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H-8472/L. Mottram

TO:	CHAIR AND MEMBERS PLANNING AND ENVIRONMENT COMMITTEE
FROM:	GEORGE KOTSIFAS, P. ENG. MANAGING DIRECTOR, DEVELOPMENT & COMPLIANCE SERVICES AND CHIEF BUILDING OFFICIAL
SUBJECT:	APPLICATION BY: SIFTON PROPERTIES LIMITED 1080 WESTDEL BOURNE LANDS LOCATED ON THE NORTH SIDE OF OXFORD STREET WEST, EAST OF WESTDEL BOURNE, AND WEST OF THE FUTURE EXTENSION OF RIVERBEND ROAD MEETING ON JUNE 1, 2015

RECOMMENDATION

That, on the recommendation of the Senior Planner, Development Services, based on the application by Sifton Properties Limited relating to a portion of lands located at 1080 Westdel Bourne, located on the north side of Oxford Street West, east of Westdel Bourne and west of the future extension of Riverbend Road, the attached proposed by-law **BE INTRODUCED** at the Municipal Council meeting on June 10, 2015 to amend Zoning By-law Z.-1 (in conformity with the Official Plan) to change the zoning of the lands **FROM** a holding Community Shopping Area (h•h-25•CSA5) Zone **TO** a Community Shopping Area (CSA5) Zone to remove the holding (h) and (h-25) provisions.

PREVIOUS REPORTS PERTINENT TO THIS MATTER
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April 25, 2005 – Planning Committee – Report from the General Manager of Planning and Development on an application by Sifton Properties Limited relating to a portion of the property located at 1080 Westdel Bourne (Agenda Item #12).

PURPOSE AND EFFECT OF RECOMMENDED ACTION

The purpose and effect of this action is to remove the holding provision to allow development of the lands for office and commercial uses permitted under the Community Shopping Area (CSA5) Zone.

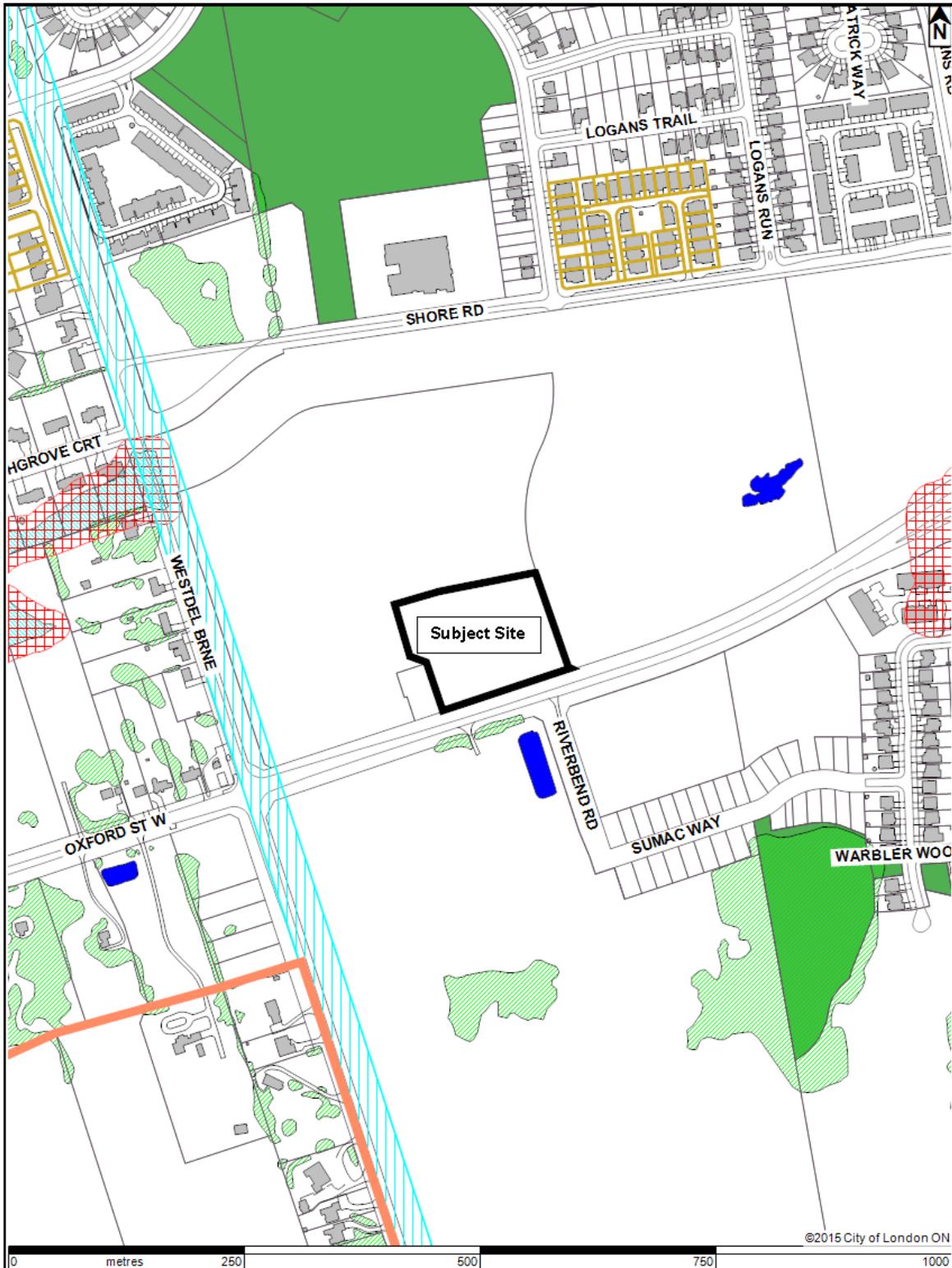
RATIONALE

1. The conditions for removing the holding (h & h-25) provisions have been met and the recommended amendment will allow development of a proposed 3 storey mixed use building and two additional building floor plates for future development in compliance with the Community Shopping Area (CSA5) Zone.
2. Performance security has been posted with the City in accordance with City policy, and the conditions of site plan approval will ensure a Development Agreement is executed by the applicant and the City prior to development.
3. As part of the site plan review, the plans and building elevations were reviewed for compliance with the Commercial Urban Design Guidelines by the City's Urban Design Peer Review Panel and Urban Design staff. The plans have now been accepted and a draft Development Agreement has been prepared.

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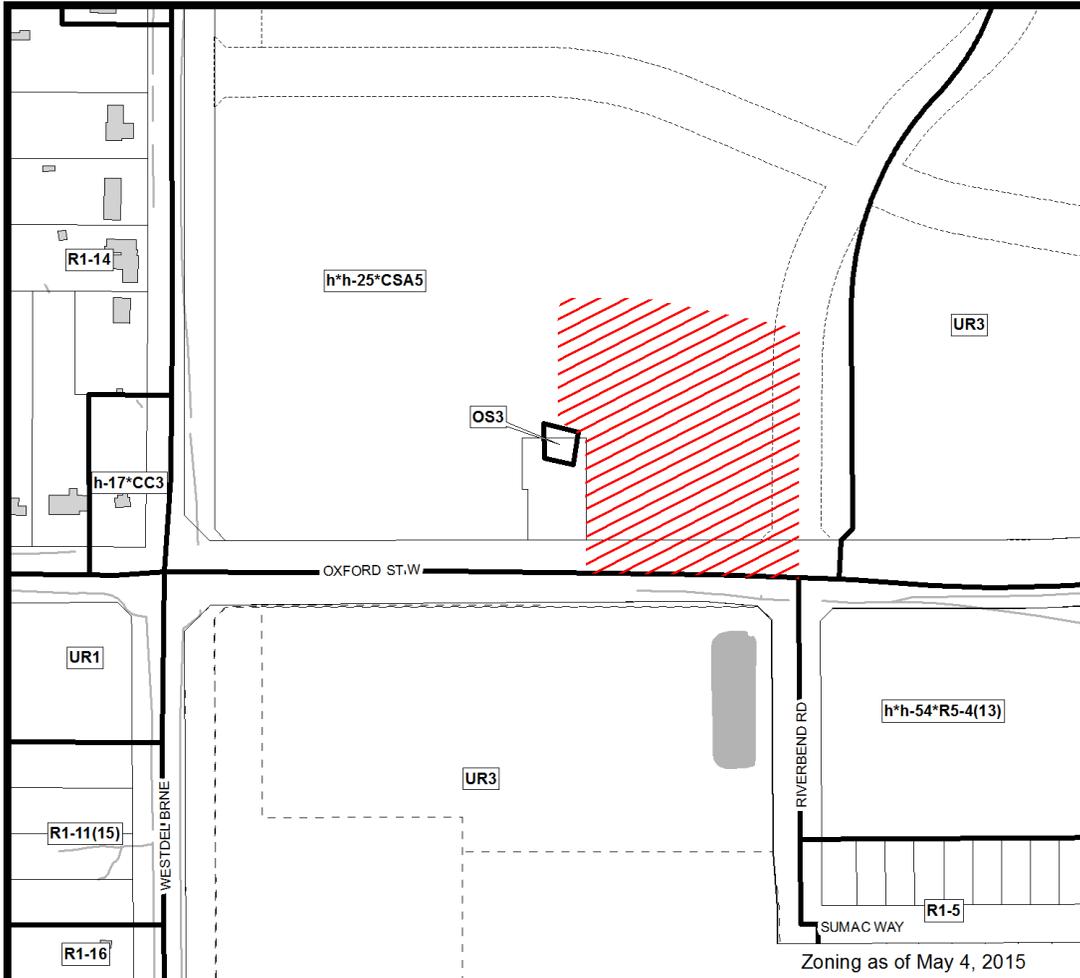
H-8472/L. Mottram

Location Map



<p style="text-align: center;">LOCATION MAP</p> <p>Subject Site: 1080 Westdel Bourne (future 1295 Riverbend Road) Applicant: Sifton Properties Limited File Number: H-8472 Planner: L. Mottram Created By: LM Date: 2015-04-02 Scale: 1:5000</p> <p style="text-align: center;">Corporation of the City of London Prepared By: Planning and Development</p>	<p style="text-align: center;">LEGEND</p> <table border="0"><tr><td></td><td>Subject Site</td></tr><tr><td></td><td>Parks</td></tr><tr><td></td><td>Assessment Parcels</td></tr><tr><td></td><td>Buildings</td></tr><tr><td></td><td>Address Numbers</td></tr></table>		Subject Site		Parks		Assessment Parcels		Buildings		Address Numbers
	Subject Site										
	Parks										
	Assessment Parcels										
	Buildings										
	Address Numbers										

Zoning Map



COUNCIL APPROVED ZONING FOR THE SUBJECT SITE:

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:
H-8472 LM

MAP PREPARED:
May 19, 2015 DT

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

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Architect's rendering of the new Sifton head office building located at **West 5**, a proposed state-of-the-art SMART technology and lifestyle community being developed in the Riverbend area.

BACKGROUND

The purpose and effect of this zoning change is to remove the holding symbols to allow development of the lands for commercial uses permitted under the Community Shopping Area (CSA5) Zone. Sifton Properties Limited has applied for site plan approval for a proposed development of up to 6,267 square metres (maximum gross floor area) to contain a mix of offices, restaurant and retail uses, and consisting of one 3-storey office building and two additional floor plates for future development. The proposed development was also the subject of a recent application for minor variances to the Committee of Adjustment (File No. A.066/15) for relief from the regulations for front yard depth, building height, and minimum parking rates, and to permit a shopping centre with uses that are not predominantly retail. The remaining vacant lands within the area bounded by Oxford Street West, Kains Road, Shore Road, and Westdel Bourne are the subject of an application by Sifton Properties Limited for approval of draft plan of subdivision, Official Plan and zoning by-law amendments (File No. 39T-14503 / OZ-8410) which is currently in process.

Date Application Accepted: March 25, 2015	Agent: Sifton Properties Limited
REQUESTED ACTION: Request to remove the Holding ("h" & "h-25") Provisions from the zoning on a portion of the lands which are currently zoned h•h-25•CSA5, and which are currently undergoing site plan approval for a mixed use building (retail and office).	

SIGNIFICANT DEPARTMENT/AGENCY COMMENTS

The *Upper Thames River Conservation Authority* reports:

These lands are not affected by any regulations (Ontario Regulation 157/06) made pursuant to Section 28 of the Conservation Authorities Act. The UTRCA has no objections to this application.

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PUBLIC LIAISON:	Notice of Application was published in the <i>Public Notices and Bidding Opportunities</i> section of <i>The Londoner</i> on April 16, 2015, and an updated Notice of Application was advertised in <i>The Londoner</i> on May 28, 2015.	No replies
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ANALYSIS

The purpose of the holding (“h”) provision in the zoning by-law is as follows:

“Purpose: To ensure the orderly development of lands and the adequate provision of municipal services, the “h” symbol shall not be deleted until the required security has been provided for the development agreement or subdivision agreement, and Council is satisfied that the conditions of the approval of the plans and drawings for a site plan, or the conditions of the approval of a draft plan of subdivision, will ensure a development agreement or subdivision agreement is executed by the applicant and the City prior to development.”

Permitted Interim Uses: Model homes are permitted in accordance with Section 4.5(2) of the By-law.

The application for site plan approval has progressed to the stage that Sifton Properties Limited recently posted the required development securities in accordance with City policy. The conditions of site plan approval will ensure a Development Agreement is executed by the applicant and the City prior to development. Special provisions may include conditions dealing with external works and servicing within the future Riverbend Road allowance, and provision for on-site supervision by an archaeological consultant prior to construction activities and land disturbance adjacent the nearby pioneer cemetery.

The purpose of the holding (“h-25”) provision in the zoning by-law is as follows:

“Purpose: To encourage high quality urban design for new format retail developments containing building over 6000 square metres (64,586 square feet) in total area, satisfactory compliance with the City of London Commercial Urban Design Guidelines will be assessed during the site plan review process. A site plan application will have to be submitted to the City and a development agreement drafted acceptable to the City of London prior to the removal of the “h-25” symbol.”

The Commercial Urban Design Guidelines were adopted by Council in 1999 pursuant to Section 19.2 of the Official Plan as a guideline document primarily aimed at improving the appearance of building design and parking and pedestrian orientation of the large format retail developments, also referred to as “big box” development, which had emerged on the scene during the 1990’s. The emphasis was on the promotion of a high standard of design for buildings to be constructed in prominent locations such as along major entryways to the City, and it continues to be an important guiding principle in the City’s Official Plan. Over time there have been significant advancements to integrate urban design in development approvals and planning decisions including the adoption of the City of London Placemaking Design Guidelines, the formation of an Urban Design Peer Review Panel, and the draft City-wide Urban Design Manual which is currently being prepared.

The key goals of the Commercial Urban Design Guidelines are (a) to reduce the mass/scale and uniform “box like” appearance of large, blank walls of new format retail buildings, while providing visual interest through a high quality of building design, and (b) to reduce the overall visual impact of paved parking lots and provide for safe convenient, efficient and aesthetically pleasing vehicular and pedestrian access to, from and between commercial buildings. The subject development plans and drawings have been reviewed and generally conform with these goals. The design provides for a strong building and pedestrian orientation at the street line (both to Oxford Street West and the future Riverbend Road) with the parking area located behind the buildings for the most part divided by plentiful landscaped islands, clearly designed pedestrian routes and sidewalk connections. The building facades incorporate a variety of materials which adds to the visual interest including different types of glass, concrete, metal cladding, wood veneer, and the use of high-energy efficiency components such as wall and roof mounted photovoltaic panels.

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As part of the site plan review process, the plans and building elevations were reviewed for compliance with the Commercial Urban Design Guidelines by the City's Urban Design Peer Review Panel and the Urban Design and GIS Section. The plans have now been accepted and a draft Development Agreement has been prepared that is acceptable. Both Urban Design staff and Development Services staff are satisfied that the "h-25" symbol can be lifted from the zoning.

CONCLUSION

Based on our review, the holding zone requirements have been satisfied and it is appropriate to proceed to lift the holding ("h" & "h-25") symbols from the zoning map.

RECOMMENDED BY:	REVIEWED BY:
LARRY MOTTRAM MCIP, RPP SENIOR PLANNER DEVELOPMENT PLANNING	TERRY GRAWAY MCIP, RPP MANGER – DEVELOPMENT SERVICES & PLANNING LIAISON
CONCURRED BY:	SUBMITTED BY:
JENNIE RAMSAY, P. ENG. MANAGER – DEVELOPMENT SERVICES & ENGINEERING LIAISON	GEORGE KOTSIFAS, P. ENG. MANAGING DIRECTOR, DEVELOPMENT & COMPLIANCE SERVICES AND CHIEF BUILDING OFFICIAL

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H-8472/L. Mottram

Bill No. (Number to be inserted by Clerk's Office)
2015

By-law No. Z.-1- _____

A by-law to amend By-law No. Z.-1 to remove the holding provisions from the zoning for a portion of lands located at 1080 Westdel Bourne, located on the north side of Oxford Street West, east of Westdel Bourne and west of the future extension of Riverbend Road.

WHEREAS Sifton Properties Limited has applied to remove the holding provisions from the zoning for a portion of lands located at 1080 Westdel Bourne, located on the north side of Oxford Street West, east of Westdel Bourne and west of the future extension of Riverbend Road, as shown on the map attached to this by-law, as set out below;

AND WHEREAS it is deemed appropriate to remove the holding provision from the zoning of the said lands;

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 a portion of lands located at 1080 Westdel Bourne, located on the north side of Oxford Street West, east of Westdel Bourne and west of the future extension of Riverbend Road, as shown on the attached map, to remove the holding provisions so that the zoning of the lands as a Community Shopping Area (CSA5) Zone comes into effect.
2. This By-law shall come into force and effect on the date of passage.

PASSED in Open Council on June 10, 2015.

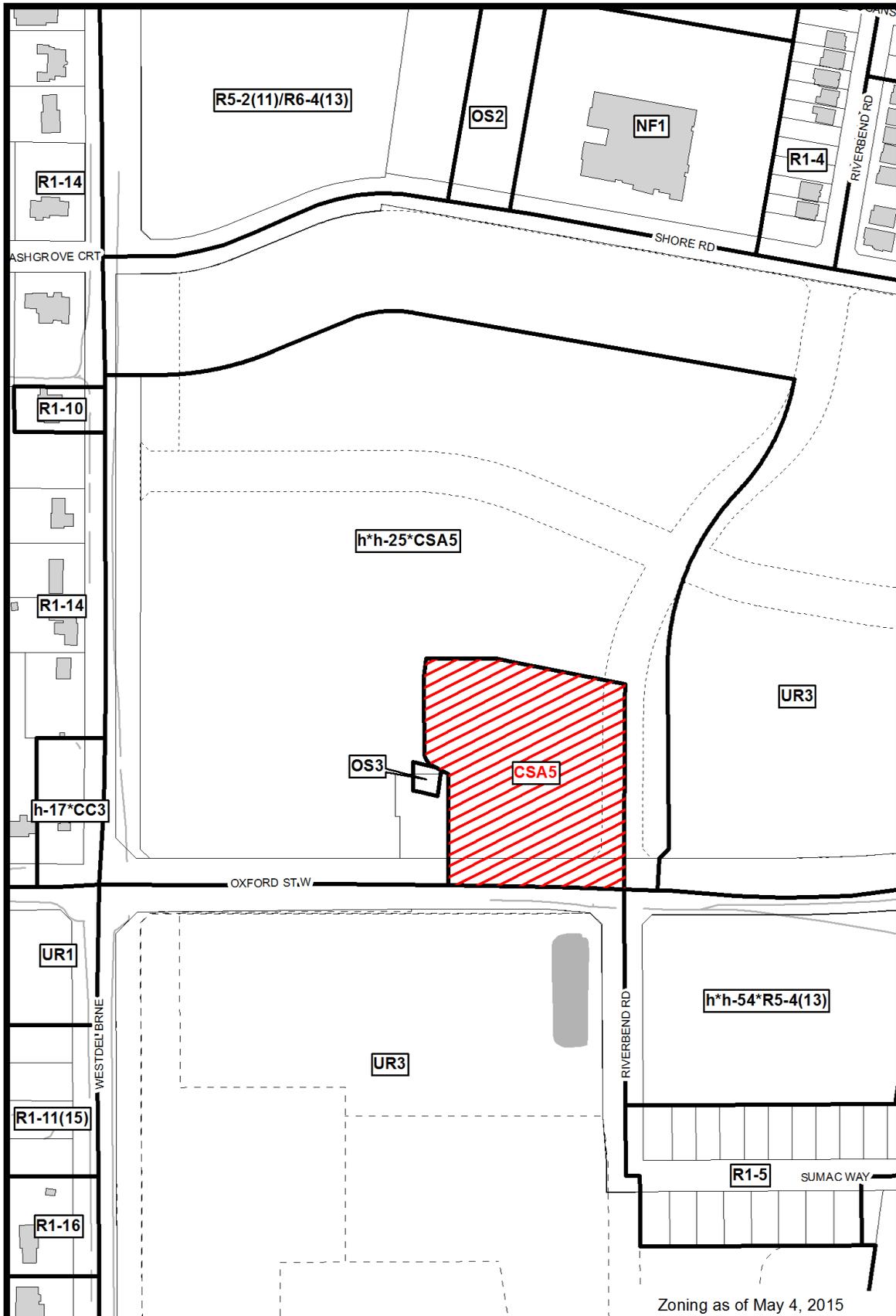
Matt Brown
Mayor

Catharine Saunders
City Clerk

First Reading – June 10, 2015
Second Reading – June 10, 2015
Third Reading – June 10, 2015

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



File Number: H-8472
 Planner: LM
 Date Prepared: May 19, 2015
 Technician: DT
 By-Law No: Z.-1-

SUBJECT SITE 

1:3,000

