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**T. KARIDAS**  
**File No: SP13-015762**

<b>TO:</b>	<b>CHAIR AND MEMBERS – PLANNING AND ENVIRONMENT COMMITTEE MEETING</b>
<b>FROM:</b>	<b>GEORGE KOTSIFAS P.ENG. MANAGING DIRECTOR, DEVELOPMENT &amp; COMPLIANCE SERVICES AND CHIEF BUILDING OFFICIAL</b>
<b>SUBJECT:</b>	<b>APPLICATION BY: RICHMOND VILLAGE (LONDON) INC. 275 CALLAWAY ROAD PUBLIC SITE PLAN MEETING AUGUST 20, 2013</b>

<b>RECOMMENDATION</b>
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That on the recommendation of the Manager of Development Services and Planning Liaison, the following actions be taken with respect to the site plan approval application by Richmond Village London) Inc. relating to the property located at 275 Callaway Road:

- a) on behalf of the Approval Authority, the Planning and Environment Committee **BE REQUESTED** to conduct a public meeting on the subject site plan application and **REPORT TO** the Approval Authority the issues, if any, raised at the public meeting with respect to the application for Site Plan approval; and
- b) Council **ADVISE** the Approval Authority of any issues they may have with respect to the Site Plan application and whether they support the Site Plan application for the residential development.

<b>PREVIOUS REPORTS PERTINENT TO THIS MATTER</b>
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November 26, 2012 - Report to PEC to rezone the lands from Neighbourhood Facility to R5 to permit townhouses.

June 17, 2008 - Draft Plan of Subdivision / Rezoning Report (File: 39T-04513 & Z-6842)

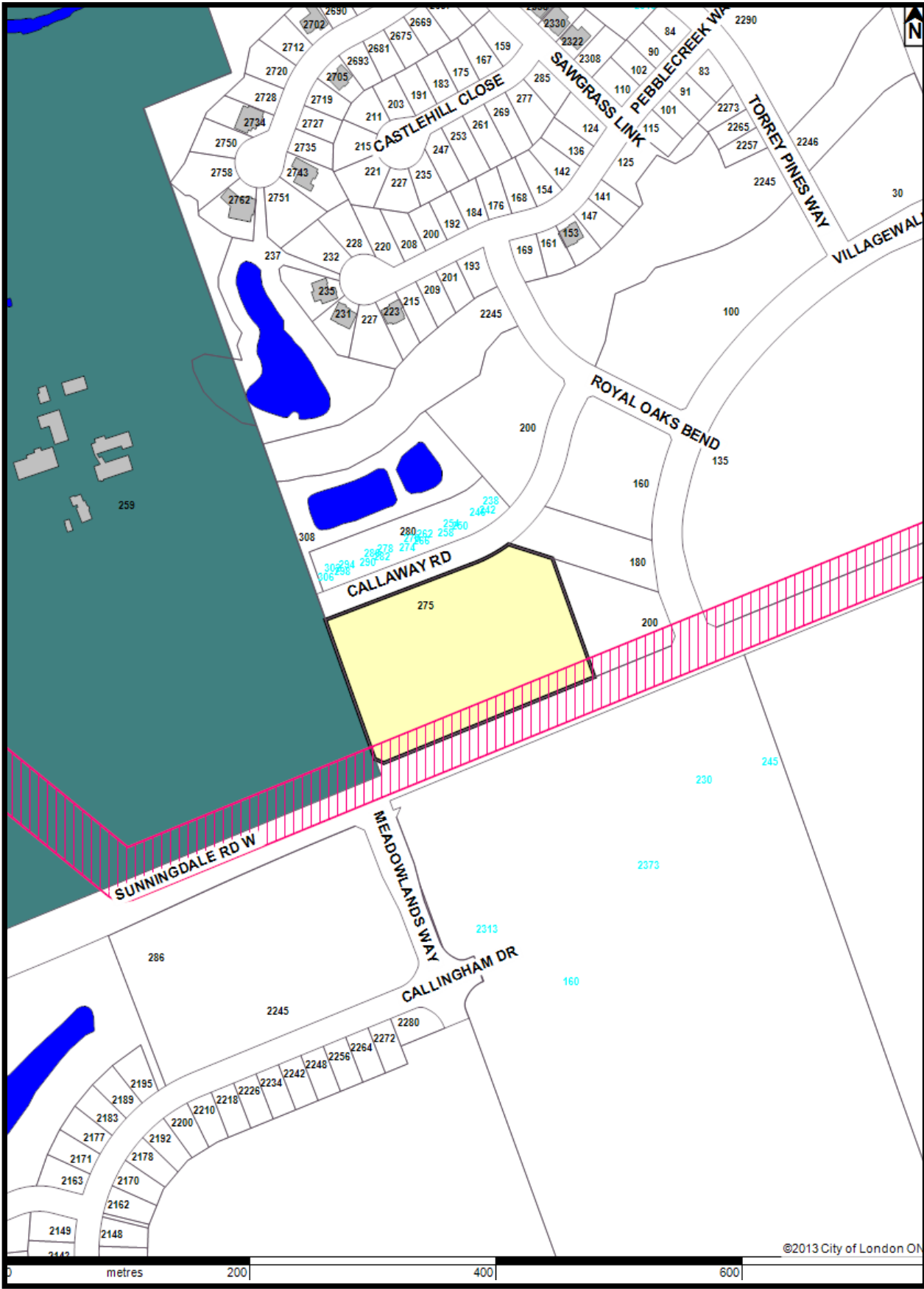
<b>PURPOSE AND EFFECT OF RECOMMENDED ACTION</b>
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The purpose of the report is to advise and obtain feedback from the public on a proposed cluster townhouse development at 275 Callaway Road. The Planning & Environment Committee and Council are also requested to provide advice to the Approval Authority when considering the elevations and design requirements for the Site Plan.

The h-5 holding provision requires that a public meeting be held to consider site plan matters and a development agreement be entered into prior to development.

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Location Map



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<b>APPLICATION DETAILS</b>
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<b>Date Application Accepted:</b> May 28, 2013	<b>Agent:</b> Donald A. Riley Consulting
<b>REQUESTED ACTION:</b> Application for Site Plan Approval for a 104 unit cluster townhouse development.	

<b>SITE CHARACTERISTICS:</b>
<ul style="list-style-type: none"> <li>Current Land Use – Vacant</li> <li>Frontage – 160 m (525 Feet)</li> <li>Depth – 124 m (407 Feet)</li> <li>Area – 2.25 ha (5.5acres)</li> <li>Shape – Rectangular</li> </ul>

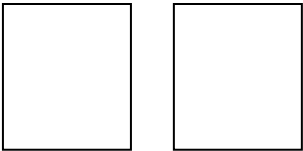
<b>SURROUNDING LAND USES:</b>
<ul style="list-style-type: none"> <li>North – Medium density residential development (street townhouses)</li> <li>South – High density residential development (under construction)</li> <li>East – Vacant (future medium density residential and commercial uses)</li> <li>West – Open space (Sunningdale Golf Course)</li> </ul>

<b>OFFICIAL PLAN DESIGNATION:</b> Multi-Family, Medium Density Residential
<b>EXISTING ZONING:</b> h-5.h-53.h-99.h-100. R6-5(26). R7(10)

<b>SIGNIFICANT DEPARTMENT/AGENCY COMMENTS</b>
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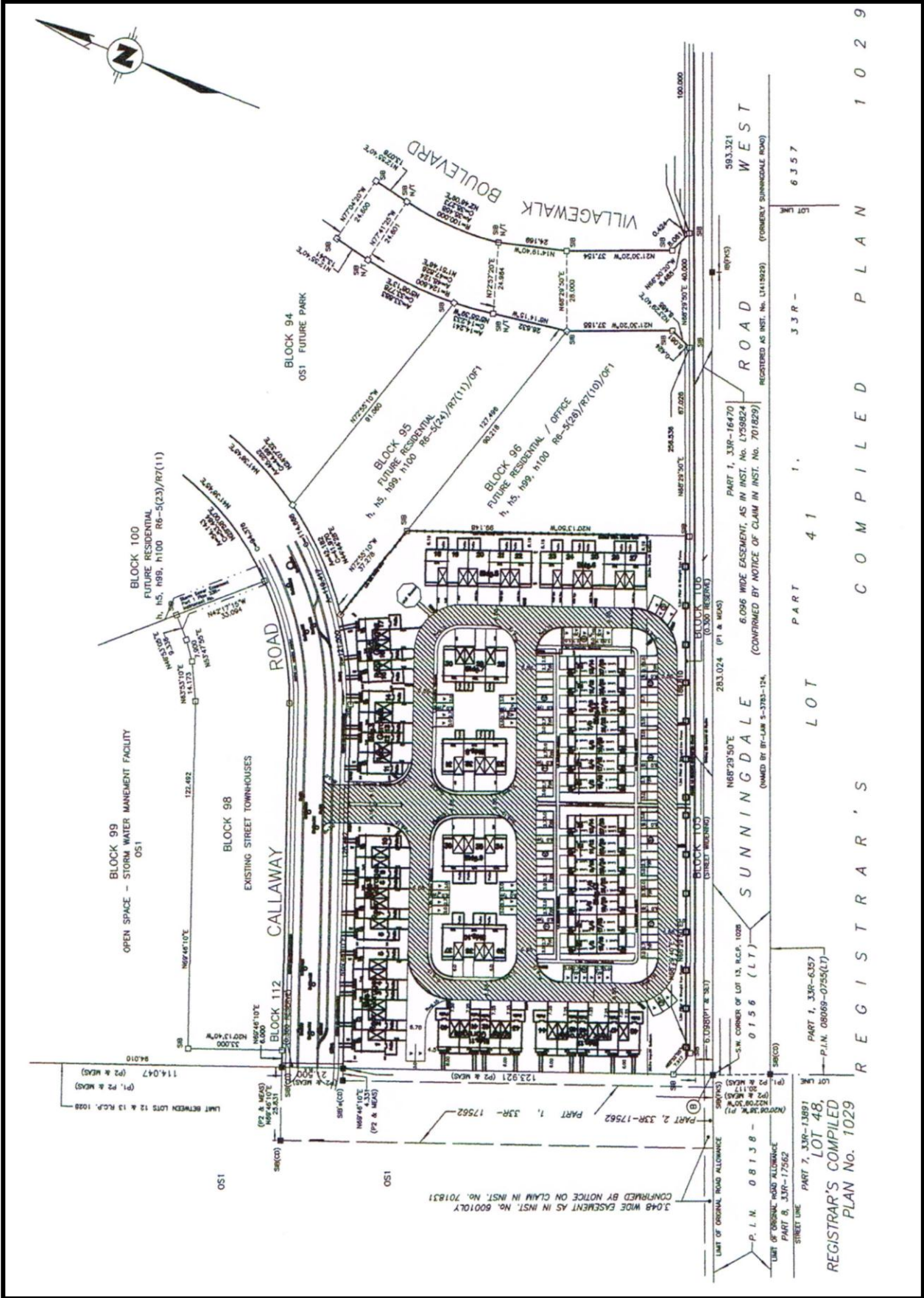
No significant issues have been identified with respect to the proposed plans.

<b>PUBLIC LIAISON:</b>	On August 2, 2013 notice of public meeting was sent out to area property owners and on August 1, 2013, notice of public meeting was placed in the Londoner.	
<b>Nature of Liaison:</b> Application for Site Plan Approval for a 104 unit cluster townhouse development.		
<b>Responses:</b> No responses received to date.		



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Site Plan





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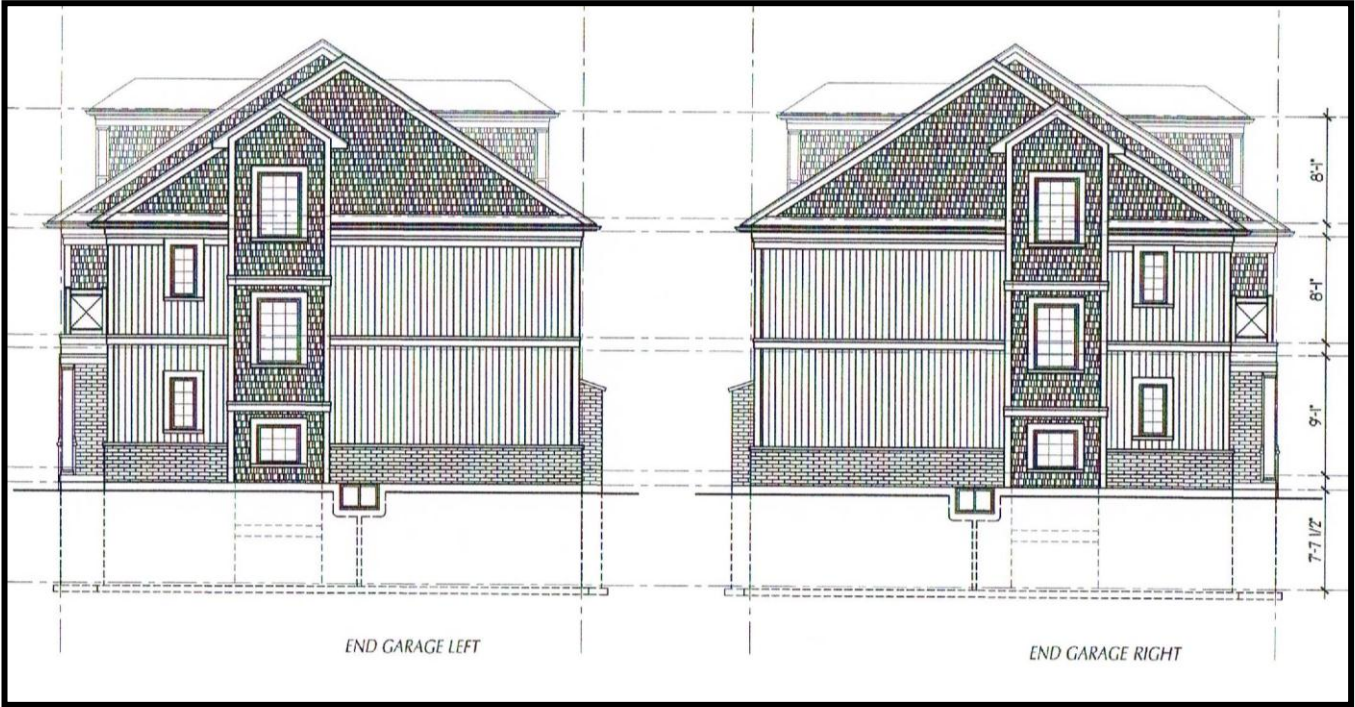
Elevations



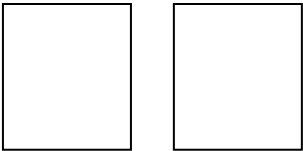


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Elevations







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<b>BACKGROUND</b>
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The subject lands are within the Sunningdale North Community Planning Area. The Sunningdale North Area Plan, which was approved by Council in 2006, provided community planning and design principles to support the development of a distinctive, attractive and self-sustaining community.

<b>ANALYSIS</b>
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**Description of the Site Plan**

The owner is proposing a total of 14 buildings. Each building contains from 3 to 28 units, providing a total of 56 stacked townhouses and 48 townhouses within this parcel. The access for the site is from Callaway Road (to the north) and the units are oriented to have frontage on Callaway Road, Sunningdale Road and the future extension of Meadowlands Way. Each unit has a dedicated-direct, concrete, pedestrian link to the proposed sidewalk on Callaway Road and the future Meadowlands Way.

The applicant has agreed to making changes to the orientation of the units fronting on the future extension of Meadowlands Way in order to eliminate the need for a continuous noise wall along this street frontage. Localized noise walls will be required to address future noise impacts from Sunningdale Road.

The applicant is proposing ornamental fencing with masonry pillars around the property. There are concrete sidewalks throughout the interior of the site, providing a safe internal circulation for pedestrians. There is also excellent vehicular circulation within the site.

**Landscape Plan**

The landscape plan provides for extensive landscaping using shade trees and ornamental trees. Patio areas are screened by 1.2m high ornamental fencing and shrubbery. The landscape plan complies with the Site Plan Control Area By-law, the Sunningdale North Area Plan and the Upper Richmond Village-Urban Design Guidelines.

**Servicing**

The subject site is located within the Richmond North subdivision (Plan 33M-633) and is dependent on the works and services in this plan. Stormwater management and surface drainage is required to be in accordance with the accepted servicing drawings for this subdivision. Water service will be provided from the 200mm watermain on Callaway Road and each unit is required to be connected to a separate water service connected to a watermain or private watermain. Municipal servicing requirements will be implemented through the approved Site Plan/Development Agreement and required securities.

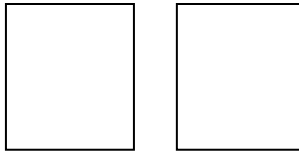
**Community Planning and Urban Design**

The elevations were reviewed and approved for Urban Design by the Community Planning and Urban Design Section. The plans and elevations comply with Sunningdale North Area Plan and the Upper Richmond Village-Urban Design Guidelines. Urban Design comments that have been implemented in the proposed site plan include: the orientation of units to Sunningdale Road, Callaway Road and the future extension of Meadowlands Way; treatment such as windows and wrap around porches on the side wall of corner units; strong pedestrian connections within the site; and, enhanced landscaping along the window street facing Sunningdale Road.

**Zoning**

The R6-5(26) Special Provision Zone permits medium density cluster housing in the form of





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triplex, fourplex, townhouse, stacked townhouse and apartment buildings at a density range of between 30 and 75 units per hectare, and a maximum height of 15 metres. The proposed site plan conforms to the R6-5(26) Zone regulations.

There are 4 holding provisions that apply to this site, as described below:

**h-5** - is to ensure that development takes a form compatible with adjacent land uses, agreements shall be entered into following public site plan review specifying the issues allowed for under Section 41 of the *Planning Act, R.S.O. 1990, c. P.13*, prior to the removal of the "h-5" symbol.

**h-53** - is to encourage street-oriented development and discourage noise attenuation walls along arterial roads. The dwellings have been oriented to the street which will eliminate the need for continuous noise walls along street frontages in this area. The applicant will be required to provide a revised noise study to illustrate the size of localized noise walls which will be needed to address the issues of noise from Sunningdale Rd.

**h-99** - is to ensure that new development is designed and approved consistent with the policies of the Sunningdale North Area Plan and the Upper Richmond Village-Urban Design Guidelines, to the satisfaction of the City of London, prior to removal of the h-99 symbol.

**h-100** - is to ensure there is adequate water services and appropriate access, no more than 80 units may be developed until a looped watermain system is constructed and there is a second public access available to the satisfaction of the City Engineer, prior to the removal of the h-100 symbol. The servicing and grading plans are currently under review and will comply with the requirements of the h-100.

The applicant has filed an application to remove all four of the holding provisions that apply to the site. A separate report to address the holding provision removal will be presented to the Planning and Environment Committee after the site plan has been approved and the development agreement has been executed.

#### **Is the Site Plan Compatible with the Neighbourhood?**

The lands surrounding the site are currently being developed for residential uses ranging from street townhouses to apartment buildings. The lands to the west are currently zoned Open Space but designated Multi-Family, Medium Density Residential, with a potential for future residential uses that are compatible with this development. The site plan as submitted is compatible with the surrounding uses and is considered appropriate for the development of these lands. The proposed elevations, site plan and landscape plan are consistent with the Sunningdale North Area Plan and the Upper Richmond Village-Urban Design Guidelines. Urban Design has advised they are satisfied with the proposed plans and elevations.

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CONCLUSION

Based on a review of the applicable Official Plan policies, Zoning By-law regulations, and the Provincial Policy Statement, approval of the submitted site plan and elevations by the Approval Authority is considered appropriate for the development of these lands. The proposal represents good land use planning and, subject to the results of the public meeting, the plans and drawings can be recommended for approval to the Approval Authority. Relevant municipal servicing requirements will be implemented through the executed Development Agreement and required securities. The removal of holding provisions will be addressed in a separate report to a future meeting of the Planning & Environment Committee.

PREPARED BY:	REVIEWED BY:
TOM KARIDAS SITE PLAN APPROVAL OFFICER DEVELOPMENT SERVICES	ALLISTER MACLEAN MANAGER, DEVELOPMENT PLANNING
RECOMMENDED BY:	SUBMITTED BY:
TERRY GRAWAY, MANAGER, DEVELOPMENT SERVICES AND PLANNING LIAISON	GEORGE KOTSIFAS, P.ENG. MANAGING DIRECTOR, DEVELOPMENT & COMPLIANCE SERVICES AND CHIEF BUILDING OFFICIAL

c : Richmond Village London Inc.- Don Riley