



Experience. The Difference.™

October 21, 2024

Planning and Environment Committee and Council
c/o Heather Lysynski
Committee Clerk
City Clerk's Office – City of London
300 Dufferin Avenue
London, ON, N6A 4L9

Re: O-9484/Z-9485: 1856-1910 Oxford Street West

To Members of Committee and Council,

On behalf of Sifton Properties Limited (Sifton), please consider the following as a supplementary submission to our letter circulated and dated February 5, 2024, enclosed as Appendix A, with respect to Official Plan Amendment Application (O-9484) and Zoning By-law Amendment Application (Z-9485).

Per the Notice of Public Meeting and Staff Report, it is our understanding that an amendment to the official plan and zoning by-law is proposed to add a site specific policy area to permit development of two 10 & 11 storey residential towers with 840 square meters of ground floor commercial and to change the zoning from CSA5(6) to a site specific CSA5(6) and R9-7() zone to accommodate the proposal. Further, a holding provision (h-149) is to apply to the lands due to identified sanitary capacity constraints.

Sifton retained Stantec Consulting (Stantec) to complete an analysis of the Warbler Woods and West 5 subdivision's sanitary sewer system. The analysis identified a critical sewer segment as detailed in a full copy of the analysis enclosed as Appendix B. A site visit identified that the segment's as-built conditions resulted in a reduced design capacity. Understanding the current existing populations and future allocations as outlined in the approved sanitary drainage area plan for the Warbler Woods and West 5 subdivisions, the segment is expected to operate at 99% of its capacity. As such, Stantec does not recommend adding any additional population beyond the allocated limits.

We respectfully request that the application be deferred and revised:

- To appropriately reflect a use, intensity and form of development envisioned with direct frontage onto a neighbourhood connector;

- To consider the available and future supply of high density residential within the Riverbend Planning District; and
- To align with the population allocated to these lands per the approved sanitary drainage area plan for the Warber Woods and West 5 subdivisions.

We appreciate the opportunity to submit comments.

Sincerely,

A handwritten signature in black ink, appearing to read 'Phil Masschelein', with a stylized flourish at the end.

Phil Masschelein
Senior Vice President, Neighbourhood Developments
Sifton Properties Limited

(Attach 2)

Appendix A



Experience. The Difference.™

February 5, 2024

Alanna Riley
Senior Planner
Planning & Development, City of London
300 Dufferin Avenue
London, ON N6A 4L9

Re: O-9484/Z-9485: 1856-1910 Oxford Street West

Dear Ms. Riley,

On behalf of Sifton Properties Limited (Sifton), please consider the following as our formal written comments with respect to Official Plan Amendment Application (O-9484) and Zoning By-law Amendment Application (Z-9485) applicable to the property municipally known as 1856-1910 Oxford Street West.

Requested Amendment

Per the revised notice of planning application, it is our understanding that an amendment to the official plan and zoning by-law is proposed to add a site-specific policy to permit development of two 10 & 11 storey residential towers with 840 square meters of ground floor commercial and to change the zoning from CSA5(6) to a site specific CSA5() zone, respectively.

Per review of the revised Planning & Design Report (November 2023), we are concerned that the reporting has not adequately addressed applicable policies of the London Plan. Further, it is in our opinion that the proposal does not align with the vision of the London Plan and Neighbourhoods Place Type with respect to development with frontage onto a Neighbourhood Connector. Consideration for the market, specifically available/ future supply within the applicable planning district should also be given.

The London Plan

The Our Tools section of the London Plan provides for Specific Area Policies. Site Specific Area Policies 1729-1734 are to be applied where the applicable place type policies would not accurately reflect the intent of City Council with respect to the site or area. These policies were not referenced in the revised Planning & Design Report.



Policy 1730_ specifies five conditions to be addressed, in consideration of adoption of a site-specific area policy.

Condition 2 – The proposed policy does not present an adverse impact to the integrity of the place type policies of this Plan.

Per Policy 919_2, the range of uses and intensity of development that may be allowed will be related to the classification of the street onto which the property has frontage. The proposed development is located within a block which has frontage onto Oxford Street West (Urban Thoroughfare) and Riverbend Road (Neighbourhood Connector). Per Policy 920_6, where development is being considered on a lot (block) that has frontage on two or more streets of different classifications but is not located at an intersection, the lower order street will generally be used to establish the permitted uses and intensity of development.

Per Tables 10 and 11, low-rise apartments are identified as a secondary use along a neighborhood connector when intersecting with an urban thoroughfare to a standard maximum height of 4 stories and upper maximum height of 6 stories.

Per Policy 935_zoning is to be applied to ensure an intensity of development that is appropriate to the neighbourhood context. The surrounding land uses consist primarily of 1-3 storey commercial to the north and west, existing 1-2 storey multi-family and single detached dwellings to the east and future medium and high-density development to the south. It is to be noted that lands to the south, municipally known as 1195 Riverbend Road, designated under Map 1 as Neighbourhoods, subject to the High Density Overlay (Map 2) and zoned for high density development to a maximum height of 48 m (+/-12 stories) and density of 250 UPH, was established prior to policies of the London Plan coming into full force and effect (May 2022). Previous approvals for development of the lands at 1195 Riverbend Road does not set a precedent for other projects of this nature within the context of the in force and effect framework of the London Plan.

Understanding the above, we are concerned that the proposed specific area policy would lead to adverse impacts to the integrity of policies guiding development along a neighbourhood connector within the neighbourhood place type.

Condition 3 – The proposed use is sufficiently unique and distinctive such that it does not establish an argument for a similar exception on other properties in the area.

It is in our opinion that the proposal does not provide unique or distinctive features requiring a site-specific area policy, without establishing a precedent for similar exceptions on other properties.

The London Plan also provides for policies applicable to Zoning to the Upper Maximum Height. Policies 1638-1641 are to be applied when zoning to the upper maximum height and should be considered for proposals which contemplate zoning beyond the upper maximum height as identified in Table 11 of the London Plan.

Policy 1640_ stipulates that in order to provide certainty and ensure that features required to mitigate impacts of additional height and densities are provided, a site specific ZBA will be required.... Through the amendment process the community, City Council and other stakeholders can be assured that measures will be implemented to mitigate any impacts of additional height or density.

It is in our opinion that while massing/scale at the interface with the neighbourhood connector, amenity space and shadowing impacts have been taken into consideration, the proposed setback specifically to the interior side yard to the south is insufficient to provide appropriate separation between the proposal and future medium density development, to effectively offset the requested increase in height.

Riverbend South Secondary Plan

The proposal generally conforms with the principles, guidelines and policies of the Riverbend South Secondary Plan. Policy 20.6.3.2 i) stipulates that the Community Commercial Node designation will provide a range of retail and service opportunities to meet the regular shopping needs of local and surrounding residents. In addition, residential units above commercial and office uses will also be permitted to foster live-work opportunities.

Policy 20.6.1.4 speaks to principles of the Secondary Plan. Section 1 x) notes that an objective of the plan is to respect existing low-density uses by providing transition in height and form to promote compatibility.

Policy 20.6.5 speaks to Urban Design principles and guidelines for development of Riverbend South. Section 1 ii) notes that consideration and integration of the existing surrounding context will be undertaken through attention to site and building design...

We are concerned that the proposed specific area policy provides for a level of intensity of development that is too great when considering existing and future residential uses to the east and south.

Riverbend Planning District

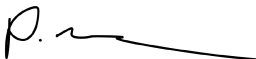
The proposal is located within the Riverbend Planning District. This district is made up of various existing and expanding communities inclusive of Riverbend Golf Community, Riverbend, West 5 and Warbler Woods. It is to be noted that within these communities, there are approximately 14.51 ha of Sifton owned lands zoned for medium/high density residential uses amounting to approximately 1,679 residential units.

The above demonstrates an abundance of supply with respect to future medium/high density residential units within the communities of Riverbend Golf, West 5 and Warbler Woods. While we are not opposed to permissions for new development to further increase our supply of residential units, we do believe that the level of intensity of new development shall appropriately reflect the vision of the respective place type and street classification.

We respectfully request that the proposal be revised:

- To more appropriately reflect the use and intensity envisioned along a neighbourhood connector per applicable policies of the London Plan;
- To consider existing and future adjacent residential uses to ensure compatibility and to provide an appropriate transition in use, intensity and form; and
- To consider the available/future supply of high density residential within the Riverbend Planning District to ensure that mix and range of housing options are provided.

Sincerely,



Phil Masschelein
Senior Vice President, Neighbourhood Developments
Sifton Properties Limited

Appendix B



October 18, 2024
File: 161403344

Attention: Sifton Properties Limited
Suite 300, 1295 Riverbend Road
London, Ontario N6K 0G2

Dear Phil,

Reference: 1856-1910 Oxford Street West - Sanitary Capacity Analysis

This letter analyzes the proposed residential intensification and re-zoning of the commercial block located at 1856-1910 Oxford Street West in the Warbler Woods Subdivision. According to the Strick Baldinelli Moniz (SBM) Sanitary Servicing Feasibility Study prepared for York Developments, dated December 17, 2021, the applicant plans to add an additional 223 residential units within the subject lands.

The approved sanitary drainage area plan for Warbler Woods Phase 1, prepared by Stantec Consulting Ltd. and accepted on December 20, 2016, designates the subject lands as Commercial Block 95. This block has a population density allocation of 100 people per hectare, equating to a total of 327 people for the 3.27-hectare parcel.

Based on the SBM servicing report, the proponent is applying for re-zoning to allow for two towers, with heights of 10 and 11 storeys, accommodating 223 residential units and a maximum of 850 m² of ground floor commercial space. The existing commercial and proposed residential developments for Block 95 would result in a total population of 432, exceeding the allocated limit of 327 by 105 people.

Stantec Consulting Ltd. conducted an analysis of the Warbler Woods (West 5) Subdivision's sanitary sewer system, considering existing population build-outs and pipe invert conditions. The analysis identified a critical segment of pipe between sanitary maintenance holes S105 and S104, as detailed in the attached sanitary area plan. A recent site visit on October 17, 2024, revealed that this segment's as-built conditions have resulted in a reduced design capacity. The pipe segment has a slope of 0.13%, deviating from the intended slope of 0.20%, limiting the sanitary system's effective capacity to a maximum of 34.46 L/s, compared to the design capacity of 43.24 L/s.

An updated analysis of the populations tributary to this critical segment, incorporating as-built information alongside allocated populations for undeveloped areas, indicates a current total existing population of 2,901. The condition of the critical sanitary segment is summarized in the table below:

Table 1 – Critical Sanitary Pipe S105 to S104

Development Area (ha)	Estimated Population	Q _{people} (L/s)	Q _{infiltration} (L/s)	Q _{total} (L/s)	Capacity (L/s)
47.31	2,901	29.35	4.73	34.08	34.46

Given the current existing populations and future allocations outlined in the approved sanitary drainage area plan for the Warbler Woods Subdivision, the pipe is expected to operate at 99% of its capacity. Therefore, we do not recommend adding any additional population beyond the allocated limits without implementing upgrades to the downstream sanitary system.

Reference: 1856-1910 Oxford Street West - Sanitary Capacity Analysis

Please find the attached drawings for your reference. Should you require further information or clarification, do not hesitate to contact the undersigned.

Sincerely,

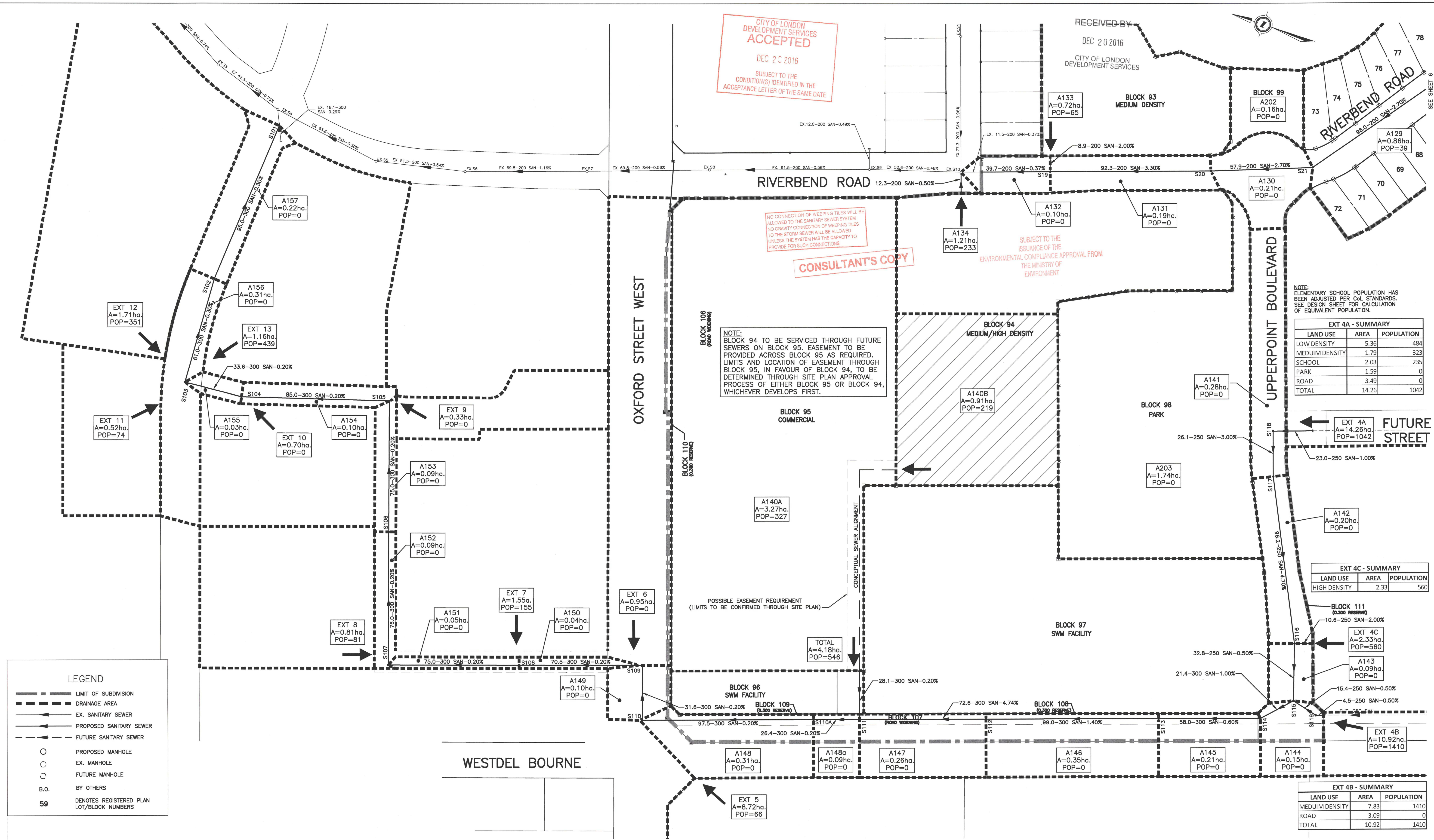
Stantec Consulting Ltd.



Abdalla Shaat
Civil Engineering Designer, Project Coordinator
Community Development
Mobile: 519 670-7137
Abdalla.Shaat@stantec.com



Ryan Chanter C.Tech
Project Manager
Community Development
Mobile: 226 448-1659
Ryan.Chantler@stantec.com



CITY OF LONDON
DEVELOPMENT SERVICES
ACCEPTED
DEC 20 2016
SUBJECT TO THE
CONDITION(S) IDENTIFIED IN THE
ACCEPTANCE LETTER OF THE SAME DATE

RECEIVED BY
DEC 20 2016
CITY OF LONDON
DEVELOPMENT SERVICES

NO CONNECTION OF WEeping TILES WILL BE
ALLOWED TO THE SANITARY SEWER SYSTEM
NO GRAVITY CONNECTION OF WEeping TILES
TO THE STORM SEWER WILL BE ALLOWED
UNLESS THE SYSTEM HAS THE CAPACITY TO
PROVIDE FOR SUCH CONNECTIONS.

CONSULTANT'S COPY

SUBJECT TO THE
ISSUANCE OF THE
ENVIRONMENTAL COMPLIANCE APPROVAL FROM
THE MINISTRY OF
ENVIRONMENT

NOTE:
BLOCK 94 TO BE SERVICED THROUGH FUTURE
SEWERS ON BLOCK 95. EASEMENT TO BE
PROVIDED ACROSS BLOCK 95 AS REQUIRED.
LIMITS AND LOCATION OF EASEMENT THROUGH
BLOCK 95, IN FAVOUR OF BLOCK 94, TO BE
DETERMINED THROUGH SITE PLAN APPROVAL
PROCESS OF EITHER BLOCK 95 OR BLOCK 94,
WHICHEVER DEVELOPS FIRST.

NOTE:
ELEMENTARY SCHOOL POPULATION HAS
BEEN ADJUSTED PER C.O.L. STANDARDS.
SEE DESIGN SHEET FOR CALCULATION
OF EQUIVALENT POPULATION.

EXT 4A - SUMMARY		
LAND USE	AREA	POPULATION
LOW DENSITY	5.36	484
MEDIUM DENSITY	1.79	323
SCHOOL	2.03	235
PARK	1.59	0
ROAD	3.49	0
TOTAL	14.26	1042

EXT 4C - SUMMARY		
LAND USE	AREA	POPULATION
HIGH DENSITY	2.33	560

EXT 4B - SUMMARY		
LAND USE	AREA	POPULATION
MEDIUM DENSITY	7.83	1410
ROAD	3.09	0
TOTAL	10.92	1410

LEGEND

- LIMIT OF SUBDIVISION
- - - DRAINAGE AREA
- EX. SANITARY SEWER
- PROPOSED SANITARY SEWER
- FUTURE SANITARY SEWER
- PROPOSED MANHOLE
- EX. MANHOLE
- FUTURE MANHOLE
- B.O. BY OTHERS
- 59 DENOTES REGISTERED PLAN LOT/BLOCK NUMBERS

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 11/22/2016 1:24:40 PM J.Chen, J.Chen, J.Chen, J.Chen

EXISTING SERVICES	DRAWING #, SOURCE	DATE	CONSTRUCTED SERVICES	COMPLETION	DETAILS	No.	REVISIONS	DATE	CONSULTANT
					DESIGN	1	REVISED PER CITY COMMENTS	2016-07-08	STANTEC
					DRAWN BY	2	2nd SUBMISSION CITY COMMENTS	2016-09-09	STANTEC
					CHECKED	3	3rd SUBMISSION CITY COMMENTS	2016-11-22	STANTEC
					APPROVED				
					DATE			2015-05-25	

CONSULTANT OR DIVISION

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ENGINEER'S SEAL

CORPORATION OF THE
CITY OF LONDON

SCALE

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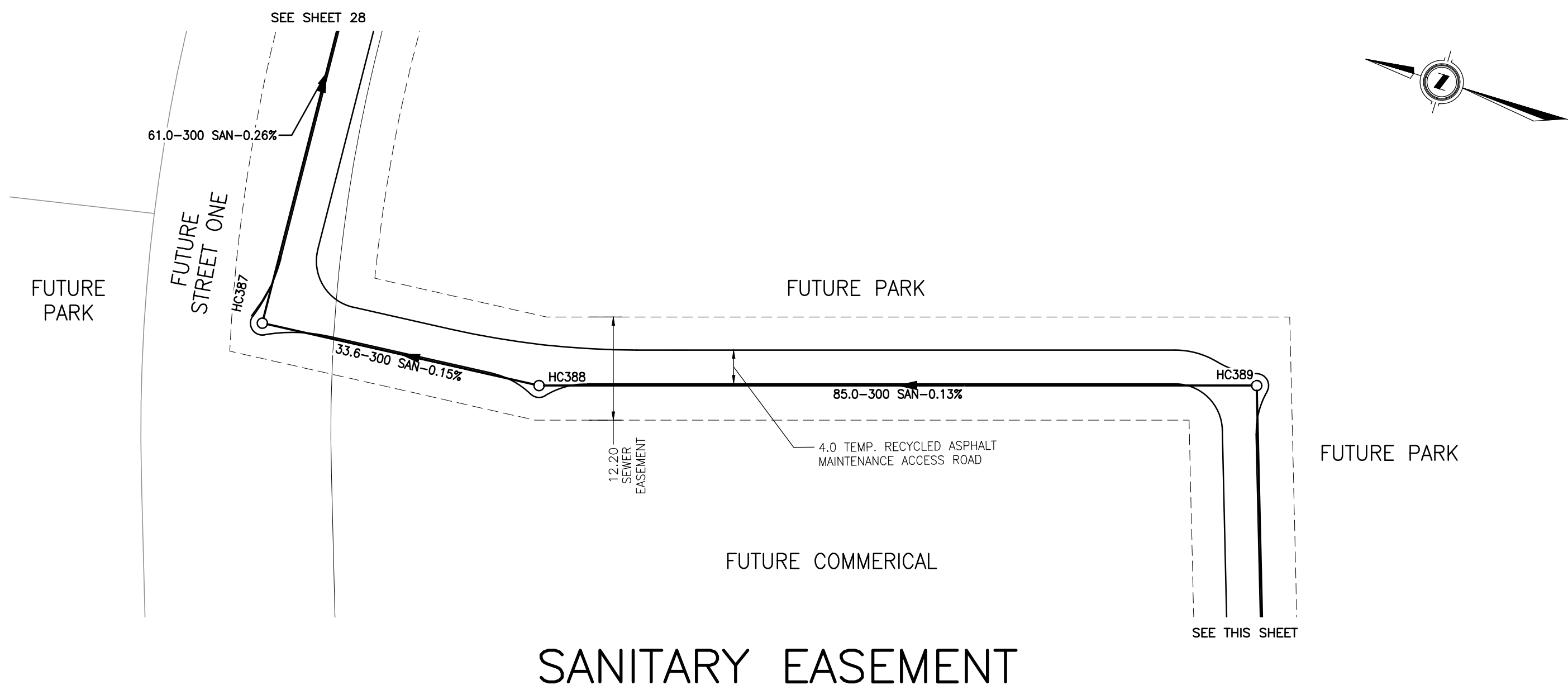
WARBLER WOODS PHASE 1
SIFTON PROPERTIES LIMITED

SANITARY DRAINAGE AREA PLAN
PART 1

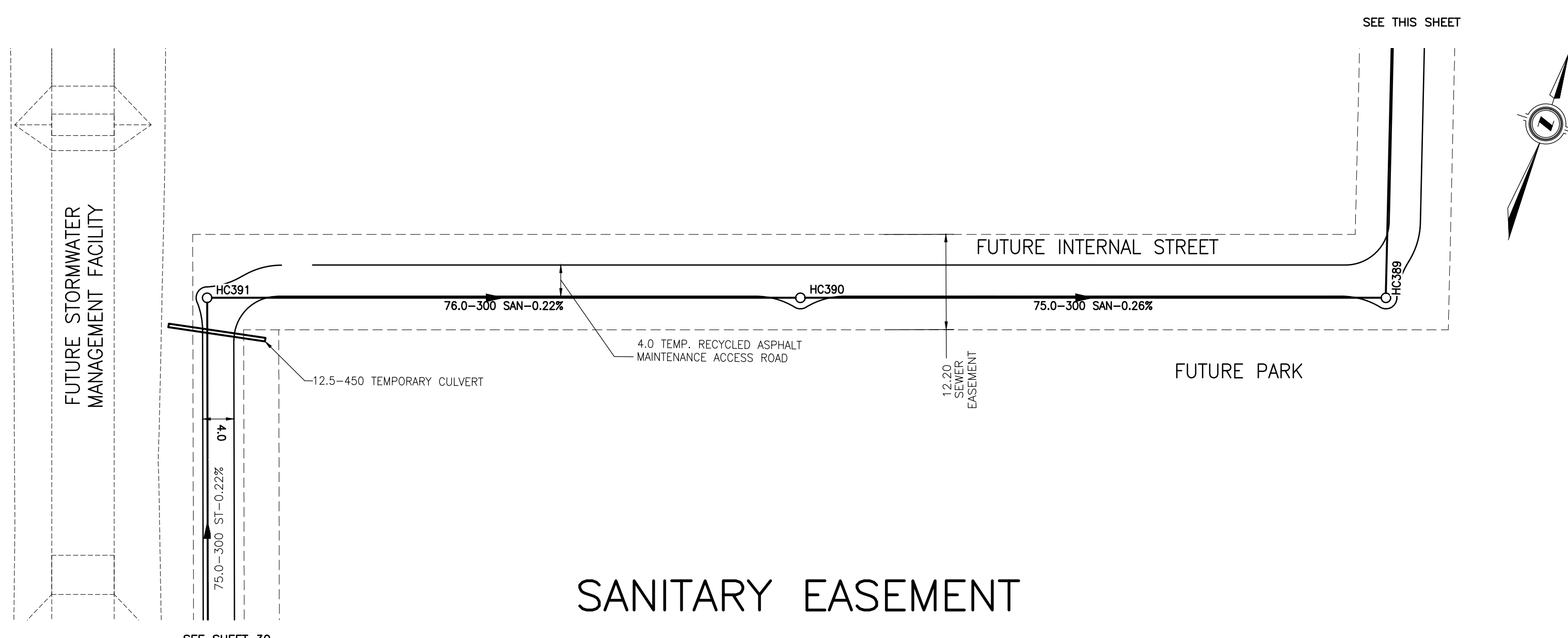
PROJECT No.
1614-13130

SHEET No.
5 of 58

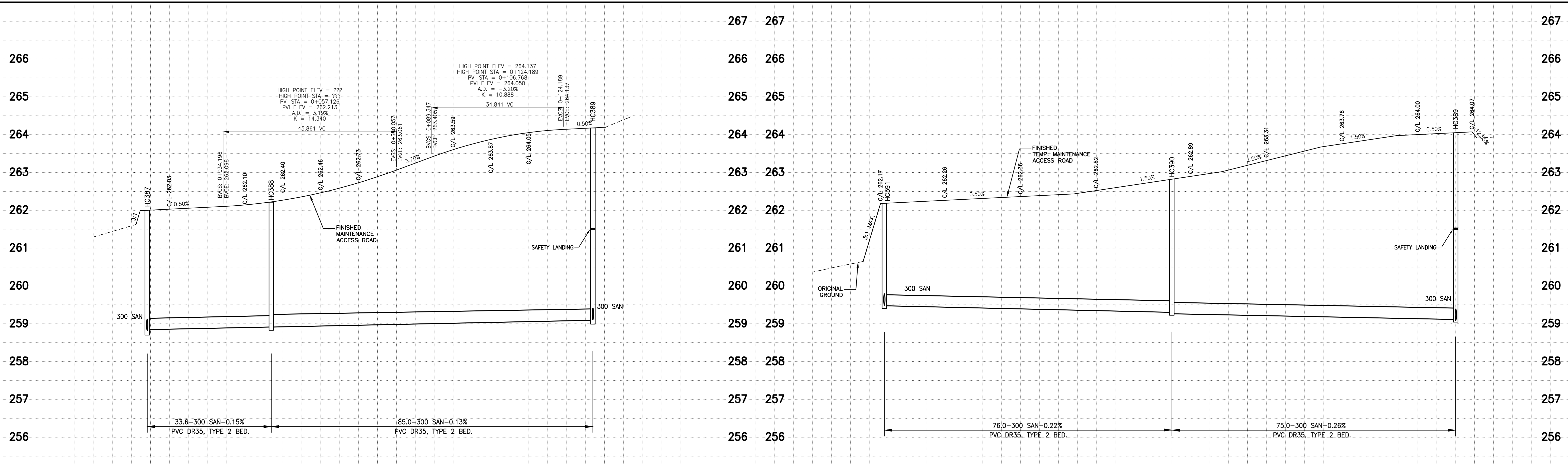
PLAN FILE No.



SANITARY EASEMENT



SANITARY EASEMENT



STATION	0+000	0+014.1	0+030	0+047.0	0+060	0+090	0+120	0+131.9	0+150	0+060	0+064.0	0+090	0+120	0+140.0	0+150	0+180	0+210	0+215.0	0+240	STATION
STORM SEWER INVERT		258.80E	258.83S					259.05N	259.06W		259.46S	259.47E		259.30W	259.26E			259.06W	259.05N	
SANITARY SEWER INVERT																				

<table border="1"> <tr> <th>EXISTING SERVICES</th> <th>DRAWING #, SOURCE</th> <th>DATE</th> <th>CONSTRUCTED SERVICES</th> <th>COMPLETION</th> <th>DETAILS</th> <th>No.</th> <th>REVISIONS</th> <th>DATE</th> <th>CONSULTANT</th> </tr> <tr> <td>SAN SEWERS, PDC's & M.H.'s</td> <td>T14505 - SET</td> <td></td> <td>SAN SEWERS, PDC's & M.H.'s</td> <td>JUNE 2017</td> <td>DESIGN</td> <td>1</td> <td>REVISED PER CITY COMMENTS</td> <td>2016-07-06</td> <td>STANTEC</td> </tr> <tr> <td>STM SEWERS, PDC's & M.H.'s</td> <td>T14505 - SET</td> <td></td> <td>STM SEWERS, PDC's & M.H.'s</td> <td>JUNE 2017</td> <td>DRAWN BY</td> <td>2</td> <td>2nd SUBMISSION CITY COMMENTS</td> <td>2016-09-09</td> <td>STANTEC</td> </tr> <tr> <td>W.M. & W.S</td> <td>T14505 - SET</td> <td></td> <td>W.M. & W.S</td> <td>JUNE 2017</td> <td>CHECKED</td> <td>3</td> <td>3rd SUBMISSION CITY COMMENTS</td> <td>2016-11-22</td> <td>STANTEC</td> </tr> <tr> <td></td> <td></td> <td></td> <td>GRANULAR BASE</td> <td>NOV 2017</td> <td>APPROVED</td> <td>4</td> <td>4th SUBMISSION CITY COMMENTS</td> <td>2016-12-05</td> <td>STANTEC</td> </tr> <tr> <td></td> <td></td> <td></td> <td>CURBS & GUTTERS</td> <td>NOV 2017</td> <td>DATE</td> <td>5</td> <td>5th SUBMISSION CITY COMMENTS</td> <td>2016-12-15</td> <td>STANTEC</td> </tr> <tr> <td></td> <td></td> <td></td> <td>PAVING EXTERNAL</td> <td>NOV 2017</td> <td></td> <td>6</td> <td>STORM SEWER UPSIZING</td> <td>2017-12-21</td> <td>STANTEC</td> </tr> <tr> <td></td> <td></td> <td></td> <td>BASE & SURFACE ASPHALT</td> <td>NOV 2017</td> <td></td> <td>7</td> <td>STREET LIGHT RELOCATION</td> <td>2019-05-06</td> <td>STANTEC</td> </tr> <tr> <td></td> <td></td> <td></td> <td>PAVING INTERNAL</td> <td>NOV 2017</td> <td></td> <td>8</td> <td>AS-RECORDED</td> <td>2024-10-04</td> <td>STANTEC</td> </tr> <tr> <td></td> <td></td> <td></td> <td>BASE ASPHALT</td> <td>NOV 2017</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </table>	EXISTING SERVICES	DRAWING #, SOURCE	DATE	CONSTRUCTED SERVICES	COMPLETION	DETAILS	No.	REVISIONS	DATE	CONSULTANT	SAN SEWERS, PDC's & M.H.'s	T14505 - SET		SAN SEWERS, PDC's & M.H.'s	JUNE 2017	DESIGN	1	REVISED PER CITY COMMENTS	2016-07-06	STANTEC	STM SEWERS, PDC's & M.H.'s	T14505 - SET		STM SEWERS, PDC's & M.H.'s	JUNE 2017	DRAWN BY	2	2nd SUBMISSION CITY COMMENTS	2016-09-09	STANTEC	W.M. & W.S	T14505 - SET		W.M. & W.S	JUNE 2017	CHECKED	3	3rd SUBMISSION CITY COMMENTS	2016-11-22	STANTEC				GRANULAR BASE	NOV 2017	APPROVED	4	4th SUBMISSION CITY COMMENTS	2016-12-05	STANTEC				CURBS & GUTTERS	NOV 2017	DATE	5	5th SUBMISSION CITY COMMENTS	2016-12-15	STANTEC				PAVING EXTERNAL	NOV 2017		6	STORM SEWER UPSIZING	2017-12-21	STANTEC				BASE & SURFACE ASPHALT	NOV 2017		7	STREET LIGHT RELOCATION	2019-05-06	STANTEC				PAVING INTERNAL	NOV 2017		8	AS-RECORDED	2024-10-04	STANTEC				BASE ASPHALT	NOV 2017						<p>CONSULTANT OR DIVISION</p> <p>400 - 1305 RIVERBEND ROAD LONDON, ON N6K 0J5 www.stantec.com</p> <p>The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay. The Copyright in all design and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.</p>	<p>ENGINEER'S STAMP</p> <p>2\N\stanc\chris_hendrikson_stamp.jpg</p> <p>2024-10-04</p>	<p>CORPORATION OF THE CITY OF LONDON</p>	<p>SCALE</p> <p>HORZ - 1 : 500</p> <p>5 0 10m</p> <p>VERT - 1 : 50</p> <p>0.5 0 1m</p>	<p>TITLE</p> <p>WARBLER WOODS PHASE 1 SIFTON PROPERTIES LIMITED</p> <p>SANITARY SEWER EASEMENT PART 2</p>	<p>PROJECT No.</p> <p>33M-711</p> <p>SHEET No.</p> <p>29 of 58</p> <p>PLAN FILE No.</p>
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**SANITARY SEWER DESIGN SHEET
CITY OF LONDON**

THE FOLLOWING POPULATION ALLOWANCES WILL APPLY WHEN DESIGNING SANITARY SEWERS:

LOW DENSITY (SINGLE-FAMILY / SEMI-DETACHED)

MEDIUM DENSITY (MULTI-FAMILY / TOWNHOUSE / ROWHOUSE)

HIGH DENSITY (APARTMENTS)

COMMERCIAL / INSTITUTIONAL

SECONDARY SCHOOL

ELEMENTARY SCHOOL

= 30 UNITS / HECTARE @ 3 PEOPLE / UNIT

= 75 UNITS / HECTARE @ 2.4 PEOPLE / UNIT

= 150 - 300 UNIT / HECTARE @ 1.6 PEOPLE / UNIT

= 100 PEOPLE / HECTARE

= 1500 PEOPLE

= 600 PEOPLE

DESIGN CRITERIA

SEWAGE = 230 LITRE / CAPITA / DAY

INFILTRATION = 8640 LITRES / HECTARE / DAY

PEAKING FACTOR: $\frac{1 + 14}{4 + P^{0.5}}$

DATE: OCTOBER, 2024

DESIGNED BY: AS

PROJECT NAME: **WARBLER WOODS - PHASE 1**

PROJECT FILE NO. 1614-13130

Table with columns: LOCATION (AREA No., STREET NAME, FROM MANHOLE, TO MANHOLE), AREA (NET OR GROSS, DELTA HECTARES, TOTAL HECTARES), POPULATION (PER HECTARE, PER LOT, NO. OF LOTS, DELTA POP., TOTAL POP., PEAKING FACTOR), SEWAGE FLOWS (INFILT L/s, SEWAGE L/s, TOTAL L/s), SEWER DESIGN (PIPE SIZE mm, n, SLOPE %, CAP L/s, VELOCITY m/s, LENGTH m), PROFILE (FALL IN SEWER, HEADLOSS IN U.S. MH, DROP IN MANHOLE, INVERT ELEVATION U.S., D.S.).

** Denotes Benching to Crown

**HL=1.0x1.0x2.10x2.10/19.62= .224

**HL= .100x1.0x2.63x2.63/19.62= .035

**HL=.818x1.0x1.37x1.37/19.62=.078

- Includes Elementary School Equivalent Population: 235 people @ 230L/person/day = 600 people @ 90L/person/day
- Updated populations as per build-out
- Subject Lands
- Critical Pipe at as-built slope
- Existing at 250 L/cap/day