



Slide 1 – 307 Sunningdale Road East



Zoning By-law Amendment: Z-9498

Applicant: Margrit Johnson

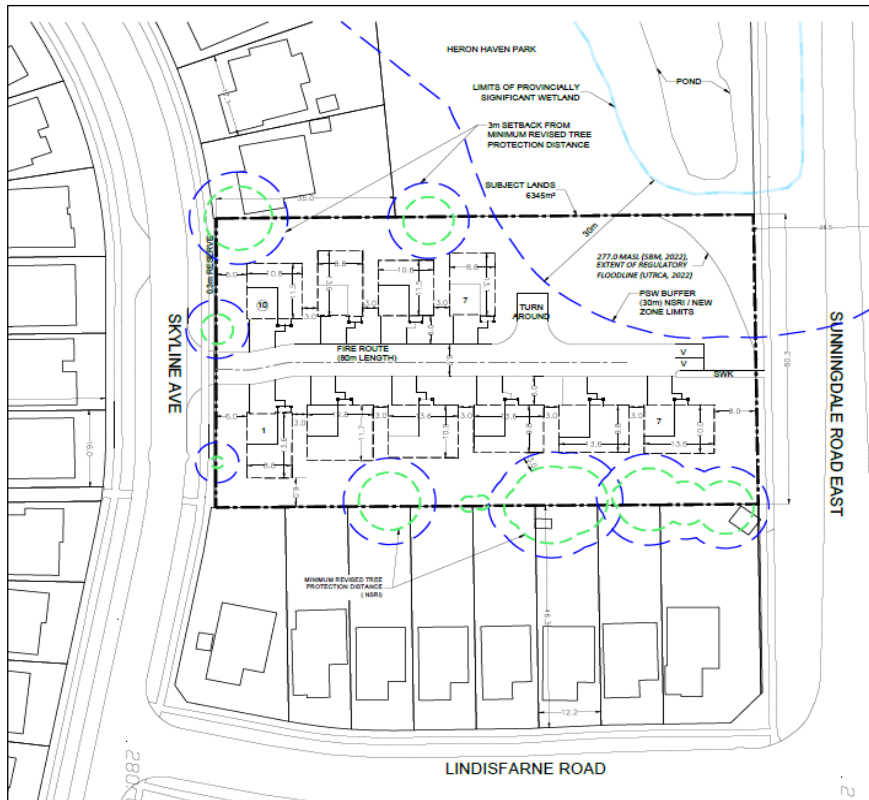
Planning and Environment Committee: Nov. 28, 2022

Slide 2 – Property Description



- Located on south side of Sunningdale Road E., to the west of Lindisfarne Rd.
- 0.6 hectares in size
- Current Use: Single-detached dwelling
- Surrounding uses:
 - North: Open Space & agricultural lands
 - East: Low Density Residential
 - South: Low Density Residential
 - West: Open Space & Low Density Residential

Slide 3 – Development Proposal



Zoning By-law Amendment to:

- Permit the development of a ten-unit cluster single-detached dwelling development,
- Permit a maximum density of 25 units per hectare.
- Facilitate a 30-meter buffer around the Provincially Significant Wetland (PSW)
- Increased interior yard setbacks from eastern & western property line to protect boundary trees and critical root zones.

Slide 4 – Policy Context

The London Plan

- Neighbourhoods Place Type fronting a Civic Boulevard(Sunningdale Road E) and Neighbourhood Connector (Skyline Avenue)
- Lower-order street classification is used to establish permitted use & intensity of development (920_)→ range of residential uses permitted
- Permitted heights are 1 to 3 storeys.
- The London Plan encourages intensification of various types and forms to take advantage of existing services and facilities and to reduce our need to grow outwards.

1989 Official Plan

- Low Density Residential – approx. upper limit of 30 uph.



Slide 5 – Public Comments

- Loss of trees on the site
- Heritage value existing farmhouse
- Privacy
- Traffic/ vehicular access
- Grading concerns/ stormwater

Slide 6 – Recommendation

- Recommended Zoning By-law Amendments be introduced at the Municipal Council Meeting on December 13, 2022;
- Residential R6 (R6-3 ()) Special Provision Zone and an Open Space (OS5) Zone
- Recommended special provisions to regulate east & west side yard setbacks will ensure protection of existing boundary trees.

