

Report to Planning Environment Committee

To: Chair and Members
Planning & Environment Committee

From: George Kotsifas P. Eng.,
Deputy City Manager, Planning and Economic Development

Subject: Mary Dann
1154 Sunningdale Road East
Public Participation Meeting

Date: September 20, 2021

Recommendation

That, on the recommendation of the Director, Planning & Development, with respect to the application of Mary Dann relating to the property located at 1154 Sunningdale Road East, the proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting October 5, 2021 to amend Zoning By-law No. Z.-1, in conformity with the Official Plan for the City of London (1989), **BY AMENDING** the Urban Reserve Special Provision (UR1(1)) Zone to add an additional permitted use

Executive Summary

Summary of Request

The owner has requested to rezone the subject site to permit the conversion of the existing single detached dwelling to a three unit converted dwelling.

Purpose and Effect of Recommended Action

The purpose and effect of the recommended action is to permit the conversion of the existing single detached dwelling to a three unit converted dwelling.

Rationale of Recommended Action

1. The recommended amendment is consistent with the Provincial Policy Statement, 2020, which encourages the regeneration of settlement areas and land use patterns within settlement areas that provide for a range of uses and opportunities for intensification and redevelopment;
2. The recommended amendment conforms to the in-force policies of The London Plan, including but not limited to the Key Directions;
3. The recommended amendment conforms to the in-force policies of the 1989 Official Plan, including but not limited to the Multi-Family, Medium Density Residential designation;
4. The recommended amendment facilitates intensification of a site within the Built-Area Boundary.

Linkage to the Corporate Strategic Plan

Building a Sustainable City – London's growth and development is well planned and sustainable over the long term.

Analysis

1.0 Background Information

1.1 Previous Reports Related to this Matter

Z-7852: March 7, 2011 – Report to Built and Natural Environment Committee: request for a Zoning By-law Amendment at 1154 Sunningdale Road East.

Z-8805: November 6, 2017 – Report to Planning and Environment Committee: request for a Zoning By-law Amendment at 1140 and 1154 Sunningdale Road East.

1.2 Planning History

The site at 1154 Sunningdale Road East has been used as a single detached dwelling since its initial construction circa 1916. The property was part of a larger farm parcel that was severed in 1992. The larger portion was purchased by Monarch Construction, and subsequently Sifton Properties, and was developed as part of the Forest Hill Subdivision (39T-99515). The surrounding lands to the north, east and west of the subject site have developed through various phases of the Forest Hill Subdivision, including lands to the northwest which developed as phase 1 plan (33M451) registered in 2002, lands to the northeast which developed as phase 2 (plan 33M484) registered in 2004, and lands to the north which developed as phase 3 (plan 33M540) registered in 2006.

In 2011, the subject site was rezoned to recognize the existing single detached dwelling. In 2017, the subject site was rezoned with the adjacent property at 1140 Sunningdale Road East to: facilitate the severance of 12 proposed single detached dwelling lots off of Waterwheel Road from 1140 & 1154 Sunningdale Road East; facilitate the redevelopment of the existing convenience commercial uses at 1140 Sunningdale Road East; retain the existing dwelling at 1154 Sunningdale Road East; and recognize the conveyance of land from 1154 Sunningdale Road East to 1140 Sunningdale Road East.

Together with 1140 Sunningdale Road East, the subject site has undergone several consent applications for conveyances and lot creations including:

2002: B.058/02: A portion of 1140 Sunningdale Road East was severed and conveyed north to facilitate the development of the westerly dwelling lots along Waterwheel Place.

2009: B.016/09: A portion of 1154 Sunningdale Road East was severed and conveyed to the east for future detached dwelling lots and retain the existing dwelling lot.

2010: B.070/10: 1154 Sunningdale Road East - request to sever 1,866m² and convey to an existing parcel on Pleasantview Drive and retain 7,400m² for future residential development.

2011: B.001/11: 1154 Sunningdale Road East request to sever 6 lots - lot 1 (569m²), lot 2 (385m²), lot 3 (385m²), lot 4 (403m²), lot 5 (385m²) and lot 6 (560m²) for future single detached residential development.

2017: B.034/17: 1140 Sunningdale Road East – request to sever 6 lots from the north of the parcel for new single detached dwelling lots along Waterwheel Road

2017: B.035/17: 1154 Sunningdale Road East – request to sever 6 lots from the north of the parcel for new single detached dwellings lots along Waterwheel Road, and convey 770m² to 1140 Sunningdale Road East

2019: B.022/19: 1140 Sunningdale Road East - request to sever six (6) lots with lot areas of approximately 430m² from 1140 Sunningdale Road East for the purpose of future residential uses and to retain approximately 3750m² for the purpose of future commercial uses.

2019: B.023/19: 1154 Sunningdale Road East – request to sever six (6) lots with lot areas of approximately 430m² for the purpose of future residential uses and to convey approximately 770m² to 1140 Sunningdale Road East for the purpose of future commercial uses from 1154 Sunningdale Road East and to retain approximately 4270m² for an existing residential use.

2021: B.009/21 (Active): 1140 Sunningdale Road East – request to sever approximately 234.4m² (Part 7) to be consolidated with Part 8, resulting in a residential lot of approximately 428.9m², and retain approximately 3,321m² for future commercial uses.

1.3 Property Description

The subject site is located on the north side of Sunningdale Road East, between Adelaide Street North and Highbury Avenue North. The subject site has an area of approximately 0.43 hectares and frontages of 20.3 metres along Pleasantview Drive and 86.9 metres along Sunningdale Road East. The subject lands are surrounded by low density residential dwellings from a relatively new subdivision known as Forest Hill that developed around the site.



Figure 1: Existing single detached dwelling at 1154 Sunningdale Road East

1.4 Current Planning Information (see more detail in Appendix D)

- Official Plan Designation – Multi-Family, Medium Density Residential
- The London Plan Place Type – Neighbourhoods Place Type
- Existing Zoning – Urban Reserve Special Provision (UR1(1)) Zone

1.5 Site Characteristics

- Current Land Use – Single Detached Dwelling
- Frontage – 20.3 metres (66.6 feet)
- Depth – 86.9 metres (285.1 feet)
- Area – 0.43 hectares (2.47 acres)
- Shape – Irregular

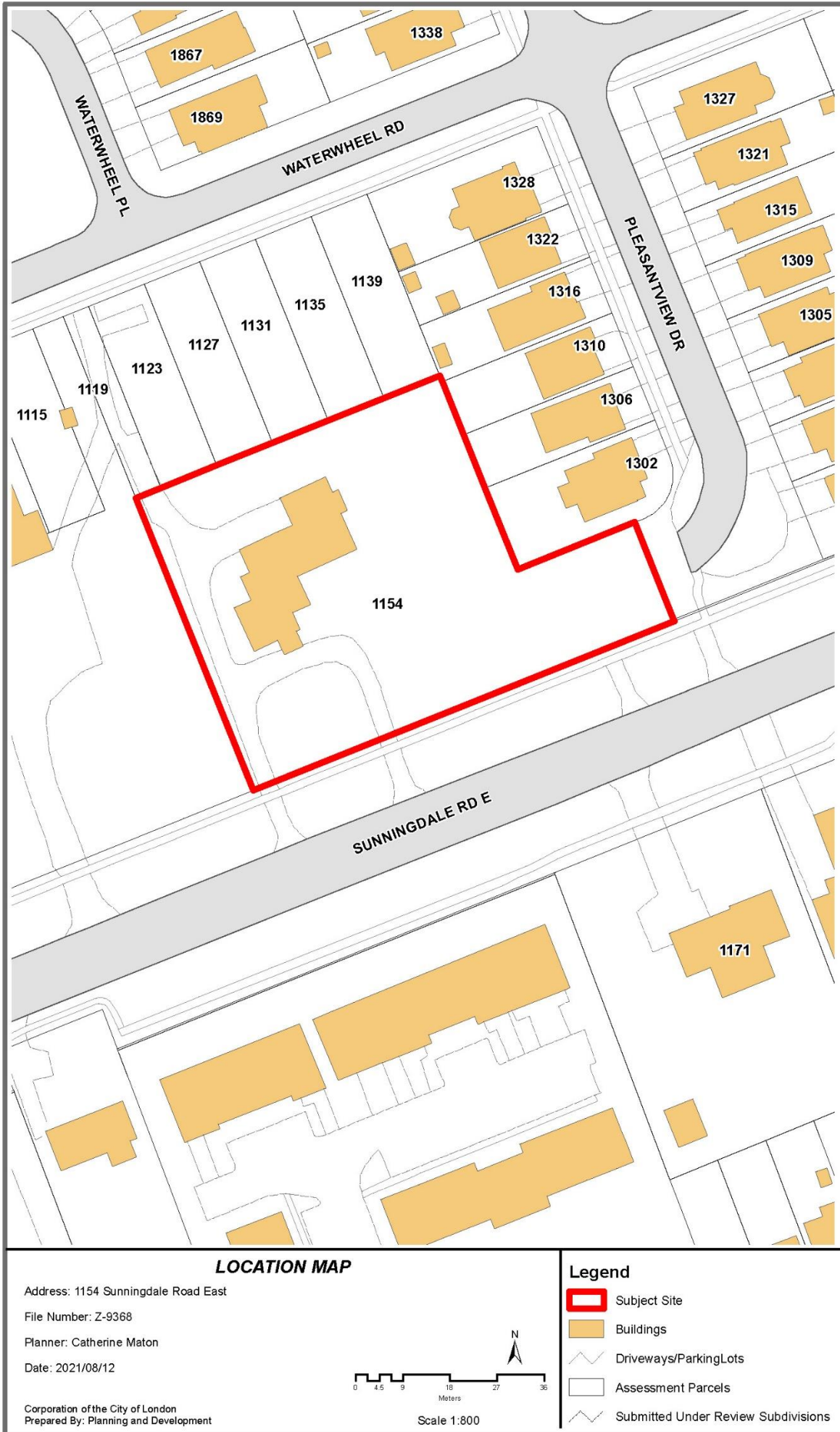
1.6 Surrounding Land Uses

- North – Undeveloped
- East – Single Detached Dwellings
- South – Single Detached Dwellings and Townhouses
- West – Commercial

1.7 Intensification

- The two new proposed residential units represents intensification within the Built-Area Boundary.

1.8 Location Map



2.0 Discussion and Considerations

2.1 Development Proposal

The owner is proposing to convert the existing single detached dwelling to a three unit converted dwelling. No additions or exterior alterations to the building are proposed; all modifications would be interior to the building. Six new parking spaces are proposed at the rear of the site. Access would be maintained from the existing U-shaped driveway off Sunningdale Road East. The site concept plan submitted with the application is contained in Figure 2, showing the location of the existing building and proposed parking spaces.

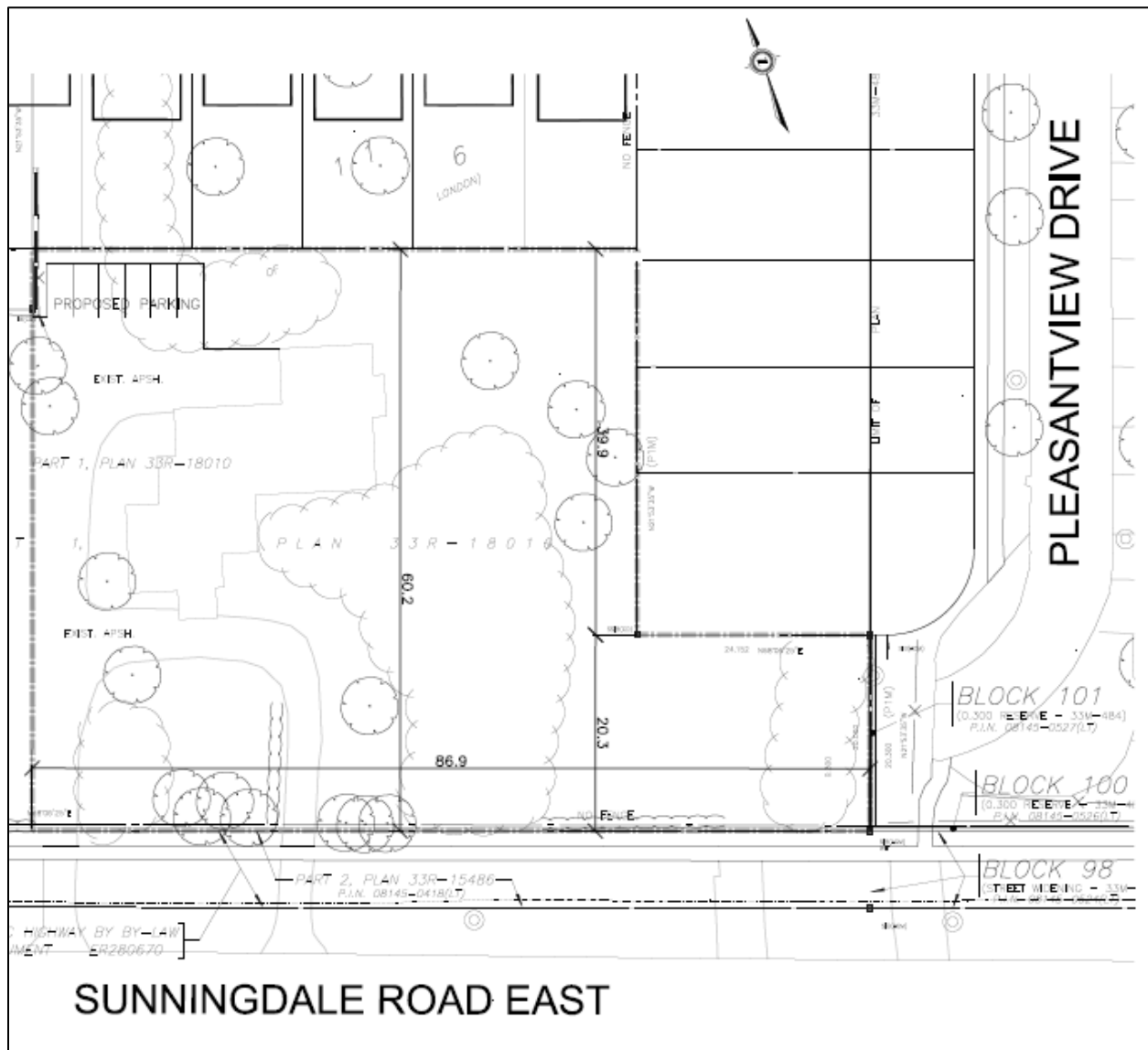


Figure 2: Site concept plan

2.2 Requested Amendment

The owner has requested to rezone the subject lands to permit a converted dwelling with a maximum of three (3) dwelling units as an additional permitted use. The existing range of permitted uses and special provisions would continue to apply to the site. No new special provisions are proposed.

2.3 Community Engagement (see more detail in Appendix B)

One written response requesting to receive future public notices pertaining to the application was received. No phone calls were received. No concerns were raised.

2.4 Policy Context (see more detail in Appendix C)

Provincial Policy Statement, 2020

The Provincial Policy Statement (PPS), 2020 provides policy direction on matters of provincial interest related to land use planning and development. In accordance with

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

Section 1.1 of the PPS encourages healthy, livable and safe communities which are sustained by promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term. The PPS directs settlement areas to be the focus of growth and development, further stating that the vitality and regeneration of settlement areas is critical to the long-term economic prosperity of our communities (1.1.3). As well, the PPS directs planning authorities to provide for an appropriate range and mix of housing options and densities required to meet projected requirements of current and future residents of the regional market area (1.4.1).

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 provides Key Directions (54_) that must be considered to help the City effectively achieve its vision. These directions give focus and a clear path that will lead to the transformation of London that has been collectively envisioned for 2035. Under each key direction, a list of planning strategies is presented. These strategies serve as a foundation to the policies of the plan and will guide planning and development over the next 20 years. Relevant Key Directions are outlined below.

The London Plan provides direction to build a mixed-use compact city by:

- Planning to achieve a compact, contiguous pattern of growth – looking “inward and upward”;
- Planning for infill and intensification of various types and forms to take advantage of existing services and facilities and to reduce our need to grow outward; and,
- Ensure a mix of housing types within our neighbourhoods so that they are complete and support aging in place. (Key Direction #5, Directions 2, 4 and 5).

The London Plan also provides direction to build strong, healthy and attractive neighbourhoods for everyone by:

- Integrating affordable forms of housing in all neighbourhoods (Key Direction #7, Direction 10).

The site is in the Neighbourhoods Place Type on a Civic Boulevard, as identified on *Map 1 – Place Types and Map 3 – Street Classifications. Permitted uses within this Place Type include a range of low rise residential uses, including converted dwellings (Table 10 – Range of Permitted Uses in Neighbourhoods Place Type). The maximum permitted height is 4 storeys or 6 storeys with bonus zoning (*Table 11 – Range of Permitted Heights in Neighbourhoods Place Type).

1989 Official Plan

The subject site is designated Multi-Family, Medium Density Residential in accordance with Schedule ‘A’ of the 1989 Official Plan. The Multi-Family, Medium Density Residential designation permits multiple-unit residential developments having a low-rise profile, and densities that exceed those found in Low Density Residential (3.3). A Planning Impact Assessment is contained in Appendix C, measuring the fit and compatibility of the proposed intensification of the existing single detached dwelling.

Stoney Creek Community Plan

The Stoney Creek Community Plan (SCCP) area is generally bounded by Fanshawe Park Road to the south, Adelaide Road North to the west, the northern city limits and

Highbury Avenue to the east. The community planning for this area occurred as two parts for lands south of Sunningdale Road East in 1998, and lands to the north in 1999. The Stoney Creek Community Plan North was prepared to support community planning through the subdivision process.

At the time of the preparation of the SCCP, the lands north of Sunningdale Road East consisted of large parcels that were greenfield, vacant and undeveloped. The focus of the community plan was providing direction for the future development of the large vacant tracts of land. The subject lands were identified as the “Gough” lands, and the community plan suggested there may be heritage value associated with the lands to be investigated further for possible listing or designation. There was no further direction contemplated for the future development of the subject site within the SCCP.

3.0 Financial Impact/Considerations

None.

4.0 Key Issues and Considerations

4.1 Issue and Consideration #1: Use

Provincial Policy Statement, 2020

The PPS encourages an appropriate affordable and market-based range and mix of residential types, including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons to meet long-term needs (1.1.1b)). The PPS also promotes 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 (1.1.1e)).

The PPS directs settlement areas to be the focus of growth and development. Land use patterns within settlement areas shall be based on densities and a mix of land uses which: efficiently use land and resources; are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion; minimize negative impacts to air quality and climate change, and promote energy efficiency; prepare for the impacts of a changing climate; support active transportation and are transit-supportive, where transit is planned, exists or may be developed (1.1.3.2). Land use patterns within settlement areas shall also be based on a range of uses and opportunities for intensification and redevelopment (1.1.3.2).

The recommended amendment facilitates the development of an underutilized site within a settlement area. The proposed converted dwelling contributes to a mix of housing types and provides choice and diversity in housing options for both current and future residents. No new roads or infrastructure are required to service the site, making efficient use of land and existing services.

The London Plan

Policy 916_3 of the Neighbourhoods Place Type identifies key elements for achieving the vision for neighbourhoods, which includes a diversity of housing choices allowing for affordability and giving people the opportunity to remain in their neighbourhoods as they age if they choose to do so. Furthermore, policy 918_2 states that neighbourhoods will be planned for diversity and mix and should avoid the broad segregation of different housing types, intensities, and forms. The conversion of the existing single detached dwelling to a three unit converted dwelling would contribute to a mix of housing types, providing more intrinsically affordable housing options.

The subject site is in the Neighbourhoods Place Type of The London Plan fronting on a Civic Boulevard. Table 10 – Range of Permitted Uses in Neighbourhoods Place Type, shows the range of primary and secondary permitted uses that may be allowed within the Neighbourhoods Place Type, by street classification (921_). At this location, Table

10 would permit a range of low-rise residential uses, including converted dwellings.

1989 Official Plan

The Multi-Family, Medium Density Residential designation contemplates multiple-unit residential developments having a low-rise profile, and densities that exceed those found in Low Density Residential areas but do not approach the densities intended for the Multi-Family, High Density Residential designation (3.3). Permitted uses include a range of medium density residential uses, including converted dwellings (3.3.1).

4.2 Issue and Consideration #2: Intensity

Provincial Policy Statement, 2020

The policies of the PPS direct planning authorities to identify appropriate locations and promote opportunities for transit-supportive development, accommodating a significant supply and range of housing options through intensification and redevelopment where this can be accommodated, taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs (1.1.3.3). Planning authorities are further directed to permit and facilitate all housing options required to meet the social, health, economic and well-being requirements of current and future residents as well as all types of residential intensification, including additional residential units and redevelopment (1.4.3b)). Densities for new housing which efficiently uses land, resources, infrastructure and public service facilities, and supports the use of active transportation and transit in areas where it exists or is to be developed, is promoted by the PPS (1.4.3d)).

As the site is currently developed with an existing single detached dwelling, the proposal represents a form of intensification through the conversion of existing building stock.

The London Plan

*Table 11 - Range of Permitted Heights in the Neighbourhoods Place Type, provides the range of permitted heights based on street classification (*935_1). At this location, *Table 11 requires a minimum building height of 2 storeys and permits a maximum building height of 4 storeys, or 6 storeys with a bonus zone. The existing building is 2.5 storeys; no changes to the intensity are proposed to facilitate the proposed conversion.

1989 Official Plan

Development in the Multi-Family, Medium Density Residential designation is intended to have a maximum height of 4-storeys and a maximum density of 75 units per hectare (3.3.3 i) and ii)). As the subject site has a significant lot area, the proposed three unit converted dwelling yields a density of 7 units per hectare.

4.3 Issue and Consideration #3: Form

Provincial Policy Statement, 2020

The PPS is supportive of appropriate development standards which facilitate intensification, redevelopment and compact form (1.1.3.4). The PPS also identifies that long term economic prosperity should be supported by encouraging a sense of place by promoting a well-designed built form (1.7.1e)).

Consistent with the PPS, the recommended intensification of the subject lands and existing building would optimize the use of land and public investment in infrastructure in the area. Located within a developed area of the City, the intensification of the subject lands would contribute to achieving more compact forms of growth while utilizing existing building stock. The proposed converted dwelling represents a more intense form of development than the existing single detached dwelling that currently occupies the site. No exterior alterations are proposed to the building design or built form.

The London Plan

The London Plan encourages compact forms of development as a means of planning and managing for growth (7_, 66_). The London Plan encourages growing “inward and upward” to achieve compact forms of development (59_ 2, 79_). The London Plan accommodates opportunities for infill and intensification of various types and forms (59_ 4). To manage outward growth, The London Plan encourages supporting infill and intensification in meaningful ways (59_8).

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 (937_). Residential intensification means the development of a property, site, or area at a higher residential density than currently exists. Intensification adds one or more residential units to a site, or creates one or more additional lots from an existing lot (938_).

Within the Neighbourhoods Place Type, and according to the urban design considerations for residential intensification, compatibility and fit will be evaluated from a form-based perspective through consideration of the following: site layout in the context of the surrounding neighbourhood; building and main entrance orientation; building line and setback from the street; height transitions with adjacent development; and massing appropriate to the scale of the surrounding neighbourhood (953_ 2.a. to f.). Similar to the Planning Impact Analysis criteria within the 1989 Official Plan, the Our Tools section of The London Plan contains various considerations for the evaluation of all planning and development applications (1578_).

The existing form has achieved a measure of compatibility with the surrounding neighbourhood, which has developed around it over time, and is not proposed to change. The proposed six parking spaces are located at the rear of the site adjacent to the undeveloped lots on Waterwheel Road. Fencing to screen these parking spaces may be considered at the time of development of these undeveloped lots, however it should be noted that Site Plan Approval is not required for the proposed converted dwelling or these parking spaces.

1989 Official Plan

Development within areas designated Multi-Family, Medium Density Residential 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 (3.3.3). The proposal represents residential intensification, as defined in Section 3.2.3.1 the 1989 Official Plan, which includes the conversion or expansion of existing residential buildings to create new residential units or accommodation. The proposal is further considered redevelopment of an underutilized site, as redevelopment means the creation of new units or lots on previously developed land and underutilized sites are defined as those sites that can reasonably accommodate more residential development than what currently exists on the site within the context of the surrounding established residential neighbourhood (3.2.3.1).

A Planning Impact Analysis is to be used to evaluate applications for an Official Plan amendment and/or zone change, to determine the appropriateness of a proposed change in land use and to identify ways of reducing any adverse impacts on surrounding uses (3.7.1). See Appendix C of this report for a complete Planning Impact Analysis addressing matters of both intensity and form. Staff is satisfied the intensity and form meets the criteria of the Planning Impact Analysis.

Conclusion

The recommended amendment is consistent with the Provincial Policy Statement, 2020 and conforms to the in-force policies of The London Plan and the 1989 Official Plan. The recommended amendment will facilitate the redevelopment of an existing building on an underutilized site through the conversion of a single detached dwelling to a three

unit converted dwelling.

Prepared by: Catherine Maton, MCIP, RPP
Senior Planner

Reviewed by: Michael Tomazincic, MCIP, RPP
Acting Manager, Planning Implementation

Recommended by: Gregg Barrett, AICP
Director, Planning and Development

Submitted by: George Kotsifas, P. Eng
Deputy City Manager, Planning and Economic
Development

Appendix A

Bill No. (number to be inserted by Clerk's Office)
2021

By-law No. Z.-1-21_____

A by-law to amend By-law No. Z.-1 to
rezone an area of land located at 1154
Sunningdale Road East

WHEREAS Mary Dann has applied to rezone an area of land located at 1154 Sunningdale Road East, 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) Section Number 49.3 of the Urban Reserve (UR1) Zone is amended by deleting and replacing the following subsection:

UR1(1) 1154 Sunningdale Road East

a) Additional Permitted Use

- i) Converted dwelling (maximum 3 dwelling units)

b) Regulations

- i) For the purpose of this by-law, the un-opened, un-assumed road allowance dedication of the future extension of Pleasantview Drive shall be considered to be part of the property, and to be used for the calculation of lot area, lot depth, lot frontage, front yard depth, lot coverage, landscaped open space, parking area, parking spaces, drive aisles, and density; until such time as the road allowance dedication is assumed by the Municipality.

ii) Lot Frontage (minimum) 20m (65.6ft)

iii) Lot Area (minimum) 0.42ha (1.03ac)

iv) Rear Yard Depth (minimum) 9m (29.5ft)

v) Interior Side Yard (west) (minimum) 9m (29.5ft)

The inclusion in this By-law of imperial measure along with metric measure is for the purpose of convenience only and the metric measure governs in case of any discrepancy between the two measures.

This By-law shall come into force and be deemed to come into force in accordance with Section 34 of the *Planning Act, R.S.O. 1990, c. P13*, either upon the date of the passage of this by-law or as otherwise provided by the said section.

PASSED in Open Council on October 5, 2021.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – October 5, 2021
Second Reading – October 5, 2021
Third Reading – October 5, 2021

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

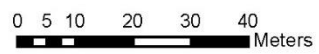


Zoning as of July 30, 2021

File Number: Z-9368
Planner: CM
Date Prepared: 2021/08/12
Technician: rc
By-Law No: Z.-1-

SUBJECT SITE 

1:1,000



Appendix B – Public Engagement

Community Engagement

Public liaison: On June 16, 2021, Notice of Application was sent to 157 property owners and 27 tenants in the surrounding area. Notice of Application was also published in the *Public Notices and Bidding Opportunities* section of *The Londoner* on June 17, 2021. A “Planning Application” sign was also posted on the site.

No replies were received.

Nature of Liaison: The purpose and effect of this zoning change is to permit the conversion of the existing building to a three (3) unit converted dwelling. Possible change to Zoning By-law Z.-1 **FROM** an Urban Reserve Special Provision (UR1(1)) Zone **TO** an Urban Reserve Special Provision (UR1(_)) Zone to permit a converted dwelling with a maximum of three (3) dwelling units as an additional permitted use. The existing range of permitted uses and special provisions would continue to apply to the site.

Responses: One written response requesting to receive future public notices pertaining to the application was received. No concerns were raised.

Responses to Public Liaison Letter and Publication in “The Londoner”

Telephone	Written
	Farhad Noory & Asif Sheikh

Agency/Departmental Comments

June 16, 2021: Parks Planning and Design

Parkland dedication is required in the form of cash in lieu, pursuant to By-law CP-9 and will be finalized at the time of site plan approval.

July 8, 2021: Engineering

Engineering has no further comments for the re-zoning application.

July 9, 2021: London Hydro

This site is presently serviced by London Hydro. Contact the Engineering Dept. if a service upgrade is required to facilitate the new building. Any new and/or relocation of existing infrastructure will be at the applicant’s expense, maintaining safe clearances from L.H. infrastructure is mandatory. Note: Transformation lead times are minimum 16weeks. Contact the Engineering Dept. to confirm requirements & availability.

London Hydro has no objection to this proposal or possible official plan and/or zoning amendment. Any new or relocation of the existing service will be at the expense of the owner.

Appendix C – Policy Context

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

Provincial Policy Statement, 2020

Section 1.1 – Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns

1.1.1 b)

1.1.1 e)

1.1.3.1

1.1.3.2

1.1.3.3

1.1.3.4

Section 1.4 – Housing

1.4.1

1.4.3

Section 1.7 – Long Term Economic Prosperity

The London Plan

(Policies subject to Local Planning Appeals Tribunal, Appeal PL170100, indicated with asterisk.)

Policy 7_ Our Challenge, Planning of Change and Our Challenges Ahead, Managing the Cost of Growth

Policy 54_ Our Strategy, Key Directions

Policy 59_2, 4, 5, and 8 Our Strategy, Key Directions, Direction #5 Build a Mixed-use Compact City

Policy 61_10 Our Strategy, Key Directions, Direction #7 Build Strong, Healthy and Attractive Neighbourhoods for Everyone

Policy 62_ Our Strategy, Key Directions, Direction #8 Make Wise Planning Decisions

Policy 66_ Our City, Planning for Growth and Change

Policy 79_ Our City, City Structure Plan, The Growth Framework, Intensification

Policy 83_ Our City, City Structure Plan, The Growth Framework, Intensification

Policy 84_ Our City, City Structure Plan, The Growth Framework, Intensification

Table 10 Range of Permitted Uses in Neighbourhoods Place Type

*Table 11 Range of Permitted Heights in Neighbourhood Place Type

Policy 916_3 Place Type Policies, Urban Place Types, Neighbourhoods, Our Vision for the Neighbourhoods Place Type

918_ Place Type Policies, Urban Place Types, Neighbourhoods, How Will We Realize Our Vision?

Policy 919_ Place Type Policies, Urban Place Types, Neighbourhoods, Approach for Planning Neighbourhoods – Use, Intensity and Form

921_ Place Type Policies, Urban Place Types, Neighbourhoods, Approach for Planning Neighbourhoods – Use, Intensity and Form, Permitted Uses

*935_1 Place Type Policies, Urban Place Types, Neighbourhoods, Approach for Planning Neighbourhoods – Use, Intensity and Form, Intensity

Policy 937_ Place Type Policies, Urban Place Types, Neighbourhoods, Residential Intensification in Neighbourhoods

Policy 939_ Place Type Policies, Urban Place Types, Neighbourhoods, Forms of Residential Intensification

Policy 953_ Place Type Policies, Urban Place Types, Neighbourhoods, Residential Intensification in Neighbourhoods, Additional Urban Design Considerations for Residential Intensification

Policy 1578_ Our Tools, Planning and Development Applications, Evaluation Criteria For Planning and Development Applications

*Map 1

Map 3

Official Plan (1989)

General Objectives for All Residential Designations

3.1.1 ii)

3.2.3 – Residential Intensification

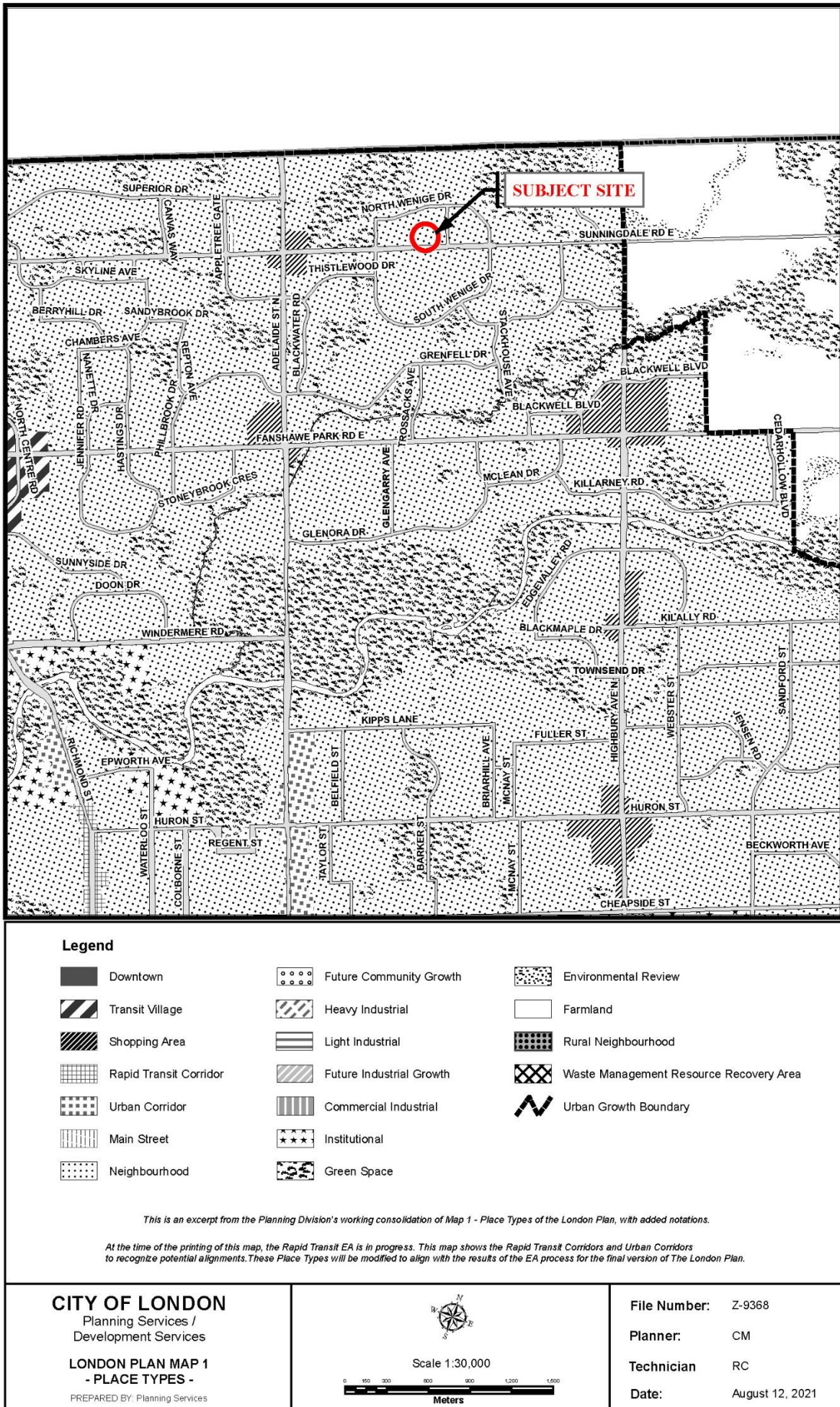
- 3.3 – Preamble
- 3.3.1 – Permitted Uses
- 3.3.2 – Location
- 3.3.3 – Scale of Development
- 3.7 - Planning Impact Analysis
- 3.7.1 – Purpose
- 3.7.2 – Scope of Planning Impact Analysis

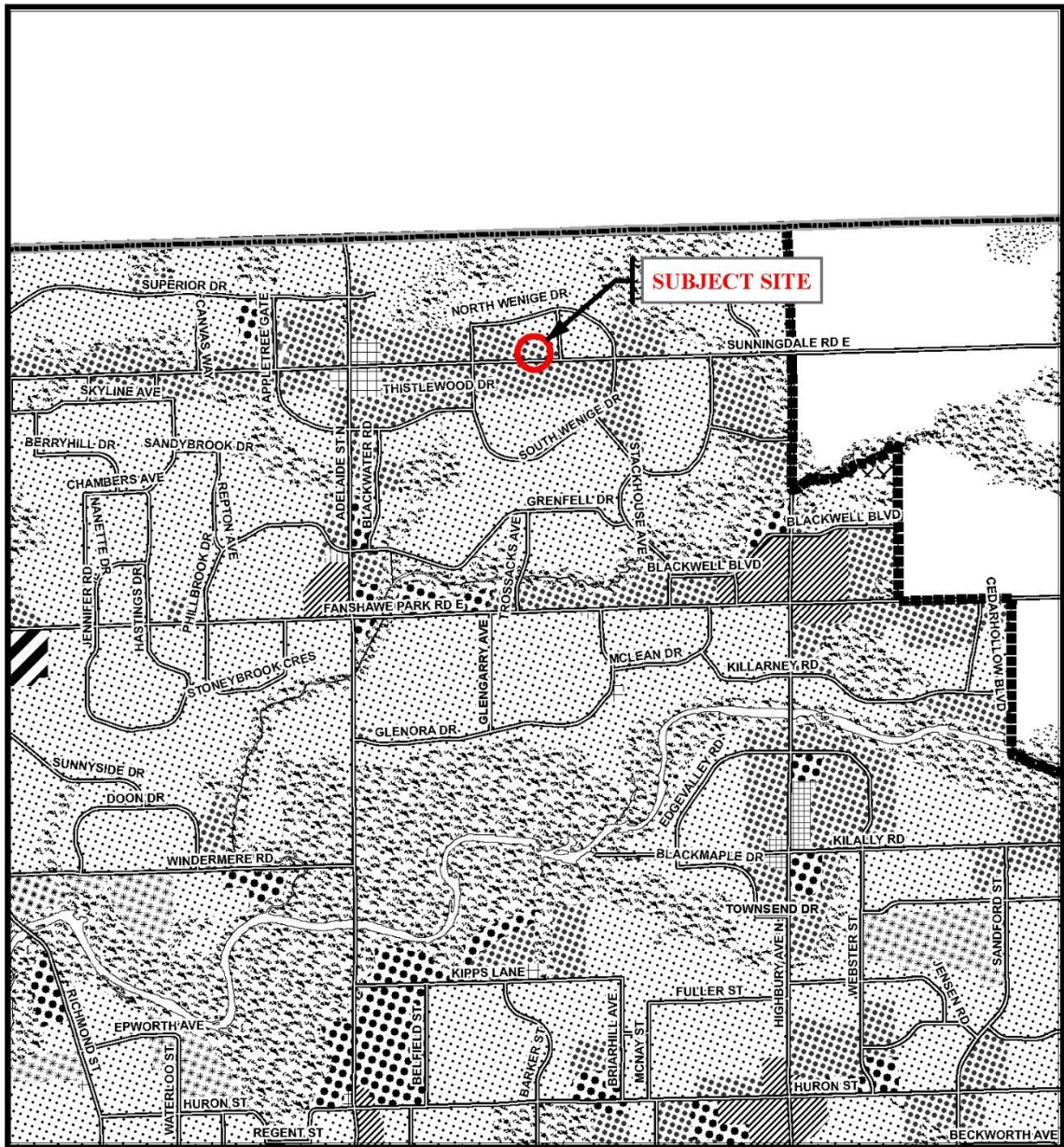
3.7 Planning Impact Analysis	
Criteria	Response
Compatibility of proposed uses with surrounding land uses, and the likely impact of the proposed development on present and future land uses in the area;	The proposed land use is a contemplated use in the Official Plan, similar to other uses in the area, and contributes to a variety of housing types within the neighbourhood.
The size and shape of the parcel of land on which a proposal is to be located, and the ability of the site to accommodate the intensity of the proposed use;	The site concept achieves an intensity that allows for other on-site functions such as guest parking, emergency services and open space.
The supply of vacant land in the area which is already designated and/or zoned for the proposed use;	There is a limited amount of vacant land in the area designated and/or zoned for the proposed use that is not already planned for redevelopment. The subject site is not vacant and the proposal would utilize existing building stock for redevelopment and residential intensification.
The proximity of any proposal for medium or high density residential development to public open space and recreational facilities, community facilities, and transit services, and the adequacy of these facilities and services;	The site is located in proximity to Mother Theresa Catholic Secondary School and the Stoney Creek Community Centre. The site is located along the #19 bus route which has stops at Mother Theresa Catholic Secondary School and across Sunningdale Road East at Gough Avenue. The site contains adequate open space and is in proximity to a community centre and other City-owned parkland, including Stephens Farm Park.
The need for affordable housing in the area, and in the City as a whole, as determined by the policies of Chapter 12 – Housing;	The proposed converted dwelling use contributes to a mix of housing types, providing more intrinsically affordable housing options.
The height, location and spacing of any buildings in the proposed development, and any potential impacts on surrounding land uses;	The scale/height of the building is not proposed to change, therefore no impacts on surrounding land uses are anticipated. The building has existed since its construction circa 1916 and has demonstrated a measure of compatibility with the uses that have developed around it.
The extent to which the proposed development provides for the retention of any desirable vegetation or natural features that contribute to the visual character of the surrounding area;	The proposed development provides for adequate space on site for landscaping and screening.

<p>The location of vehicular access points and their compliance with the City's road access policies and Site Plan Control By-law, and the likely impact of traffic generated by the proposal on City streets, on pedestrian and vehicular safety, and on surrounding properties;</p>	<p>The vehicular access is not proposed to change and would continue to be provided from the U-shaped driveway off of Sunningdale Road East.</p>
<p>The exterior design in terms of the bulk, scale, and layout of buildings, and the integration of these uses with present and future land uses in the area;</p>	<p>No changes to the exterior design of the building are proposed.</p>
<p>The potential impact of the development on surrounding natural features and heritage resources;</p>	<p>No natural heritage features are present that will be affected by the proposal.</p>
<p>Constraints posed by the environment, including but not limited to locations where adverse effects from landfill sites, sewage treatment plants, methane gas, contaminated soils, noise, ground borne vibration and rail safety may limit development;</p>	<p>The site is not constrained by any landfill sites, sewage treatment plants, methane gas, contaminated soils, or noise and/or ground borne vibration.</p>
<p>Compliance of the proposed development with the provisions of the City's Official Plan, Zoning By-law, Site Plan Control By-law, and Sign Control By-law;</p>	<p>The requested amendment is consistent with the in-force policies of the Official Plan. Site Plan Approval is not required for a converted dwelling where no enlargements greater than 10% of the gross floor area are proposed. The site is of adequate size to support the proposed redevelopment. No new special provisions are proposed aside from the additional permitted use.</p>
<p>Measures planned by the applicant to mitigate any adverse impacts on surrounding land uses and streets which have been identified as part of the Planning Impact Analysis;</p>	<p>No adverse impacts are anticipated as no additions or alterations to the existing building are proposed.</p>
<p>Impacts of the proposed change on the transportation system, including transit</p>	<p>The residential intensification of the subject lands will have no impact on the transportation system.</p>

Appendix D – Relevant Background

Additional Maps





Legend

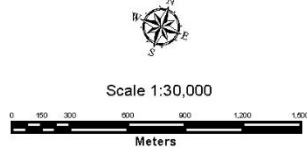
- | | | |
|---|--|-------------------------|
| Downtown | Multi-Family, Medium Density Residential | Office Business Park |
| Wonderland Road Community Enterprise Corridor | Low Density Residential | General Industrial |
| Enclosed Regional Commercial Node | Office Area | Light Industrial |
| New Format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

CITY OF LONDON

Planning Services /
Development Services

OFFICIAL PLAN SCHEDULE A
- LANDUSE -

PREPARED BY: Graphics and Information Services



FILE NUMBER: Z-9368

PLANNER: CM

TECHNICIAN: RC

DATE: 2021/08/12



COUNCIL APPROVED ZONING FOR THE SUBJECT SITE:

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

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

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-9368

CM

MAP PREPARED:

2021/08/12

RC

1:1,250

0 5 10 20 30 40

Meters