



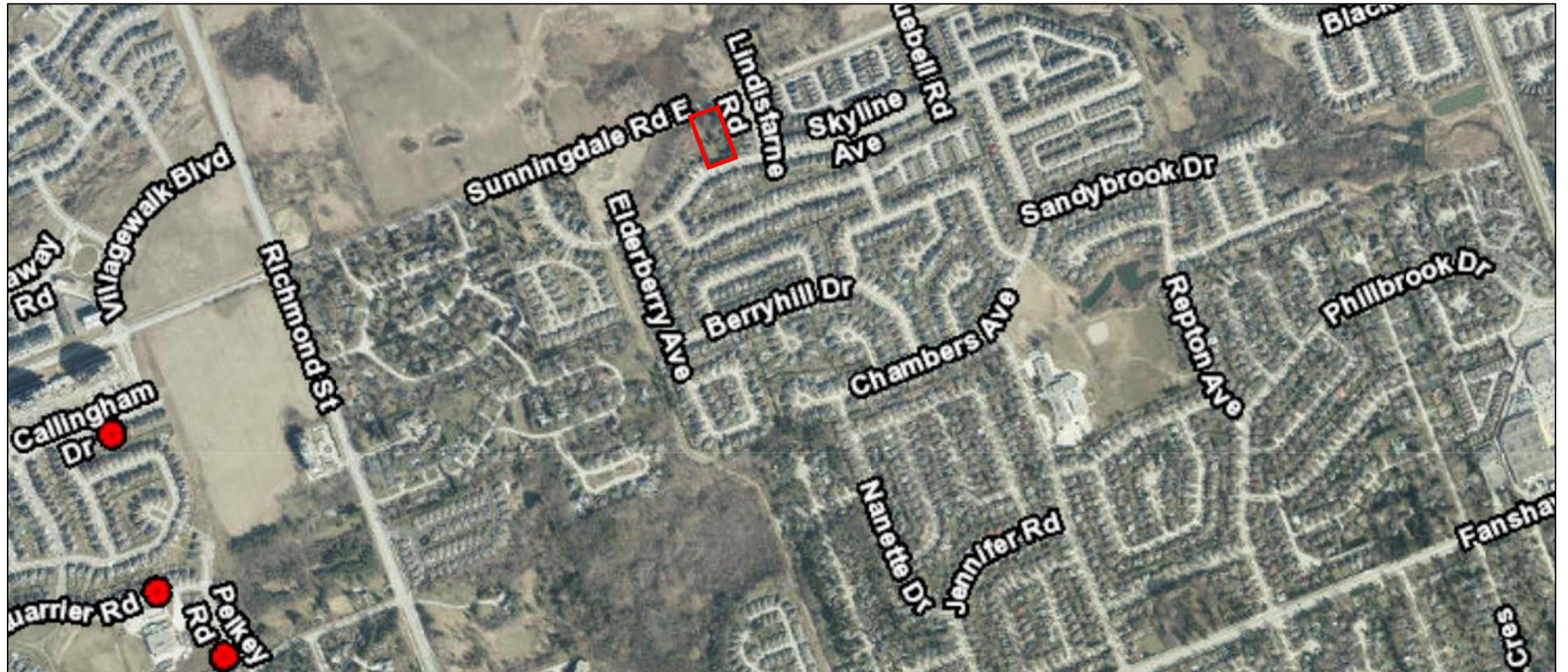
Zoning Application- Z-9498



307 Sunningdale Road East

Ecological Community Advisory Committee – June 16, 2022

Context

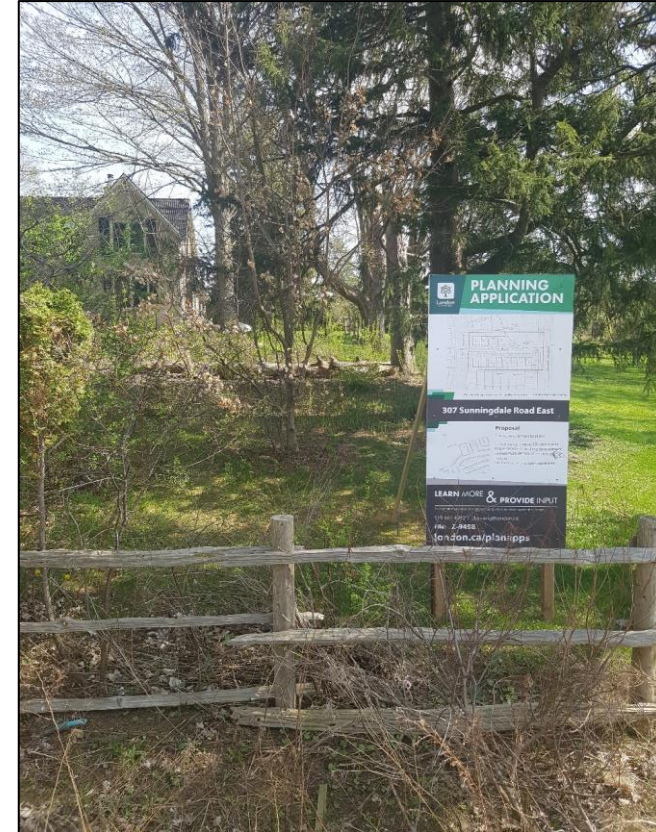


Property at a Glance



- **Municipal Addresses**
307 Sunningdale Road East
- **Area**
0.6 hectares (1.7 acres)
- **Frontage**
60.3 m (198.00 ft)
- **Use**
Single Detached Dwelling

Property at a Glance



Subject Site, looking south from Sunningdale Road East.

Property at a Glance



Subject Site, looking north from Skyline Avenue.

Surrounding Uses



Heron Haven Park.

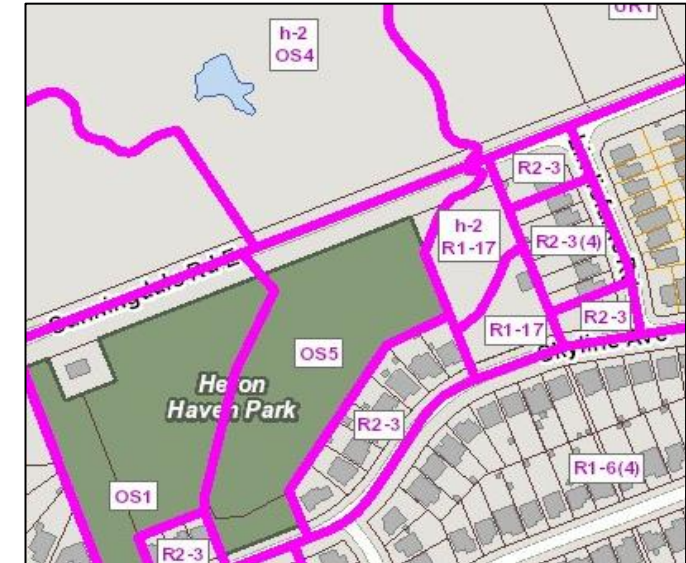
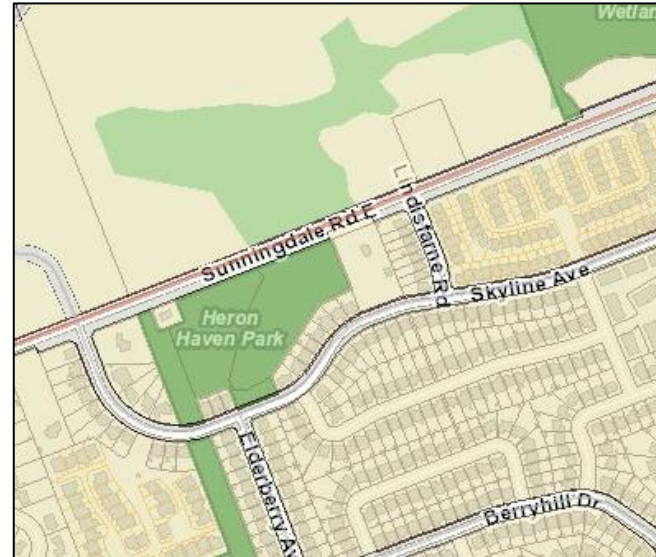
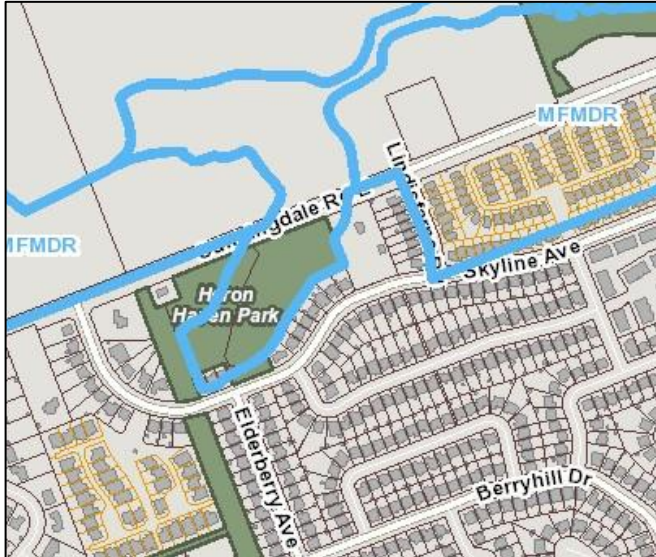


Low rise dwellings.



Drewlo's holdings.

Property at a Glance



Low Density Residential & Open Space

- Single detached, semi-detached, and duplex dwellings; multiple-attached dwellings, such as row houses or cluster houses subject to the LDR and residential intensification policies.
- Residential density of 30 UPH (3.2.2.(i)); 75 UPH via residential intensification (3.2.3.2.).
- OS lands include public open spaces, flood plain lands, natural hazards lands, evaluated Natural Heritage System recognized by Council as being of city-wide, regional or provincial significance, and lands that contribute to important ecological functions (8A.2.1.).

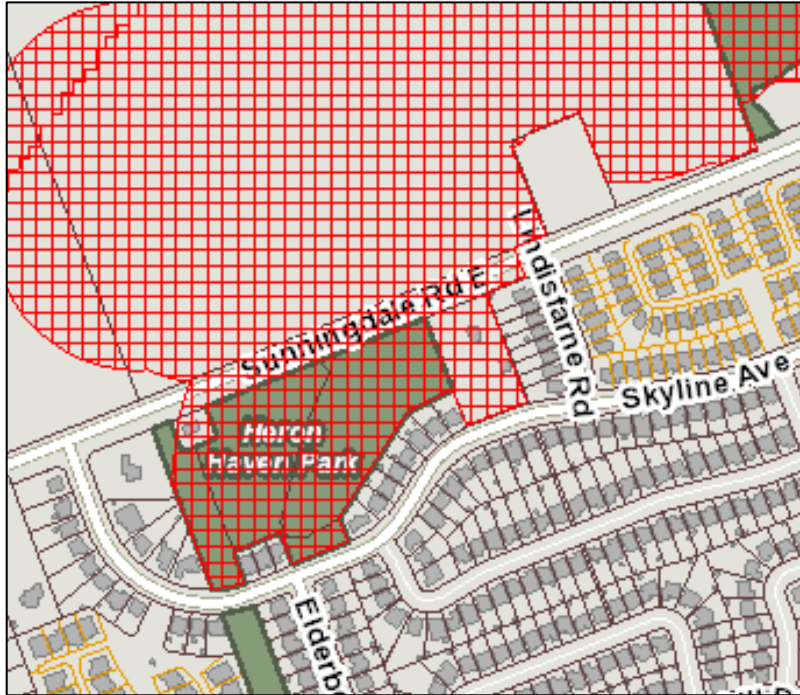
Neighbourhoods (Neighbourhood Connector)

- Broadest range of uses, including single detached, semi-detached, duplex, converted dwellings, townhouses, secondary suites, home occupations, group homes, triplexes, small-scale community facilities (Table 10).
- Intensity between 1 and 2.5 storeys (Table 11).
- Use and intensity for lots that have frontage on two or more streets of different classifications but not located at an intersection established by the lower-order street (*920_6.a.).

Open Space/Holding Residential R1 (OS5/h-2 - R1-17/R1-17)

- OS5 – restrictive zone permitting conservation lands, conservation works, passive recreation uses which include hiking trails and multi-use pathways, and managed woodlots (z-1-051390)
- H-2 – "... an Environmental Impact Study or Subject Lands Status Report that has been prepared in accordance with the provisions of the Official Plan and to the satisfaction of the City of London..."
- R1-7 - applied to large existing lots in these rural areas.

Property at a Glance



UTRCA Regulated Area

- Conservation Authorities Act (Section 28) allows the UTRCA to ensure that proposed development have regard for natural hazard features.
- UTRCA implements the regulation by issuing permits for works near watercourses, valleys, wetlands or shorelines where required.
- Property owner must obtain permission before beginning any construction, reconstruction, altering use or size etc. in a regulated area.

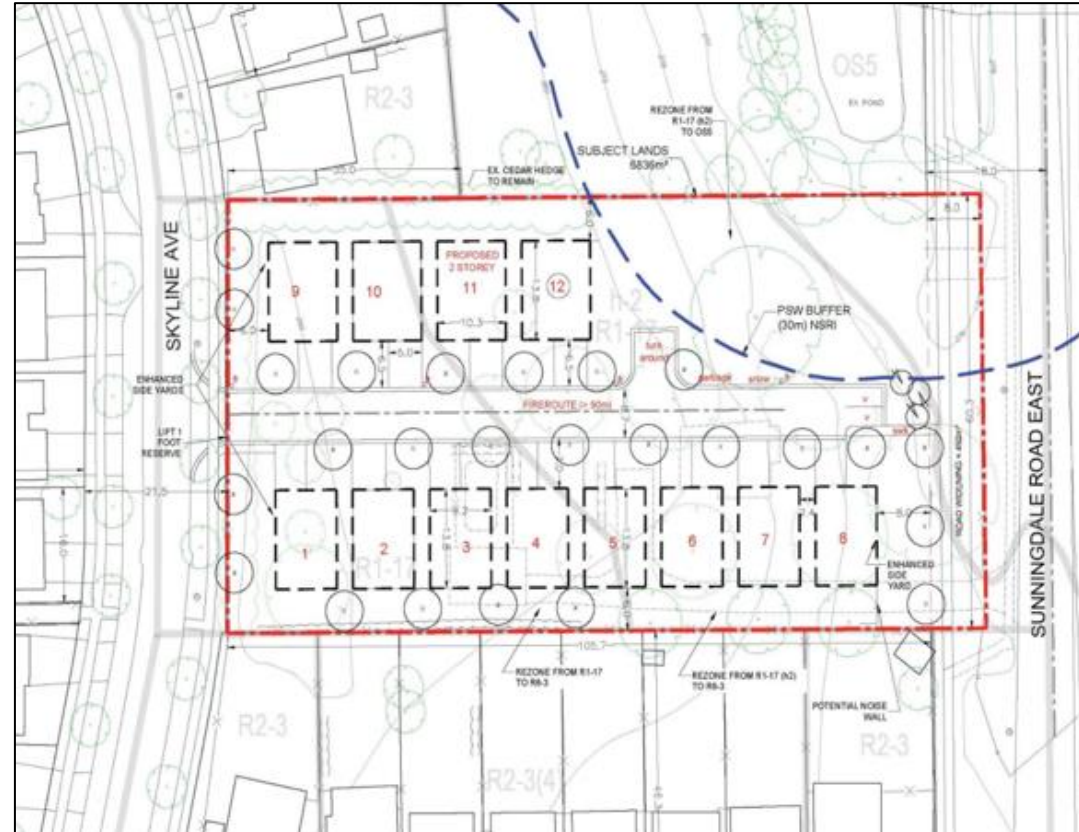


Map 5 – Natural Heritage, the London Plan

- Map 5 of the London Plan shows an 'Unevaluated Vegetation Patch' cutting across the northwest corner of the subject lands.
- Provincially Significant Wetlands and Significant Valleylands are located within the adjacent Heron Haven Park to the west, forming part of a network extending north across Sunningdale Road and then southeast towards Adelaide Street North.

Development Proposal

- Facilitate the development of single-detached, semi-detached, and duplex dwellings with a density of 25 units per hectare.
- 12 single detached dwellings.
 - All 2 storeys.
 - Building footprints ranging from 127 m² to 142 m².
 - Proposed dwellings oriented towards the internal driveway.
- Private internal driveway accessed from Skyline Drive.
- Pedestrian access through to Sunningdale Road East.



Proposed Zoning Amendment

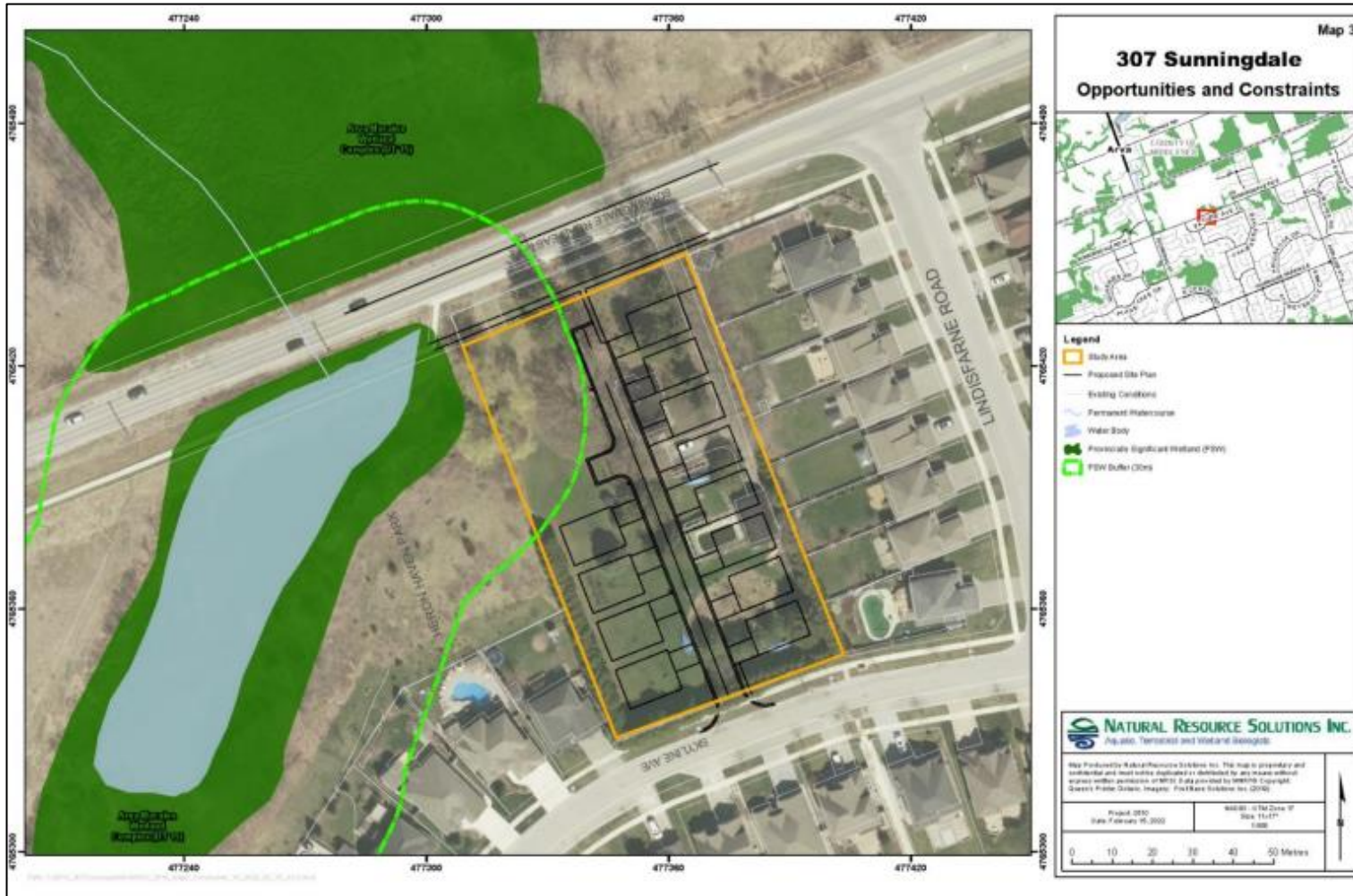
Requested Amendment:

FROM a OS5/R1-17 TO a R6-2/OS1 with a maximum residential density of 19 UPH.

The h-2 holding provision is proposed to be removed from the northern portion of the site through the completion of the required EIS.



Buffer Provincially Significant Wetland



30-metre Buffer PSW



Departmental Comments

Heritage:

- No heritage/archaeological issues.

Tree Preservation:

- There are numerous city owned trees in adjacent road allowances of Sunningdale Road East and Skyline Avenue, the site abuts a Tree Protection Area/Park and there are numerous trees on the site.
- Tree Preservation Plan not accepted

Transportation (TBC):

- Widening to 18m from centre line, Sunningdale Road Improvements anticipated in 2025

Parks Planning & Design:

- The City requires parkland dedication in the form of land as defined in By-law CP-9
- The proposed development area reflects a parkland dedication of 0.04 ha of table land (calculated at 1ha per 300 units). Following the completion of the required Environmental Impact Study PP&D Section may wish to acquire all natural heritage lands at hazard rate 1:27. Balance of the dedication to be taken as Cash in Lieu.

UTRCA:

- The northwesterly portion of the parcel falls within Conservation Authority Regulated Area and any development will require a permit or Letter of Clearance from the Upper Thames River Conservation Authority.



Public Comments

Five public comments received during

Tree Loss:

- Loss of mature trees.
- Cedar Hedgerow trees on east, south and west border → habitat for bird species

Vehicular Access, Parking & Traffic:

- Concern about proposed private road onto Skyline Avenue, preference entrance onto Sunningdale Road E.
- Potential loss of on-street parking south side of Skyline Avenue
- Increased traffic, more dangerous for children.

Heritage:

- Consider heritage designation for farmhouse → repurpose old house by splitting in apartments

Stormwater management:

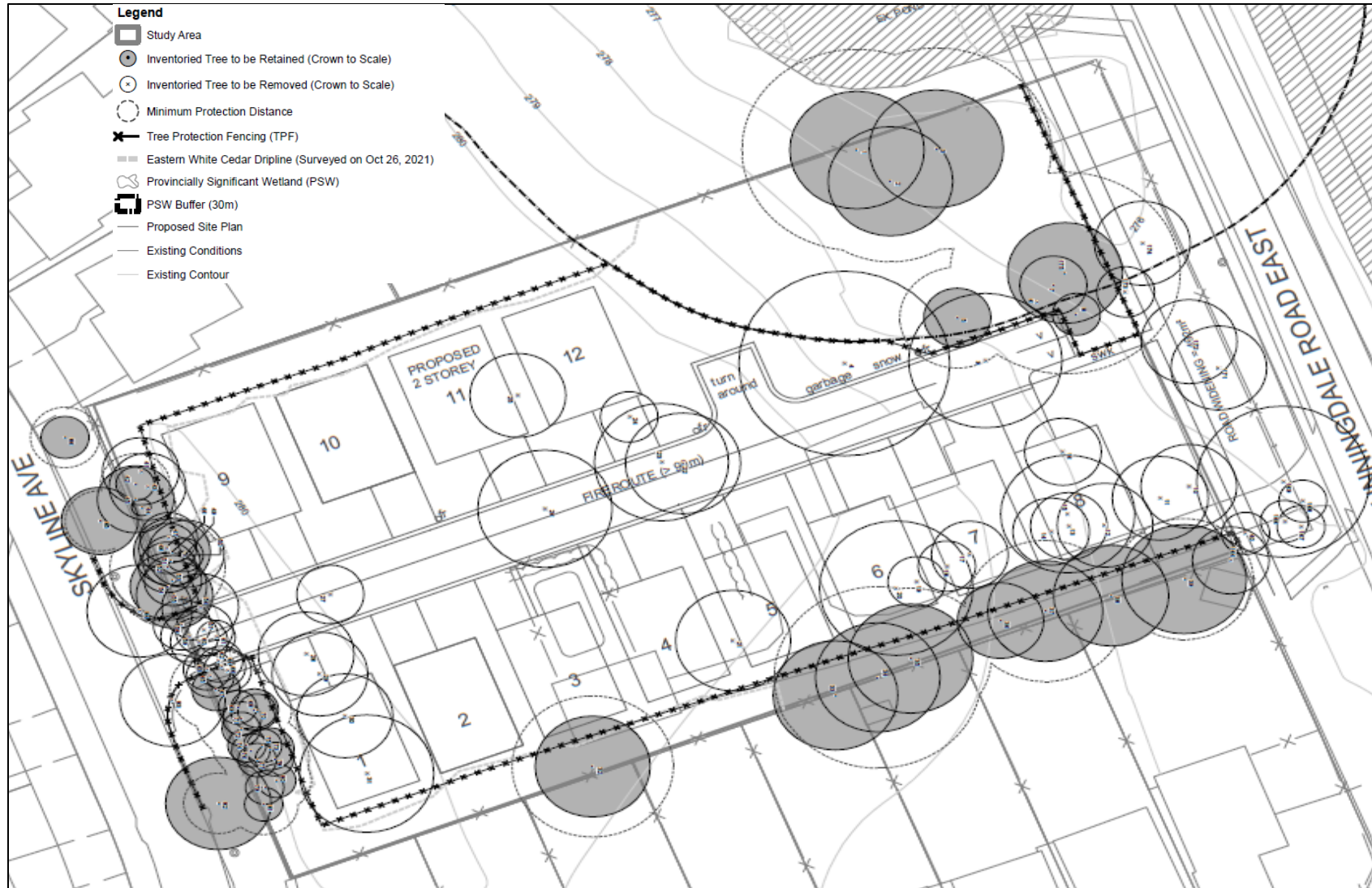
- Concern how stormwater management is addressed in relation to PSW



Issues & Discussion

- No major policy concerns with the proposed use, intensity or form.
- Natural Heritage Considerations → Tree Preservation Plan not accepted:
 - Minimum Protection Distances (critical root zones) of 8 boundary trees will sustain damage from proposed development.
 - Cedar trees on east & west property line need to be further assessed.
 - Consent from owner of off-site tree/ consent from co-owner boundary trees required.
 - Proposed removal of City trees on Skyline Ave & Sunningdale Rd.
- Revision Conceptual Grading Plan required:
 - Roof runoff should be directed to controlled areas of property, to prevent surface water issues on City owned lands.
 - Ensure that stormwater flows are self-contained on site. through the northeast corner of site onto adjacent exist. Private residential property.
- Imperial Oil pipeline in vicinity recommends 20m. setback

Tree Preservation Plan



Conclusion

- Working through issues with applicant:
 - Revised Tree Preservation Plan
 - Revised Conceptual Grading Plan
- Outstanding Comments
- Targeting PEC August 22, 2022 (Subject to change)

