



O-9190: 2631 Hyde Park Road and 1521 Sunningdale Road West



Planning and Environment Committee
May 10, 2021



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Subject Site

- Located on the NE corner of Sunningdale Road W and Hyde Park Road along the edge of the Urban Growth Boundary
- Currently used for agricultural purposes and abuts agricultural lands.
- Unevaluated wetland in the NW corner
- 6 rural residential lots abut the subject site





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Nature of Application

- The proposed application is for an Official Plan amendment to permit future residential uses on the subject site.
- The proposed amendment would change the existing Open Space designation to Low Density Residential in the 1989 Official Plan and the Green Space Place Type to a Neighbourhood Place Type in The London Plan.
- There is no development proposal as part of this amendment process.



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Background

- The subject site was originally not included within the UGB and Fox Hollow Community Plan which was undertaken in 1996.
- Mount Pleasant Cemetery, owners of the subject lands at the time, appealed Official Plan Amendment 88 which was undertaken by the City.
- The purposed of this amendment was to establish the UGB along with additional land use designations as a result of lands annexed by the City in 1993.
- Mount Pleasant Cemetery was seeking inclusion within the UGB in order to permit a Cemetery.



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Background

- On December 11, 1998 the Ontario Municipal Board provided a verbal decision on Mount Pleasants appeal to include the site within the UGB.
- The Fox Hollow Community Plan process was nearing completion and the subject lands were not considered/studied as part of this comprehensive review process.
- As a result, the subject lands were identified within the Open Space land use designation to meet the owners needs.
- The Fox Hollow Community Plan was presented to Planning Committee on February 8, 1999 and subsequently approved by Council in March 1999.



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PPS 2020

- It is Staff's opinion that the proposed amendment does not conform to the policies of the PPS 2020.
- The requested designation of the subject site for residential land uses in isolation from the surrounding lands to the north and east is considered a short-term solution which may lead to an inefficient development pattern.
- The proposed development does not contemplate the overall needs of the surrounding lands and does not integrate key components outlined in the PPS in regards to the *“integration of land use planning, growth management, transit-supportive development, intensification and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs, ensuring that necessary infrastructure and public service facilities are or will be available”*



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Need for a Comprehensive Review

- The subject lands have never been identified or reviewed through a comprehensive process or land needs study for development purposes or future growth.
- The development of the site relies on the coordination and integration of infrastructure and ultimate servicing solutions that must be provided from adjacent lands.
- These matters, along with determining appropriate land uses, road networks, public service facilities requirements/locations require this comprehensive review.



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Secondary Plans

- The London Plan describes the purpose, intent and components of a secondary plan for lands that have not been previously considered for urban development.
- Through a review of the site's history, it is clear the lands have not been considered for urban development.
- Secondary plans are prepared to ensure that future neighbourhoods are considered holistically, including the features of the neighbourhood and required municipal infrastructure.
- Generally, secondary plans are prepared for multiple properties and often times on lands which require a coordinated approach to subdivision development.



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Secondary Plans

- This helps with development coordination and the implementation of a neighbourhood vision, character, community structure, and housing/employment areas.
- Secondary plans will also provide an opportunity to provide more detailed policy guidance for the area, that goes beyond the general policies of The London Plan.
- Once a review of the UGB is undertaken and it is determined that an expansion is warranted, and the surrounding lands are approved to be within the UGB, Staff will have the ability to undertake a Secondary Plan for the subject site and surrounding lands.
- Until such time, providing development potential on an isolated site is premature.



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Public Concern

- Increased traffic, noise, construction, trucking, crews, pollution, air quality
- Impact on well water
- Loss of privacy
- Concerns over the most easterly access at Sunningdale Road as it runs along the side of a residential home.
- Concerns in regard to the location of Street “G” on the lands to the south (Note: this is not part of this application)
- Scale and density of the potential development that transitions to a rural area

Items such as roads, site specific land uses, noise, setbacks and buffering are often dealt with through more detailed application processes like a Zoning By-law amendment or Plan of Subdivision.

These processes provide additional options and tools to help address these concerns.



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Public Concern

- Staff's recommendation helps ensure that these community concerns can be addressed through a more appropriate and comprehensive review process.
- A secondary plan would require extensive public engagement prior to getting into detailed zoning or future plans of subdivision. The plan would identify higher order road networks and access points to the neighbourhood and would establish a vision and policy basis for future developments in the area.



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Recommendation

- Staff is recommending refusal of the proposed Official Plan amendment to Low Density Residential/Neighbourhood Place Type and recommending an alternative designation.
- The recommended Community Growth designation/place types are consistent with the PPS 2020, 1989 Official Plan and the in-force policies of The London Plan
- The recommendation identifies lands for future growth while ensuring a Secondary Plan can be undertaken prior to its development.



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Recommendation

- A secondary plan will identify and plan for the integration of land use planning, growth management, transit-supportive development, intensification and infrastructure planning.
- The recommended designation will prevent ad-hoc planning and future compatibility issues with the surrounding lands in regard to land use impacts, servicing constraints and sufficient public facilities being available to support the proposed development.