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File: 39CD-15509/SP15-013646
Planner: Nancy Pasato

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 3294, AND A PORTION OF 3260 SINGLETON AVENUE PUBLIC PARTICIPATION MEETING ON MONDAY OCTOBER 19, 2015

RECOMMENDATION

That, on the recommendation of the Senior Planner, Development Services, the following actions be taken with respect to the Vacant Land Plan of Condominium application of Sifton Properties Limited relating to the property located at 3294 and a portion of 3260 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 for draft plan of vacant land condominium relating to the properties located at 3294 and a portion of 3260 Singleton Avenue; and
- b) Planning and Environment Committee **REPORT TO** the Approval Authority the issues, if any, raised at the public meeting with respect to the Site Plan Approval application relating to the properties located at 3294 and a portion of 3260 Singleton Avenue.

PREVIOUS REPORTS PERTINENT TO THIS MATTER
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Bostwick East Area Plan (O-6872) – Planning 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 1451 Wharncliffe Road S, Files 39T-05506/Z-6900.

May 6, 2009 & May 25, 2009 – Planning reports to Planning Committee regarding draft plan, zoning by-law amendment and official plan amendment application for Sifton Properties Limited 1451 Wharncliffe Road South, Files 39T-07510/Z-7457/O-7466.

May 6, 2009 & May 25, 2009 – Planning reports to Planning Committee regarding draft plan and zoning by-law amendment application for Sifton Properties Limited 1451 Wharncliffe Road South, Files 39T-5509/Z-6915.

September 14, 2009 - Planning report to Planning Committee regarding draft plan and zoning by-law amendment application for Sifton Properties Limited at 149, 153 & 187 Southdale Road West, Files 39T-08508/Z-7621.

May 16, 2011 - Planning report to Built and Natural Environment Committee regarding special provisions for the draft plan of subdivision at 149, 153 & 187 Southdale Road West, Files 39T-08508/Z-7621.

PURPOSE AND EFFECT OF RECOMMENDED ACTION

The purpose and effect of this recommendation is to identify any issues raised by the public relating to the draft plan of vacant land condominium at 3294 and a portion of 3260 Singleton Avenue. This draft plan consists of 50 single detached cluster housing units with a common element area which includes a private roadway and a stormwater management pond.

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 can be accommodated on the subject lands and can be integrated with adjacent surrounding lands.
3. The draft plan is in conformity to the City of London Z.-1 Zoning By-law and consistent with the Provincial Policy Statement.

BACKGROUND

Date Application Accepted: August 4, 2015	Agent: Mark Sinden, Sifton Properties Limited
REQUESTED ACTION: application for Vacant Land Condominium and concurrent Site Plan to permit the development of 50 single detached cluster dwelling units.	

SITE CHARACTERISTICS:
<ul style="list-style-type: none"> • Current Land Use - vacant • Frontage – 125.0 m • Depth – varies – approx.150.0m at largest point • Area – 2.18 ha • Shape - irregular

SURROUNDING LAND USES:
<ul style="list-style-type: none"> • North – future multi-family residential • South – park (Westbury) • East – church (Holy Trinity Greek Orthodox) • West – single detached residential

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)

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- 3294 Singleton Avenue - Holding Residential R5 /Residential R6 Special Provision (h-71*h-100*h-105*h-136*R5-6/R6-5) Zone, which currently permits various forms of cluster housing such as townhouses, stacked townhouses, and single detached, semi-detached and apartment dwellings at a maximum density of 45 units per hectare.
- Portion of 3260 Singleton Avenue - Holding Residential R5 Special Provision /Residential R6 Special Provision/Residential R7 Special Provision/Residential R8 Special Provision (h-54*h-71*h-100*h-105*h-136*R5-6(6)/R6-5(30)/ R7(15)*D75*H13/R8-4(16)) Zone, which currently permits various forms of cluster housing such as townhouses, stacked townhouses, and single detached, semi-detached and apartment dwellings at a maximum density of 75 units per hectare, with special provisions to require a minimum setback of 60 metre from an arterial road for all portions of a building above 8 metre, and a minimum dwelling setback of 20 metre from a high pressure pipeline.

PLANNING HISTORY

The subject lands form part of the approved Bostwick East Area Plan and associated Official Plan amendments, which were adopted by Municipal Council in June, 2005. The subject lands were designated Multi-Family, Medium Density Residential through this process.

The subject lands are within the Bierens Subdivision (39T-08508/Z-7621), which was draft approved by the Approval Authority in October, 2009. The parcels for 3294 & 3260 Singleton Avenue were created through the registration of the subdivision on November 25th, 2011 as 33M-636.

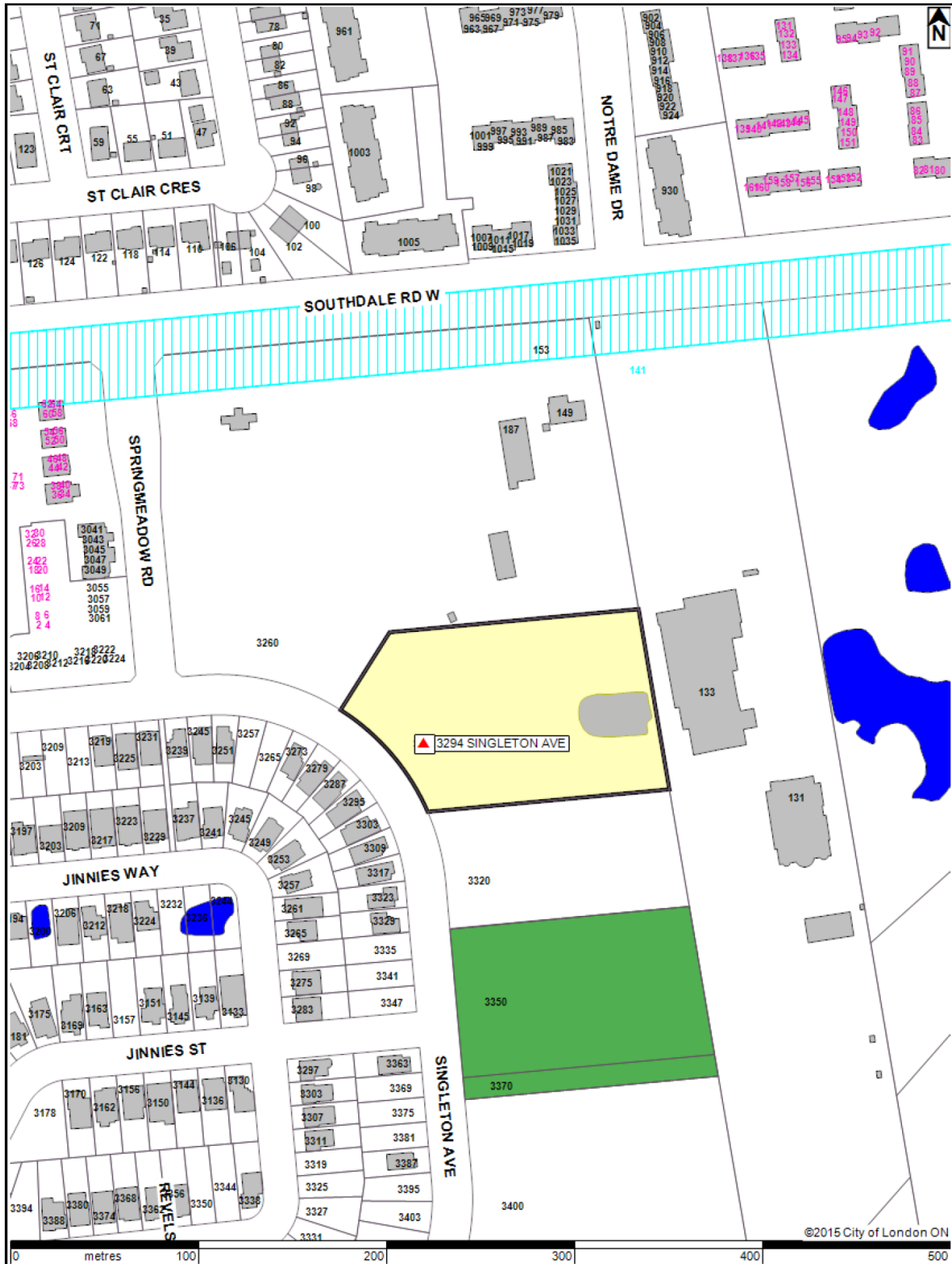
A consent application (B.001/15) to sever a portion of 3260 Singleton Avenue and convey it to 3294 Singleton Avenue was received in December 2014. A provisional decision was granted on March 27, 2015 and the applicant has until March 27, 2016 to fulfil the conditions of the consent.

A Site Plan application (SP-15-013646) was received for the subject lands on April 27, 2015. First submission comments were received in May, 2015. Based on these comments the Applicant submitted a second site plan submission in mid-July, 2015.

The applicant has also applied to lift the h-54; h-71; h-100; h-105; and h-136 holding provisions from the site. The applicant must address issues such as dwelling orientation, servicing and transportation impacts prior to lifting these holding provisions. This holding provision removal application will be brought forward to a future meeting of PEC once the issues have been satisfied.

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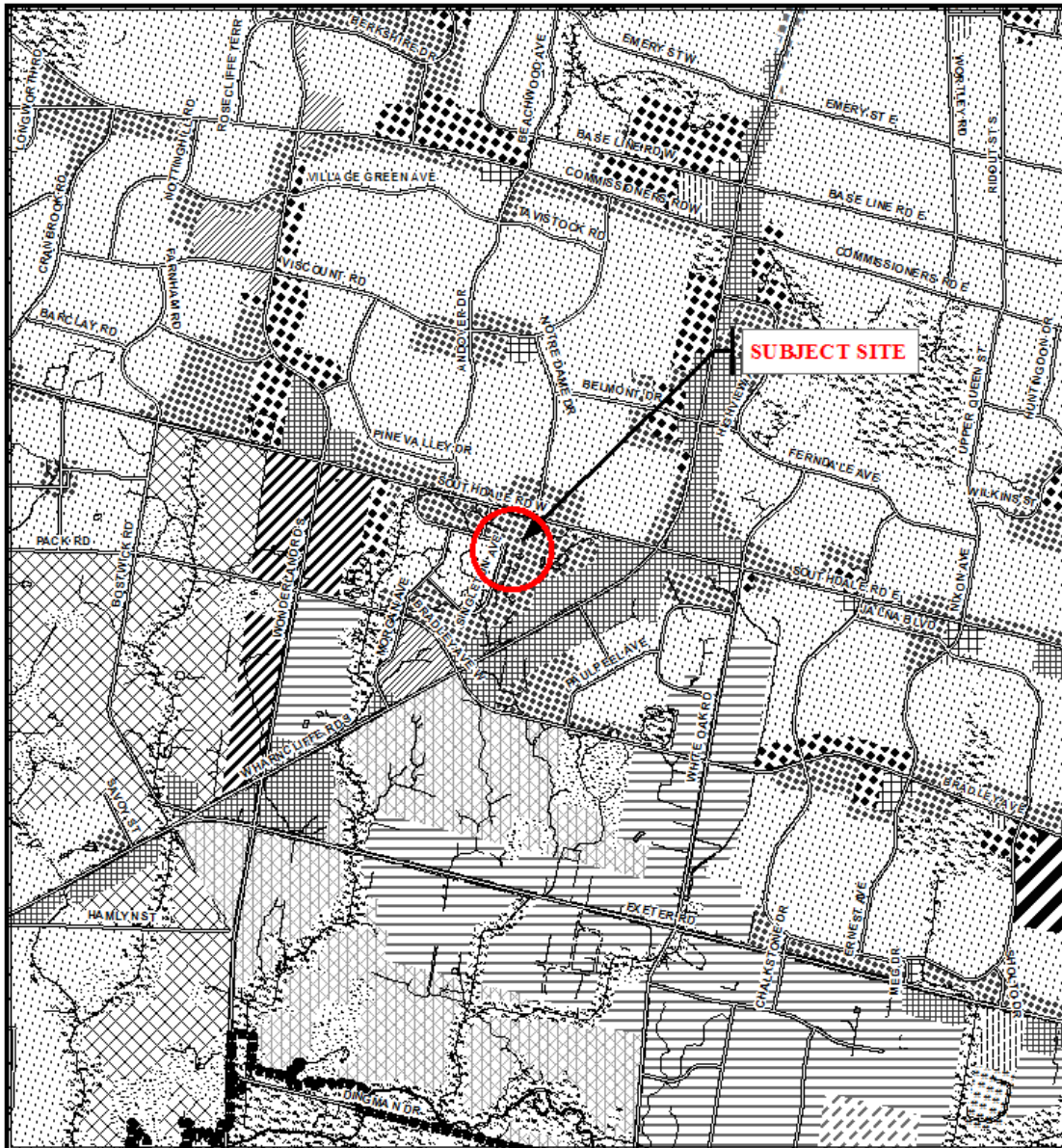


LOCATION MAP
 Subject Site: 3294 Singleton Ave
 Applicant: Sifton Properties Limited
 File Number: 39CD-15509
 Planner: Nancy Pasato
 Created By: Nancy Pasato
 Date: 2015-08-07
 Scale: 1:2500

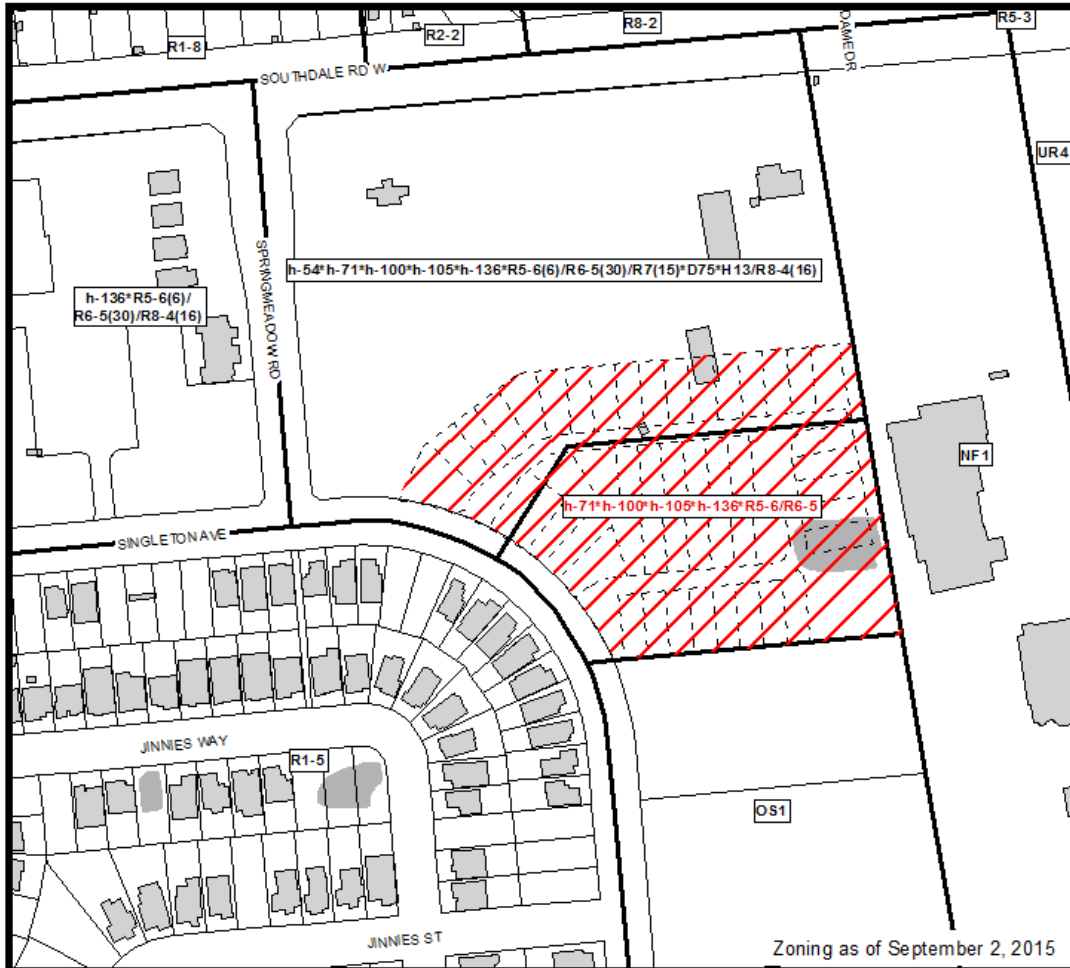
Corporation of the City of London
 Prepared By: Development and Compliance Services

LEGEND

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



Legend		
<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 	
<p style="text-align: center;">CITY OF LONDON Department of Planning and Development</p> <p style="text-align: center;">OFFICIAL PLAN SCHEDULE A - LANDUSE -</p> <p style="font-size: small; text-align: center;">PREPARED BY: Graphics and Information Services</p>	<p style="font-size: small;">Scale 1:30,000</p> <p style="font-size: x-small;">Meters</p>	<p>FILE NUMBER: 39CS-15509</p> <p>PLANNER: NP</p> <p>TECHNICIAN: JTS</p> <p>DATE: October 5, 2015</p>



COUNCIL APPROVED ZONING FOR THE SUBJECT SITE:

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

- | | |
|--|---|
| <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	FILE NO: 39CD-15509 NP
ZONING BY-LAW NO. Z-1 SCHEDULE A	MAP PREPARED: October 5, 2015 JTS
	1:2,500 0 12.525 50 75 100 Meters
THIS MAP IS AN UNOFFICIAL EXTRACT FROM THE ZONING BY-LAW WITH ADDED NOTATIONS	

SIGNIFICANT DEPARTMENT/AGENCY COMMENTS

PLEASE NOTE: The Site Plan Application has completed two submission reviews. The following comments and requirements have been identified through these reviews and may be relevant to the Condominium conditions.

Site Servicing

As the Bierens subdivision has not yet been assumed by the City, the Owner of the site will need to work with the Owner of the subdivision to revise accepted subdivision drawings to reflect any design deviations from the accepted subdivision drawings as a result of the site servicing design. Redline revisions identified through the review of site servicing and grading drawings are to be addressed prior to site plan approval to meet the City's Design Specifications and Access Management Guidelines. The site plan review has also identified the need for an easement over the extension of the storm outlet on the east side of the site.

Planning Services (includes: Community Planning and Urban Design, and Parks Planning)

At the time of rezoning there was a specific holding provision applied to ensure that units were oriented to Singleton Avenue(h-71). In addition concerns were also raised regarding the interface of this development with the adjacent park to the south. In addition to the orientation of the units to the park the issue of boundary fencing/delineation and grading also requires further consultation with Parks Planning and Design.

Union Gas

It is Union Gas Limited's request that as a condition of final approval that the owner/developer provide to Union the necessary easements and/or agreements required by Union for the provision of gas services for this project, in a form satisfactory to Union Gas.

PUBLIC LIAISON:	<p>On August 10, 2015, 43 notices were sent to residents within 120 metres of the subject site. The Londoner notice was published on August 20, 2015.</p> <p>On September 24, 2015, 43 revised notices were sent to residents within 120 metres of the subject site. The Londoner notice was published on October 1, 2015.</p>	<p>One email reply received; one petition with nine signatures received.</p>
<p>Nature of Liaison: The purpose and effect of this application is to permit the development of 50 single detached cluster housing units within a plan of condominium. Consideration of a Vacant Land Plan of Condominium with 50 units, with a stormwater management pond, all served by one (1) common element road. <i>*For the lands under consideration, an application for Site Plan (SP-15013646) and Removal of Holding provision (H-8485) has also been received for this site.</i></p>		

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Responses: Concerns primarily focus on access to the proposed site and the safety, noise/dirt pollution, and existing road conditions.

- 1) Access – the map provided in your correspondence of August 10, 2015 indicates that Singleton Avenue that connects with Springmeadow Road off Southdale Road is the only access for every type of construction vehicle required for the proposed site. These roads are without a final layer of asphalt and have been for at least 2 years. They have deteriorated despite recent work by Sifton Properties.
- 2) With ongoing increase in resident proportion for the past 2 years local traffic has increased with additions of school buses. The potential for serious collision(s) increase daily and will multiply should construction vehicles continue to use this one access.
- 3) Parking by construction workers at various sites in the neighbourhood is random and without consideration for existing residents entering/leaving their properties. Adding to safety concerns.
- 4) Singleton Avenue from the Southdale access all the way through the subdivision has numerous “curb exits”. Unfortunately from the Morgan Avenue roundabout east to the proposed condo project, these “curb exits” have been without a top surface for more than two years. Resident’s vehicle damage or accelerated maintenance is/has been realized and winter snow removal becomes onerous from the driveways out to the road.
- 5) Streetscape that is both new and landscaped subject to damage, dirt, and noise on a regular basis. This is exacerbated during the winter months.

Proposed alternatives:

- 1) Access the site from just east off the t-junction of Southdale Road and Notre Dame Cr. where a former garden nursery business was located. A partial road already exists.
- 2) A completed road already exists to the south of the neighbourhood off Wharncliffe Road where City project 33M-661 is displayed. This access links directly with Singleton Avenue to the southwest.
- 3) At minimum have Sifton Group surface “curb exits” prior to 2015 winter season.

ANALYSIS

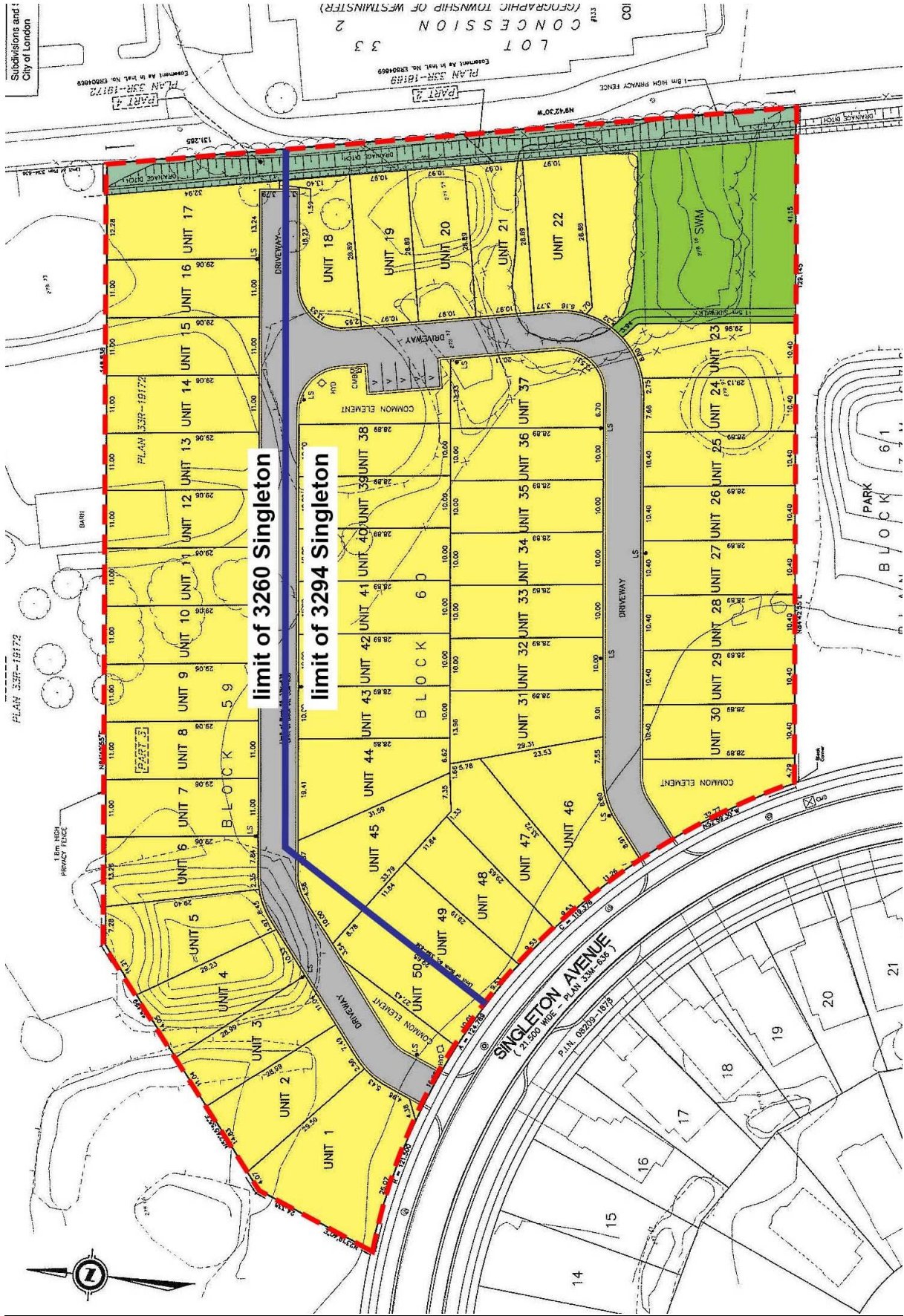
Subject site

The subject site is located on the south side Southdale Road West, between Notre Dame Drive and Springmeadow Road. The site is generally flat and are located adjacent to the Holy Trinity Greek Orthodox Church to the east, and Westbury Park to the south. The City recently acquired additional lands for Westbury Park for additional soccer fields. Union Gas has a gas pipeline which runs along Southdale Road.

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Proposed Condominium Plan



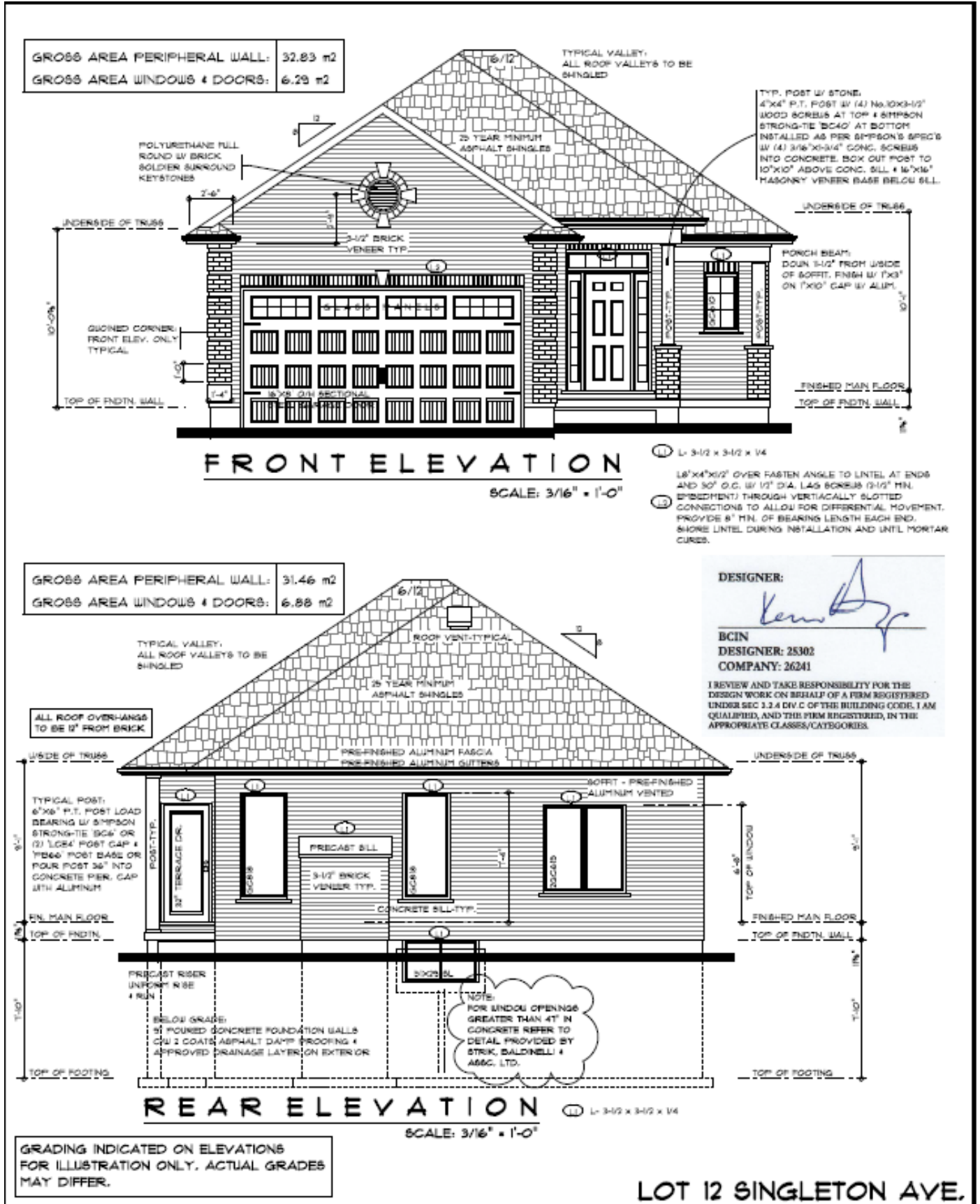
Proposed Site Plan (second submission)



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Front and rear elevation examples - excerpts



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What is the nature of the application?

The applicant, Sifton Properties Limited, has applied for a vacant land condominium and concurrent site plan to permit 50 single detached cluster housing units. Common element components include a private roadway and an on-site stormwater management pond. Access to the development will be via Singleton Avenue. The proposed Site Plan and several proposed elevations are shown on pages 9, 10, and 11.

Is the proposed application appropriate?

a) Provincial Policy Statement (PPS)

This application has been reviewed for consistency with the entire 2014 Provincial Policy Statement. It is staff's position that the plan of condominium will provide for a healthy, livable and safe community. The proposed residential development will assist in providing housing on full municipal services without the need for costly expansions. The site plan, development agreement and conditions will identify noise mitigation measures and contain a mechanism to ensure their installation and long-term maintenance. 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 site will not negatively impact any natural heritage or man-made hazards, and is located close to amenities and public open space. 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 and Bostwick East Area Plan

The subject lands are designated Multi-Family, Medium Density Residential (MDR) 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 include 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. Although its location along an arterial road would normally result in increased density, and townhouse dwellings are a preferred use within the Multi-Family, Medium Density designation, it should be noted that single detached dwellings are a permitted use in this designation. This type of development will fit in with the character of the existing area and there are no minimum density policies which are applicable to this site.

The Bostwick East Area Plan is a guideline document to be used in the review of development applications and includes criteria on transportation, servicing, land use, urban design and compatibility. Through the Area Plan process, medium density residential land uses were located primarily along the arterial and collector roads to provide more direct access to the arterial road system for a greater number of units in order to support transit servicing, and to offer better opportunities for the use of site planning to minimize the need for noise walls.

From a servicing perspective, the Area Plan set out the ultimate location for all servicing. Water is located and available along Singleton Avenue to service this development. Sanitary servicing is also located along Singleton Avenue to service this site. A small (0.48 ha) western portion of the subject site's stormwater runoff will be directed to the existing Andover Trails Subdivision Stormwater Management (SWM) Pond, while the balance of the lands will discharge to an existing drainage easement located along the eastern boundary of the subdivision. Runoff from the eastern portion of the site is to be treated by an on-site SWM detention pond to control peak discharge and an oil/grit separator to provide water quality treatment. Although the Bostwick East Area Plan did not contemplate the discharge of

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additional SWM flows from this site, due to the small area, the additional flows to the regional pond will not negatively impact the capacity of the pond.

From a transportation perspective, the collector road system was established through the subdivision process, and it was anticipated that blocks would access the collector road (Singleton Avenue).

There are no significant natural heritage features within the immediate area. A neighbourhood park is located immediately south of the subject sites and will have play structures, and soccer fields. Lands to the south of the neighbourhood park are zoned to permit a school.

From an urban design perspective, no separate urban design guidelines were approved by Council for this area; however, the Bostwick East Area Plan includes Urban Design guidance for development. Many of the recommendations refer to the design of the subdivision, such as recommendations on road patterns, traffic calming circles, pedestrian linkages through internal roads, mitigation measures between commercial and residential uses, design considerations for residential lands adjacent to the arterial road, servicing and transportation capacity, and access management on the arterial.

As part of the Area Plan process for Bostwick East, the following special policy was developed and added to the Official Plan:

3.5.17.

Bostwick East Area Plan

In the area bounded by Southdale Road W. on the north, Wonderland Road S on the west, and Wharnclyffe Road S on the east, design guidelines have been developed through the Area Plan process which encourage street-oriented development, discourage noise attenuation walls along arterial roads, promote a community focal point and encourage a high standard of design compatibility of medium density residential uses adjacent to existing residential lands on the north side of Southdale Road W, and between residential and institutional uses. New development and re-development should be designed and approved consistent with these design guidelines in the Bostwick East Area Plan.

Consideration shall be given to alternative development standards, where urban design guidelines have been approved by Council, and associated zoning regulations for small groupings of multiple attached dwellings, such as street townhouses, and mix of residential dwelling types along local and collector street frontages provided on-street parking and other zoning requirements are achieved. The intent is to achieve a mix of residential uses along the streetscape.

For the "Multi-family, Medium Density Residential" designated lands along the south side of Southdale Road W comprising 149, 153 and 187 Southdale Road W between Andover Drive and Notre Dame Drive, for lands within 60 metres from Southdale Road W the maximum dwelling height will be 2 storeys. Development on the balance of these lands shall be stepped in height from the 2 storey dwellings up to a maximum of 4 storeys. Consideration will be given to design criteria in the Bostwick East Area Plan for "Multi-family, Medium Density Residential" designated lands along the south side of Southdale Road W to address building form and massing, suitable scale stepping of height from adjacent existing single detached dwellings, and encourage reasonable visible sight lines to the Holy Trinity Greek Orthodox Church, prior to draft plan of subdivision approval and site plan approval.

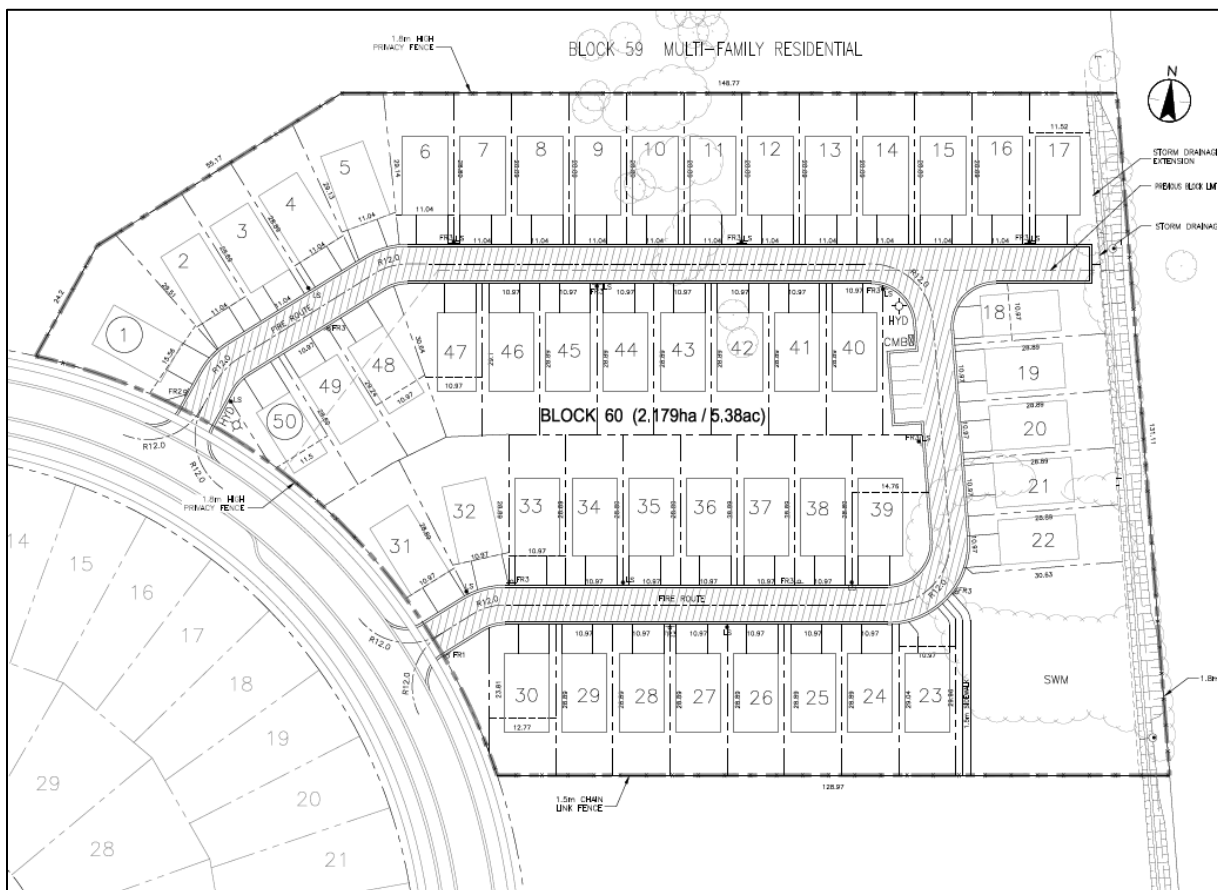
Alternative development standards and regulations may include, but are not limited to: neighbourhood parkettes, urban design through innovative treatment of building facades, and reduced front yard setbacks to bring building facades closer to the street. Zoning on individual sites may not allow for the full range of permitted uses.

For a portion of lands located on the south side of Southdale Road W, opposite Andover Drive, designed Multi-family Medium Density Residential, a maximum building height of eight storeys (30 metres) will be permitted provided the development is designed and occupied for senior citizens' housing. The retirement community development will be consistent with the design guidelines of the Bostwick East Area Plan.

Alternative design standards were not contemplated as part of this application and no urban design guidelines have been developed for the Bostwick Area. The building height proposed for this development is one storey. The development shows a street-oriented design which discourages the use of noise attenuation walls. The development is not immediately adjacent to the arterial road and has no noise attenuation barriers proposed.

As part of Community Planning and Design's review of the site plan an issue was raised relating to the orientation of the dwellings in relation to Singleton Avenue and to the park (immediately to the south). In order to create a more appealing streetscape it was recommended that any units along Singleton Avenue should be oriented to the street with direct access. The applicant redesigned the second submission site plan to provide for this streetscape. In addition, concerns were raised relating to the interface of the units along the southern boundary with the park. The applicant was asked to consider a redesign to provide for a window street or alternatively design the units to face the park with parking located at the rear of the unit. The applicant is working with staff to address this issue of dwelling orientation with the park to ensure that the final product meets with City design objectives. It is staff's opinion that any changes which may result from discussions with the Applicant and the City can be addressed with minimal changes to the layout of condominium unit boundaries and common elements.

1st Submission Site Plan



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2nd Submission Site Plan Drawings
(illustrating reorientation of units to Singleton)



The current application is consistent with the Official Plan and the Bostwick East Area Plan. Further, the applicant's commitment to work with staff on the design of the units abutting the park will ensure that the City's urban design objectives are met.

c) Zoning By-law and Holding Provisions

Both sites are zoned Residential R5 /Residential R6 (R5-6/R6-5) which permits single detached cluster housing at a maximum density of 45 units per hectare. This zoning would permit up to 98 units on the site. The current proposal of 50 units only achieves 29 units per hectare. There is an additional R7 Zone on the portion of 3260 Singleton Avenue which would permit various forms of cluster housing such as townhouses, stacked townhouses, and single detached, semi-detached and apartment dwellings at a maximum density of 75 units per hectare. There is also a special provision on 3260 Singleton Avenue site which requires a minimum setback of 60 metres from Southdale Rd for all portions of a building above 8 metres, and a minimum dwelling setback of 20 metres from a high pressure pipeline. This zoning is consistent with the special policy in the Official Plan for the Bostwick Area.

There are a series of holding provisions for both parcels as well. Both parcels are required to:

- demonstrate how the front façade of the dwelling units can be oriented to all abutting streets (h-71);
- ensure adequate water service and appropriate access (h-100);
- ensure that a comprehensive storm drainage and stormwater management report is completed to address the stormwater management strategy for all lands within the subject plan and external lands where a private permanent on-site storm drainage facility is proposed for any block or blocks not serviced by a constructed regional stormwater management facility (h-105); and

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- to ensure that development does not exceed a maximum interim threshold of 263 residential units, the temporary Bostwick sanitary sewage pumping station and forcemain are to be decommissioned, and a Traffic Impact Study is prepared, which demonstrates that the transportation infrastructure in Bostwick East is adequate to accommodate forecasted traffic volumes. It should be noted that this development does not exceed the interim threshold of 263 residential units, therefore, no Traffic Impact Study was required as part of the complete application.

There is an additional holding provision (h-54) for the portion of lands at 3260 Singleton Avenue which requires the Owner to implement all noise attenuation measures, recommended in noise assessment reports acceptable to the City to ensure there are no land use conflicts between arterial roads and the proposed residential uses. However, since this development is not near the arterial road and further development will occur to the north of this subject lands (adjacent to the arterial road) it was determined that a noise study was required for the development.

The proposed development is in conformity with the existing zoning and issues identified through the holding provisions will be addressed prior to approval of the Site Plan through the submission and acceptance of required studies and through the approved Site Plan and development agreement. The development is in conformity with the policies of the Official Plan and the Bostwick East Area Plan.

Evaluation of the Vacant Land Condominium Application

The same considerations and requirements for the evaluation of draft plans of subdivision also apply to draft plans of vacant land condominiums.

- This proposal is consistent with the objectives and policies of the Official Plan, the Multi-Family, Medium Density Residential Designation, and the Bostwick East Area Plan.
- The proposed development is directly adjacent to a neighbourhood park (Westbury Park) and a future school block (located to the south of the park).
- Waste collection will occur on site via the individual units.
- The site can be readily serviced by sewer and water.
- Stormwater will be addressed through the installation of an on-site stormwater management pond system, and an oil-grit separator (in a common element block on the plan of condominium).
- The draft condominium is designed such that traffic will access Singleton Avenue directly, as the location of the site prevents it from accessing any other local streets. The proposed plan cannot be integrated into other developments.
- From a Placemaking perspective, the proposed development will provide for appropriate orientation to Singleton Avenue and to the neighbourhood park. Overall, this development meets the intent of the Placemaking principles.
- Based on the size of the proposed lots and potential building footprints (as determined by the lot coverage in the zoning by-law) it is anticipated that the design of these homes will not have a negative impact on the character of this neighbourhood.
- The applicant must ensure that the proposed grading and drainage of this development does not adversely impact adjacent properties. All grading and drainage issues will be addressed by the applicants consulting engineer to the satisfaction of the City through the Site Plan Approval process.

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.

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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;
- 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;
- appropriate fencing; and,
- drainage and stormwater management

Neighbourhood Concerns

Several concerns were raised through the public circulation process, as noted in the “Public Liaison” section of this report. Most of the issues relate to the status of the existing development and impact of construction/trades on the existing residents. A meeting was convened with the applicant, an area resident, Councillor Hopkins and staff to discuss any alternatives with respect to construction traffic and impact on the existing residents. The Applicant has indicated there may be an alternative area that can be used for interim parking in order to minimize the impact of trades and vehicles on the neighbourhood. As well, Sifton has indicated they are working towards assumption and will be working on completing the requirements such as final top coat and curbing of the streets in this area. The applicant has committed to work with area residents to try to minimize disruption.

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 development. 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.

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File: 39CD-15509/SP15-013646
 Planner: Nancy Pasato

PREPARED AND RECOMMENDED BY:	REVIEWED BY:
NANCY PASATO, MCIP, RPP SENIOR PLANNER DEVELOPMENT SERVICES	ALLISTER MACLEAN MANAGER OF DEVELOPMENT PLANNING DEVELOPMENT SERVICES
CONCURRED BY:	SUBMITTED BY:
JENNIE A. RAMSAY, P.ENG. MANAGER, DEVELOPMENT SERVICES DEVELOPMENT & COMPLIANCE DIVISION	GEORGE KOTSIFAS, P.ENG. DIRECTOR OF BUILDING CONTROLS AND CHIEF BUILDING OFFICIAL DEVELOPMENT & COMPLIANCE DIVISION

October 9, 2015

NP/

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 "Attach"

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

<u>Telephone</u>	<u>Written</u>
None.	Derek Speller 3225 Singleton Avenue
	<u>Petition with 9 signatures:</u> Scott White 3197 Singleton Avenue
	Mike Holmes 3265 Singleton Avenue
	Igino D’Ippolito 3273 Singleton Avenue
	Teresa Muscevere 3287 Singleton Avenue
	Fadi Salo 3219 Singleton Avenue
	Ruth Fishleigh 3231 Singleton Avenue
	Linda Gallego 3309 Singleton Avenue
	Dorota and Wojtek Piorkowski 3213 Singleton Avenue
	Chris Monteiro 3239 Singleton Avenue

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Bibliography of Information and Materials

Request for Approval and Reports submitted for Vacant Land Condominium and Site Plan application:

- City of London Condominium Application Form, completed by Sifton Properties Limited, July 24, 2015.
- Draft Plan of Vacant Land Condominium, AGM, July 16, 2015.
- Site Plan Approval Application, completed by Sifton Properties Limited, April 27, 2015.
- Site Plan, Servicing/Grading Plan, Landscape Plan, Stantec, April, 2015.
- Proposed Elevations, JLC Homes.
- Tree Inventory and Management Plan, Stantec, March 18, 2015.
- Stormwater Management Design Brief, Stantec, April 24, 2015.
- Water Servicing Brief, Stantec, April 23, 2015.
- 2nd Submission Revised Site Plan, Servicing/Grading Plan, Landscape Plan, Stantec, July, 2015.
- Revised Stormwater Management Design Brief, Stantec, July 16, 2015.

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, March 1, 2005.
- City of London, Site Plan Control Area By-Law, September 19, 23011, as amended.
- City of London, Condominium Submission, Review and Approval Guidelines, March 2003.

Correspondence:

*all located in City of London File No. 39CD-15509 or SP15-013646 unless otherwise stated

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Written Comments received through Public Circulation

Derek Speller
3225 Singleton Avenue

“...Further to our telephone discussion the week of August 17th 2015 pertaining to the subject file reference, I have attached a list of concerns related to how this development will be constructed and the potential disruptions caused to existing residents. I have spoken with some of the residents in the immediate area and will have them sign a hard copy of this correspondence for delivery to you by August 31/15.

Logistically, we live at 3225 Singleton Ave. just East of Springmeadow Road on the South side. We purchased our property from Patzer Homes and took possession on Sept 30/13. We were the first residents in that block of Patzer properties with only the model home next door at 3231 built. Other residents further to the West on Singleton were in place although somewhat sparsely located, and a combination of residential construction/existing possession was ongoing on the adjacent streets of Morgan Ave; Jinnies Way and Jinnies Road. This construction of residencies has continued throughout the immediate neighbourhood and beyond in all seasons, for the past two years we have been resident at 3225 Singleton Ave. With this in mind we, and other residents, submit the attached concerns and possible alternatives for your consideration/discussion at a public meeting of the Planning & Environment Committee at a date to be determined.

We look forward to an opportunity to expound upon the concerns brought forward, not to prevent or discourage further growth in the area, but to promote safety, reduce noise/air pollution and promote inclusivity for existing residents as future building plans are brought forward.

Thanking you in anticipation.”

Petition with 9 signatures

“Concerns primarily focus on access to the proposed site and the safety, noise/dirt pollution, and existing road conditions.

- 1) Access – the map provided in your correspondence of August 10, 2015 indicates that Singleton Avenue that connects with Springmeadow Road off Southdale Road is the only access for every type of construction vehicle required for the proposed site. These roads are without a final layer of asphalt and have been for at least 2 years. They have deteriorated despite recent work by Sifton Properties.
- 2) With ongoing increase in resident proportion for the past 2 years local traffic has increased with additions of school buses. The potential for serious collision(s) increase daily and will multiply should construction vehicles continue to use this one access.
- 3) Parking by construction workers at various sites in the neighbourhood is random and without consideration for existing residents entering/leaving their properties. Adding to safety concerns.
- 4) Singleton Avenue from the Southdale access all the way through the subdivision has numerous “curb exits”. Unfortunately from the Morgan Avenue roundabout east to the proposed condo project, these “curb exits” have been without a top surface for more than two years. Resident’s vehicle damage or accelerated maintenance is/has been realized and winter snow removal becomes onerous from the driveways out to the road.
- 5) Streetscape that is both new and landscaped subject to damage, dirt, and noise on a regular basis. This is exacerbated during the winter months.

Proposed alternatives:

- 1) Access the site from just east off the t-junction of Southdale Road and Notre Dame Cr. where a former garden nursery business was located. A partial road already exists.

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- 2) A completed road already exists to the south of the neighbourhood off Wharncliffe Road where City project 33M-661 is displayed. This access links directly with Singleton Avenue to the southwest.
- 3) At minimum have Sifton Group surface “curb exits” prior to 2015 winter season.