

Report to Planning and Environment Committee

To: Chair and Members
Planning and Environment Committee

From: Scott Mathers, MPA, P.Eng.
Deputy City Manager, Planning and Economic Development

Subject: Application by Thames Valley District School Board
1284 Sunningdale Road West
Public Participation Meeting

Date: April 19, 2022

Recommendation

That, on the recommendation of the Director, Planning and Development, with respect to the application of Thames Valley District School Board relating to lands located at 1284 Sunningdale Road West, the proposed by-law attached hereto as Appendix 'A' **BE INTRODUCED** at the Municipal Council meeting to be held on May 3, 2022 to amend Zoning By-law No. Z.-1, in conformity with the Official Plan, to change the zoning of the subject lands **FROM** a Holding Residential R4/R6/R7/R8 (h•h-54•h-71•h-95•h-100•R4-6(14)/R6-5/R-7•H15•D75•R-8•H15•D75) Zone **TO** a Holding Residential R4/R6/R7/R8, Neighbourhood Facility (h•h-54•h-71•h-95•h-100•R4-6(14)/R6-5/R-7•H15•D75•R-8•H15•D75•NF1) Zone.

Executive Summary

Summary of Request

The request is for approval of zoning by-law amendment to change the zoning of one block (Block 21) within a draft-approved plan of subdivision (Foxhollow North – Kent Subdivision) from a Holding Residential R4/R6/R7/R8 (h•h-54•h-71•h-95•h-100•R4-6(14)/R6-5/R-7•H15•D75•R-8•H15•D75) Zone to a Holding Residential R4/R6/R7/R8, Neighbourhood Facility (h•h-54•h-71•h-95•h-100•R4-6(14)/R6-5/R-7•H15•D75•R-8•H15•D75•NF1) Zone.

Purpose and Effect of the Recommended Action

The purpose and effect of this recommended action is to add the Neighbourhood Facility Zone to existing zoning to facilitate the development of an elementary school and day care on the subject lands.

Rationale of Recommended Action

1. The recommended zoning by-law amendment is consistent with the Provincial Policy Statement.
2. The recommended zoning conforms to the in-force policies of The London Plan, including but not limited to the Neighbourhoods Place Type, Our Strategy, City Building and Design, Our Tools, and all other applicable London Plan policies.
3. The recommended zoning conforms to the policies of the (1989) Official Plan, including but not limited to the Low Density Residential designation.
4. The zoning will permit the development of an elementary school and day care which are considered appropriate and compatible with existing and future land uses in the surrounding area, and consistent with the planned vision of the Neighbourhoods Place Type.

Linkage to the Corporate Strategic Plan

This application supports the Building a Sustainable City area of focus in the Corporate *Strategic Plan* by ensuring that the City of London's growth and development are well planned and sustainable over the long term.

Analysis

1.0 Background Information

1.1 Previous Reports Related to this Matter

None

2.0 Discussion and Considerations

2.1 Property Description

The subject site is situated on the northwest quadrant of the city and included in the Foxhollow Community Plan. The lands are on the northwest corner of Sunningdale Road West and Fair Oaks Boulevard, along the edge of the Urban Growth Boundary. The site consists vacant lands that were previously uses for agricultural purposes.

2.2 Current Planning Information (see more detail appendix C)

- The London Plan Place Type – Neighbourhoods
- (1989) Official Plan Designation – Low Density Residential
- Zoning – Holding Residential R4/R6/R7/R8 (h•h-54•h-71•h-95•h-100•R4-6(14)/R6-5/R-7•H15•D75•R-8•H15•D75) Zone

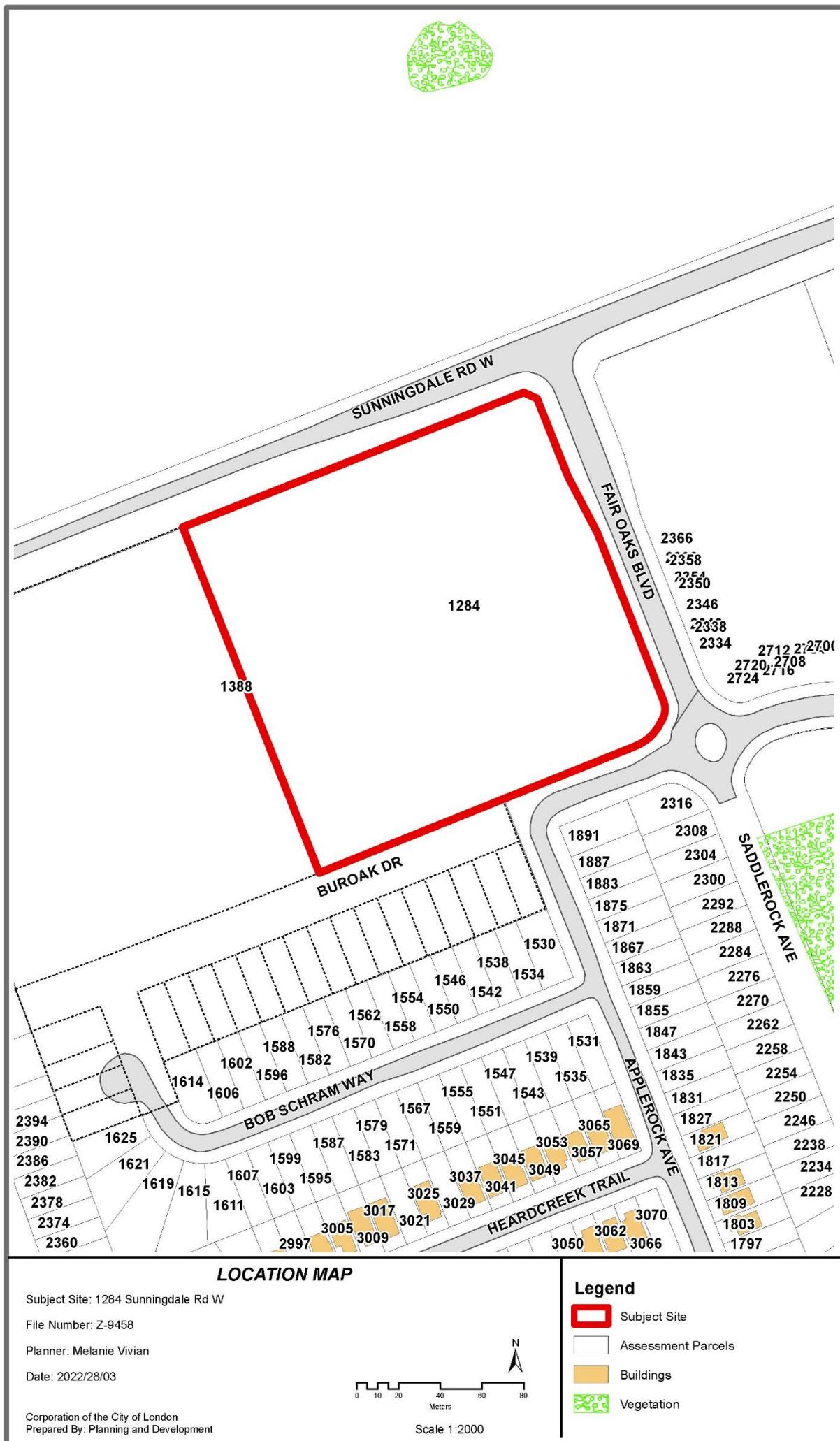
2.3 Site Characteristics

- Current Land Use – vacant
- Frontage – approx. 121 metres (397ft) on Sunningdale Road West, 173 metres (568ft) on Fair Oaks Boulevard and 127 metres (417ft) on Buroak Drive
- Depth – approx. 121 metres (east to west)
- Area – 3.277 hectares (7.794 acres)
- Shape – rectangular

2.4 Surrounding Land Uses

- North – agricultural/farm dwelling
- East – future residential
- South – future residential
- West – future residential

2.5 Location Map



2.6 Foxhollow North Kent Subdivision



Stantec
 600/770 Queens Avenue
 London ON N6A 5J7
 www.stantec.com

**KENT SUBDIVISION
 DRAFT PLAN
 OF SUBDIVISION**
 PART OF LOT 22
 (GEOGRAPHIC TOWNSHIP OF LONDON)
 IN THE
 COUNTY OF MIDDLESEX
 CITY OF LONDON

INFORMATION REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT
 A. AS SHOWN ON DRAFT AND LET PLAN
 B. AS SHOWN ON DRAFT AND LET PLAN
 C. ACCORDING TO LAND USE SCHEME
 D. AS SHOWN ON DRAFT PLAN
 E. AS SHOWN ON DRAFT AND LET PLAN
 F. AS SHOWN ON DRAFT AND LET PLAN
 G. AS SHOWN ON DRAFT AND LET PLAN
 H. AS SHOWN ON DRAFT AND LET PLAN
 I. AS SHOWN ON DRAFT AND LET PLAN
 J. AS SHOWN ON DRAFT AND LET PLAN
 K. MUNICIPAL ZONING BY-LAW AND ZONING
 L. NONE

OWNER'S AUTHORIZATION
 I HEREBY AUTHORIZE THE CITY OF LONDON, ON BEHALF OF THE CITY OF LONDON, TO REVIEW AND APPROVE THIS DRAFT PLAN OF SUBDIVISION.

I HAVE BE AUTHORIZED TO
 SIGN THIS DRAFT PLAN OF SUBDIVISION
 JAMES COOK, PRESIDENT
 FOXHOLLOW NORTH KENT DEVELOPMENTS INC.

I HAVE BE AUTHORIZED TO
 SIGN THIS DRAFT PLAN OF SUBDIVISION
 JAMES COOK, PRESIDENT
 FOXHOLLOW NORTH KENT DEVELOPMENTS INC.

SURVEYOR'S CERTIFICATE
 I HAVE BEEN EXAMINED THE LAND
 TO BE SUBDIVIDED, AS SHOWN ON THIS PLAN, AND THERE
 IS NO REASON TO BELIEVE THAT THE PLAN IS NOT
 ACCURATELY REPRESENTATIVE OF THE LAND
 AND CORRECTLY SHOWS:

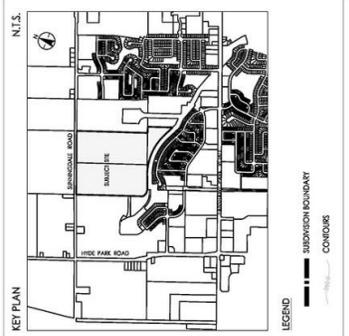
JERRY W. CLARKE, P.E.
 JERRY W. CLARKE & ASSOCIATES
 1000 EASTERN AVENUE
 LONDON, ONT. N6C 1K5



Client/Project
 FOXHOLLOW NORTH KENT DEVELOPMENTS INC.
 FOXHOLLOW NORTH KENT SUBDIVISION
 London, ON Canada

Title
 DRAFT PLAN OF SUBDIVISION
REDLINE PLAN
 397-04510

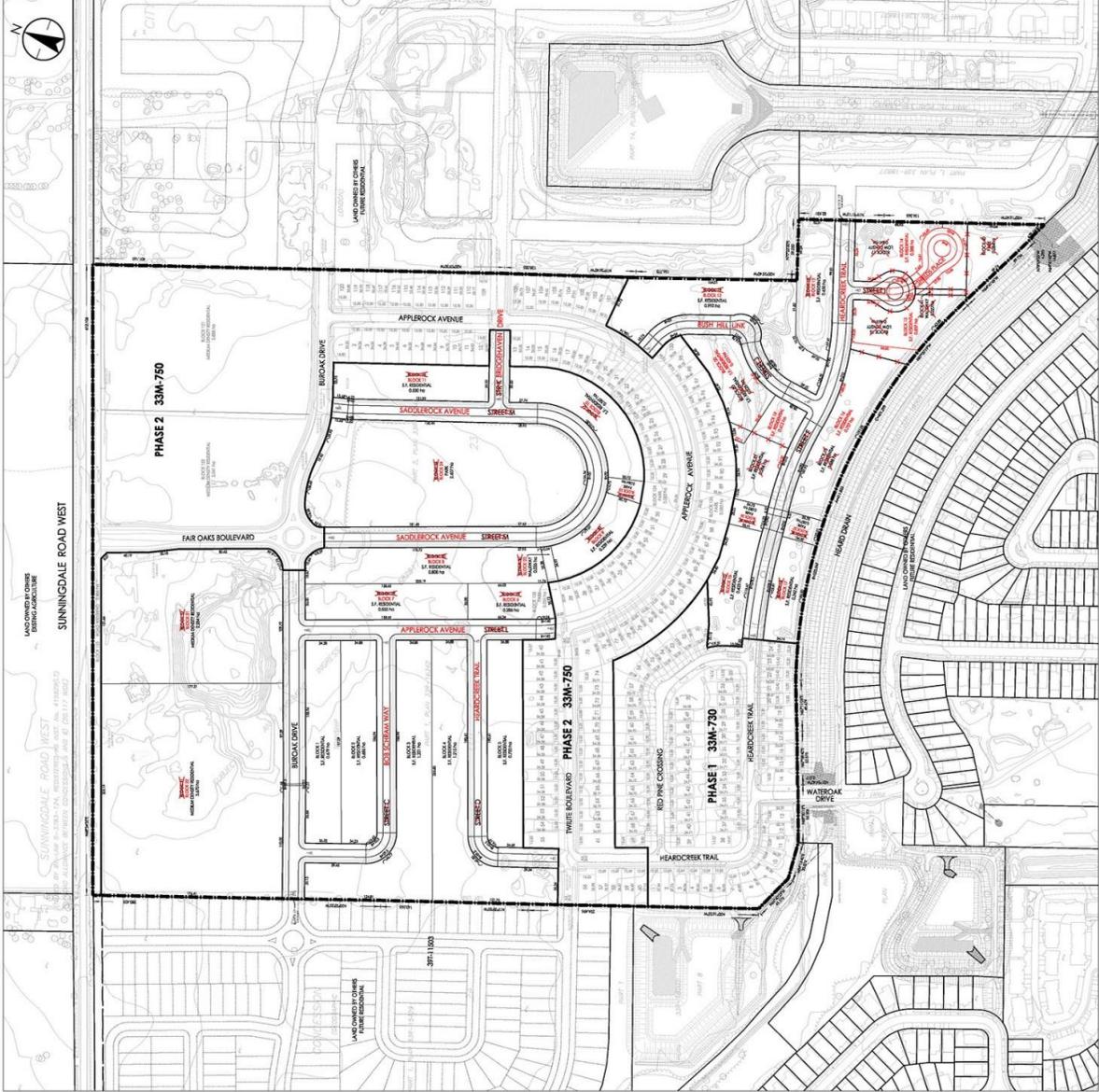
Project No. 161403100
 Scale 1:1000
 Drawing No. 1
 Sheet 1 of 1
 Revision 0



SCHEDULE OF LAND USE

PHASE	LOT	RESERVATION	AREA (SQ. FT.)	TOTAL
PHASE 1 - 33M-730	LOTS 1 TO 45	RESIDENTIAL	3,292 SQ.	
	BLOCKS 70 TO 72	RESIDENTIAL	1,148 SQ.	
	ROADS	RESERVED	4,028 SQ.	
PHASE 2 - 33M-730	LOTS 1 TO 120	RESIDENTIAL	5,692 SQ.	
	BLOCKS 121 TO 123	RESIDENTIAL	2,486 SQ.	
	ROADS	RESERVED	1,041 SQ.	
	BLOCKS 124 TO 126	RESIDENTIAL	3,132 SQ.	
	ROADS	RESERVED	1,025 SQ.	
PHASE 3 - 33M-730	BLOCKS 127 TO 129	RESIDENTIAL	5,554 SQ.	
	BLOCKS 130 TO 132	RESIDENTIAL	2,388 SQ.	
	ROADS	RESERVED	2,388 SQ.	
	TOTAL		25,597 SQ.	
PHASE 4 - 33M-730	BLOCKS 133 TO 135	RESIDENTIAL	15,076 SQ.	
	BLOCKS 136 TO 138	RESIDENTIAL	5,554 SQ.	
	ROADS	RESERVED	2,388 SQ.	
	TOTAL		23,018 SQ.	

Subject to the conditions, if any, set forth in our letter dated
 day of _____, 202__, this draft plan is approved under section 51
 of the Planning Act this _____ day of _____, 202__.



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Council at its meeting on May 25th, 2021, provided direction to Staff to assist the TVDSB in the process to find a location for a new elementary school in the northwest, as the existing school that serves this area, Sir Arthur Currie Elementary School, is operating above capacity such that 22 portables are required to accommodate students. In the fall of 2021, Council at its meeting on October 5th, 2021, provided direction to Staff to work with the TVDSB to facilitate the necessary zoning by-law amendments to allow for a new elementary school within the Kent Subdivision.

2.9 Requested Amendment

Request to amend the zoning by-law to change the zoning from a Holding Residential R4/R6/R7/R8 (h•h-54•h-71•h-95•h-100•R4-6(14)/R6-5/R-7•H15•D75•R-8•H15•D75) Zone to a Holding Residential R4/R6/R7/R8, Neighbourhood Facility (h•h-54•h-71•h-95•h-100•R4-6(14)/R6-5/R-7•H15•D75•R-8•H15•D75•NF1) Zone. The addition of the Neighbourhood Facility Zone will facilitate the development of an elementary school and day care on the subject lands.

2.10 Community Engagement (see more detail in Appendix B)

No responses were received from the public.

2.11 Policy Context (see more detail in Appendix C)

Provincial Policy Statement, 2020

The proposal must be consistent with the Provincial Policy Statement (PPS) policies and objectives aimed at:

1. Building Strong Healthy Communities;
2. Wise Use and Management of Resources; and,
3. Protecting Public Health and Safety.

A few of the policy objectives to highlight here are the importance of promoting efficient development and land use patterns and ensuring that necessary infrastructure and public service facilities are or will be available to meet current and project needs (Sections 1.1.1). To meet public service facilities needs of current and future residents, the policies also direct new development taking place in designated growth areas should occur adjacent to the existing built-up area and should have compact form, mix of uses and densities that allow for efficient use of land, infrastructure and public service facilities (Section 1.1.3) There are also policies that require planning for public service facilities to be coordinated and integrated with land use planning and growth management, and encourage co-location of public service facilities in community hubs to promote cost-effectiveness and facilitate service integration (Sections 1.6.1 and 1.6.5). The development application has been reviewed for consistency with the Provincial Policy Statement.

The London Plan

With respect to The London Plan, which has been adopted by Council but is not yet fully in force and effect pending appeals, the subject lands are within the “Neighbourhoods” Place Type permitting community facilities, such as schools, community centres, places of worship and similar community-oriented facilities. The application has been reviewed with the applicable policies of the Our Strategy, City Building and Design, Neighbourhoods Place Type, and Our Tools sections. An excerpt from The London Plan Map 1 – Place Types* is found at Appendix D.

(1989) Official Plan

These lands are designated Low Density Residential on Schedule ‘A’ of the 1989 Official Plan. Community facilities are permitted in all Residential land use designations, which include churches, day care centres, branch libraries, schools, community centres, public parks and public recreation facilities. This proposal has been reviewed with the applicable policies of the (1989) Official Plan. An excerpt from Land Use Schedule ‘A’ is found at Appendix D.

As further described in Appendix C – Policy Context, Staff are of the opinion that the recommended zoning is generally consistent with the PPS, The London Plan, and the 1989 Official Plan

Z.-1 Zoning By-law

The appropriateness of the proposed zone change, permitted uses and regulations have been reviewed against the regulatory requirements of Zoning By-law Z.-1. These lands are currently zoned Holding Residential R4/R6/R7/R8 (h•h-54•h-71•h-95•h-100•R4-6(14)/R6-5/R-7•H15•D75•R-8•H15•D75). A zoning map excerpt from the Z.-1 Zoning By-law Schedule A is found at Appendix D.

3.0 Financial Impact/Considerations

Through the completion of the works associated with this application fees, development charges and taxes will be collected. There are no direct financial expenditures associated with this application.

4.0 Key Issues and Considerations

4.1. Use

The recommended zoning would permit the development of an elementary school and day care centre on the subject lands. As noted previously, community facilities such as schools and day care centres are permitted in all Residential land use designations in the *1989 Official Plan* and the Neighbourhoods Place Type within The London Plan permits community facilities. The school and day care centre would provide a community use that would serve the residents of the surrounding neighbourhood and will relieve enrollment pressure at Sir Arthur Currie Public School which opened in 2017. Currently, Sir Arthur Currie has an enrollment which is almost double the designed capacity and relies on 22 portables to accommodate students. The proposed school is considered an appropriate use for the subject lands and is planned to integrate into the surrounding neighbourhood context. The future school will also serve to ease existing enrollment pressures in the northwest neighbourhoods of London.

4.2. Intensity

The subject lands are sufficient in size and configuration to accommodate the development of an elementary school and day care centre. Table 11* of The London Plan provides a minimum of 1 storey and a maximum of 2.5 storeys in the Neighbourhoods Place Type if the subject lands have frontage on Neighbourhood Street or at the intersection of a Neighbourhood Street and a Neighbourhood Connector. The applicant has submitted a proposed site plan to the City that indicates the proposed school will be 2 storey building, with a height of 10 metres, which would not be uncommon to this area. The recommended zoning would permit a building of 2 storeys in height similar to the height standard that is currently permitted, a maximum 12 metres under the NF1 Zone.

4.3. Form

As previously noted, the recommended zoning for the subject lands would permit the development of community facilities in the form of an elementary school and day care centre. A concept has been included in section 2.8 of this report. The concept consists of a 2 storey building with an associated school yard including a sports field and play area. The addition of the Neighbourhood Facility (NF1) Zone requires a minimum lot area of 700 metres squared and a minimum lot frontage of 30 metres. The proposed development exceeds the minimum requirements to satisfy the zoning requirements. The recommended zoning is considered an appropriate form that is generally consistent with the proposed adjacent future residential development.

Conclusion

The recommended zoning amendment is consistent with the Provincial Policy Statement, and conforms to *The London Plan* and (1989) *Official Plan*. The zoning will permit an elementary school and day care centre that is considered appropriate and compatible with existing and future land uses in the surrounding area. Therefore, staff are satisfied the proposal represents good planning and recommend approval.

Prepared by: Mark Johnson, MCIP, RPP
Senior Planner, Planning and Development

Reviewed by: Bruce Page
Manager, Planning and Development

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

Submitted by: Scott Mathers, MPA, P.Eng.
Deputy City Manager, Planning and Economic
Development

Note: The opinions contained herein are offered by a person or persons qualified to provide expert opinion. Further detail with respect to qualifications can be obtained from Development Services.

CC: Matt Feldberg, Manager, Subdivisions and Development Inspections

April 13, 2022
GB/BP/MJ/mj

Z:\DEVELOPMENT SERVICES\4 - Subdivisions\2022\Z-9458 - 1284 Sunningdale Road West (Mark J)\PECFINAL 1284 Sunningdale Road West - Z-9458.docx

Appendix A

Bill No. (number to be inserted by Clerk's Office)
(2022)

By-law No. Z.-1-18_____

A by-law to amend By-law No. Z.-1 to
rezone lands located at 1284
Sunningdale Road West.

WHEREAS Thames Valley District School Board has applied to rezone an area of land located at 1284 Sunningdale Road West, 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) Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to lands located at 1284 Sunningdale Road West, as shown on the attached map, from a Holding Residential R4/R6/R7/R8 (h•h-54•h-71•h-95•h-100•R4-6(14)/R6-5/R-7•H15•D75•R-8•H15•D75) Zone to a Holding Residential R4/R6/R7/R8, Neighbourhood Facility (h•h-54•h-71•h-95•h-100•R4-6(14)/R6-5/R-7•H15•D75•R-8•H15•D75•NF1) Zone.

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 May 3, 2022.

Ed Holder
Mayor

Michael Schulthess
City Clerk

First Reading – May 3, 2022
Second Reading – May 3, 2022
Third Reading – May 3, 2022

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



Zoning as of February 28, 2022

<p>File Number: Z-9458 Planner: MJ Date Prepared: 2022/03/28 Technician: rc By-Law No: Z.-1-</p>	<p>SUBJECT SITE </p> <p>1:2,000</p> <p>0 10 20 40 60 80 Meters</p> 
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Appendix B – Public Engagement

Community Engagement

Public liaison: On January 18, 2022, Notice of Application was sent to property owners in the surrounding area, and the relevant internal and external commenting agencies. The Notice of Application was published in the *Public Notices and Bidding Opportunities* section of the *Londoner* on January 20, 2022. Notice for the Public Participation Meeting was first distributed on March 10, 2022, and published in the *Londoner* on March 10, 2022. This meeting opportunity was cancelled, which was advertised to the public in the *Londoner* on March 24, 2022. The updated Notice of Public Participation Meeting was distributed to property owners in the surrounding area and the relevant commenting agencies on March 31, 2022, and published in the *Londoner* on March 31, 2022.

Responses: No responses from the public were received.

Nature of Liaison: To consider a proposed zoning by-law amendment to facilitate the development of an elementary school and day care on the subject lands. Consideration of an amendment to the Zoning By-law Z.1 to change the zoning FROM a Holding Residential R4/R6/R7/R8 (h•h-54•h-71•h-95•h-100•R4-6(14)/R6-5/R-7•H15•D75•R-8•H15•D75) Zone TO a Holding Residential R4/R6/R7/R8, Neighbourhood Facility (h•h-54•h-71•h-95•h-100•R4-6(14)/R6-5/R-7•H15•D75•R-8•H15•D75•NF1) Zone to permit street townhouse dwellings, single detached dwelling, semi-detached dwelling, duplex dwelling, triplex dwelling, townhouse dwelling, stacked townhouse dwelling, apartment buildings, fourplex dwelling, apartment buildings, senior citizen apartment buildings, handicapped persons apartment buildings, nursing homes, retirement lodges, continuum-of-care facilities, emergency care establishments, lodging house class 2, stacked townhousing up to a maximum density of 75 units per hectare and maximum height of 15 metres, and permitted uses within the NF1 zone variation that include places of worship, elementary schools, day care centres, community centres, libraries, private schools, fire stations, private club, and police station

Responses: No responses from the public were received.

External Agency Comments

Upper Thames River Conservation Authority – January 20, 2022

Good Afternoon Mark.

Please be advised that this portion of 1284 Sunningdale Road West is not regulated by the UTRCA.

Yours truly,
Christine

UPPER THAMES RIVER
CONSERVATION AUTHORITY

Christine Creighton

Land Use Planner
1424 Clarke Road London, Ontario, N5V 5B9
519.451.2800 Ext. 293 | Fax: 519.451.1188
creightonc@thamesriver.on.ca | www.thamesriver.on.ca

All UTRCA offices and buildings are closed to the public to help protect them and our staff from COVID-19. I am working remotely and am monitoring voicemail and email messages. Thank you for your patience.

Internal Division Comments

1. Parks Planning and Design – January 20, 2022
2. Urban Design – February 17, 2022
3. Heritage – February 17, 2022
4. Ecology – March 2, 2022
5. Environment and Infrastructure – March 4, 2022



Memo

To: Development Services
Mark Johnson

From: Craig Smith
Parks Planning and Design

RE: ZBA Z-9458 1284 Sunningdale Road West

Date: January 20, 2022

Parks Planning and Design staff have reviewed the submitted notice of application and offer the following comments:

- Parkland dedication has been provided through draft plan approval 39T-04510. No parkland dedication is required.

Hi Mark,

See below UD comments for **1284 Sunningdale Road West**.

General Comments

- There are no UD comments for the proposed zoning amendment to NF1 to allow an elementary school and day care.
- At this stage for the concept plan, consider positioning of the school to the southeast corner of the site towards the traffic circle. Narrow the surface parking northwards to reposition the soccer fields north into the open play area thus allowing for both hard and soft surface play area north of the school. This eliminates the need for the landscape area while preventing an open space near the traffic circle for children safety.
- The UDPRP and Brief are being deferred to the Site Plan stage and should be submitted before the Site Plan app. If the applicant wishes to go to the panel through the rezoning process, we would encourage that.
 - This application is to be reviewed by the Urban Design Peer Review Panel (UDPRP), and as such, an Urban Design Brief will be required. Details on the criteria for submission requirements can be found on the City of London's Urban Design Peer Review Panel web page. UDPRP meetings take place on the third Wednesday of every month and the Urban Design Brief is to be submitted to Development Services by the first Wednesday of the month. Contact Wyatt Rotteau by phone at 519.661.2500 x7545 or email at wrotteau@london.ca in order to be scheduled for a review.
 - The applicant is to submit a completed "Urban Design Peer Review Panel Comments – Applicant Response" form that will be forwarded following the UDPRP meeting. This completed form will be required to be submitted as part of a complete application

Site Plan Application

A detailed review of the site plan and elevations will be provided through the Site Plan application. The following comments may be addressed at the Site Plan stage.

- Provide elevations for all four sides of the proposed building with materials, colours and dimensions labelled. Further urban design comments may follow upon receipt of the elevations.
- Continue the pedestrian walkway to the public sidewalk along the east drive aisle to provide a better and safe connection to Buroak Drive.
- Provide pedestrian circulation paths through the surface parking with a delineated crossing to the entrances.
- Provide visible signage on the school fronting Sunningdale Rd W as well as the southeast corner towards the traffic circle.
- Provide low lying landscape screening along the pedestrian walkways abutting the landscape area to delineate the space for further safety.
- Provide full elevations with materials and dimensions labelled. Further urban design comments may be provided after receipt of these elevations.

Many thanks,



Yuri G. Langlois, MSc Urban Design, BES
Urban Designer
Community Planning, Urban Design & Heritage
Planning & Development
City of London

206 Dundas Street, London ON, N6A 1G7
P: 519.661.CITY (2489) X 1816
ylangloi@london.ca | www.london.ca

As part of our ongoing efforts to stop the spread of COVID-19, the City of London has made changes to many City services. Visit our [website for the latest information about City services and COVID-19](#)

Good Afternoon Mark,

Z-9458 – 1284 Sunningdale Road West
elementary school and day care

This e-mail is to confirm that there are currently no heritage planning or archaeological issues related to this property and associated application. Archaeological issues previously associated with this property can be considered addressed.

Best,
Laura



Laura E. Dent, M.Arch, PhD, MCIP, RPP
Heritage Planner
Community Planning, Urban Design and Heritage
Planning & Development
City of London

206 Dundas Street, London ON N6A 1G7
P: 519.661.CITY (2489) x 0267 | Fax: 519.661.5397
ldent@london.ca | www.london.ca

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Hi Mark,

Notice of Application for ZBA (Z-9458) – 1284 Sunningdale Road West

This e-mail is to confirm that there are currently no ecological planning issues related to this property and/or associated study requirements.

Major issues identified

- No Natural Heritage Features on, or adjacent to the site have been identified on Map 5 of the London Plan or based on current aerial photo interpretation.

Ecology – complete application requirements

- None.

Notes

- None.

Regards,



Shane Butnari
Ecologist
Long Range Planning, Research & Ecology
Planning & Development
City of London

206 Dundas St., London, ON N6A 1G7
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MEMO

DATE: March 4th, 2022 **FILE:** Z-9456

TO: Mark Johnson
Planning & Development

FROM: Development Engineering

RE: OFFICIAL PLAN/ZONING BY-LAW AMENDMENT
1284 Sunningdale Road W

The City of London's Environmental and Engineering Services Department offers the following comments with respect to the aforementioned pre-application:

The following items are to be considered during a future site plan application stage:

Stormwater:

- The proposed land use of Institutional will trigger the application of design requirements of Permanent Private Storm System (PPS) as approved by Council resolution on January 18, 2010. A standalone Operation and Maintenance manual document for the proposed SWM system is to be included as part of the system design and submitted to the City for review.
- As per attached accepted drawings T045410-25,26 &27, the site at C=0.65 is tributary to the existing 675mm storm stub off of Fair Oaks Boulevard. The applicant should be aware that any peak flow beyond the allocated 2-year pre-development AxC discharge from this site will have to be accommodated on-site through SWM controls. On-site SWM controls design should include, but not be limited to required storage volume calculations, flow restrictor sizing, alternative infiltration devices, etc.
- The number of proposed parking spaces exceed 29 and although the site is tributary to a stormwater management facility, City of London SWMF's are not designed to accommodate/treat oils. The owner shall be required to have a consulting Professional Engineer confirming how the water quality will be addressed to the standards of the Ministry of the Environment, Conservation and Parks (MECP) with a minimum of 80% TSS removal to the satisfaction of the City Engineer. Bearing in mind the City of London does not support Goss Traps/Catchbasin Hoods as standalone solutions to address water quality and should only be utilized as part of a Treatment Train Design.

General comments for sites within Medway Creek Subwatershed

- The subject lands are located in the Medway Creek Subwatershed. The Owner shall provide a Storm/Drainage Servicing Report demonstrating compliance with the SWM criteria and environmental targets identified in the Medway Creek Subwatershed Study that may include but not be limited to, quantity/quality control (80% TSS), erosion, stream morphology, etc.
- The Owner agrees to promote the implementation of SWM Best Management Practices (BMP's) within the plan, including Low Impact Development (LID) where possible, to the satisfaction of the City Engineer.

- The owner is required to provide a lot grading plan for stormwater flows and major overland flows on site, ensuring that stormwater flows are self-contained and that grading can safely convey up to the 250 year storm event, all to be designed by a Professional Engineer for review.
- The Owner shall allow for conveyance of overland flows from external drainage areas that naturally drain by topography through the subject lands.
- Stormwater run-off from the subject lands shall not cause any adverse effects to adjacent or downstream lands.
- An erosion/sediment control plan that will identify all erosion and sediment control measures for the subject site and that will be in accordance with City of London and MECP (formerly MOECC) standards and requirements, all to the specification and satisfaction of the City Engineer. This plan is to include measures to be used during all phases of construction. These measures shall be identified in the Storm/Drainage Servicing Report.

Transportation

- Fully dimension access as per City Access Management Guidelines (AMG) including 6.0 radli, 6.7m width and 8.0m clear throat from property line;
- A Transportation Impact Assessment (TIA) will be required, the TIA will evaluate the impact the development will have on the transportation infrastructure in the area and provide recommendations for any mitigation measures. The TIA will need to be scoped with City staff prior to undertaking and be undertaken in general conformance with the City's TIA guidelines.

Water

- A water servicing report will be required addressing domestic water demands, fire flows and water quality.
- Water servicing shall be configured in a way to avoid the creation of a regulated drinking water system.
- Further comments to be provided during site plan application.

Appendix C – Policy Context

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

Provincial Policy Statement, 2020

The land use planning proposal must be consistent with Provincial Policy Statement (PPS) policies and objectives aimed at:

1. Building Strong Healthy Communities;
2. Wise Use and Management of Resources; and,
3. Protecting Public Health and Safety.

The PPS contains policy direction regarding the importance of promoting efficient development and land use patterns and ensuring that necessary infrastructure and public service facilities are or will be available to meet current and project needs (Section 1.1.1 (g)).

To meet public service facilities needs of current and future residents, the PPS directs new development taking place in designated growth areas to occur adjacent to the existing built-up area and should have compact form, mix of uses and densities that allow for efficient use of land, infrastructure and public service facilities (Section 1.1.3.6). There is also policy direction that requires that infrastructure and public service facilities which are planned or available to be suitable for development over the long term, are financially viable over their life cycle, and protect public health and safety and the natural environment (1.1.3.8).

There are also policies that require planning for public service facilities to be coordinated and integrated with land use planning and growth management, and encourage co-location of public service facilities in community hubs to promote cost-effectiveness and facilitate service integration (Sections 1.6.1 and 1.6.5).

The subject lands consist of a vacant site that is designated for residential uses, including the provision of community facilities, such as schools and day care centres. It represents development taking place within the City's urban growth area and is within an area for which a Community Plan has been prepared to guide future development. The proposal is located within a growing area of the city and will meet the current and future needs of the residents within the community. It will utilize full municipal services which are available to the site, and can be accessed by residents using the street network within the subdivision and also is in close proximity to a high order street. Future expansion of London Transit to the surrounding would provide an additional transportation method to serve students and parents attending the school as the community continues to build out. Based on our review, the proposed zoning by-law amendment is found to be consistent with the Provincial Policy Statement.

The London Plan

The London Plan is the new Official Plan for the City of London (Council adopted and 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 PL170700) and policies that are not in force and effect are indicated with an asterisk (*). Policies under appeal are included in this report for informational purposes indicating the intent of City Council but are not determinative for the purposes of this planning application.

The London Plan includes criteria for evaluation plans of subdivision through policy 1688* and required consideration of the following sections:

- Our Strategy
- Our City

- City Building policies
- Applicable Place Type policies
- Our Tools

Our Strategy

This section of *The London Plan* outlines the values and vision that will guide our planning process to create an exciting, exceptional, and connected city. The Key Directions contained in this section outline the planning strategies that will help to achieve the vision. Applicable Key Directions include:

Direction #1 is to *Plan strategically for a prosperous city* (55). The proposed development provides will enhance the existing neighbourhood and recreational opportunities for residents.

Direction #3 is to *Celebrate and support London as a culturally rich, creative, and diverse city* (57). The school and day care centre will be public facilities that provide educational learning and programming opportunities that will be available to residents within the neighbourhood.

Direction #4 is to *Become one of the greenest cities in Canada* (58). The proposed development will provide additional parks resources for the neighbourhood and support active forms of mobility.

Direction #6 is to *Place a new emphasis on creating attractive mobility choices* (60). The community facility will serve the residents of the surrounding neighbourhood and encourage active mobility choices such as walking and cycling.

Direction #7 is to *Build strong, healthy and attractive neighbourhoods for everyone* (61). The community facility will provide a social gathering place for residents and assist in creating a complete and healthy neighbourhood.

Direction #8 is to *Make wise planning decisions* (62). The proposed development has been assessed for conformity with Provincial and Municipal planning policies, and is a good fit with the existing context of the neighbourhood.

Our City

The policies contained in this section of *The London Plan* are designed to plan for the population and economic growth the City will experience over the next twenty (20) years. Growth and development will be in a compact form and directed to strategic locations. The required infrastructure and services to support growth will be planned in a way that is sustainable from a financial, environmental, and social perspective (65).

Planning for public facilities will be in conformity with the *City Structure Plan* (70). The proposed development has been reviewed in the context of the *City Structure Plan* and is found to be in conformity.

The adequate supply of municipal infrastructure services is required before proceeding with any development, and planning and development approval will be discouraged where planned servicing capacity is not expected to become available within a five-year time frame (172 and 173). Municipal water, stormwater, sanitary servicing, and transportation infrastructure are available for the lands and within a five-year time frame.

City Building Policies

This section of *The London Plan* provides platform for growth that supports the *Plan's* vision and priorities, and sets out policies for the shape, character, and form of the City over the next twenty (20) years.

The City Building Policies contain several policies that provide direction for the development of public spaces and facilities within the city. The policies set out that public spaces will be designed to support the vision of the place type by providing places to meet and gather, and create connections (242). Public facilities, parks, trails, seating areas, play equipment, open spaces and recreational facilities should be integrated into neighbourhoods to allow for healthy and active lifestyles (243). Public spaces should be designed and located to help establish the character and sense of place of the surrounding area, to support the active mobility network, and have a wide exposure to public streets, this will contribute to the visibility, safety, and connectivity of these spaces (244, 246, 247). The proposed school and associated school yard, including a sports field and play area, will provide a social gathering place for residents, support the development of a healthy, active community, help create character and sense of place as the community continues to build out, and is to be bounded by three public streets to provide a wide exposure to the adjacent street network.

Neighbourhoods Place Type

The subject lands are within the “Neighbourhoods” Place Type permitting community facilities, such as schools, community centres, places of worship and similar community-oriented facilities. A minimum height of two (2) storeys and maximum of three (3) storeys is permitted at the intersection of a Neighbourhood Connector and a Civic Boulevards (Table 11*).

The vision for the Neighbourhood Place Type is to ensure that neighbourhoods are vibrant and exciting places that contribute to community well-being and quality of life. This vision is supported by key elements, some of which include: strong neighbourhood character; attractive streetscapes; well-connected neighbourhoods; alternatives for mobility; access to services within walking distance; and, parks and recreational opportunities. The proposal is generally in keeping with the vision for the Neighbourhood Place Type and its key elements. It contributes to the neighbourhood character, sense of place and identity, encourages active mobility choices, and a contributes to a complete, healthy community. The provision of the associated school yard including a sports field and play area provides for recreational opportunities for residents within the neighbourhood.

Our Tools

Section 34 of the *Planning Act* permits councils of local municipalities to pass zoning by-laws, and also provides for the amendment of these by-laws under Section 34(10). Policy 1637 of *The London Plan* reflects these policies and states that

City Council may also consider applications for amendments to the Zoning By-law from a person or public body, consistent with the provisions of the Planning Act.

The *Planning Act* provisions, and prescribed information are required under Section 34(10.1) and outlined in Schedule 1 of Ontario Regulation 545/06. The prescribed information required under the *Act* was submitted with the application and is consistent with the provisions.

Based on Staff’s review of *The London Plan* policies, the requested amendment is found to be in keeping and in conformity with the Place Type, City Building and Design, and Our Tool policies.

1989 Official Plan

These lands are designated Low Density Residential, as shown on Schedule ‘A’ of the 1989 Official Plan. Community facilities are permitted in all Residential land use designations, which include churches, day care centres, branch libraries, schools, community centres, public parks and public recreation facilities. The recommended zoning to permit single detached dwellings is consistent with and conforms to the 1989 Official Plan.

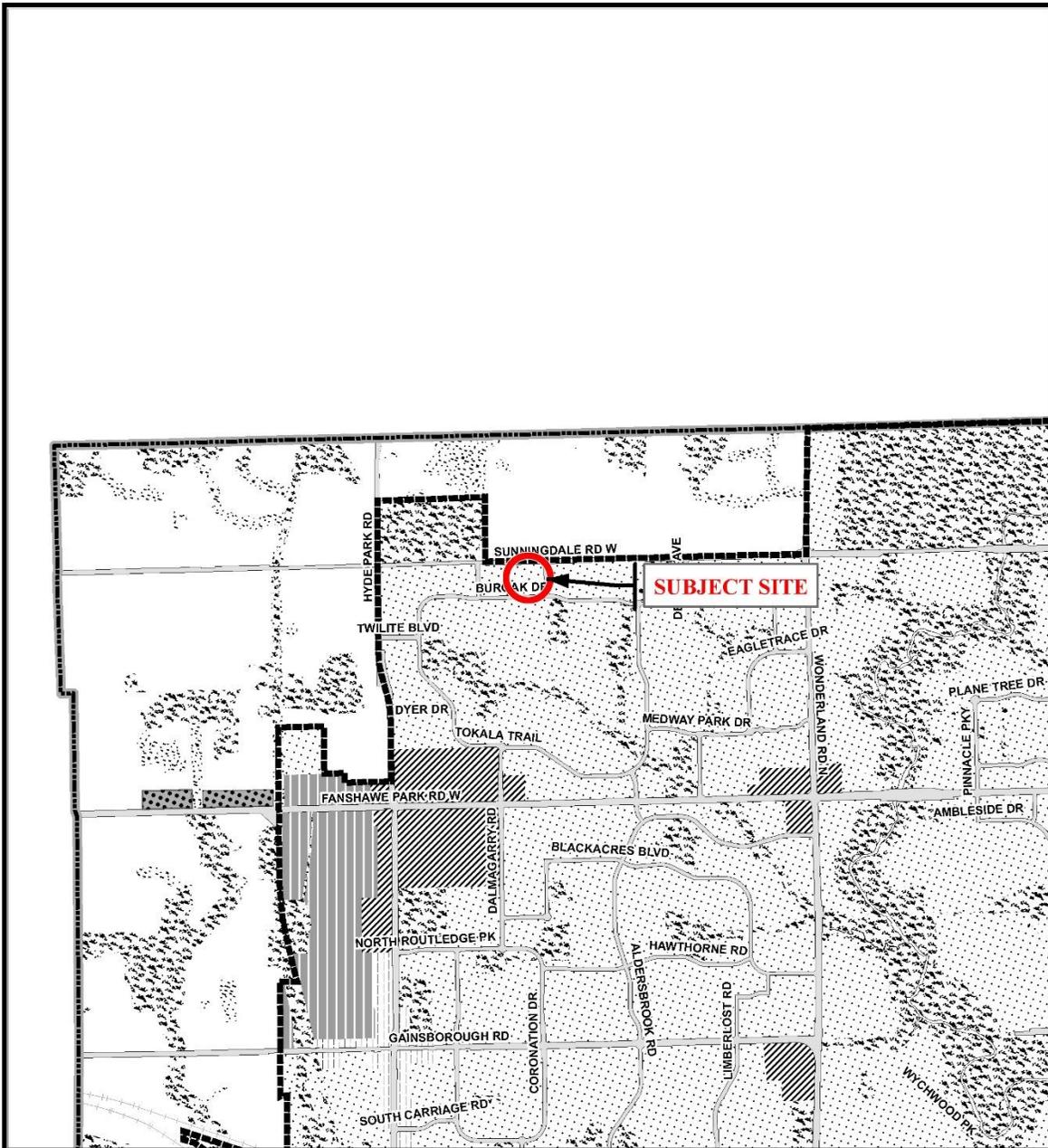
Zoning By-law

The following provides a synopsis of the recommended zoning, permitted uses, regulations, and holding provisions to be applied to the subject lands. Reference should be made to the zoning amendment map found in Appendix A of this report.

It is recommended that the zoning be amended from a Holding Residential R4/R6/R7/R8 (h•h-54•h-71•h-95•h-100•R4-6(14)/R6-5/R-7•H15•D75•R-8•H15•D75) Zone to a Holding Residential R4/R6/R7/R8, Neighbourhood Facility (h•h-54•h-71•h-95•h-100•R4-6(14)/R6-5/R-7•H15•D75•R-8•H15•D75•NF1) Zone. The addition of the Neighbourhood Facility Zone will facilitate the development of an elementary school and day care on the subject lands. The Neighbourhood Facility (NF1) Zone requires a minimum lot area of 700 metres squared and a minimum lot frontage of 30 metres. The subject lands are 3.28 hectares (32,800 metres squared), and have a lot frontage of 173 metres, which exceeds the minimum requirements to satisfy the zoning requirements. The recommended zoning is considered appropriate and compatible with the residential development in the surrounding neighbourhood.

Appendix D – Relevant Background

The London Plan Map Excerpt



Legend

Downtown	Future Community Growth	Environmental Review
Transit Village	Heavy Industrial	Farmland
Shopping Area	Light Industrial	Rural Neighbourhood
Rapid Transit Corridor	Future Industrial Growth	Waste Management Resource Recovery Area
Urban Corridor	Commercial Industrial	Urban Growth Boundary
Main Street	Institutional	
Neighbourhood	Green Space	

This is an excerpt from the Planning Division's working consolidation of Map 1 - Place Types of the London Plan, with added notations.

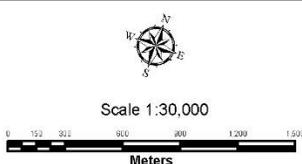
At the time of the printing of this map, the Rapid Transit EA is in progress. This map shows the Rapid Transit Corridors and Urban Corridors to recognize potential alignments. These Place Types will be modified to align with the results of the EA process for the final version of The London Plan.

CITY OF LONDON

Planning Services /
Development Services

LONDON PLAN MAP 1 - PLACE TYPES -

PREPARED BY: Planning Services



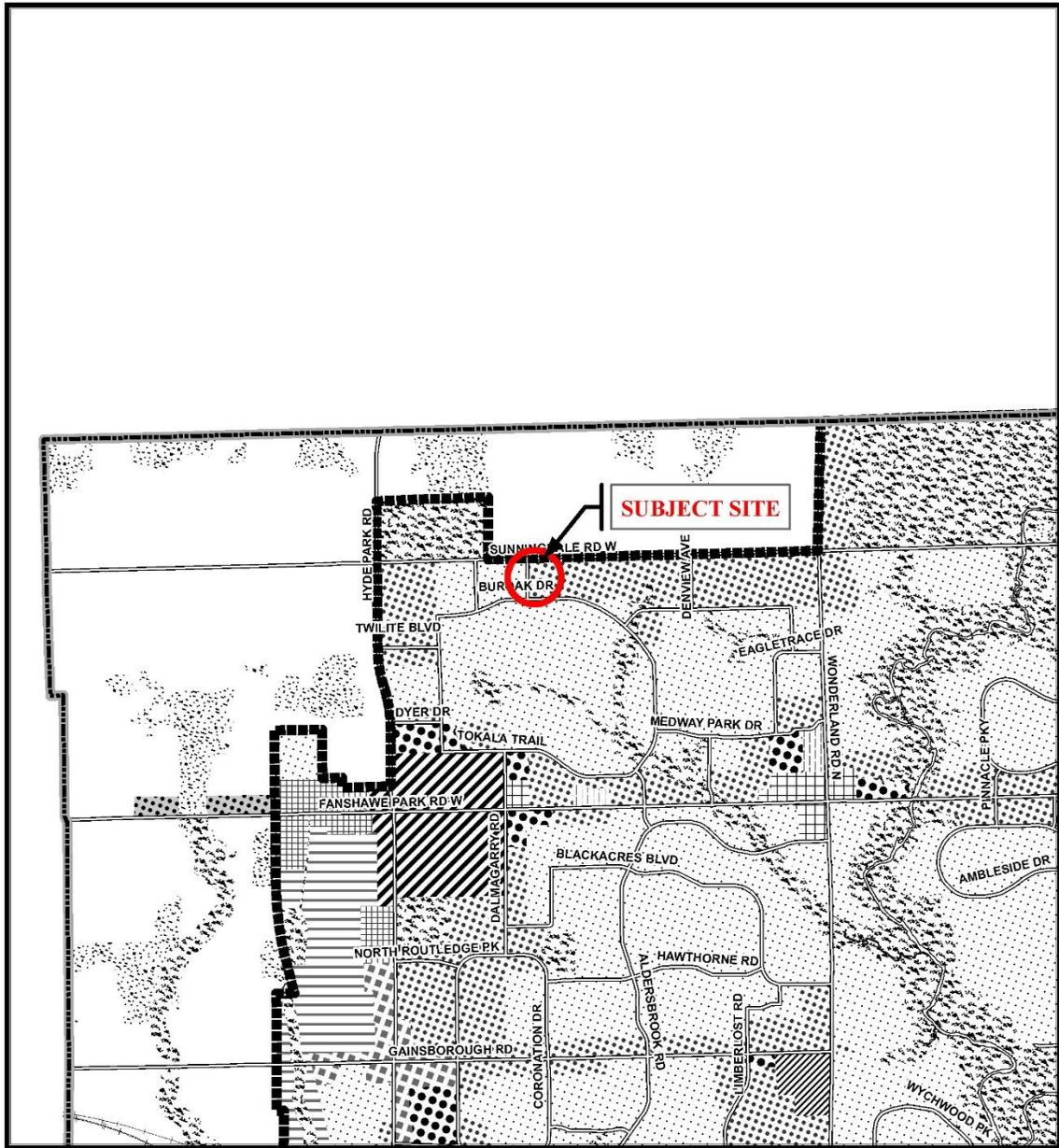
File Number: Z-9458

Planner: MJ

Technician: RC

Date: March 28, 2022

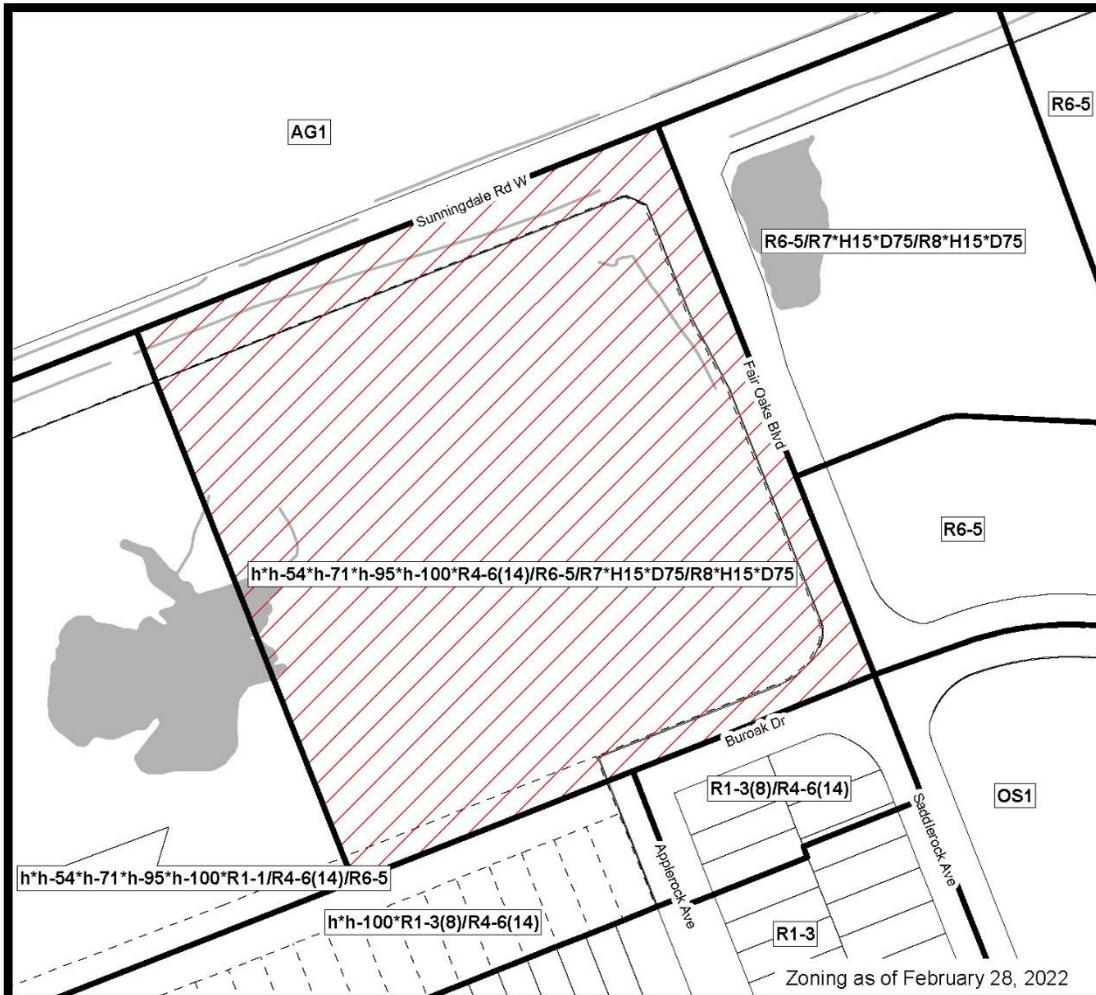
Official Plan Map Excerpt



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

<p>CITY OF LONDON Planning Services / Development Services OFFICIAL PLAN SCHEDULE A - LANDUSE - PREPARED BY: Graphics and Information Services</p>	<p>Scale 1:30,000 0 150 300 450 600 750 900 1050 1200 Meters</p>	<p>FILE NUMBER: Z-9458 PLANNER: MJ TECHNICIAN: RC DATE: 2022/03/28</p>
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Zoning By-law Map Excerpt



COUNCIL APPROVED ZONING FOR THE SUBJECT SITE:

1) LEGEND FOR ZONING BY-LAW Z-1

- | | |
|-------------------------------------------|-----------------------------------|
| R1 - SINGLE DETACHED DWELLINGS | RF - REGIONAL FACILITY |
| R2 - SINGLE AND TWO UNIT DWELLINGS | CF - COMMUNITY FACILITY |
| R3 - SINGLE TO FOUR UNIT DWELLINGS | NF - NEIGHBOURHOOD FACILITY |
| R4 - STREET TOWNHOUSE | HER - HERITAGE |
| R5 - CLUSTER TOWNHOUSE | DC - DAY CARE |
| R6 - CLUSTER HOUSING ALL FORMS | OS - OPEN SPACE |
| R7 - SENIOR'S HOUSING | CR - COMMERCIAL RECREATION |
| R8 - MEDIUM DENSITY/LOW RISE APTS. | ER - ENVIRONMENTAL REVIEW |
| R9 - MEDIUM TO HIGH DENSITY APTS. | OB - OFFICE BUSINESS PARK |
| R10 - HIGH DENSITY APARTMENTS | LI - LIGHT INDUSTRIAL |
| R11 - LODGING HOUSE | GI - GENERAL INDUSTRIAL |
| DA - DOWNTOWN AREA | HI - HEAVY INDUSTRIAL |
| RSA - REGIONAL SHOPPING AREA | EX - RESOURCE EXTRACTIVE |
| CSA - COMMUNITY SHOPPING AREA | UR - URBAN RESERVE |
| NSA - NEIGHBOURHOOD SHOPPING AREA | AG - AGRICULTURAL |
| BDC - BUSINESS DISTRICT COMMERCIAL | AGC - AGRICULTURAL COMMERCIAL |
| AC - ARTERIAL COMMERCIAL | RRC - RURAL SETTLEMENT COMMERCIAL |
| HS - HIGHWAY SERVICE COMMERCIAL | TGS - TEMPORARY GARDEN SUITE |
| RSC - RESTRICTED SERVICE COMMERCIAL | RT - RAIL TRANSPORTATION |
| CC - CONVENIENCE COMMERCIAL | |
| SS - AUTOMOBILE SERVICE STATION | "h" - HOLDING SYMBOL |
| ASA - ASSOCIATED SHOPPING AREA COMMERCIAL | "D" - DENSITY SYMBOL |
| OR - OFFICE/RESIDENTIAL | "H" - HEIGHT SYMBOL |
| OC - OFFICE CONVERSION | "B" - BONUS SYMBOL |
| RO - RESTRICTED OFFICE | "T" - TEMPORARY USE SYMBOL |
| OF - OFFICE | |

CITY OF LONDON

PLANNING SERVICES / DEVELOPMENT SERVICES

ZONING BY-LAW NO. Z-1 SCHEDULE A



FILE NO:

Z-9458

MJ

MAP PREPARED:

2022/03/28

rc

1:2,000

0 10 20 40 60 80 Meters

THIS MAP IS AN UNOFFICIAL EXTRACT FROM THE ZONING BY-LAW WITH ADDED NOTATIONS