uses within the application. The zoning regulations now being sought are similar to the existing permissions throughout the subdivision and will result in a minimal increase in potential density. The levels of traffic planned through the Draft Plan of Subdivision will be maintained and no additional traffic impacts will occur.

##### Potential heights:

Concerns were also raised about the potential heights for the additional uses recommended on the lands located off of Tokala Trail near Dalmagarry Road. Staff are recommending a special provision to limit height to 10.5 metres which is in keeping with existing permissions on site and that stacked townhouses be removed as a permitted use as it is not in keeping with the permission of The London Plan.

##### Removal of Open Space Zone (Block 40)

Specific concern was raised about the rezoning of the OS1 lands over Block 40 of the Draft Approved Plan and the impacts it will have on potential builders and now homeowners who have purchased Lots and homes with the understanding that a park will be behind them.

As previously noted Staff have identified that the block is no longer required to satisfy the parkland requirements for the subdivision. Also as a result of modifications to the Heard Drain Pathway network the pedestrian path is now being located on the southerly side of the drain and a future pedestrian connection will be provided further to the west. Therefore, the block is no longer located in a desirable location for park purposes.

##### Other concerns:

Additional concerns were raised about the potential loss of walkways and park blocks/open space within the subdivision. Staff had additional discussions with those members of the public and provided further clarification on the application. Those members of the public were satisfied with the explanation and proposed changes in the application and had no additional concerns.

**5.0 Conclusion**

The recommended zoning amendments and red-line revisions to the draft plan of subdivision are considered appropriate, consistent with the Provincial Policy Statement, and conform to The London Plan and the 1989 Official Plan. The zoning changes and red-line revisions as proposed are compatible and in keeping with the character of the existing neighbourhood.

<b>Prepared by:</b>	<b>Mike Corby, MCIP, RPP</b> <b>Senior Planner, Development Planning</b>
<b>Recommended by:</b>	<b>Paul Yeoman, RPP, PLE</b> <b>Director, Development Services</b>
<b>Submitted by:</b>	<b>George Kotsifas, P. Eng.</b> <b>Managing Director, Development and Compliance Services and Chief Building Official</b>
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.	

CC: Matt Feldberg, Manager, Development Services (Subdivisions)  
Lou Pompili, Manager, Development Services - Planning  
Ted Koza, Manager, Development Services - Engineering

November 23, 2020  
MC/mc

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**Appendix A**

**Appendix "A-1"**

Bill No.(number to be inserted by Clerk's Office)  
2020

By-law No. Z.-1-20\_\_\_\_\_

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 1284 Sunngindale Road West and 2804, 2808, 2812, 2816 and 2830 Tokala Trail.

WHEREAS Auburn Developments Ltd. has applied to rezone an area of land located at 1284 Sunningdale Road West and 2804, 2808, 2812, 2816 and 2830 Tokala Trail, 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:

- 1) Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to portions of the lands located at 1284 Sunngindale Road West, as shown on the attached map comprising part of Key Map No. A.101, from an Open Space (OS1) Zone to a Holding Residential R1 (h\*h100\*R1-5) Zone; from a Holding Residential R1 Special Provision (h\*h-100\*R1-3(8)) Zone to a Holding Residential R1/R4 Special Provision (h\*h-100\*R1-3(8)/R4-6(\_)) Zone; from a Holding Residential R6 (h\*h-54\*h-71\*h-95\*h-100\*R6-5) Zone to a Holding Residential R1/R4/R6 (h\*h-54\*h-71\*h-95\*h-100\*R1-1/R4-6(\_)/R6-5) Zone; and from a Holding Residential R6/R7/R8 (h\*h-54\*h-71\*h-95\*h-100\*R6-5/R7\*h15\*D75/R8\*H15\*D75) to a Holding Residential R4/R6/R7/R8 Special Provision (h\*h-54\*h-71\*h-95\*h-100\*R4-6(\_)/R6-5/R7\*h15\*D75/R8\*H15\*D75) Zone.
- 2) Section Number 8.4 of the Residential R4 Zone is amended by adding the following Special Provision:
  - ) R4-6(\*)
    - a) Regulations:
      - i) Lot Frontage 6.7m (22ft)
      - ii) Exterior Side Yard Depth 4.5m (14.7ft)  
for local and collector streets  
(minimum)
      - iii) Front and Exterior Side Yard Setback 3.5m (11.5ft)  
adjacent to a cul-de sac
- 3) Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to the lands located at 2804, 2808, 2812, 2816 and 2830 Tokala Trail, as shown on the attached map comprising part of Key Map No. A.101, from Residential R1 Special Provision (R1-3(8)) Zone and Holding Residential R6/Neighbourhood Facility (h-71\*h-95\*h-109\*R6-3/NF1) Zone to Holding Residential Special Provision R1/R5/R6 (h-71\*h-95\*h-109\*R1-3/R5-7(\*)/R6-3) Zone;
- 4) Section Number 9.4 of the Residential R5 Zone is amended by adding the following Special Provision:



) (R5-7(\*))

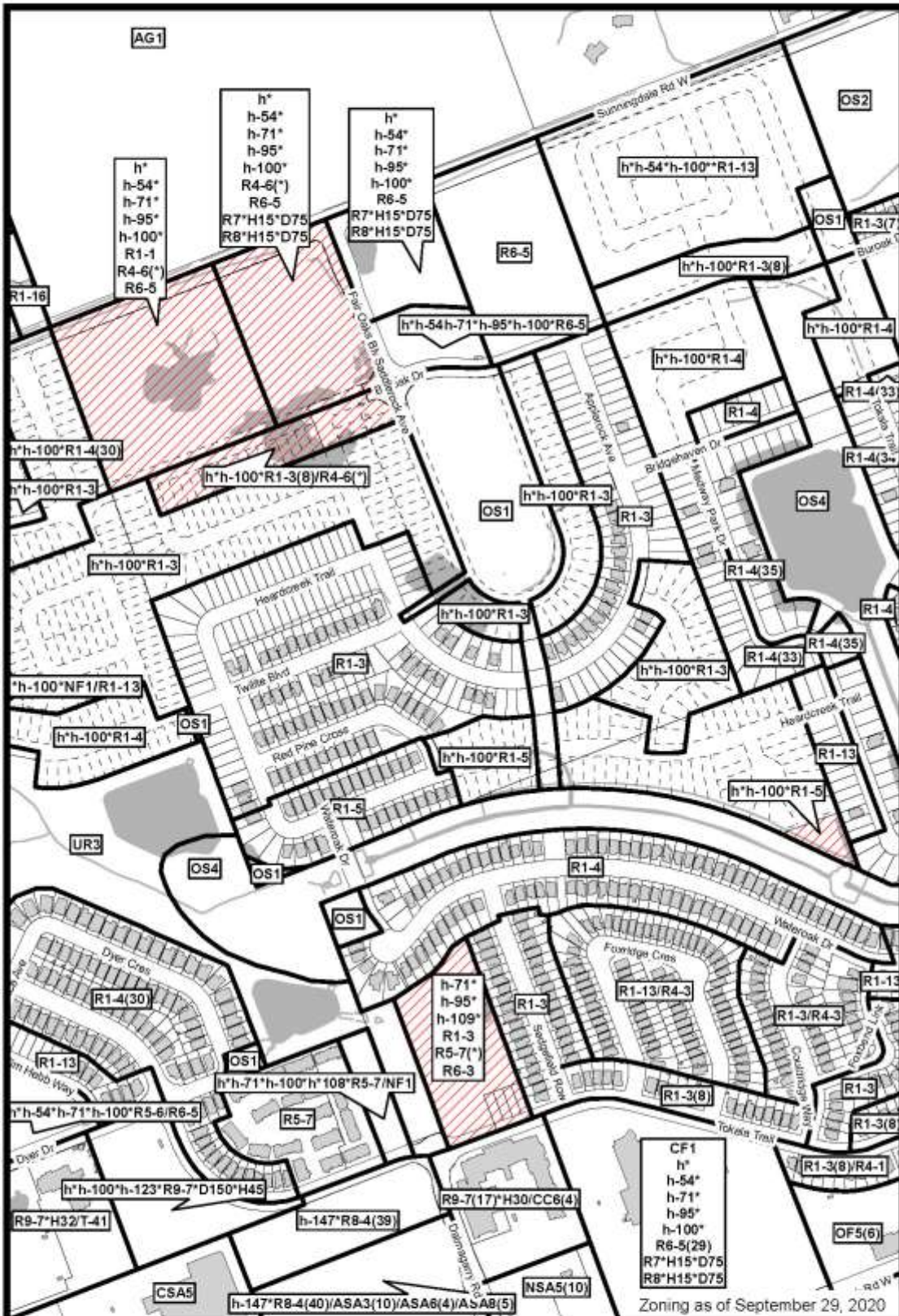
a) Permitted Uses:

i) Cluster townhouse dwellings;

b) Regulations:

i) Height 10.5 m (34.4ft)

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




File Number: Z-9216

Planner: MC

Date Prepared: 2020/11/12

Technician: RC

By-Law No: Z.-1-

SUBJECT SITE 

1:5,500

0 25 50 100 150 200  
 Meters



Appendix "A-2"  
Conditions of Draft Approval

THE CORPORATION OF THE CITY OF LONDON'S CONDITIONS AND AMENDMENTS TO FINAL APPROVAL FOR THE REGISTRATION OF THIS SUBDIVISION, FILE NUMBER 39T-04510, ARE AS FOLLOWS:

---

NO.	CONDITIONS
1.	This draft approval applies to the draft plan submitted by Auburn Developments Inc., prepared by Stantec Consulting Inc., certified by Jeremy C. E. Matthews (Drawing No. DP2, dated March 31, 2009), <u>as redline revised</u> which shows 30 low density residential blocks, three (3) medium density residential blocks, three (3) park blocks, one (1) SWM Block, walkway blocks and various reserve blocks served by two (2) new collector roads and ten (10) new local streets.
2.	This approval of the draft plan applies until <b>April 14, 2022</b> , 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 road allowances included in this draft plan shall be shown on the face of the plan and dedicated as public highways.
4.	The Owner shall request that addresses be assigned to the satisfaction of the City in conjunction with the request for the preparation of the subdivision agreement.
5.	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.
6.	Prior to final approval, appropriate zoning shall be in effect for this proposed subdivision.
7.	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.
8.	The subdivision agreement between the Owner and the City of London shall be registered against the lands to which it applies.
9.	In conjunction with registration of the Plan, the Owner shall provide to the appropriate authorities such easements and/or land dedications (eg. 0.3 metre reserve blocks) 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 Engineer, at no cost to the City.
10.	Phasing of this subdivision (if any) shall be to the satisfaction of the General Manager of Planning and Development and the City Engineer. If phasing is to occur, a Phasing plan must be submitted by the Owner as part of the Design Studies Submission.
11.	Prior to the issuance of any Certificate of Conditional Approval, any remedial or other works as recommended in the accepted hydro geological report shall be implemented by the Owner, to the satisfaction of the City, at no cost to the City.

12. Prior to any work on the site, 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.
13. 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.
14. 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.
15. 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, and final plans, 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.
16. For the purpose of satisfying any of the conditions of draft approval herein contained, the Owner shall file, with the City, complete submissions consisting of all required studies, reports, data, information or detailed engineering drawings, all to the satisfaction of the Director, Development and Compliance Division and the City Engineer. The Owner acknowledges that, in the event that a submission does not include the complete information required by the Director, Development and Compliance Division and the City Engineer, such submission will be returned to the Owner without detailed review by the City.
17. Prior to final approval for the registration of the subdivision the Approval Authority, is to be advised in writing by the City that all financial obligations/encumbrances on the said lands have been paid in full, including property taxes and local improvement charges.

#### Sanitary

18. The Owner shall install municipal sanitary servicing to the limits of their property, to the satisfaction of the City Engineer, in order to provide for the servicing of external parcels of land adjacent to their draft plan and within the community plan.
19. In accordance with City standards 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 diameter sanitary sewer located on Buroak Drive, 200 mm diameter sanitary sewer on Twilite Boulevard, 200 mm diameter sanitary sewer on Applerock Avenue, 200 mm diameter sanitary sewer on Bridge Haven Drive, 200 mm diameter sanitary sewer on Heardcreek Trail and the 250 mm diameter sanitary sewer on Applerock Avenue, as per the accepted engineering drawings.
  - ii) 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 satisfaction of the City. This sewer must be extended to the limits of this plan and/or property line to service the upstream external lands; and

20. Prior to registration of this plan, the Owner shall obtain consent from the City Engineer to reserve capacity at the Greenway/Adelaide Pollution Control 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.

21. 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) Having his consulting engineer confirm that the sanitary sewers meet allowable inflow and infiltration levels as per OPSS 410 and OPSS 407; and
  - iv) Implementing any additional measures recommended through the Design Studies stage.

### SWM

22. 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
  - v) 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.
23. 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

24. 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 connect them to the existing municipal sewer system, namely, the 600 mm diameter storm sewer on Heardcreek Trail, the 1500 mm diameter storm sewer on Applerock Avenue, the 1800 mm diameter storm sewer on Bridge Haven Drive, the 450 mm diameter storm sewer on Twilite Boulevard, the 750 mm diameter storm sewer on Applerock Avenue, the 900 mm diameter storm sewer on Buroak Avenue and the 375 mm diameter storm sewer on Fair Oaks Boulevard, as per the accepted engineering drawings;
  - 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) Grade and drain the south boundary of blocks in this plan to blend in with the abutting Heard Drain, at no cost to the City;
  - iv) 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
  - v) Address forthwith any deficiencies of the stormwater works and/or monitoring program.
25. The Owner shall ensure the post-development discharge flow from the subject site must not exceed the capacity of the stormwater conveyance system. In an event where the above condition cannot be met, the Owner shall provide SWM on-site controls that comply to the accepted Design Requirement for Permanent Private Stormwater Systems.
26. All lots/blocks abutting Open Space blocks used primarily for stormwater management facilities and or conveyance systems shall be monumented as per City standards and to the satisfaction of the City Engineer. Further, the subdivision agreement shall include a clause that should the property owner desire to construct a fence at the interface (on the property line) with the Open Space SWM blocks, fencing shall be in accordance with current City park standards (SPO 4.8) or approved alternate at no cost to City.

Water Mains:

27. In accordance with City standards or as otherwise required by the City Engineer, the Owner shall complete the following for the provision of water services for this draft plan of subdivision:
- i) Construct watermains to serve this Plan and connect them to the existing municipal system, namely, the 200 mm diameter watermain on Applerock Avenue, the 200 mm diameter watermain on Heardcreek Trail, the 200 mm diameter watermain on Buroak Drive, the 200 mm diameter watermain on Fair Oaks Boulevard and 250 mm diameter watermain on Twilite Boulevard, as per accepted engineering drawings, satisfactory to the City Engineer. This draft plan of subdivision shall be serviced from the Hyde Park Water Pumping Station;
  - ii) 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; and
28. The Owner shall install temporary automatic flushing devices at all dead ends to ensure that water quality is maintained during build out of the subdivision. They are to remain in place until there is sufficient occupancy use to maintain water quality without their use. The location of the temporary automatic flushing devices

as well as their flow settings are to be shown on engineering drawings. The auto flushing devices and meters are to be installed and commissioned prior to the issuance of a Certificate of Conditional Approval. The Owner is responsible to meter and pay billed cost of the discharged water from the time of their installation until their removal. Any incidental and/or ongoing maintenance of the auto flushing devices is/are the responsibility of the Owner.

29. Prior to the issuance of any Certificate of Conditional Approval, the Owner shall implement the accepted recommendations to address the water quality requirements for the watermain system, to the satisfaction of the City Engineer, at no cost to the City.

#### STREETS, TRANSPORTATION & SURVEYS

30. The Owner shall construct all roads shown in this plan of subdivision such that alignments match joining roads outside this plan.
31. The Owner shall construct a cul-de-sac on Shields Place in accordance with City of London Standard DWG. SR-5.0. The Owner shall provide a raised circular centre island (R=8.25m) within the cul-de-sac or as otherwise directed by the City Engineer.
32. The Owner shall provide a minimum of 5.5 metres (18') along the curb line between the projected property lines of irregular shaped lots around the bends and/or around the cul-de-sacs on Shields Place and Bush Hill Link.
33. The Owner shall limit the bulge in the curb line on Bush Hill Link to only a maximum offset from the standard radius required to achieve the minimum curb distance for driveways, as approved by the City Engineer. Further, the bulge in the street line is only to be to the extent required to achieve the minimum frontage for the abutting lots.
34. The Owner shall have it's professional engineer design and construct the roadworks in accordance with the following road widths:
  - i) Buroak Drive have a minimum road pavement with (excluding gutters) of 9.5 metres (31.2') with a minimum road allowance of 21.5 metres (70').
  - ii) Heardcreek Trail, Applerock Avenue have a minimum road pavement width (excluding gutters) of 8.0 metres (26.2') with a minimum road allowance of 20 metres (66').
  - iii) Bob Schram Way, Heardcreek Trail and Bush Hill Link have a minimum road pavement width (excluding gutters) of 7.0 metres (23') with a minimum road allowance of 19 metres (62').
  - iv) Shields Place have a minimum road pavement width (excluding gutters) of 6.0 metres (19.7') with a minimum road allowance of 18 metres (60').
35. The Owner shall construct Buroak Drive to secondary collector road standards as identified in the Official Plan, to the satisfaction of the City.
36. The Owner shall construct a 1.5 metre (5') sidewalk on both sides of the following streets:
  - i) Buroak Drive
37. The Owner shall construct a 1.5 (5') sidewalk on one side of the following streets:
  - i) Bob Schram Way – outside (south and west) boulevard
  - ii) Heardcreek Trail – outside boulevard
  - iii) Heardcreek Trail – south boulevard

- iv) Shields Place – west boulevard to walkway
- v) Applerock Avenue– outside boulevard

38. The Owner shall ensure that the pedestrian walkways are constructed to the “City Standard for Pedestrian Walkways”, including lighting if necessary, in accordance with City requirements and standards.
39. Prior to any work on the site the Owner shall install signage advising construction traffic that loads on Sunningdale Road West are restricted to a maximum weight of five (5) tonnes per axle for any vehicle traveling on this road during the period March 1 to April 30, inclusive, in any year.
40. The Owner shall construct a raised intersection at the following locations, all to the satisfaction of the City Engineer:
- i) Saddlerock Avenue at the intersections of Bridge Haven Drive.
  - ii) Applerock Avenue at the intersections of Bob Schram Way.
41. The Owner shall direct all construction traffic associated with this draft plan of subdivision to utilize Sunningdale Road West or other routes as designated by the City Engineer.
42. Should lands to the east not be developed, the Owner shall construct a temporary turning facility for vehicles at the following location(s), to the specifications of the City:
- i) Heardcreek Trail – east limit
- Temporary turning circles for vehicles shall be provided to the City as required by the City, complete with any associated easements. When the temporary turning circles(s) are no longer needed, the City will quit claim the easements which are no longer required, at no cost to the City.
43. The Owner shall remove all other existing accesses and restore all affected areas, all to the satisfaction of the City, at no cost to the City.
44. All through intersection 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.
45. Within one year of registration of the plan, the Owner shall install street lighting on all streets and walkways in this plan to the satisfaction of the City, at no cost to the City. Where an Owner is required to install street lights in accordance with this draft plan of subdivision and where a street from an abutting developed or developing area is being extended, the Owner shall install street light poles and luminaires, along the street being extended, which match the style of street light already existing or approved along the developed portion of the street, to the satisfaction of the London Hydro for the City of London.
46. The Owner shall ensure all streets with bends of approximately 90 degrees shall have a minimum inside street line radius with the following standard:

Road Allowance	S/L Radius
20.0 m	9.0 m
19.0 m	9.5 m
18.0 m	10.0 m



47. The Owner shall construct Heardcreek Trail ~~Street 'F'~~ at the eastern boundary of the subject property in alignment with the proposed road to the east as shown in the proposed draft plan of subdivision 39T-05512.
48. The Owner shall construct Buroak Drive ~~Street 'B'~~ at the western boundary of the subject property in alignment with the proposed secondary collector road to the west as shown in the proposed draft plan of subdivision 39T-11503.
49. Should the Owner direct any servicing within the walkway or the walkway is to be used as a maintenance access, the Owner shall provide a 4.6 metre wide walkway designed to the maintenance access standard, to the specifications of the City.
50. 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.
51. The Owner shall construct raised cross-walks on Heardcreek Trail at the midpoint of Block 39 and Block 38, and on Saddlerock Avenue at the midpoint of Block 37 and Block 36, and on Saddlerock Avenue at the midpoint of the redlined Park Block and Block 36, as per the accepted engineering drawings, to the satisfaction of the City Engineer.

#### Planning

52. Within one (1) year of registration of the plan of subdivision, the owner shall fence all lots/blocks abutting park blocks with 1.5meter high chain link fence in accordance with current City park standards (SPO 4.8) or approved alternate. Fencing shall be completed to the satisfaction of the City.
53. All park blocks lands shall be sufficiently protected from sediment throughout the construction period. A sediment barrier shall be established along the Open Space limits to the satisfaction of the City.
54. No grading shall occur within proposed park blocks except where determined to be appropriate by the City.
55. The Owner shall convey Block 36, 37, 38, 39 and 40 as indicated on the attached draft plan for park purposes to satisfy the parkland dedication requirements.
56. Within one (1) year of registration of the plan, the Owner shall prepare and deliver to all homeowners adjacent to the open space, and education package which explains the stewardship of natural area, the value of existing tree cover, 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.
57. As part of the Design Studies submission, the Owner shall have a Tree Preservation Report and Plan prepared for lands within the proposed draft plan of subdivision. Tree preservation shall be established prior to grading/servicing design to accommodate maximum tree preservation. The Tree Preservation Report and Plan shall focus on the preservation of quality specimen trees within Lots and Blocks and shall be completed in accordance with the current City of London Guidelines for the preparation of Tree Preservation Reports and Tree Preservation Plans to the satisfaction of the Director, Development and Compliance Division. The Owner shall incorporate the approved Tree Preservation Plan on the accepted grading plans.
58. As part of the Design Studies submission, the Owner shall submit for approval a concept park plan for Blocks 37, 38 and 39 delineating the multi-use pathway

alignment, roadway and park treatments for the intersection of the pathway blocks and Streets "L" and "F" and roadway crossing treatments for Streets "L" and "F".

As part of the Design submission, the Owner shall submit for approval a conceptual park plan for Block 36 to the satisfaction of the City.

59. As part of the Design submission, the Owner shall submit a plan to the Approval Authority proposing the lotting pattern for all residential Blocks, which shall be consistent with the approved zoning for these blocks and acceptable to the City. The proposed block lotting plan shall be reviewed and accepted with respect to City services, road geometries, easements requirements, minimum centerline radii of curvature of roads in subdivisions, etc., to the satisfaction of the City. The accepted lotting pattern shall be reflected on the final registered plan.
60. Within one (1) year of registration of the plan, the Owner shall prepare and deliver to all homeowners an education package which advises potential purchasers of the ongoing agricultural activities occurring in the vicinity. The educational package shall be prepared to the satisfaction of the City.
61. The Owner shall obtain all necessary permits from the UTRCA prior to the commencement of any soil disturbance within the regulated area under the jurisdiction of the UTRCA.
62. The Owner shall register on title and include in all Purchase and Sale or Lease Agreements the requirement that the homes to be designed and constructed on all corner lots including lots flanking the park corridor blocks in this Plan, are to have design features, such as but not limited to porches, windows or other architectural amenities that provide for a street oriented design and limited chain link or decorative fencing along no more than 50% of the exterior sideyard. Further, the owner shall obtain approval of their proposed design from the City prior to any submission of an application for a building permit for corner lots with an exterior sideyard in this Plan.

#### GENERAL CONDITIONS

63. 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.
64. Prior to final approval, the Owner shall make arrangements with the affected property owner(s) for the construction of any portions of services or grading situated on private lands outside this plan, and shall provide satisfactory easements over these works the sewers as necessary, all to the specifications and satisfaction of the City Engineer, at no cost to the City.
65. In the event that relotting of the plan is undertaken, the Owner shall relocate and construct services to standard location, all to the specifications and satisfaction of the City Engineer.
66. 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.
67. In the event the draft plan develops in phases, upon registration of any phase of this subdivision, the Owner shall provide land and/or easements along the routing of services which are necessary to service upstream lands outside of this draft plan to the limit of the plan.

68. The Owner shall have the common property line of Sunningdale Road West graded in accordance with the accepted engineering drawings, at no cost to the City.
69. 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.

70. 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 Engineer, 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.
71. 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.
72. 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.
73. 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.

74. The Owner shall have its 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".
75. The Owner shall not commence construction or installations of any services including clearing or servicing of lands 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 Environment, City; etc.)
76. 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.
77. All costs related to the plan of subdivision shall be at the expense of the Owner, unless specifically stated otherwise in this approval.
78. 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 Engineer.
79. Should any temporary turning circle exist on the abutting streets at the time this plan is registered, the Owner shall remove any existing temporary turning circles and restore the road including sidewalks to the satisfaction of the City, at no cost to the City.
80. 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.
81. Prior to the acceptance of engineering drawings 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.
82. 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. The City may require a copy of the report should there be City property adjacent to the contamination. Should the site be free of contamination, the geotechnical engineer shall provide certification to this effect to the City.
83. In the event this plan develops prior to ~~Plan 39T-05511~~ and Plan 39T-05512, to the east, the Owner shall make all necessary arrangements to construct adequate municipal services, grading, drainage and accesses over the external lands, to develop this plan, all to the satisfaction of the City Engineer, at no cost to the City.



84. The Owner shall incorporate the accepted recommendations of the various accepted servicing reports/studies (eg. sanitary servicing design, storm and SWM design, water servicing, transportation requirements, hydrogeological, geotechnical, etc.) in the accepted engineering drawings to address all servicing issues, to the satisfaction of the City Engineer, at no cost to the City.
85. ***The Owner shall have its consulting engineering update the necessary engineering drawings to reflect the red-line revisions to the draft plan of subdivision, to the satisfaction of the City.***
86. ***In conjunction with the submission of engineering drawings, the Owner's shall have its consulting engineer provide a hydraulic grade line analysis to confirm there will be no adverse impact on storm sewers at Saddlerock Avenue off Buroak Drive (existing 375mm storm sewer 35.5m in length) and at Buroak Drive between manhole R93 and R9 (1200mm storm sewer 49.7m in length).***
87. ***In conjunction with the submission of engineering drawings, the Owner shall provide a minimum lot frontage of 6.7 metres as per SW-7.0 to accommodate street townhouses within this draft plan of subdivision, all the specifications and satisfaction of the City.***

## Appendix B – Public Engagement

### Community Engagement

**Public liaison:** On July 8, 2020, Notice of Application was sent to 395 property owners in the surrounding area. Notice of Application was also published in the *Public Notices and Bidding Opportunities* section of *The Londoner* on July 9, 2020.

**Responses:** 4 replies were received.

**Nature of Liaison:** The purpose and effect of this zoning change is to implement the proposed red-line revisions to the draft approved subdivision 39T-04510 which would result in the extension of a draft approved cul-de-sac (Shields Place) resulting in 4 additional lots as well as rezone several portions of the subdivision to provide alternative forms of housing and office uses. Possible change to Zoning By-law Z.-1 **FROM** Open Space (OS1) Zone **TO** Residential R1 (R1-3) Zone; **FROM** Open Space (OS1) Zone **TO** Holding Residential R1 (h\*h100\*R1-3) Zone; **FROM** Holding Residential R1 Special Provision (h\*h-100\*R1-3(8)) Zone **TO** Holding Residential R1/R4 Special Provision (h\*h-100\*R1-3(8)/R4-6(\_)) Zone; **FROM** Holding Residential R1 (h\*h-100\*R1-3) Zone and Open Space (OS1) Zone **TO** Holding Residential R1/R4 Special Provision (h\*h-100\*R1-3/R4-6(\_)) Zone; **FROM** Residential R1 Special Provision (R1-3(8)) Zone and Holding Residential R6/Neighbourhood Facility (h-71\*h-95\*h-109\*R6-3/NF1) Zone **TO** Holding Residential R1/R5/R6 (h-71\*h-95\*h-109\*R1-3/R5-7/R6-3) Zone; **FROM** Holding Residential R6 (h\*h-54\*h-71\*h-95\*h-100\*R6-5) Zone **TO** Holding Residential R1/R4/R6 (h\*h-54\*h-71\*h-95\*h-100\*R1-1/R4-6(\_)/R6-5) Zone; **FROM** an Open Space (OS) Zone and Holding Residential R1 (h\*h-100\*R1-5) Zone **TO** a Holding Residential R1 (h\*h-100\*R1-4) Zone; **FROM** Holding Residential R6/R7/R8 (h\*h-54\*h-71\*h-95\*h-100\*R6-5/R7\*h15\*D75/R8\*H15\*D75) **TO** Holding Residential R4/R6/R7/R8 Special Provision/Office (h\*h-54\*h-71\*h-95\*h-100\*R4-6(\_)/R6-5/R7\*h15\*D75/R8\*H15\*D75/OF8) Zone. Special provisions for the proposed R4-6(\_) zone would include an exterior side yard setback to a collector of 4.5m where rear lots abut and 3.5m front and exterior side yard adjacent to a roundabout.

**Responses:** A summary of the various comments received include the following:

- Increase in traffic and impacts of traffic volumes at Street “G”
- Impacts of new land uses within abutting rear yards.
- Potential loss of park and open space

### Responses to Notice of Application and Publication in “The Londoner”

**From:** Numans Mark  
**Sent:** Friday, July 10, 2020 3:50 PM  
**To:** Corby, Mike <mcorby@London.ca>; Morgan, Josh <joshmorgan@london.ca>  
**Subject:** [EXTERNAL] Zoning Bylaw Amendment - File Z-9216

Josh and Mike,

I received a notice of planning application zoning bylaw amendment today in the mail from Auburn Developments. The draft shows an extension of an approved cul-de-sac (Shields Place) which will result in 4 additional lots.

I am concerned in relation to this proposal for two reasons:

- 1) It eliminates the OS1 park land which was previously planned for the area in Block 40
- 2) Provides alternative forms of housing and potential office uses within portions of the draft approved subdivision.

My first concern is that when the subdivision was initially developed a park was approved for the area and a large rock wall was created across the drainage ditch / creek to provide for a future pathway to that park from the other side of the creek. The elimination of this park to me is puzzling. I am sure there was a requirement when this development was started to include a number of green spaces (OS1 - Open Space). On the NE border of Block 40 there was a run off of the creek that is being covered over with soil and an area of trees that have been cut down in the past few days so would I be correct that a change to the plan for Block 40 in your proposed change plan has already been approved? Also, I would like to know what the proposed plan is now for this rock wall (for creation of a pathway across the creek) as it seems to be rendered useless if this new proposed plan is approved and should be removed to allow the creek to be more natural.

My second concern is with the rezoning of this area and the wording that was provided in regards to its usage. Changing this area from OS1 to R1-4 means that Block 40 will still be zoned for low density housing. I am confused as to what is meant by providing alternative housing as will these not be single family houses and how potential offices will be part of the subdivision. If you could please provide some clarity on these points that would be appreciated.

As a family area we really looked forward to having the previously planned park located behind our property and we feel this was a positive for the neighbourhood children /families. As such I am concerned with the proposal. If the open space is eliminated and the zoning proposal is approved, I would like to see the green space (drainage area / creek) put back to a more natural state as mentioned above.

Thank you,

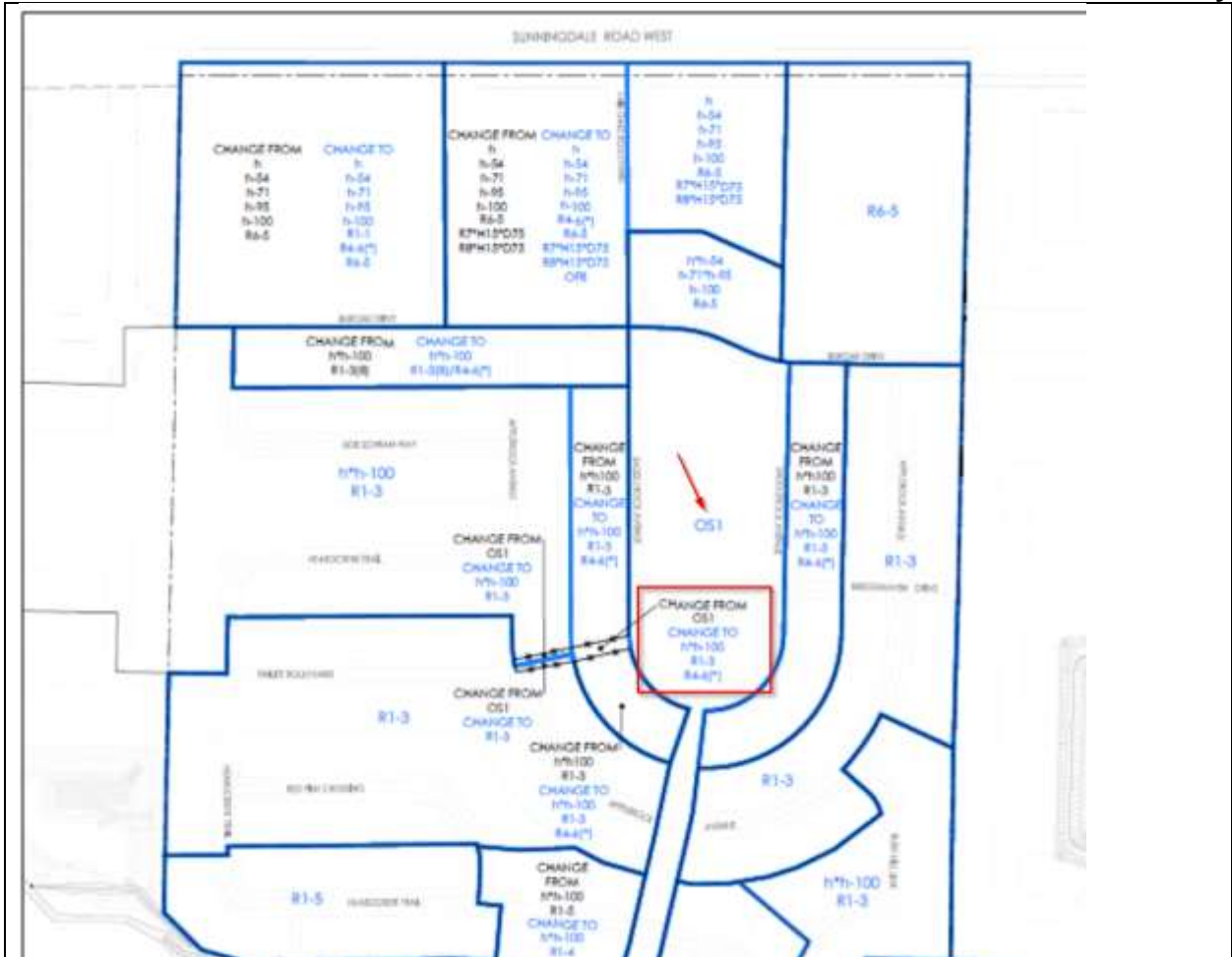
Mark Numans

Concerned Resident  
1980 Watroak Drive, London, ON

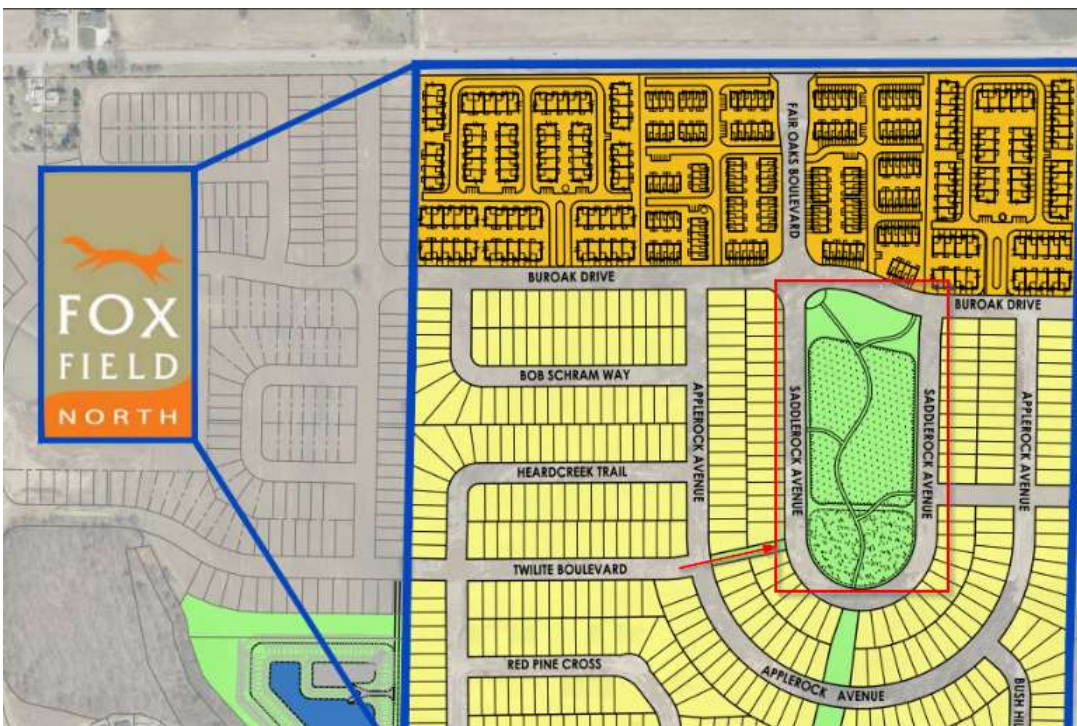
Hello Mike,

I'm a resident and property owner of a house at Twilite Boulevard, and I have a few questions regarding the changes on Z-9216, more specifically, the changes proposed around Saddlerock Avenue.

In the proposed modification, it would remove a walkway that would give walking access to the open area from my street, which is beneficial to the residents not only from Twilite Blvd, but also all those that will live close to this street. It also affects the time it would take for residents to reach a green space and trails. I'm **strongly** against this change.



And can you confirm if that plan is also saying that it will remove the open space (OS1) around the Saddlerock avenue? That's what I understood from this plan, but this is the **only space around this area** that still has trees. I'm finding it hard to believe someone is planning to take it down.



As you can see in the Foxfield Community Plan those changes would greatly reduce the value of my property, as it will lose easy access to green space in an area where backyards are truly small.

**I'm against any changes to the removal of the walkway or that green space, as those are the reasons I even bought my current property.**



Please let me know if I need to formally come forward, and if I'm understanding the proposed changes wrongly, please let me know what is actually being proposed.

Best regards,

Alfredo Bittencourt

**From:** Brenda Pinelli

**Sent:** Tuesday, August 4, 2020 10:11 AM

**To:** Corby, Mike <mcorby@London.ca>

**Subject:** [EXTERNAL] Re: 1284 Sunningdale Rd W

Good morning,

I did look at the application and the new zoning codes to see what could possibly be built on that parcel of land. Obviously what would be of concern to me is if it's townhomes what exactly will I back onto and how tall will they be and how close. There is quite a range within all of those codes as to what can be built. I haven't found myself in this situation before and realize that buying a property that backs onto open land is a risk. I'd just like to be prudent and stay on top of the situation. The way that notice was presented was visually deceiving and I feel as though those backing onto the parcel of land will have overlooked it.

So my understanding from what you're saying is that there is no current plan in the works? Will we be notified when someone is putting in an application for something specific?

Regards,  
Brenda

**From:** Laura Regnier

**Sent:** Tuesday, August 4, 2020 12:11 PM

**To:** Corby, Mike <mcorby@London.ca>; Morgan, Josh <joshmorgan@london.ca>

**Subject:** [EXTERNAL] Auburn File Z-9216; 39T-04510, Foxhollow North Kent Developments, 1284 Sunningdale Rd W.

Hi Mike,

Re: Auburn Developments, Foxhollow North Kent Developments Inc.  
1284 Sunningdale Rd W, File: Z-9216; 39T-04510  
Planning Application for Zoning By-Law Amendment

We oppose applicants proposed zoning by-law amendment to allow:

- The extension of a draft approved cul-de-sac (Shields Place) resulting in 4 additional lots
- Provide alternative forms of housing and potential office uses within portions of the draft approved subdivision.

We believe consideration should be given to an updated traffic study report for this whole development area prior to any rezoning changes, as all these proposed land use changes, may have considerable impact on traffic flow and volumes.

This 2012 Traffic report (attached) was only based on Auburn including Low Density Residential (single family 459) and Medium Density Residential (184) within this Development area – no commercial office space or higher density. Traffic report also has Street 'G' only assuming only up to 50% of its traffic flow from Auburn Developments.

This report also only applies an average 2% growth rate to the 2012 existing traffic

volumes. According to Statistics Canada, in 2018-19 the City of London & area had the second highest growth rate across Canada of 2.3%. We believe this development area and traffic flows are growing at an even higher rate. We have concerns with the accuracy of projected traffic volumes for Street 'G' at Sunningdale Rd. W. and the impact to our ongoing ability to safely access/egress our driveway. Foxwood Proposed Street 'G' access at Sunningdale Rd W does not meet City of London Access Management Guidelines 2015 or City of London Design Specifications & Requirements Manual (Updated: February 2017) for Length of Left-hand Turning Lanes with respect to our driveway at 1445 Sunningdale Rd. W. However the City still approved this a full access in 2019.

Please keep us informed of any upcoming meetings, planning notices, and reports with respect to this development.

Sincerely,

Laura Regnier and Albert Frijia

1445 Sunningdale Rd. W.  
London, ON N6G 5B7

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**From:** Michael Frijia

**Sent:** Tuesday, November 17, 2020 4:50 PM

**To:** Corby, Mike <mcorby@London.ca>; Morgan, Josh <joshmorgan@london.ca>

**Subject:** [EXTERNAL] 1284 Sunningdale Road West Rezoning

Mike,

We are in receipt of the attached notice and completely disagree that lands that have been zoned OS1 for years should now be changed to residential. Our Creekview Subdivision (33M-767) backs on to this future park block, as it was planned years ago, and many builders and now homeowners have purchased Lots and homes with the understanding that a park will be behind them.

This is not an immaterial change but diametrically opposed to how it is currently zoned. Despite the park not being constructed, homeowners still base their decisions on City zoning and what is planned for adjacent lands to their future property. It is as if the rug is being pulled out from under them after they have paid to live backing on to a park.

We completely disagree with this rezoning and feel the City staff should have never supported it.

Thank you,

Michael Frijia

Development Manager  
Southside Group

75 Blackfriars Street  
London, Ontario N6H 1K8

**Agency/Departmental Comments:**

London Hydro – July 9, 2020

Servicing the above proposal should present no foreseeable problems. Any new and/or relocation of existing infrastructure will be at the applicant's expense, maintaining safe clearances from L.H. infrastructure is mandatory. A blanket easement will be required. Note: Transformation lead times are minimum 16 weeks. Contact Engineering Dept. to confirm requirements & availability.

London Hydro has no objection to this proposal or possible official plan and/or zoning amendment. However, London Hydro will require a blanket easement.

Upper Thames River Conservation Authority – July 29, 2020

The necessary Section 28 approvals must be obtained prior to any works being contemplated within the regulated area. We encourage the applicant to contact the UTRCA regarding the permit requirements/clearances for the proposed development. We have no objections to this application.

Stormwater Engineering Division – August 21, 2020

Thank you for the opportunity to comment on the attached site capacity analysis by Stantec in support of the re-zoning application Z-9216. SWED staff have reviewed the attached supporting documents and find them acceptable for the components related to the storm sewer. The adequacy of sanitary sewer to accommodate the proposed rezoning should be evaluated by SED:

Please coordinate with Development Services (DS) – Engineering the necessary drawing updates (e.g. Claybar Subdivision (33M-676) as constructed drawings and Kent Subdivision (39T-04510) accepted drawings).

For Kent Subdivision engineering drawings update, DS is to receive from Stantec, the hydraulic grade line analysis to confirm there will be no adverse impact on storm sewers at Saddlerock Avenue off Buroak Drive (existing 375mm storm sewer 35.5m in length) and at Buroak Drive between manhole R93 and R9 (1200mm storm sewer 49.7m in length).

Sewer Engineering D – August 28, 2020

Overall there are no concerns with the proposed densities, however some comments include:

- They talked about the lot frontage of 5.5m and our minimum lot widths as per SW-7.0 is 6.7m.
- There is a length of sewer on Buroak that only had .41l/s remaining capacity per the accepted design sheets for Phase 2, however based on the accepted site plans on blocks 121 and 122 there is more than the .41l/s now since there seems to be a net reduction of between 150 and 500 people along the top end of Buroak. This was the critical length of sewer so the lower densities on 121 and 122 are beneficial overall to the system.
- The NW corner of the subdivision (street including Bob Schram Way) appears to part of a future Phase (Phase 4?) Since as part of this zoning change submission they want to change the population of this phase (Ext Area 4 on the accepted design sheet) with a new proposed population of 1323, it doesn't seem that they are certain what the final population of this area will be. It should be made clear to Stantec that even though we are not requesting new design sheets and area plans now, we may be requesting some as part of the future upstream phase to capture changes made within this phase.

Development Engineering – September 30, 2020

Please see below for recommended engineering conditions in relation to the rezoning application and the red-lined draft plan of subdivision as it relates to engineering matters for the above-noted application. These conditions represent the consolidated comments of Development Services, the Transportation and Planning Division, the Sewer Engineering Division, the Water Engineering Division and the Stormwater Engineering Division.

#### Zoning By-law Amendment

Development Services and the above-noted engineering divisions have no objection to the proposed Zoning By-law Amendment for the proposed red-lined draft plan of subdivision subject to the following:

1. A holding provision shall be implemented on R4-6 zone (street townhouse) until the City Engineer is satisfied with the servicing arrangements to provide adequate separation between services and avoid conflicts with City services.

A minimum lot frontage of 6.7 metres as per SW-7.0 will be required to accommodate street townhouses within this draft plan of subdivision.

2. It is noted revised sewer design sheets and area plans may be requested as part of the future upstream phase to capture changes made within this phase. It is noted the NW corner of the subdivision (street including Bob Schram Way) appears to part of a future Phase. As part of this zoning change submission, it is noted there is a proposed change to the population of this phase (Ext Area 4 on the accepted design sheet) with a new proposed population of 1323. It is not clear what the final population of this area will be.

Please add the following draft plan conditions to the current Council approved conditions for 39T-04510:

1. The Owner shall have it's consulting engineering update the necessary engineering drawings to reflect the red-line revisions to the draft plan of subdivision, to the satisfaction of the City.
2. In conjunction with the submission of engineering drawings, the Owner's shall have it's consulting engineer provide a hydraulic grade line analysis to confirm there will be no adverse impact on storm sewers at Saddlerock Avenue off Buroak Drive (existing 375mm storm sewer 35.5m in length) and at Buroak Drive between manhole R93 and R9 (1200mm storm sewer 49.7m in length).
3. In conjunction with the submission of engineering drawings, the Owner shall provide a minimum lot frontage of 6.7 metres as per SW-7.0 to accommodate street townhouses within this draft plan of subdivision, all the specifications and satisfaction of the City.

Note that any changes made to this draft plan will require a further review of the revised plan prior to any approvals as the changes may necessitate revisions to our comments.



Parks Planning and Design – November 9, 2020

Parks Planning and Design staff have reviewed the submitted zoning by-law application and notes the following:

- Parks Planning and Design Section are satisfied with the redline amendments at Shields Place. The draft approved park block is no longer required to satisfy the parkland requirements for the subdivision.
- As a result of modifications to the Heard Drain Pathway network, the block is no longer located in a desirable location for park purposes.

## Appendix C – Policy Context

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

### Provincial Policy Statement, 2014

- Section 1.1 Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns
- 1.1.3 Settlement Areas
- 1.1.3.2
- 1.1.3.6
- 1.4 Housing
- 2.0, 2.1.1, 2.1.8, 2.1.4, 2.1.5, 2.1.6
- 3.0

In accordance with section 3 of the Planning Act, all planning decisions ‘shall be consistent with’ the PPS.

### City of London Official Plan

- 3.2. Low Density Residential
- 3.2.1. Permitted Uses
- 3.2.2 Scale of Development
- 3.3. Multi Family, Medium Density Residential
- 3.3.1. Permitted Uses
- 3.3.3 Scale of Development

### The London Plan

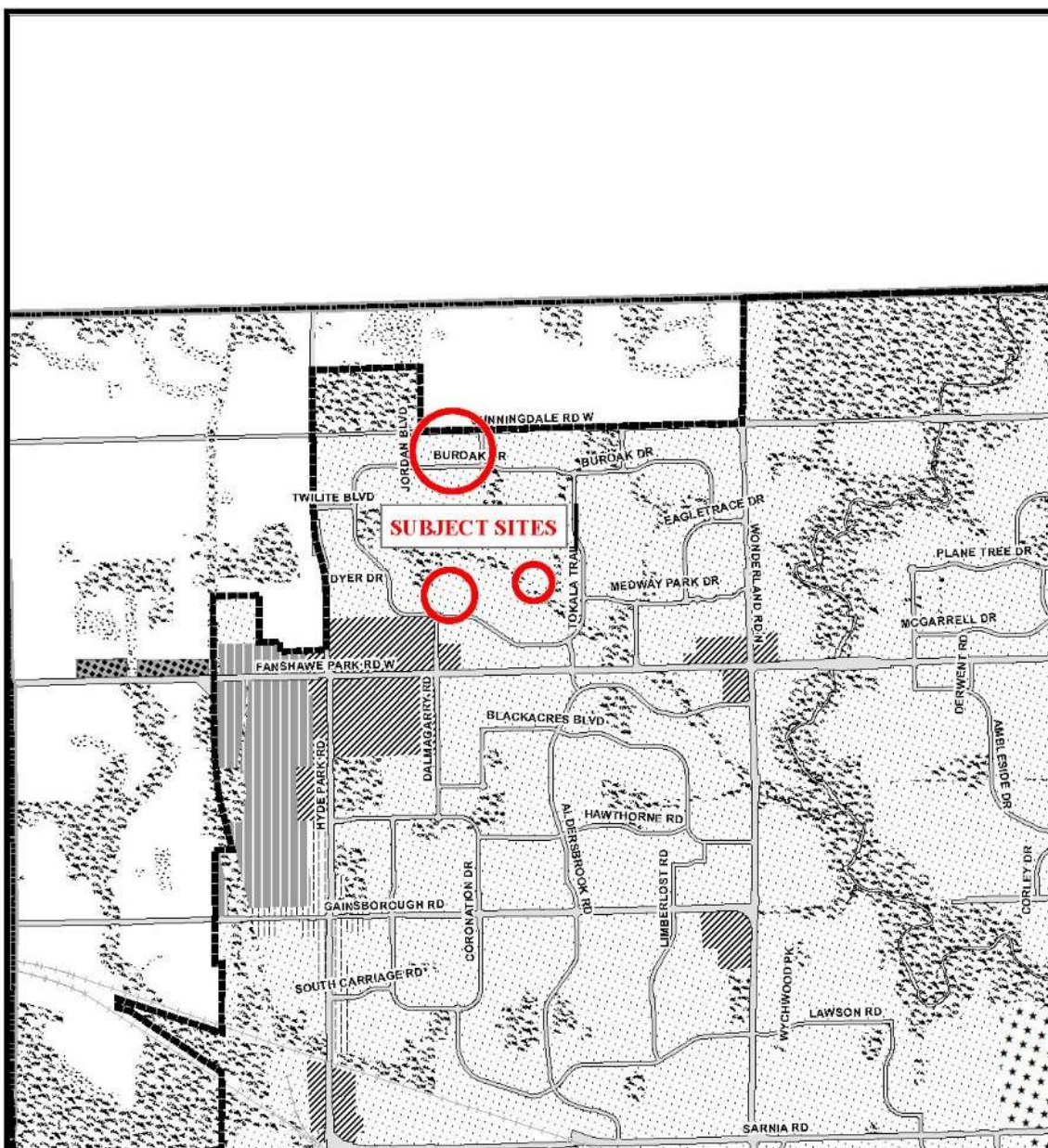
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### Z.-1 Zoning By-law

#### Site Plan Control Area By-law

**Appendix D – Relevant Background**

**London Plan Map Excerpt**



**Legend**

- |                        |                          |   |
|------------------------|--------------------------|---|
| Downtown               | Future Community Growth  | Environmental Review                    |
| Transit Village        | Heavy Industrial         | Farmland                                |
| Shopping Area          | Light Industrial         | Rural Neighbourhood                     |
| Rapid Transit Corridor | Future Industrial Growth | Waste Management Resource Recovery Area |
| Urban Corridor         | Commercial Industrial    | Urban Growth Boundary                   |
| Main Street            | Institutional            |   |
| Neighbourhood          | Green Space              |   |

*This is an excerpt from the Planning Division's working consolidation of Map 1 - Place Types of the London Plan, with added notations.*

*At the time of the printing of this map, the Rapid Transit EA is in progress. This map shows the Rapid Transit Corridors and Urban Corridors to recognize potential alignments. These Place Types will be modified to align with the results of the EA process for the final version of The London Plan.*

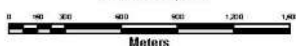
**CITY OF LONDON**  
 Planning Services /  
 Development Services

**LONDON PLAN MAP 1**  
**- PLACE TYPES -**

PREPARED BY: Planning Services



Scale 1:30,000



**File Number:** Z-9216

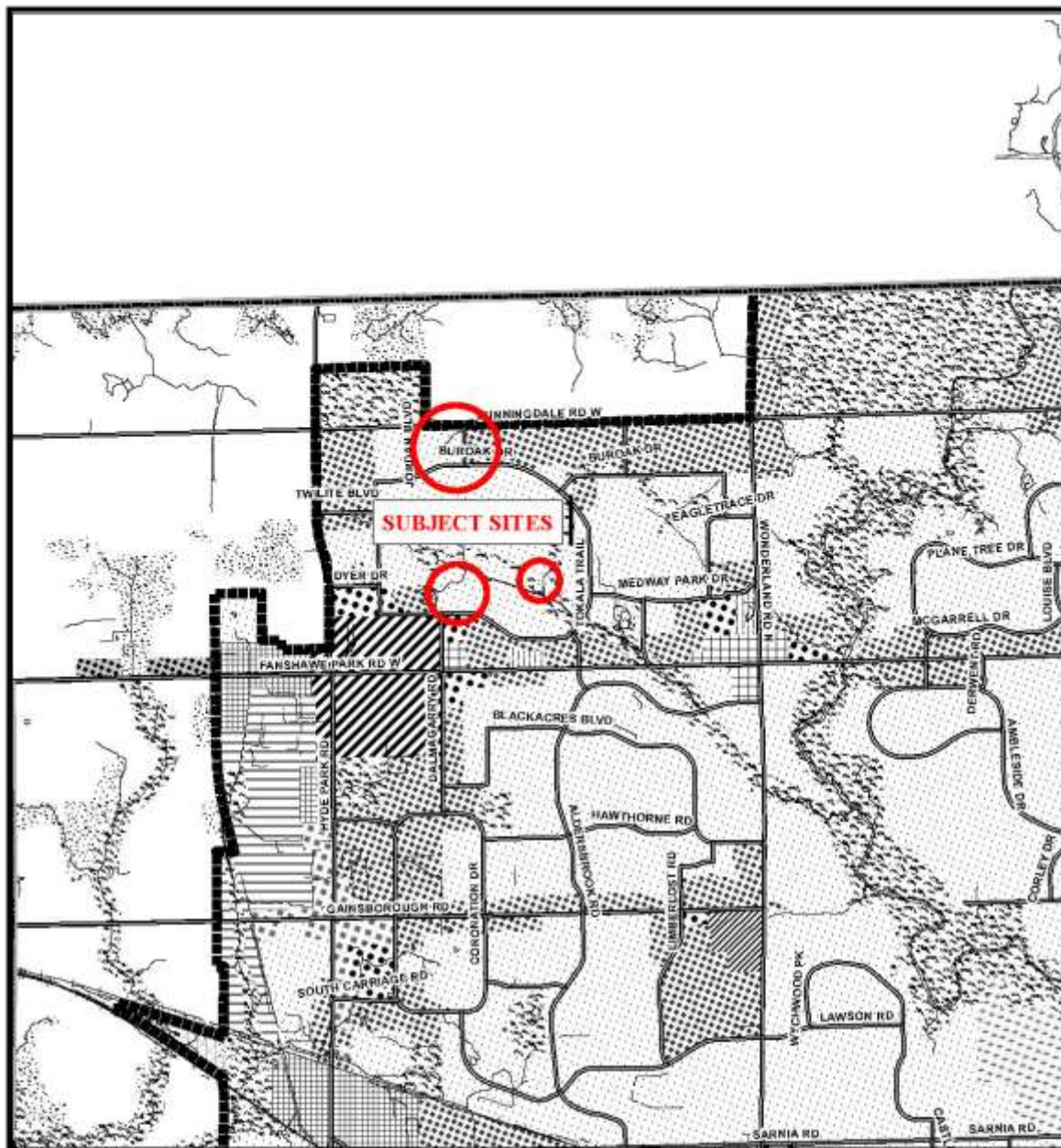
**Planner:** MC

**Technician:** RC

**Date:** October 29, 2020



**Official Plan Map Excerpt**

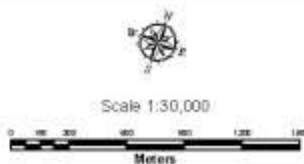


**Legend**

- |  |                                   |
|--|-----------------------------------|
| 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 -

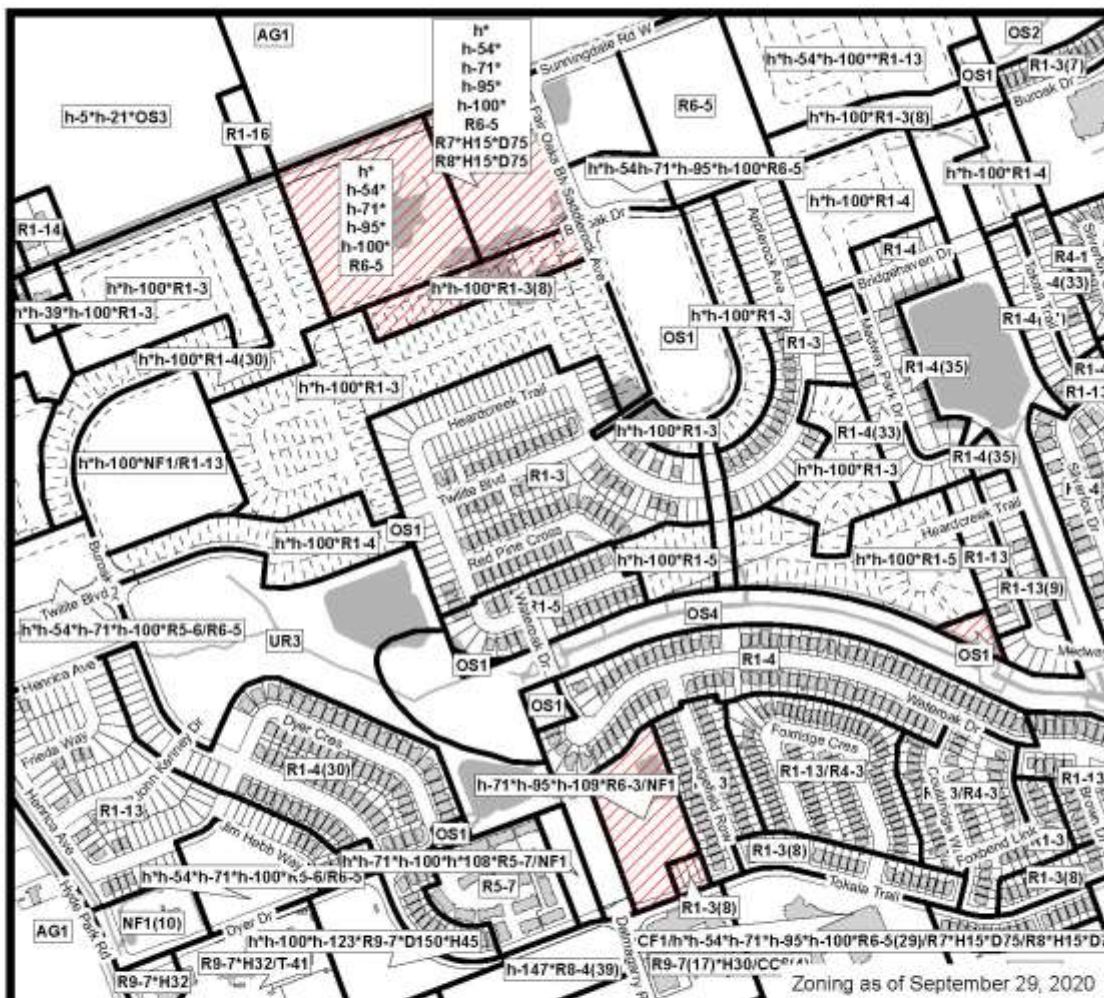
PREPARED BY: Graphics and Information Services



FILE NUMBER: Z-9216  
 PLANNER: MC  
 TECHNICIAN: RC  
 DATE: 2020/10/29



**Zoning By-law Map Excerpt**



**COUNCIL APPROVED ZONING FOR THE SUBJECT SITE:**

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

- |  |   |
|--|---|
| <ul style="list-style-type: none"> <li>R1 - SINGLE DETACHED DWELLINGS</li> <li>R2 - SINGLE AND TWO UNIT DWELLINGS</li> <li>R3 - SINGLE TO FOUR UNIT DWELLINGS</li> <li>R4 - STREET TOWNHOUSE</li> <li>R5 - CLUSTER TOWNHOUSE</li> <li>R6 - CLUSTER HOUSING ALL FORMS</li> <li>R7 - SENIOR'S HOUSING</li> <li>R8 - MEDIUM DENSITY/LOW RISE APTS.</li> <li>R9 - MEDIUM TO HIGH DENSITY APTS.</li> <li>R10 - HIGH DENSITY APARTMENTS</li> <li>R11 - LODGING HOUSE</li> <br/> <li>DA - DOWNTOWN AREA</li> <li>RSA - REGIONAL SHOPPING AREA</li> <li>CSA - COMMUNITY SHOPPING AREA</li> <li>NSA - NEIGHBOURHOOD SHOPPING AREA</li> <li>BDC - BUSINESS DISTRICT COMMERCIAL</li> <li>AC - ARTERIAL COMMERCIAL</li> <li>HS - HIGHWAY SERVICE COMMERCIAL</li> <li>RSC - RESTRICTED SERVICE COMMERCIAL</li> <li>CC - CONVENIENCE COMMERCIAL</li> <li>SS - AUTOMOBILE SERVICE STATION</li> <li>ASA - ASSOCIATED SHOPPING AREA COMMERCIAL</li> <br/> <li>OR - OFFICE/RESIDENTIAL</li> <li>OC - OFFICE CONVERSION</li> <li>RO - RESTRICTED OFFICE</li> <li>OF - OFFICE</li> </ul> | <ul style="list-style-type: none"> <li>RF - REGIONAL FACILITY</li> <li>CF - COMMUNITY FACILITY</li> <li>NF - NEIGHBOURHOOD FACILITY</li> <li>HER - HERITAGE</li> <li>DC - DAY CARE</li> <br/> <li>OS - OPEN SPACE</li> <li>CR - COMMERCIAL RECREATION</li> <li>ER - ENVIRONMENTAL REVIEW</li> <br/> <li>OB - OFFICE BUSINESS PARK</li> <li>LI - LIGHT INDUSTRIAL</li> <li>GI - GENERAL INDUSTRIAL</li> <li>HI - HEAVY INDUSTRIAL</li> <li>EX - RESOURCE EXTRACTIVE</li> <li>UR - URBAN RESERVE</li> <br/> <li>AG - AGRICULTURAL</li> <li>AGC - AGRICULTURAL COMMERCIAL</li> <li>RRC - RURAL SETTLEMENT COMMERCIAL</li> <li>TGS - TEMPORARY GARDEN SUITE</li> <li>RT - RAIL TRANSPORTATION</li> <br/> <li>"Y" - HOLDING SYMBOL</li> <li>"D" - DENSITY SYMBOL</li> <li>"H" - HEIGHT SYMBOL</li> <li>"B" - BONUS SYMBOL</li> <li>"T" - TEMPORARY USE SYMBOL</li> </ul> |
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**CITY OF LONDON**

PLANNING SERVICES / DEVELOPMENT SERVICES

**ZONING BY-LAW NO. Z-1 SCHEDULE A**



THIS MAP IS AN UNOFFICIAL EXTRACT FROM THE ZONING BY-LAW WITH ADDED NOTATIONS

FILE NO:

Z-9216

MC

MAP PREPARED:

2020/10/29

RC

1:7,500

0 37.575 150 225 300 Meters