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<th>CHAIR AND MEMBERS - PLANNING COMMITTEE</th>
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<td>R. W. PANZER</td>
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<td>GENERAL MANAGER OF PLANNING AND DEVELOPMENT</td>
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<td>SUBJECT:</td>
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<td>SIFTON PROPERTIES LIMITED</td>
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**RECOMMENDATION**

That, on the recommendation of the General Manager of Planning and Development, based on the application of Sifton Properties Ltd. relating to the property located at 1380-1384 Wonderland Road North:

a) a by-law **BE INTRODUCED** at the Municipal Council meeting on Monday March 31, 2008 to amend Zoning By-law No. Z-1 in accordance with the attached enacting clause, in conformity with the Official Plan, to change the zoning of the subject lands **FROM** a Residential R1 (R1-10) Zone **TO** a holding Residential R6 Special Provision (hR6-2( )) Zone to permit cluster housing in the form of single detached dwellings with a total of 58 dwelling units;

b) Planning Committee **REPORT TO** the Approval Authority the issues, if any, raised at the public meeting with respect to the application for draft plan of vacant land condominium of Sifton Properties Limited relating to the property located at 1380, 1384 Wonderland Road North;

c) the Approval Authority **BE DIRECTED** to utilize (if possible) one agreement (in place of a separate development agreement, condominium agreement and servicing agreement) to address the development of the public road and the 58 unit residential development; and,

d) the Heritage Planner be directed to **BRING FORWARD** to a future meeting of the London Advisory Committee on Heritage, draft reasons for heritage designation for the existing house known as "Woodholme".

It being noted that issues reported to the Approval Authority shall be addressed through the final site plan approval and/or conditions of draft condominium approval.

**PREVIOUS REPORTS PERTINENT TO THIS MATTER**


PURPOSE AND EFFECT OF RECOMMENDED ACTION

The purpose and effect of the proposed applications is to permit a 58-unit vacant land condominium to be developed in the form of single-detached dwellings, with public road access traversing the site via an extension of Delacourt Road.

RATIONALE

1. The proposed draft plan of vacant land condominium is consistent with the direction provided by the Ontario Municipal Board in its Order issued January 3, 2007.

2. The recommended Zoning By-law amendment will allow for the development of this site for cluster single detached dwellings while maintaining the original Woodholme site within the R1-10 Zone. This is required to keep the property in compliance with the Zoning By-law and to provide a level of comfort to the community that the original Woodholme site could not be redeveloped for multi family residential housing without further public notice and input.

3. The submitted draft plan of vacant land condominium is in conformity with Official Plan policies, the City's Condominium Submission Review and Approval Guidelines and the regulations of the recommended R8-2 Zone.

4. The style and construction methods utilized to create the existing Woodholme house is unique to this area and as such the house is worthy of heritage designation.

BACKGROUND

<table>
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<tr>
<th>Date Application Accepted: September 21, 2007</th>
<th>Agent: Maureen Zunti, Sifton Properties Limited</th>
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REQUESTED ACTION: To approve a draft plan of vacant land condominium having 58 units.

SITE CHARACTERISTICS:

- Current Land Use – residential estate and vacant land
- Frontage – 102 metres (335 ft.) on Gainsborough Road and 179 metres (587 ft.) on Wonderland Road
- Depth – 310 metres (1,017 ft.)
- Area – 6.49 hectares (16 acres)
- Shape – "L" shape parcel
OFFICIAL PLAN DESIGNATION: (refer to attached map)
- Low Density Residential

EXISTING ZONING: (refer to attached map)
- Residential R1 (R1-10)

SURROUNDING LAND USES:
- North – residential single detached dwellings
- South – retirement residence apartment building and single detached dwellings
- East – residential single detached dwellings
- West – residential townhouses

PLANNING HISTORY

The subject parcel is a remnant of a larger residential estate that once belonged to a prominent London family. The Lawson estate originally consisted of 40 hectares (100 acres) extending from Wonderland Road to the east side of the Medway Creek, and from Gainsborough Road to a point approximately half way between Gainsborough Road and Fanshawe Park Road. The residence known as "Woodholme" was built in 1893-1894 by its original designer-owner Richard Shaw-Wood. The structure was designed in the style of a "medieval" fortress and was constructed of poured concrete. The building is currently unoccupied.

2005 Zoning By-law Amendment Application

In 2005, Sifton Properties Limited sought to change the zoning of the subject lands from a Residential R1 (R1-10) to a holding Residential R6 Special Provision (R6-2()) zone to permit cluster housing in the form of single detached dwellings at a maximum density of 9.5 units per hectare based on a lot area of 6.3 hectares to a total of 60 dwelling units. On May 30, 2005, Planning Committee held the statutory public meeting on that application. The Planning and Development Department recommended that the requested zoning bylaw amendment for 1380-1384 Wonderland Road North be approved subject to the inclusion of a holding provision to require a study to ensure that adequate sanitary service was available to the site.

On June 13, 2005, Municipal Council referred the matter back to staff for further consultation between the Applicant and the neighbourhood. The rezoning application was subsequently appealed to the Ontario Municipal Board (OMB) on August 30, 2005, as the City had not rendered a decision within the legislated time period under the Planning Act.

Ontario Municipal Board Hearing

The OMB hearing commenced on November 16 and concluded on November 22, 2006. In its decision (dated January 3, 2007), the Board concluded that the Zoning By-law amendment to allow for the development of cluster housing at this location was appropriate in that:

- It allows for a reasonable degree of intensification in comparison to the current R-1-10 zoning, which is estimated to allow approximately 50 dwelling units, and consequently will result in a form of development that has more appropriate regard for the residential intensification policies of the applicable Provincial Policy Statement;
The site plan and plan of condominium approval processes, together with the limit of 60 units, can be used to ensure that development parcels have areas and dimensions that are compatible with the lots in the adjacent Lawson Estates subdivision, and are developed with homes of compatible form and size. The establishment of development parcels in this way is more flexible than the establishment of freehold lots under the R-1-10 zoning, which imposes the same standards on every lot;

Setting aside the issue of public streets versus private drives, the R-6 zoning, together with site plan and vacant land condominium applications processed and approved in accordance with City policies and guidelines, including an assessment against the criteria of subsection 51(24) of the Planning Act and public consultation in accordance with subsection 51(20), represent a reasonable substitute for the plan of subdivision process; and,

The use of a holding designation is appropriate to ensure that necessary sewer services are available and that the proposed development is appropriately integrated into and compatible with the adjacent subdivision, with the caveat that the right-of-way of the public street should be 15 metres rather than the 8.7 metres included in the form of by-law Council endorsed.
LEGEND

- DOWNTOWN AREA
- REGIONAL SHOPPING AREA
- COMMUNITY SHOPPING AREA
- NEIGHBOURHOOD SHOPPING AREA
- ASSOCIATED SHOPPING AREA COMMERCIAL
- BUSINESS DISTRICT
- ARTERIAL MIXED USE DISTRICT
- HIGHWAY SERVICE COMMERCIAL
- RESTRICTED/HIGHWAY SERVICE COMMERCIAL
- RESTRICTED SERVICE COMMERCIAL
- COMMERCIAL POLICY AREA
- MULTI - FAMILY, HIGH DENSITY RESIDENTIAL
- MULTI - FAMILY, MEDIUM DENSITY RESIDENTIAL
- LOW DENSITY RESIDENTIAL
- OFFICE AREA
- OFFICE/RESIDENTIAL
- OFFICE BUSINESS PARK
- GENERAL INDUSTRIAL
- LIGHT INDUSTRIAL
- REGIONAL FACILITY
- COMMUNITY FACILITY
- OPEN SPACE
- URBAN RESERVE - COMMUNITY GROWTH
- URBAN RESERVE - INDUSTRIAL GROWTH
- RURAL SETTLEMENT
- ENVIRONMENTAL REVIEW
- AGRICULTURE
- URBAN GROWTH BOUNDARY

THIS IS AN EXCERPT FROM THE PLANNING DIVISION'S WORKING CONSOLIDATION OF SCHEDULE A TO THE CITY OF LONDON OFFICIAL PLAN, WITH ADDED NOTATIONS.
COUNCIL APPROVED ZONING FOR THE SUBJECT SITE: R1-10

1) LEGEND FOR ZONING BY-LAW Z-1

- 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
- ASA: Associated Shopping Area Commercial

ANNEXED AREA APPEALED AREAS

CITY OF LONDON
DEPARTMENT OF PLANNING AND DEVELOPMENT

ZONING
BY-LAW NO. Z-1

SCHEDULE A

FILE NO:
39CD-07530/Z-6877

MAP PREPARED:
2007/03/03

CK

1:5000

0 100 Metres

THIS MAP IS AN UNOFFICIAL EXTRACT FROM THE ZONING BY-LAW WITH ADDED NOTATIONS
Submitted Draft Plan of Condominium

A. MacLean

39CD-07530/Z-6877
London Hydro

London Hydro has adequate 27.6kV underground distribution along Delacourt Road and Balnagowan Road for this development. The internal servicing of the development should present no foreseeable problems. The applicant will be responsible for the cost associated with the underground system expansion within the development, but may receive rebates from London Hydro based on connected load over a five year connection window. Transformation lead times are minimum 30 weeks. London Hydro recommends that the applicant contact their engineering Department to confirm transformer requirements and availability. The applicant will be responsible for the cost associated with the relocation of any existing infrastructure as a result of this development. London Hydro will require a blanket easement over the entire property. London Hydro has no objection to the zoning amendment or vacant land condominium application.

Canada Post

The owner shall complete to the satisfaction of the Director of Engineering of the City of London and Canada Post:

a) include on all offers of purchase and sale, a statement that advises the prospective purchaser:
   i) that the home/business mail delivery will be from a designated Centralized Mail Box.
   ii) that the developers/owners be responsible for officially notifying the purchasers of the exact Centralized Mail Box locations prior to the closing of any home sales.

b) the owner further agrees to:
   i) work with Canada Post to determine and provide temporary suitable Centralized Mail Box locations which may be utilized by Canada Post until the curbs, boulevards and sidewalks are in place in the remainder of the subdivision.
   ii) install a concrete pad in accordance with the requirements of, and in locations to be approved by, Canada Post to facilitate the placement of Community Mail Boxes.
   iii) identify the pads above on the engineering servicing drawings. Said pads are to be poured at the time of the sidewalk and/or curb installation within each phase of the plan of subdivision.
   iv) determine the location of all centralized mail receiving facilities in co-operation with Canada Post and to indicate the location of the centralized mail facilities on appropriate maps, information boards and plans. Maps are also to be prominently displayed in the sales office(s) showing specific Centralized Mail Facility locations.

c) Canada Post's multi-unit policy, which requires that the owner/developer provide the centralized mail facility at their own expense, will be in affect; for buildings and complexes with a common lobby, common indoor or sheltered space.
Agenda Item # 18  Page # 317

$\text{PUBLIC LIAISON:}$

October 30, 2007 - Notice of Intent mailed to 213 surrounding landowners
August 4, 2007 - Combined Notice of Intent and Notice of Public Meeting - Living in the City

Three replies.

39CD-07530/Z-6877
A. MacLean

Engineering and Environmental Services Department

Presently the Gainsborough trunk sanitary sewer system does not have adequate sanitary capacity for the subject lands. Sanitary capacity will become available for the subject lands once the link between the Snake Creek trunk sanitary sewer system to the Medway trunk sanitary sewer system is completed, and the Whitehills Pumping Station is decommissioned. This work must be completed prior to a development agreement being entered into.

Site servicing, grading & drainage, stormwater management and transportation issues will be addressed as necessary as part of the concurrent site plan review and the draft plan of vacant land condominium process.

Planning Response: It is recommended that a general holding provision be applied to this site to address the issue of servicing. EESD are currently reviewing the latest servicing drawings in connection with the development of the public road which is to bisect this property. Development of the public road and any necessary agreements will be addressed through conditions attached to the draft approval for vacant land condominium. EESD have provided sufficient information to the Site Plan Approval staff to allow for consideration of approval of the site plan and for the preparation of the associated development agreement.

It is anticipated that the connection of the trunk sanitary sewer link between Snake Creek and the Medway trunk will be completed prior to March 15, 2008.

PUBLIC LIAISON:

October 30, 2007 - Notice of Intent mailed to 213 surrounding landowners
August 4, 2007 - Combined Notice of Intent and Notice of Public Meeting - Living in the City

Nature of Liaison:

The purpose and effect of the proposed applications is to re-zone the above-noted lands to permit a 58-unit vacant land condominium to be developed in the form of single-detached dwellings, with public road access traversing the site via an extension of Delacourt Road.

The zoning and site plan applications were submitted to the City in 2005. The rezoning application was appealed to the Ontario Municipal Board (OMB) on August 30, 2005, as the City had not rendered a decision within the legislated time period under the Planning Act. The OMB withheld its Order and requested that the applicant submit a plan of condominium to the City, to be reviewed concurrently with the site plan and re-zoning application; together these applications will be evaluated to determine the physical form of the development.

The applicant is requesting approval of a draft plan of vacant land condominium on the subject lands. If approval is granted, the applicant proposes to register a residential plan of vacant land condominium, creating 58 single-detached residential units, and a common element for the internal driveways and related services. Each unit would be sold to a future homeowner either before or after the home is constructed on the unit.

Public road access will be provided through the site via an extension of Delacourt Road.

The proposal would have the effect of severing the existing residence and surrounding land (0.5 hectares), known as "Woodholme", and as such, these lands are shown outside of the proposed plan of condominium on the attached plan.

Possible Amendment to Zoning By-law Z-1 to change the zoning from a Residential R1 (R1-10) Zone to a Holding Residential R6 Special Provision (h.R6-2()) Zone to permit cluster housing in the form of single-detached dwellings at a maximum density of 9.5 units per hectare, based on a lot area of 6.3 hectares (including the public road allowance internal to the site), to a total of 60 units. It being noted that the removal of the
holding (h) provision would be contingent on a development agreement being entered into with the City of London for the subject lands, which will include, among other matters, provisions for the construction and dedication of a 15-metre wide public road allowance, as shown on the attached plan; it being further noted that the removal of the holding (h) provision is also contingent on the preparation, submission and acceptance of a sanitary servicing study.

The applicant will also be required to submit an application to rename the stub of Balnagowan Road, west of Whiteacres Drive, to Delacourt Road, which would result in one residence requiring an address change – 124 Balnagowan Road.

Responses: see section titled "Public Response to Applications"

ANALYSIS

The Ontario Municipal Board, in its decision of January 3, 2007, allowed Sifton's appeal (in part) and directed the City to enact an amending by-law substantially in accordance with the form of by-law endorsed by Council on January 23, 2006, with the exception that the right-of-way of the public roadway through the property shall be 15 metres in width instead of 8.7 metres (as originally proposed).

The Board also concluded that based on the evidence provided at the hearing it was premature to settle the terms of site plan approval for this property. As a result, the Board referred the site plan application back to the City so that it could complete its review of that application in parallel with our review of an application for approval of a vacant land condominium for the property.

In its conclusion, the Board advised that it would issue its order when the City Solicitor advises that City Council has enacted a by-law and approved a site plan and related terms of agreement and a vacant land plan of condominium for the property in accordance with their decision.

The following report is intended to address the issues raised by the Board. The report will also concentrate on the issues which have been raised by the public with respect to the site plan and vacant land condominium application. The analysis will also address development issues raised during the site plan review process which will in turn assist the Approval Authority in creating appropriate conditions of draft approval for this vacant land condominium development.

Zoning By-law

Extent of Zoning By-law Amendment

The applicants Vacant Land Condominium application specifically excludes the original Woodholme site. Once the Vacant Land Condominium is registered, a separate parcel (containing the Woodholme residence) will be created. In order to ensure that this new property complies with the Zoning By-law it is necessary to keep it within the R1-10 Zone. This will also ensure that the Woodholme residence property will not develop for cluster housing. Therefore, it is appropriate to amend the zoning to apply the R6-2 Zone to the Vacant Land Condominium site and to leave the original Woodholme site within the R1-10 Zone.

Public Road Component

At the OMB hearing the Board Member heard evidence that an 8.7 metre right-of-way, although non-standard, could be made to work, with public utilities accommodated within it and private utilities outside it in an easement. EESD staff however also noted that a larger 15-metre right-of-way was the most desirable in this situation so that all services could be accommodated within the public road allowance. Based on the evidence of EESD staff, the Board concluded
that a public right-of-way of 15 metres was preferable to one of 8.7 metre (as originally proposed).

Based on this, the Board directed the City to enact an amending by-law substantially in accordance with the form of by-law endorsed by Council on January 23, 2006, with a regulation which requires a minimum 15 metre right-of-way for a public roadway through the property. It is staffs position that the most appropriate way to address this requirement for a public road will be through the vacant land condominium process. This way the block can be identified and any conditions associated with the construction of this road can be addressed through an agreement prior to the registration of the condominium.

Future requests for Change to Zoning By-law Regulations

The applicant has also advised that based on the regulations for the R6 Zone (ie 6 m sideyard setback), reduced setbacks may be required for two of the lots within this development (which abut existing single detached dwellings in the R1-10 Zone) in order to allow for this development to aesthetically blend into the adjacent community. Any request for reductions to the setbacks will be addressed at the time of building permit application through a minor variance to the by-law.

Public Response to Applications

The following are a list of issues raised by the public regarding this development proposal.

- A Draft Plan of Subdivision should be submitted identifying the Public Road(s) in the proposed development

  Planning Response: The Board, in its decision of January 3, 2007 noted that "site plan and vacant land condominium applications processed and approved in accordance with City policies and guidelines, including an assessment against the criteria of subsection 51(24) of the Planning Act and public consultation in accordance with subsection 51(20), represent a reasonable substitute for the plan of subdivision process". Further its is recommended that the vacant land condominium plan as submitted be redlined to define the public road within this plan as a separate block. Development of this block as a public road can be addressed through conditions of the vacant land condominium draft approval.

- Blocks within the Plan of Subdivision should be identified to be developed in the future by way of a Draft Plan of Condominium concurrently with a Site Plan as ordered by the Ontario Municipal Board.

  Planning Response: The Site Plan for this entire development is being reviewed at this time concurrently with the Vacant Land Condominium application as directed by the Board.

- The extension of Pitcarnie Road should be an integral part of the proposed development

  Planning Response: A public roadway will be extended through this development from Pitcarnie Road/Delacourt Road to Whiteacres Drive.

- The Public Road(s) are to be constructed in accordance with the City of London current standards for roads and approved by the City Engineer.

  Planning Response: The applicant has been working with EESD staff to ensure that this public road, which bisects this property, will be constructed to acceptable municipal standards.
The existing residence and surrounding land (0.5 hectares) known as "Woodholme" should be identified as a defined "Block" in the Plan of Subdivision.

Planning Response: The Woodholme Residence should not form part of this application as it will not be part of the final condominium corporation. This block will created as a remnant parcel once the final condominium plan is registered. It is also recommended that this remnant parcel remain in the R1-10 Zone so that it complies with the Z-1 Zoning By-law regulations.

No consents for conveyance of any lands should be granted at this time until such time that the direction of development of the entire site has been determined by all parties.

Planning Response: The applicant has applied for consent to sever a portion of this parcel to convey to abutting land owners on Whiteacres Drive to avoid the cost to these residents of relocating existing structures (a shed) and utilities at the rear of their properties (some of which are located on the Woodholme property). The Consent Authority has been advised of the Vacant Land Condominium application and the issue raised by area residents and has deferred granting final approval of these consents until such time as the vacant land condominium has been granted draft approval.

The zoning by-law should clearly reflect the total number of dwelling units on the project site including the existing estate dwelling to be not more than sixty.

Planning Response: The applicant is proposing 58 dwelling units. The recommended by-law for this site (which excludes the existing Woodholme Residence) provides for a maximum of 58 dwelling units.

The requested draft Plan of Condominium application is incomplete and premature on the basis that they have not submitted a preliminary stormwater management report. This report may result in changes to the proposed lotting pattern for the Vacant Lot Condominium and should be considered in the overall form of the condominium.

Planning Response: The issue of Storm Water Management has been addressed as part of the Site Plan Application. There is sufficient capacity in the outlet channel along the south side of Gainsborough Road (Medway Creek). Other measures such as an oil/grit separator will be incorporated within this development to address the quality of storm water leaving this site.

A Noise Attenuation Report is required for the properties along Wonderland Road.

Planning Response: The applicant has provided a noise assessment to address impacts that vehicular noise along Wonderland Road will have on the outdoor living area of these units. Recommendations of this report will be included in the conditions of draft approval for this condominium and incorporated into the Site Plan. The report also recommends that a more detailed noise study will be required to address impacts on the building units themselves. This will be required prior to the issuance of building permits so that specific building components, ventilation requirements and warning clauses requirements for these lots are identified and incorporated within the design of these units.

The Association needs to review the Servicing Options Report, Hydrogeological Report and archaeological assessment in advance of the public meeting. At this time it is not appropriate for the application to proceed to Council without sufficient background.
Information. The Lawson Ratepayers Association is of the opinion that the applications are premature pending further information.

Planning Response: The reports were provided to the Lawson Estates Ratepayers Association (Danny Young) on February 14, 2008.

☐ Will the Woodholme Estate be zoned for cluster housing?

Planning Response: It is not recommended that the Woodholme Estates be zoned for cluster housing. It is recommended that this portion of the site remain in the R1-10 Zone.

☐ Does Balnagowan Road require a renaming? Can the address at 124 Balnagowan Road remain?

Planning Response: As a condition of draft approval Sifton Properties will be required to apply to rename the portion of Balnagowan Road to Delacourt Road (which is the proposed extension of Delacourt Road from the north). Rationale for this can be found in the City's Street naming guidelines which note:

"Generally, a continual street shall have one name only throughout its entire length. However, if a street name change is inevitable, the change must occur at an intersection and not mid block."

Delacourt Road currently has seven property addresses and Balnagowan Road has one property address. As a result, we are recommending that the public street to be constructed within this development be named Delacourt Road to limit the impact of address changes in this area.

Other Development Issues

Site Plan

Site Plan and EESD staff have been working closely with the applicant to address issues relating to this development. A separate report from our Building Division Site Plan staff will be presented concurrently with this report. It will deal with the proposed site plan and provide draft clauses to be included within an agreement between the City and the property owner. The Vacant Land Condominium draft approval will also include conditions ensuring that the site is developed in accordance with the approved site plan and that the necessary agreement to address the development of this site and the public road is entered into prior to registration of this vacant land condominium.

Development of Public Road

The applicant has been working closely with the Utility Coordinating Committee (UCC) and EESD staff to develop an acceptable plan for the development of the proposed 15 metre road allowance. The UCC has accepted the servicing scheme in principal. The applicants consulting engineer has submitted servicing drawings and the necessary studies to EESD staff for review and comment.

As noted above, the construction of the public road and the residential development will be addressed through the approved site plan, vacant land condominium plan and an agreement with the City. This will be included as a condition of the condominium draft approval. Approval of all servicing drawings and the creation of the agreement will be required prior to registration of this vacant land condominium.
Servicing

EESD have noted in their comments that the Gainsborough trunk sanitary sewer system does not have adequate sanitary capacity for the subject lands. Sanitary capacity will become available for the subject lands once the link between the Snake Creek trunk sanitary sewer system to the Medway trunk sanitary sewer system is completed, and the Whitehills Pumping Station is decommissioned. The recommended holding provision (h.) to be applied to this property will ensure that the issue of servicing is adequately addressed.

There is sufficient capacity in the outlet channel along the south side of Gainsborough Road (Medway Creek) to address storm water management. Other measures such as an oil/grit separator will be incorporated within this development to address the quality of storm water leaving this site.

Vacant Land Condominium

The effect of the approval of the site plan and registration of the draft plan of condominium would be to create 58 vacant land units, on which individual homes may be constructed either before or after registration of the condominium corporation. The registration of the condominium allows the future occupants to purchase their unit, which will include the land surrounding each dwelling unit. The private driveway and visitor parking (as shown on the draft plan) will be located in a common element and managed by the condominium corporation.

In order to ensure that this site plan and vacant land condominium development functions properly, the following issues will be addressed through conditions of draft approval:

- completion of site works in the common elements and the posting of security in addition to that held under the agreement (if applicable), in the event these works are not completed prior to registration of the plan of condominium;
- installation of fire route signs prior to registration;
- confirmation of addressing information;
- payment of outstanding taxes or local improvement charges, if any;
- provision of servicing easements for utility providers (such as London Hydro);
- ensuring that any homes already constructed at the time of registration are located within the unit boundaries to be registered;
- ensuring that the Condominium Declaration to be registered on title adequately addresses the distribution of responsibilities between the unit owners and the condominium corporation for the maintenance of services, the internal driveway, fencing, and any other structures in the common elements;
- the need for a joint use and maintenance agreement if the subject lands are to be integrated with adjacent lands;
- limiting the type of housing to single detached dwellings only;
- noise attenuation recommendations/ clauses;
- the requirement for the construction of a public road which bisects this property along with the necessary agreement between the property owner and the City to ensure that the road is constructed to City standards; and
- the requirement for a street name change of Balnagowan Road to Delacourt Road

"Woodholme"

The architectural style and construction methods (ie using poured concrete at this scale) of Woodholme make it a unique building in Canada. The City has been actively working with Sifton Properties Limited to have the "Woodholme" building designated as heritage property. In May 2005, reasons for designation were prepared and at that time there was a purchaser interested in acquiring this building. Given the pending Ontario Municipal Board Hearing it was decided that the heritage designation should be deferred until the issues revolving around the
interested in acquiring this building. Given the pending Ontario Municipal Board Hearing it was decided that the heritage designation should be deferred until the issues revolving around the development of this property were resolved.

Based on the recommended approvals to the Site Plan, the Vacant Land Condominium Plan and the Zoning By-law it is appropriate to pursue a heritage designation on this site at this time.

CONCLUSION

Approval of this Zoning By-law amendment, Vacant Land Condominium and Site Plan will allow for this property to develop for single detached dwellings in a cluster housing form. Approval of these applications is appropriate in that it addresses the concerns raised by area residents; it meets the intent of the Ontario Municipal Board order issued January 3, 2007 and it meets the intent of Council's original approval of the Zoning By-law Amendment application in 2005.

PREPARED BY:

A. MacLean
senior planner

SUBMITTED BY:

A. N. Stanlake
manager of subdivisions & special projects

RECOMMENDED BY:

R. W. Panzer
general manager of planning and development

February 29, 2008
A. MacLean
Responses to Public Liaison Letter and Publication in “Living In the City”

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<td>Wil Pol, IBI Group  (see “Public Response to Applications” section of this report on page 10)</td>
<td>Lawson Ratepayers Association  (see “Public Response to Applications” section of this report on page 10)</td>
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<td>Dr Len Boksman  (in favour of application)</td>
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APPENDIX "A"

Bill No. ( )
2008

By-law No. Z-1-08

A by-law to amend By-law No. Z-1 to rezone an area of land located at 1380, 1384 Wonderland Road North.

WHEREAS Sifton properties Limited. has applied to rezone an area of land located at 1380, 1384 Wonderland Road North, as shown on the map attached to this by-law, as set out below;

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 1380, 1384 Wonderland Road North, as shown on the attached map comprising part of Key Map No. 141 from a Residential R1-10 to a Holding Residential R6 Special Provision (h. R6-2()) Zone.

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 subsection 34(21) of the Planning Act, R.S.O. 1990, c. P.13, either upon the date of the passage of this by-law or as otherwise provided by the said subsection.

PASSED in Open Council on XXXX, 2008.

Anne Marie DeCicco-Best
Mayor

Kevin Bain
City Clerk

First Reading - XXXXX, 2008
Second Reading - XXXXXX, 2008
Third Reading - XXXXX, 2008
AMENDMENT TO SCHEDULE "A" (BY-LAW NO. Z.-1).

File Number: Z-6877/99CD-07530
Planner: AM
Date Prepared: 2008/03/04
Technician: CK
By-Law No: Z.-1.

Map with shaded areas and annotations.
ENACTING CLAUSE

BY-LAW NO. Z.-1

CITY OF LONDON ZONING BY-LAW
BY-LAW NO. Z.-1 AMENDMENT

1) Section 10.4 of the Residential R6 Zone to By-law No. Z.-1 is amended by adding the following Special Provision:

Section No. 10.4(b) Zone R6-2

In addition to the regulations of the R6-2 Zone the following regulation shall apply:

a) Regulations

i) Total number of units - 58