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TO:	CHAIR AND MEMBERS PLANNING AND ENVIRONMENT COMMITTEE
FROM:	GEORGE KOTSIFAS MANAGING DIRECTOR, DEVELOPMENT & COMPLIANCE SERVICES AND CHIEF BUILDING OFFICIAL
SUBJECT:	APPLICATION BY: SIFTON PROPERTIES LIMITED 3550 – 3590 SINGLETON AVENUE PUBLIC PARTICIPATION MEETING ON TUESDAY NOVEMBER 18, 2014

RECOMMENDATION

That, on the recommendation of the Planner II, Development Services, the following actions be taken with respect to the vacant land plan of condominium application by Sifton Properties Limited relating to the properties located at 3550 – 3590 Singleton Avenue:

- a) Planning and Environment Committee **REPORT TO** the Approval Authority the issues, if any, raised at the public meeting with respect to the application of draft plan of vacant land condominium; and,
- b) the Approval Authority **BE REQUESTED** to utilize (if possible) one agreement (in place of a separate development agreement and condominium agreement) to address the development of this site.

PREVIOUS REPORTS PERTINENT TO THIS MATTER
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Bostwick East Area Plan (O-6872) – Reports considered by Planning Committee on April 25, 2005, May 9, 2005, May 30, 2005, September 12, 2005, and December 12, 2005.

October 31, 2005 – Planning report to Planning Committee regarding draft plan, and zoning by-law amendment application for Sifton Properties Limited for 1451 Wharnccliffe Road South, Files 39T-005506/Z-6900.

May 6, 2009 – Report to Planning Committee on application from Sifton Properties Limited for draft plan of subdivision approval and Zoning By-law amendment (39T-07510/Z-7457/O-7466) relating to property located at 1451 Wharnccliffe Road South.

June 8, 2011 – Report to Built and Natural Environment Committee on application from Sifton Properties Limited for Zoning By-law amendment (Z-7850) to apply holding provisions on properties within the Bostwick East Area Plan, to ensure that there will be adequate sanitary and transportation infrastructure capacity to accommodate full build out of the subject lands.

PURPOSE AND EFFECT OF RECOMMENDED ACTION

The purpose and effect of this application is to approve a vacant land plan of condominium on the properties know as 3550-3590 Singleton Avenue, consisting of 56 single detached cluster housing units, with the common element area to include a private roadway. A public meeting is required for vacant land plan of condominiums as per the Planning Act.

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RATIONALE

1. The submitted draft plan of vacant land condominium is in conformity with Official Plan Policies and the City's Condominium Submission Review and Approval Guidelines.
2. The draft plan of vacant land condominium can be accommodated on the subject lands and can be integrated with adjacent surrounding lands.
3. The draft plan of vacant land condominium is in conformity to the City of London Z.-1 Zoning By-law and consistent with the Provincial Policy Statement.
4. Issues such as fencing, access, etc, will be addressed through the site plan approval process and development agreement.

BACKGROUND

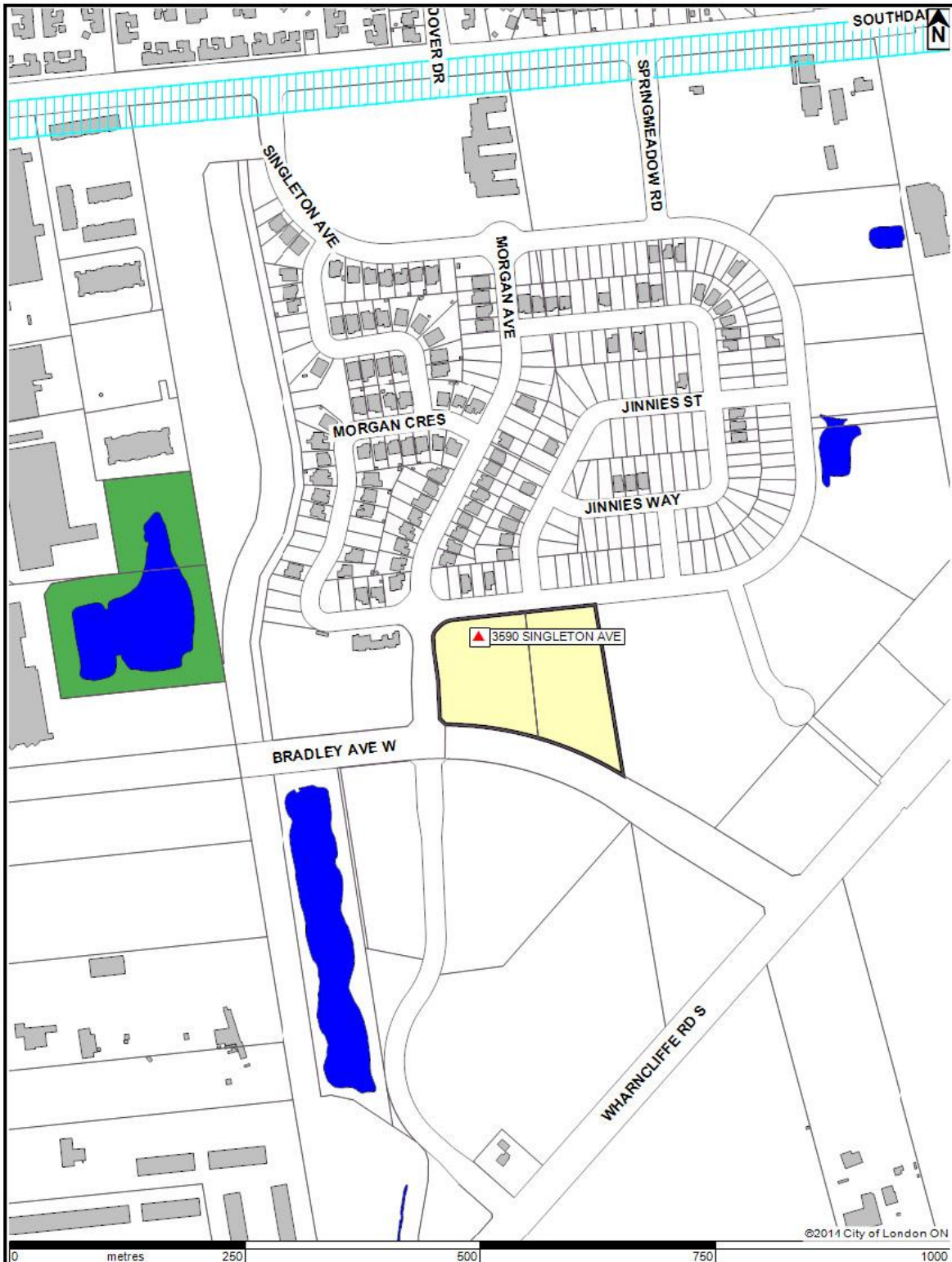
Date Application Accepted: October 9, 2014	Applicant/Agent: Sifton Properties Limited
REQUESTED ACTION: application for vacant land condominium containing 56 detached dwelling units, it being noted the applicant has submitted a site plan application and removal of holding provision application.	

SITE CHARACTERISTICS:
<ul style="list-style-type: none"> • Current Land Use – Vacant • Frontage – 103.17 m • Depth – +/- 169 m (north/south); +/-180.0 m (east/west) • Area – 2.42 ha • Shape – irregular

SURROUNDING LAND USES:
<ul style="list-style-type: none"> • North – Single detached residential • South – Future community shopping area, future road • East – future medium density residential • West – Medium density residential – Standard condominiums, future road

OFFICIAL PLAN DESIGNATION: (refer to map on page 4)
<ul style="list-style-type: none"> • Multi-Family, Medium Density Residential
EXISTING ZONING: (refer to map on page 5)
<ul style="list-style-type: none"> • h * h-54 * h-71 * h-100 * h-134 * R5-4/R6-5 which permits various forms of cluster residential uses, with holding provisions to ensure that orderly development and servicing are provided for the lands (h); that no land use conflicts will occur through the provision of noise attenuation (h-54); that development is oriented towards the Singleton Ave (h-71); that water service and access are provided to City standards (h-100); and that development meets the provided sanitary capacity and a traffic impact study is provided (h-134).

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LOCATION MAP

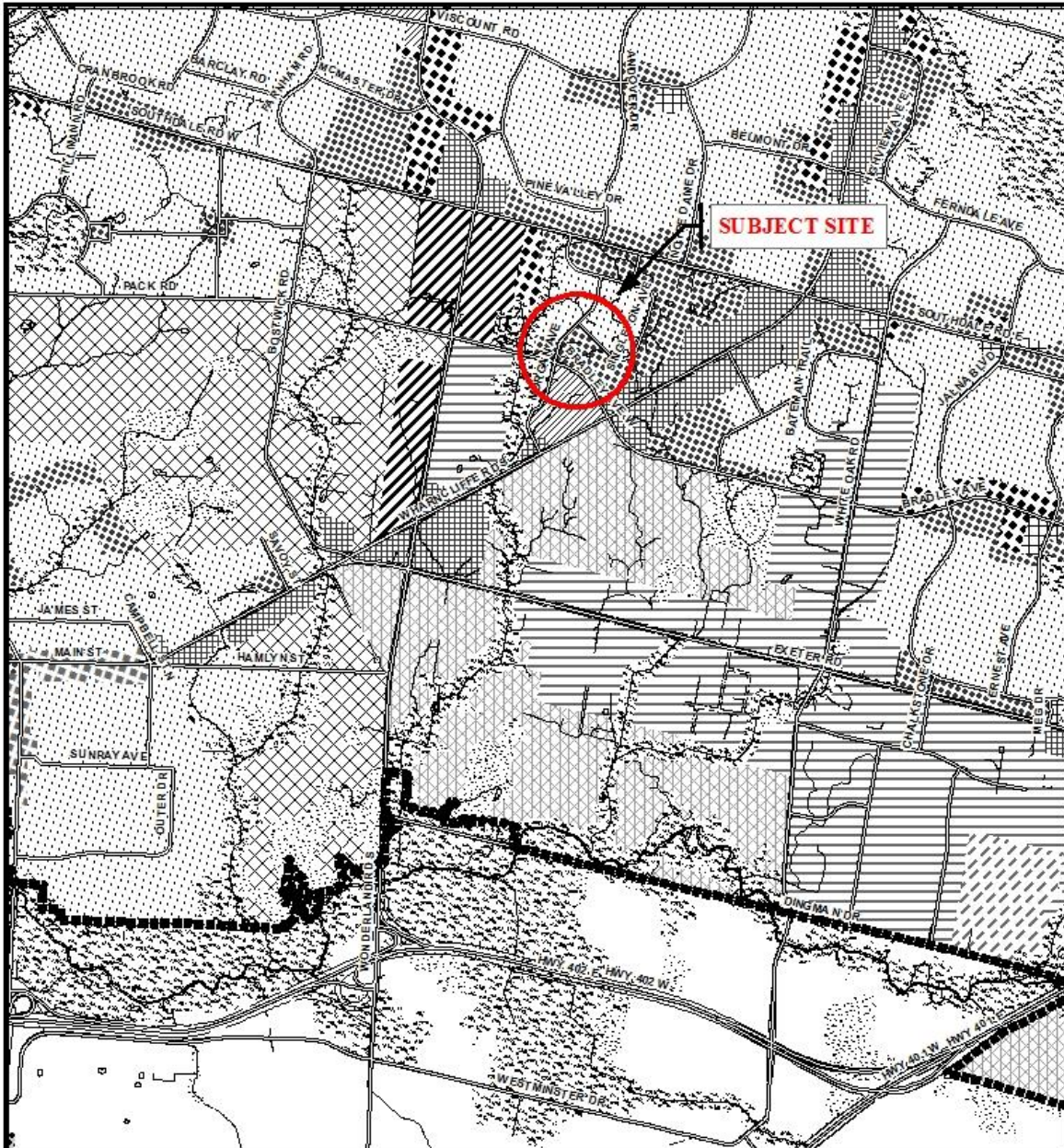
Subject Site: **3550 Singleton Ave**
 Applicant: **Sifton Properties Limited**
 File Number: **39CD-14521**
 Planner: **Michael Pease**
 Created By: **Anna Serrano**
 Date: **2014-10-09**
 Scale: **1:5000**

LEGEND

- Subject Site
- Parks
- Assessment Parcels
- Buildings
- 123 Address Numbers



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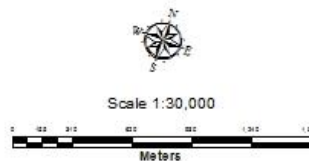


Legend

- | | |
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| <ul style="list-style-type: none"> Downtown 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 | <ul style="list-style-type: none"> 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 |
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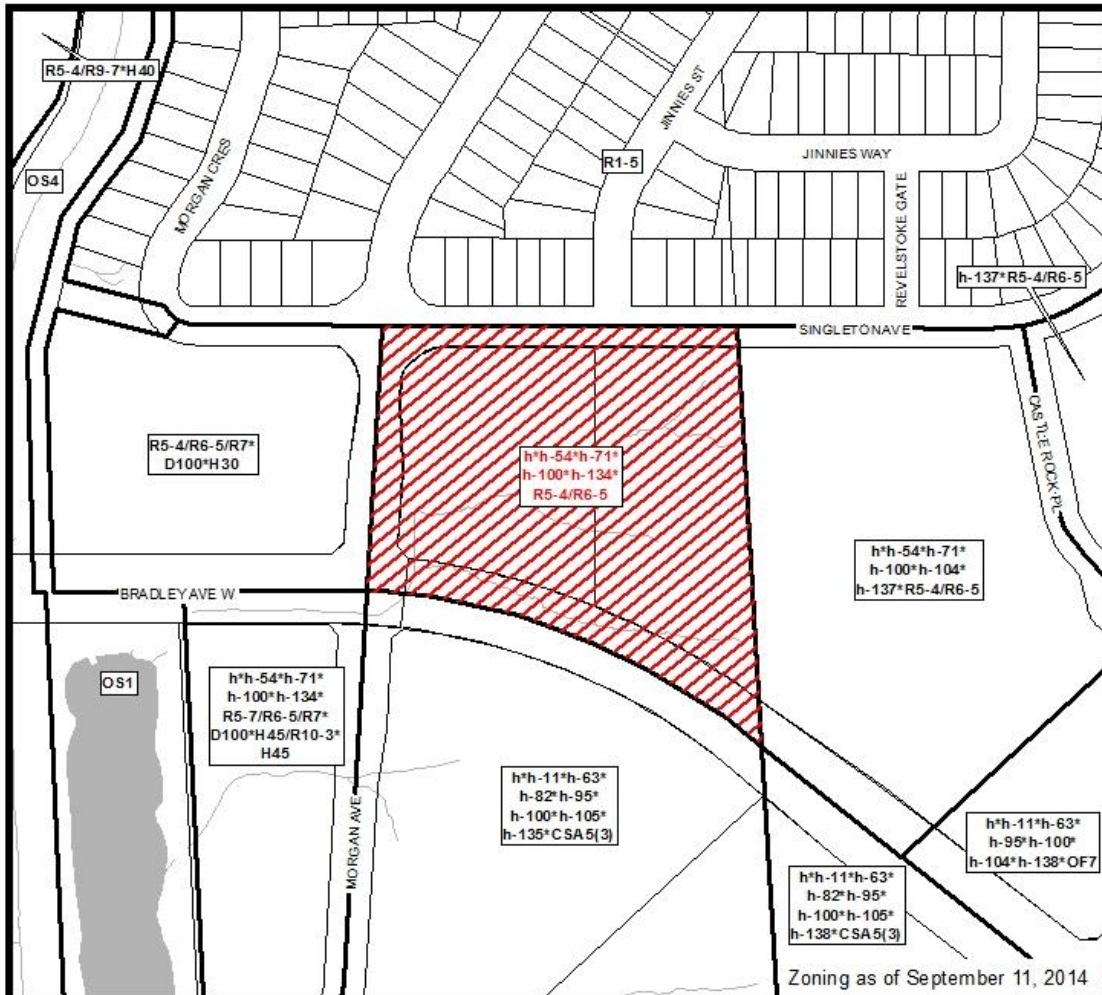
CITY OF LONDON
Department of
Planning and Development
OFFICIAL PLAN SCHEDULE A
- LAND USE -

PREPARED BY: Graphics and Information Services



FILE NUMBER: 39CD-14521
PLANNER: MP
TECHNICIAN: JS
DATE: 2014/10/30

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COUNCIL APPROVED ZONING FOR THE SUBJECT SITE: h^{*}h-54^{*}h-71^{*}h-100^{*}h-134^{*}R5-4/R6-5

1) **LEGEND FOR ZONING BY-LAW Z-1**

- | | |
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| <ul style="list-style-type: none"> 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 SS - AUTOMOBILE SERVICE STATION ASA - ASSOCIATED SHOPPING AREA COMMERCIAL
 OR - OFFICE/RESIDENTIAL OC - OFFICE CONVERSION RO - RESTRICTED OFFICE OF - OFFICE | <ul style="list-style-type: none"> RF - REGIONAL FACILITY CF - COMMUNITY FACILITY NF - NEIGHBOURHOOD FACILITY HER - HERITAGE DC - DAY CARE
 OS - OPEN SPACE CR - COMMERCIAL RECREATION ER - ENVIRONMENTAL REVIEW
 OB - OFFICE BUSINESS PARK LI - LIGHT INDUSTRIAL GI - GENERAL INDUSTRIAL HI - HEAVY INDUSTRIAL EX - RESOURCE EXTRACTIVE UR - URBAN RESERVE
 AG - AGRICULTURAL AGC - AGRICULTURAL COMMERCIAL RRC - RURAL SETTLEMENT COMMERCIAL TGS - TEMPORARY GARDEN SUITE RT - RAIL TRANSPORTATION
 h[*] - HOLDING SYMBOL d[*] - DENSITY SYMBOL h[*] - HEIGHT SYMBOL B[*] - BONUS SYMBOL T[*] - TEMPORARY USE SYMBOL |
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CITY OF LONDON
PLANNING, ENVIRONMENTAL AND ENGINEERING SERVICES

ZONING BY-LAW NO. Z.-1
SCHEDULE A



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

FILE NO:
39CD-14521 MP

MAP PREPARED:
October 30, 2014 JS

1:3,000
0 15 30 60 90 120 Meters

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PLANNING HISTORY

The subject lands are located within the Bostwick East Area Plan. The Bostwick East Area Plan was adopted by City Council on December 19, 2005 and provides long-term guidance for the development and servicing of lands in the area.

The subject site is located within Andover Trails Subdivision (39T-05506 & 39T-07510), and known as Blocks 1 and 2 on Plan of Subdivision 33M-661 (39T-07510).

The land use designations for the Sifton lands north of Bradley Avenue, the Bradley Avenue extension and the SWM facility and Open space lands south of Bradley Avenue were approved on June 13, 2005 as part of OPA No. 358. Zoning By-law amendment (Z-7457) to permit the use was approved on May 25, 2009. Additionally, holding “h”, “h-54”, “h-71” and “h-100” provisions were also applied through the Draft Plan of Subdivision. Holding Residential Special Provision “h-134” was applied in June 2011 through Zoning By-law Amendment application Z-7850 to address servicing and transportation capacities.

SIGNIFICANT INTERNAL/AGENCY COMMENTS

PLEASE NOTE: the comments received and summarized below pertain primarily to the application of site plan.

Servicing-Related Comments

- Stormwater servicing must be to the satisfaction of the Environmental Services Department and in accordance with City of London Design Permanent Private Stormwater Systems and MOE’s requirements, all to the satisfaction of the City Engineer.
- For Sanitary flows Blocks 1 and 2 is restricted to an interim population based on the capacity of the Bostwick Pumping station.
- Sanitary servicing for block 1 is to be serviced through block 2 if both blocks are developed as one site. If they develop independently, the PDC connections are to be to the properly designed outlet.
- The onsite water servicing needs to take water quality into account in the design. The City may require premise isolation for any new service at property line if water quality on site has a potential to pose a hazard to the municipal water system.
- A TIA for in accordance with the h-134 holding provision can be lifted for transportation as it is not needed.

Note: Items to be addressed as part of the site plan approval process

Union Gas

- Request to add a condition that the owner/developer provide to Union Gas Limited the necessary easements and/or agreements required by Union Gas Limited for the provision of gas services for this project, in a form satisfactory to Union Gas Limited.

Note: A condition will be added to the draft plan conditions for the vacant land condominium

Bell Canada

- Request to add a condition that the owner/developer provide to Bell Canada with the necessary easements and/or agreements required by Bell Canada for the provision of services for this project, in a form satisfactory to Bell Canada.

Note: A condition will be added to the draft plan conditions for the vacant land condominium

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PUBLIC LIAISON:	Notice of the application was published in the Londoner on October 23, 2014. On October 20, 2014, 56 notices were sent to residents within 120 metres of the subject site. A Notice of Application and Public Meeting was published in the Londoner on October 30, 2014	1 response objecting to application
<p>Nature of Liaison: The purpose and effect of this application would permit a vacant land condominium development. The approval of the application would permit 56 single detached cluster units with access from a private drive and Singleton Avenue.</p> <p>Consideration of a vacant land condominium consisting of 56 single detached cluster units with common elements for the internal driveway and services</p> <p>The registration of a vacant land condominium means that each unit will be sold to a future homeowner either before or after the home is constructed on the unit. Planning and Environment Committee will be considering the implications of dividing the land into units and common elements as shown on the attached draft plan.</p> <p>A Site Plan application to determine the physical form of development is currently under review for approval (SP14-00571).</p> <p>A Removal of Holding Provision application is currently under review for approval (H-8322).</p>		
<p>Responses: Request for development to commence upon the completion of the Bradley Avenue extension construction in order to mitigate against construction debris on Singleton Avenue; traffic generation.</p>		

ANALYSIS

Subject site

The subject site is located on the south side of Singleton Avenue, with additional frontage on the east side of the future southerly extension of Morgan Avenue, and the north side of the future Bradley Avenue extension. The subject lands are located on two blocks within 33M-661 (Andover Trails) and are currently vacant. The surrounding land uses are low density residential dwellings to the north, medium density cluster housing (condominiums) to the west, and a mix of future medium density residential development to the east and south.

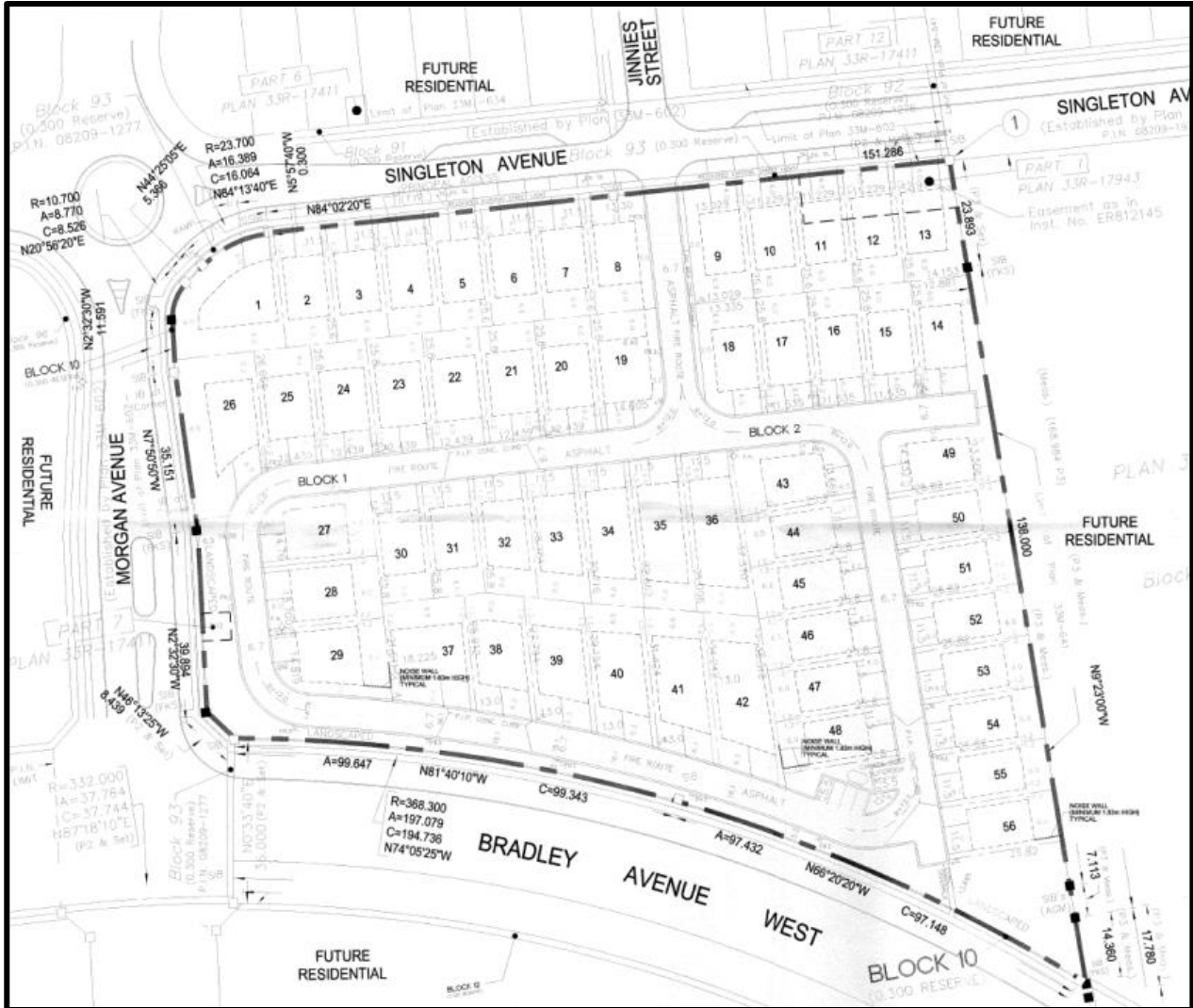
What is the nature of the application?

Sifton Properties Limited has made an application for a vacant land condominium, and a concurrent site plan application to permit 56 single detached cluster housing units. Common element components include a private roadway. Access to the development will be via Singleton Avenue. The proposed site plan follows this section.

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Proposed site plan



Is the proposed application appropriate?

a) Provincial Policy Statement (PPS)

This application has been reviewed for consistency with the entire 2014 Provincial Policy Statement. The proposed residential development will provide housing on full municipal services. Development of the lands by way of a vacant land plan of condominium minimizes the amount of land needed for road purposes and promotes a compact form of development. The subject lands are also located close to amenities and public open spaces. Based on the review of the Provincial Policy Statement, approval of the proposed plan with associated conditions would be consistent with the 2014 Provincial Policy Statement.

b) Official Plan Policies

The subject lands are designated Multi-Family, Medium Density Residential (MFMDR) which permits multiple-unit residential developments having a low-rise profile, with a maximum density of 75 units per hectare (uph). Areas designated Multi-Family, Medium Density Residential are intended to develop for multiple-attached dwellings, such as row houses or cluster houses; low-rise apartment buildings; rooming and boarding houses; emergency care facilities; converted dwellings; and small-scale nursing homes, rest homes and homes for the aged. These areas may also be developed for single-detached, semi-detached and duplex dwellings.

The subject site will be serviced by the creation of a local driveway off Singleton Avenue and 13 units will have direct access/separate driveways onto Singleton Avenue. Provisions for a pedestrian linkage to the south will meet the Official Plan objective of strong pedestrian

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connectivity and will allow easy access to the road system and eventual transit connections. Servicing capacity has been established as per the servicing studies submitted for the subdivision and revised for this development. Overall, this proposed vacant land plan of condominium meets the policies of the Official Plan.

c) Zoning By-law

The applicant is proposing to develop based on the existing Residential R6 (R6-5) Zoning. The existing zoning allows for a maximum density of 35 units per hectare on the site, which could permit up to 84 units on the site. The current proposal of 56 units is less than the maximum allowed under the zoning by-law. The existing zoning and proposed draft plan of condominium respects the above policies and conforms with the existing zoning.

d) Evaluation of the Vacant Land Condominium Application

The same considerations and requirements for the evaluation of draft plans of subdivision under Section 51(24) of the Planning Act also apply to draft plans of vacant land condominiums.

- This proposal is consistent with the objectives and policies of Provincial Policy Statement 2014.
- The subject lands form part of an approved plan of subdivision on Plan 33M-661.
- This proposal is consistent with the objectives and policies of the Multi-Family, Medium Density Residential Designation of the Official Plan.
- Development of the subject lands will occur with full municipal services.
- The subject lands are located on a collector road, with future access to an arterial road.
- A noise-study has been submitted which addresses the holding (h-54) provision. Noise wall barriers are proposed within the site.
- The applicant is proposing to construct 56 new cluster single detached dwellings on vacant land condominium units (lots). This development is proposed in an area that is predominantly single detached residential. The existing homes in the area and immediately surrounding this development are of a comparable size to the proposed units. Based on the size of the proposed lots and building footprints, it is anticipated that the design of these homes will not have a negative impact on the character of this neighbourhood.
- The proposed development is within proximity of the Westmount Public Library and is located approximately 1.3 km from a public school.
- The size of the condominium and pedestrian connections allows for easy access for the homeowners of the development to future transit on future and existing arterials, and commercial and community uses to the west. The internal road pattern allows for residents of the development to easily access the linear trail system to the west, and the Neighbourhood Park on Singleton Avenue.

The City may require applicants to satisfy reasonable conditions prior to final approval and registration of the plan of condominium, as authorized under the provisions of subsection 51(25) of the Planning Act. The applicant will be required to meet conditions of draft plan approval within a specified time period, failing which, draft plan approval will lapse.

In order to ensure that this 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 Development 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, Union Gas, Bell, etc.);
- ensuring that any homes already constructed at the time of registration are located within the unit boundaries to be registered;

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- 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; and
- appropriate fencing to mitigate any privacy issues.

A concurrent site plan process and final development agreement will ensure appropriate landscaping, access to the pedestrian pathways, servicing and stormwater management.

A concurrent application for the removal of a holding provision is being reviewed to remove the “h”, “h-54”, “h-71”, “h-100” and “h-134” provisions from the subject site in order to permit future development of residential uses under the Residential (R5-4/R6-5) Zone. The removal of the holding provisions is to be brought to a future meeting of the Planning and Environment Committee. Prior to the removal of the holding provisions, the applicants are required to enter in to a Site Plan Development Agreement.

e) Issues raised by area residents

One neighbourhood resident raised issue relating to increases in construction traffic and debris, and concerns regarding signalization and signage at the entry points of the subdivisions along Southdale Road. A request was made to delay development until the completion of the Bradley Avenue extension, south of the subject lands. The construction of the Bradley Avenue extension is anticipated to begin in 2017. As such, construction activities occurring on the subject lands are required to utilize Singleton Avenue. Through the subdivision agreement there are general provisions related to mitigation against construction impacts such as noise, vibration and debris. Unfortunately, construction impacts can occur in any new development. Comments relating the resident’s concerns were forwarded to the applicant where it was discussed that their staff perform regular inspections within the subdivision to ensure that such impacts are mitigated against. Future inspections will continue to occur within the subdivision including in and around the subject lands.

A transportation impact assessment was undertaken for the East Bostwick Area and indicated that traffic signals may be required at the west intersection of Singleton Avenue and Southdale Road when the area has fully developed. As the area continues to develop the City will monitor the intersection and determine the need for traffic signals.

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CONCLUSION

Based on all of the above analysis, the proposed vacant land condominium represents an efficient use of land and encourages compact urban form. The Provincial Policy Statement and the City's Official Plan encourage this form of redevelopment. The applicant's proposal to allow for cluster single detached dwellings in this area is appropriate and allows for a development which is of comparable size and scale as existing dwellings in this area. Overall, this application represents good planning and is appropriate.

PREPARED AND RECOMMENDED BY:	REVIEWED BY:
MICHAEL PEASE, MCIP, RPP PLANNER II DEVELOPMENT SERVICES	ALLISTER MACLEAN MANAGER DEVELOPMENT PLANNING
CONCURRED BY:	SUBMITTED BY:
TERRY GRAWAY, MCIP, RPP MANAGER DEVELOPMENT SERVICES & PLANNING LIAISON	GEORGE KOTSIFAS, P.ENG. MANAGING DIRECTOR, DEVELOPMENT & COMPLIANCE SERVICES AND CHIEF BUILDING OFFICIAL

November 7, 2014

MP/mp

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**File: 39CD-14521
Planner: Michael Pease**

Responses to Public Liaison Letter and Publication in “Living in the City”

Telephone

None.

Written

Krzysztof Bednarski
3249 Jinnies Street
London, ON N6L 0C2

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File: 39CD-14521
Planner: Michael Pease

Bibliography of Information and Materials

Request for Approval:

City of London Condominium Application Form, completed by Sifton Properties Ltd., October 9, 2014.
 Draft Plan of Vacant Land Condominium, October, 2014.
 Site Plan Approval Application, completed by Sifton Properties Ltd., February 28, 2014. (SP14-005718)
 Site Plan, Servicing Plan, and Common Elements Landscape Plan, AGM Surveying & Engineering, February & September, 2014.

Reference Documents:

City of London. Official Plan, June 19, 1989, as amended.
 City of London. Zoning By-law No. Z.-1, May 21, 1991, as amended.
 Ontario. Ministry of Municipal Affairs and Housing. Provincial Policy Statement, April 30, 2014.
 City of London, Site Plan Control Area By-Law, September 19, 2011, as amended.
 City of London, Condominium Submission, Review and Approval Guidelines, March 2003.

Correspondence:

*all located in City of London File No. 39CD-14521 or SP14-005718 unless otherwise stated