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H-8631/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 1400 RIVERBEND ROAD SOUTH SIDE OF SHORE ROAD BETWEEN RIVERBEND ROAD AND LOGANS RUN MEETING ON SEPTEMBER 6, 2016

RECOMMENDATION

That, on the recommendation of the Senior Planner, Development Services, based on the application by Sifton Properties Limited relating to lands located at 1400 Riverbend Road, located on the south side of Shore Road between Riverbend Road and Logans Run, comprising the northerly portion of Block 4 as shown on the draft-approved plan of subdivision (File No. 39T-14503), the attached proposed by-law **BE INTRODUCED** at the Municipal Council meeting on September 13, 2016 to amend Zoning By-law Z.-1 (in conformity with the Official Plan) to change the zoning of the lands **FROM** a holding Residential R5/R6/R8 Special Provision (h-h-206•R5-6(10)/R6-5(42)/R8-3(4) Zone **TO** a Residential R5/R6/R8 Special Provision (R5-6(10)/R6-5(42)/R8-3(4) Zone to remove the holding (h) and (h-206) provisions.

PREVIOUS REPORTS PERTINENT TO THIS MATTER
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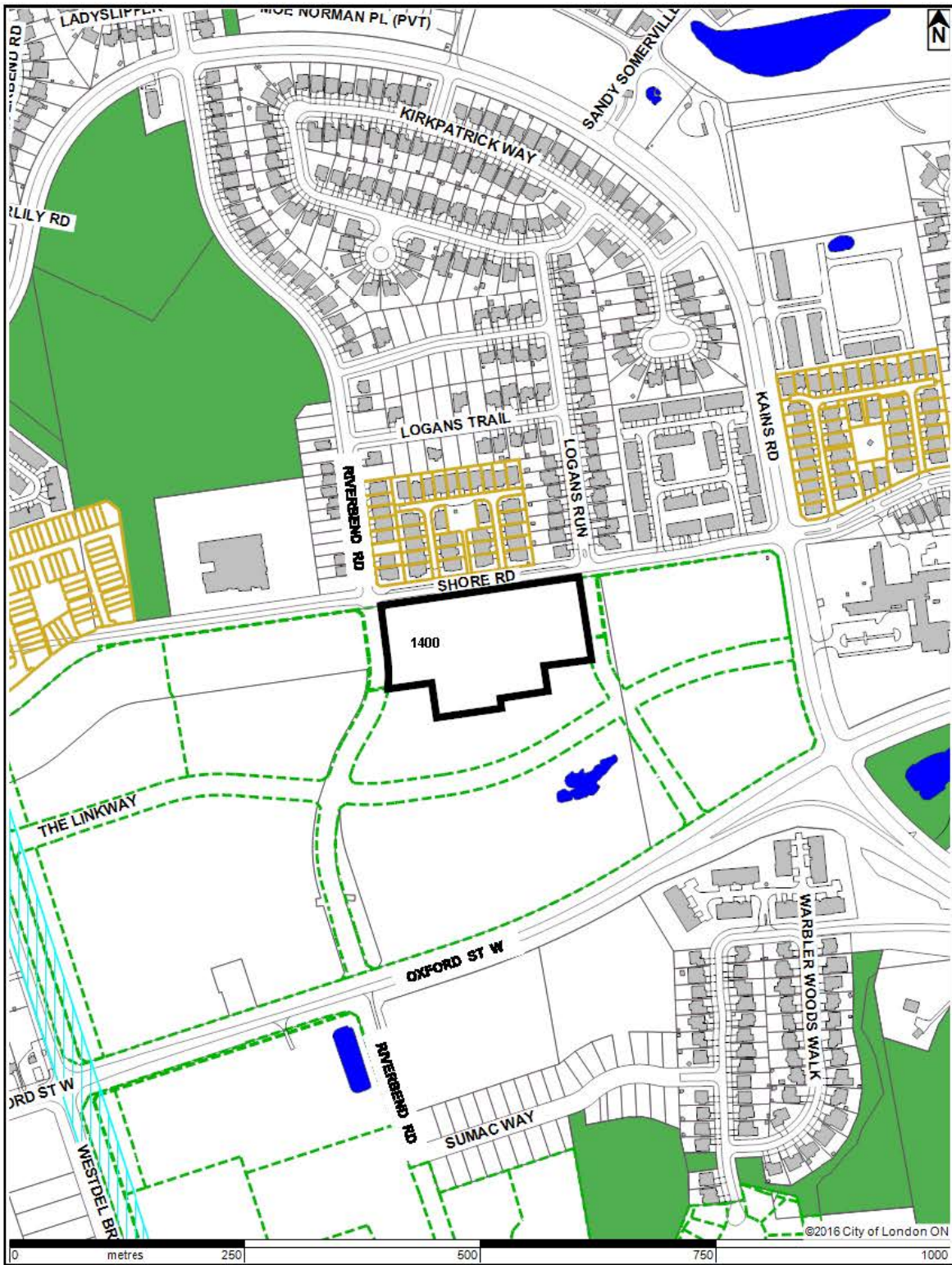
November 30, 2015 – Planning and Environment Committee – Application by Sifton Properties Limited for approval of Draft Plan of Subdivision, Official Plan and Zoning By-law Amendments for the lands located at 1080 Westdel Bourne and bounded by Oxford Street West, Westdel Bourne, Shore Road and Kains Road (Agenda Item #7).

PURPOSE AND EFFECT OF RECOMMENDED ACTION

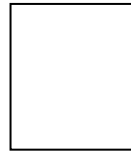
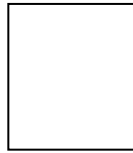
The purpose and effect of this action is to remove the holding symbols to allow development of the lands for residential uses permitted under the Residential R5/R6/R8 Special Provision (R5-6(10)/R6-5(42)/R8-3(4) Zone.

RATIONALE

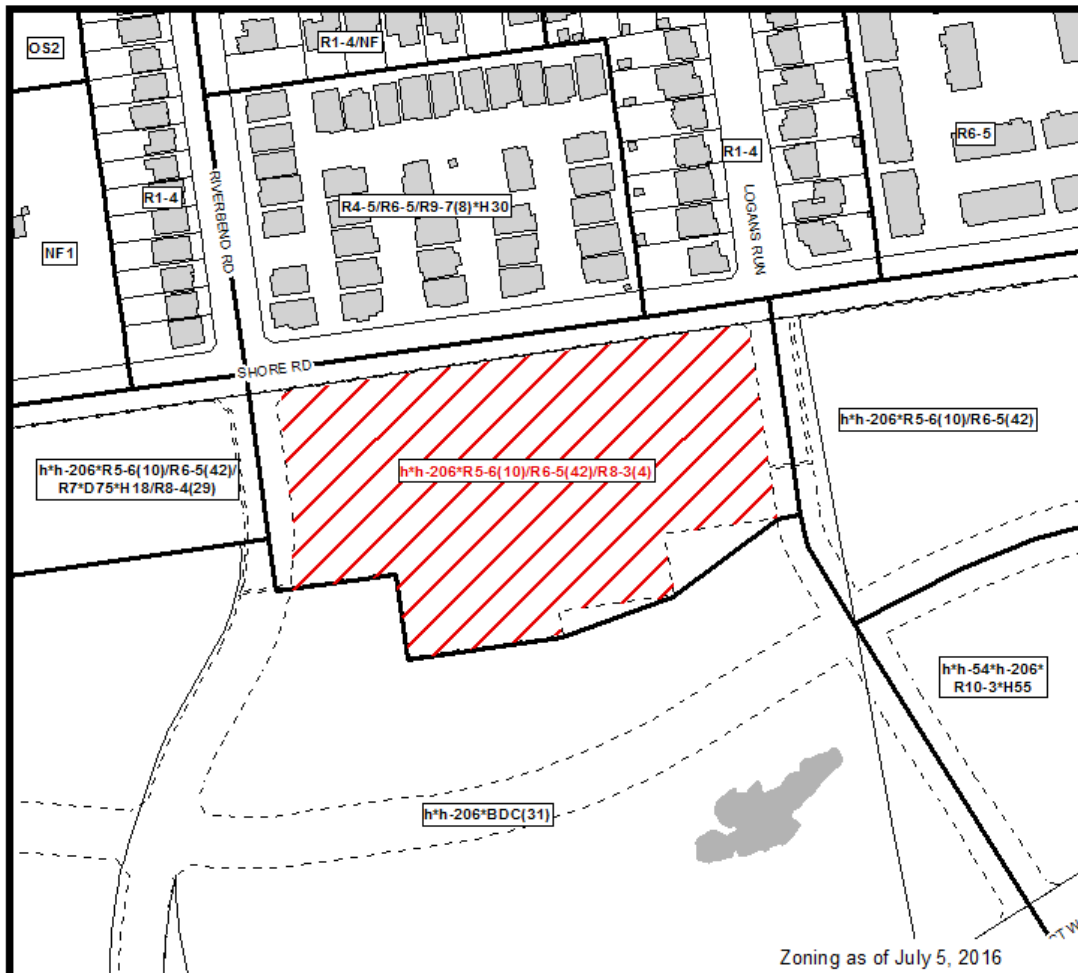
1. The conditions for removing the holding (h & h-203) provisions have been met and the recommended amendment will allow development of a proposed 87 unit townhouse and stacked townhouse development in compliance with the zoning by-law.
2. Performance security has been posted with the City in accordance 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 design principles and concepts identified in the West Five Urban Design Guidelines by the City's Urban Design staff. The plans have now been accepted and a draft Development Agreement has been prepared.



LOCATION MAP	LEGEND
Subject Site: 1400 Riverbend Rd Applicant: Sifton Properties Limited File Number: H-8631 Planner: LM Created By: Im Date: 2016-06-13 Scale: 1:5000	<ul style="list-style-type: none"> Subject Site Parks Assessment Parcels Buildings 123 Address Numbers
Corporation of the City of London Prepared By: Development and Compliance Services <div style="text-align: right; margin-top: 10px;"> </div>	



Zoning Map



COUNCIL APPROVED ZONING FOR THE SUBJECT SITE:

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

- R1 - SINGLE DETACHED DWELLINGS
- R2 - SINGLE AND TWO UNIT DWELLINGS
- R3 - SINGLE TO FOUR UNIT DWELLINGS
- R4 - STREET TOWNHOUSE
- R5 - CLUSTER TOWNHOUSE
- R6 - CLUSTER HOUSING ALL FORMS
- R7 - SENIOR'S HOUSING
- R8 - MEDIUM DENSITY/LOW RISE APTS.
- R9 - MEDIUM TO HIGH DENSITY APTS.
- R10 - HIGH DENSITY APARTMENTS
- R11 - LODGING HOUSE

- DA - DOWNTOWN AREA
- RSA - REGIONAL SHOPPING AREA
- CSA - COMMUNITY SHOPPING AREA
- NSA - NEIGHBOURHOOD SHOPPING AREA
- BDC - BUSINESS DISTRICT COMMERCIAL
- AC - ARTERIAL COMMERCIAL
- HS - HIGHWAY SERVICE COMMERCIAL
- RSC - RESTRICTED SERVICE COMMERCIAL
- CC - CONVENIENCE COMMERCIAL
- SS - AUTOMOBILE SERVICE STATION
- ASA - ASSOCIATED SHOPPING AREA COMMERCIAL

- OR - OFFICE/RESIDENTIAL
- OC - OFFICE CONVERSION
- RO - RESTRICTED OFFICE
- OF - OFFICE

- 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

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:

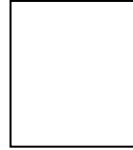
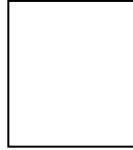
H-8631 LM

MAP PREPARED:

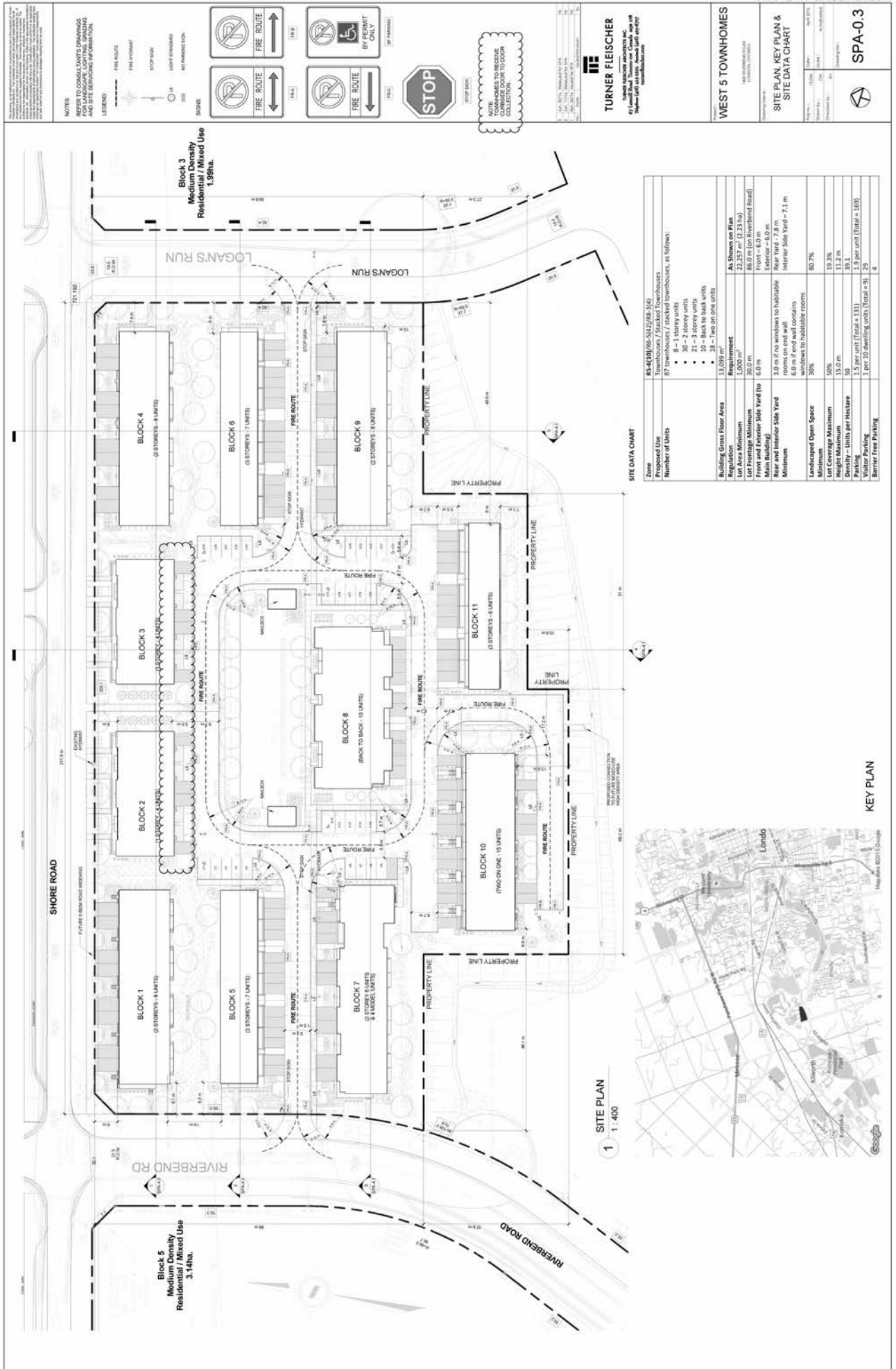
August 5, 2016 JTS

1:2,500

0 12.525 50 75 100 Meters



Site Plan



NOTES:
REFER TO CONSULTANT DRAWINGS FOR ALL DIMENSIONS AND SITE SURVEY INFORMATION.

LEGEND:
FIRE ROUTE
FIRE HYDRANT
STOP SIGN
LIGHT FIXTURE
OFF-PAVEMENT SIGN

SIGNS:
FIRE ROUTE (left and right arrows)
FIRE ROUTE (up and down arrows)
BY PERMIT ONLY
STOP SIGN

STOP SIGN NOTE:
TOWNHOMES TO RECEIVE SIGN WITH USDP COLLECTION.

TURNER FLEISCHER
LANDSCAPE ARCHITECTS INC.
47 Laurel Road, Toronto, ON Canada M6H 5R7
Tel: 416-291-1111
www.turnerfleischer.com

WEST 5 TOWNHOMES
(LANDSCAPE PLAN)

SITE PLAN, KEY PLAN & SITE DATA CHART

Project No.	2014-001	Scale	As Shown
Client	CH2M	Drawn by	MT
Checked by	MT	Approved by	MT
Drawn on	2014	Drawn at	MT
Drawn for	MT	Drawn by	MT

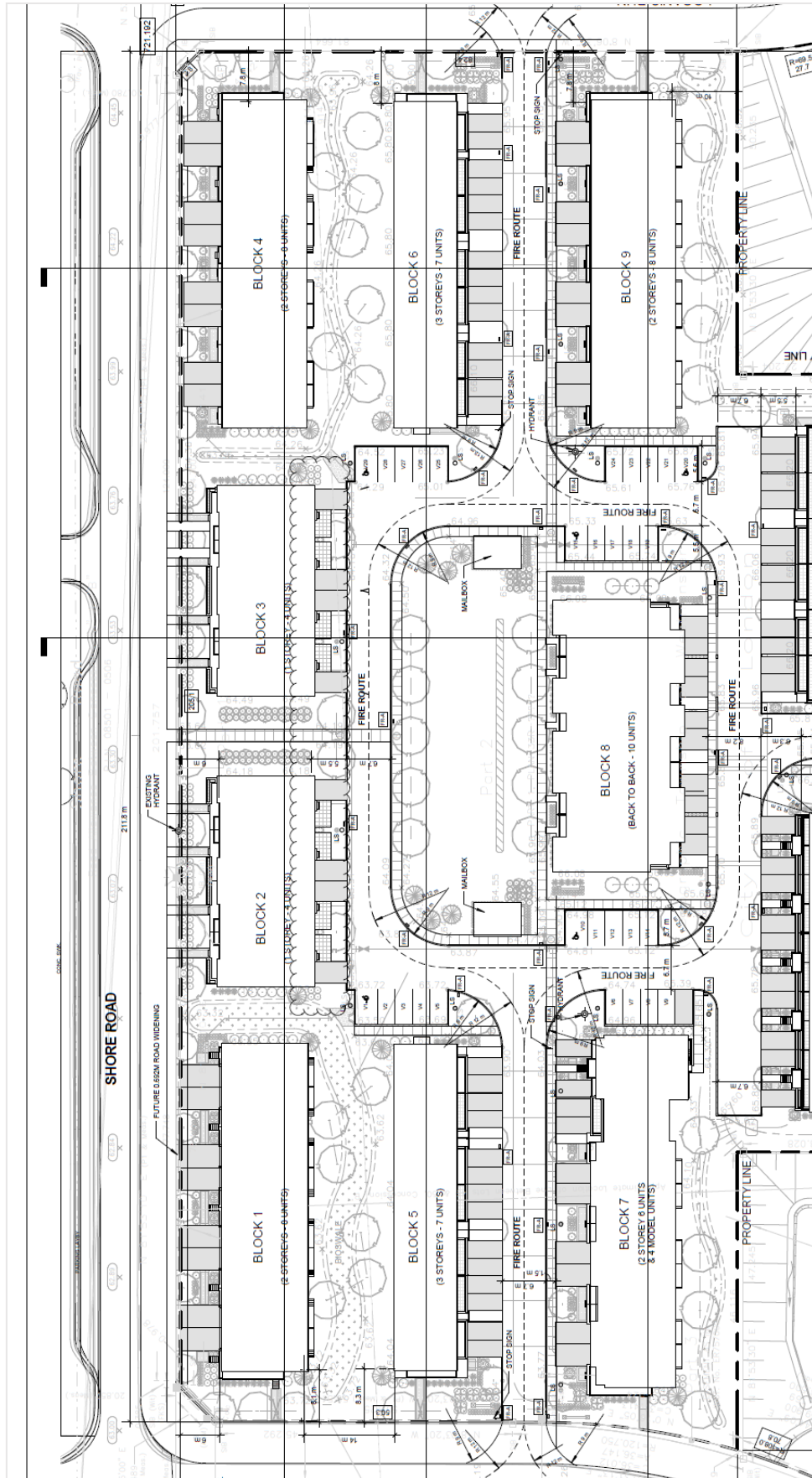
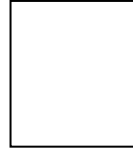
SPA-0.3

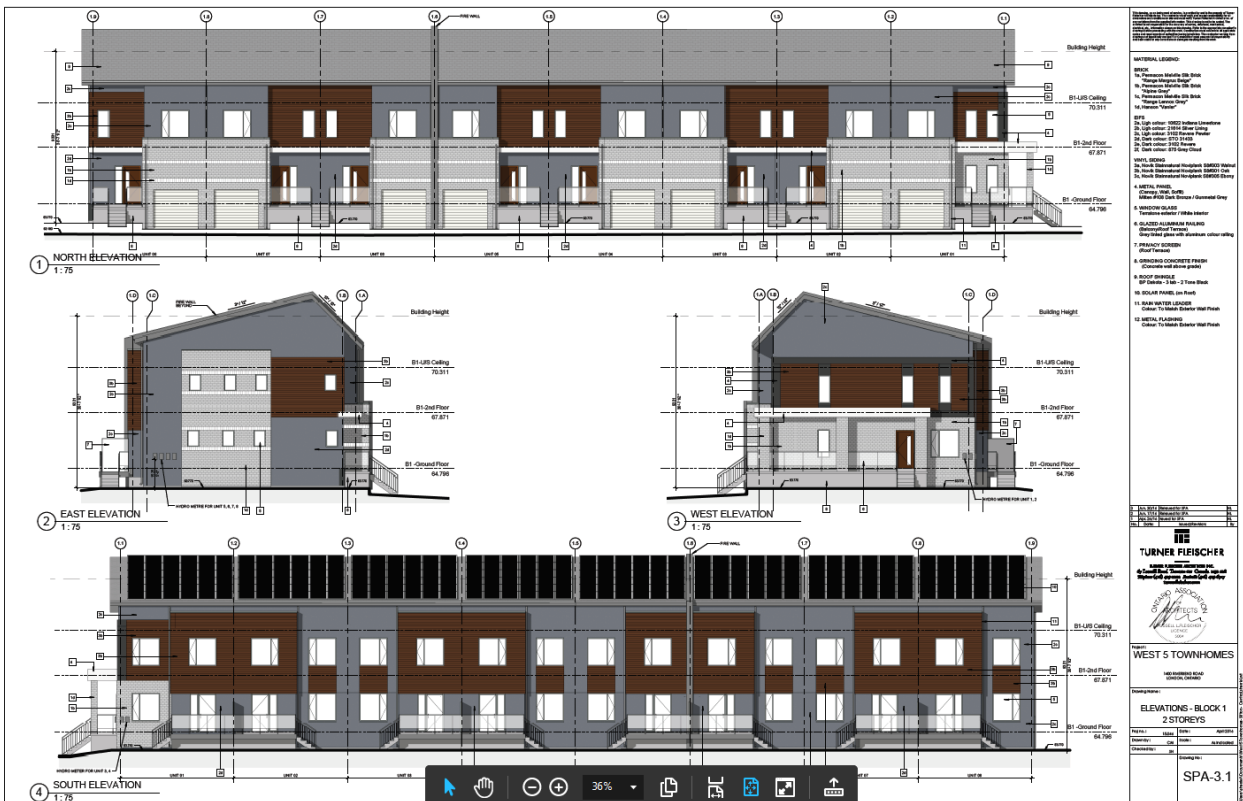
SITE DATA CHART

Block	16, 17, 18, 19, 20, 21, 22, 23, 24
Proposed Use	Townhouses / Stacked townhouses
Number of Units	87 townhouses / stacked townhouses, as follows: • 8 – 1 storey units • 30 – 2 storey units • 21 – 3 storey units • 28 – 4 storey units • 8 – Two or one units
Building Gross Floor Area	13,059 m ²
Regulation	As Shown on Plan
Lot Area Minimum	22,257 m ² (2.23 ha)
Lot Area Maximum	86.0 m (on Riverbend Road)
Lot Frontage Minimum	30.0 m
Minimum Rear and Interior Side Yard (No Main Building)	6.0 m
Minimum Rear and Interior Side Yard	3.0 m if no windows to habitable rooms on end wall 6.0 m if end wall contains windows
Minimum Landscaped Open Space	30%
Minimum Let Coverage Maximum	80.7%
Height Maximum	15.0 m
Height Minimum	13.7 m
Parking	1.5 units per hectare (Total = 133)
Visitor Parking	1 per 10 dwelling units (Total = 9)
Barrier Free Parking	4



1 SITE PLAN
1:400





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BACKGROUND

On January 8, 2016, the Approval Authority for the City of London approved an application for a draft plan of subdivision, as red-line revised and subject to conditions, consisting of 1 medium density residential block, 3 medium density residential / mixed use blocks, 1 mixed use block, 1 high density residential / mixed use block, served by 1 primary collector, 2 local streets, 1 road widening block, and 5 reserve blocks (File No. 39T-14503/OZ-8410). The total area is approximately 30 hectares and is generally bounded by Oxford Street West, Westdel Bourne, Shore Road, and Kains Road. The draft plan incorporates the future southerly extensions of Riverbend Road and Logans Run to connect with Oxford Street West, and an east-west cross street between Kains Road and Westdel Bourne.

Sifton Properties Limited "West Five" development is planned as a sustainable, mixed-use community consisting of a range of office, retail, residential and public uses; and is being promoted as a model of "smart" community design incorporating significant renewable energy technologies and initiatives. In conjunction with the draft plan of subdivision, Municipal Council adopted Official Plan and Zoning By-law amendments for the proposed West Five lands, including a specific-area policy to guide the development of the community vision, mix of land uses, building form, scale and density. Urban design guidelines were also prepared and approved by Council through the adoption of a holding provision in the zoning by-law.

The purpose and effect of this zoning change is to remove the holding provisions from the zoning on the northerly portion of Block 4 of the draft approved plan which represents the first phase of the subdivision to be registered. An application for site plan approval has also been submitted by Sifton Properties Limited for an 87 unit residential townhouse and stacked townhouse development.

Date Application Accepted: June 6, 2016	Agent: n/a
REQUESTED ACTION: Request to remove the Holding ("h" & "h-206") Provisions from the zoning of the subject lands which will put into effect the Residential R5/R6/R8 Special Provision (R5-6(10)/R6-5(42)/R8-3(4) Zoning. The lands which are the subject of this application consist of the northerly portion of Block 4 within the draft approved plan of subdivision (File No. 39T-14503), and will be the first phase of the subdivision to be registered. An application for site plan approval has also been submitted by Sifton Properties Limited for development of an 87 unit residential townhouse and stacked townhouse project.	

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 Intent to Remove Holding Provision was published in the <i>Public Notices and Bidding Opportunities</i> section of <i>The Londoner</i> on June 23, 2016.	1 reply
Responses: Residents in the condominium corporation to the north prefer to see dwelling units along Shore Road be reversed to have driveways facing internally and that swales be placed along Shore Road to improve the streetscape. Alternatively, a service road could be considered. Concerns expressed that there will be a proliferation of cars parked on the street in front of their condo development, traffic congestion during school opening & closing and greater potential for accidents.		

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.

A subdivision agreement was recently executed between Sifton Properties Limited and the City of London. Sifton Properties Limited have also posted securities as required by City policy and the Subdivision Agreement for this plan of subdivision (West Five - Phase 1). Therefore, the condition has been met for removal of the “h” provision.

The purpose of the holding (“h-206”) provision in the zoning by-law is as follows:

“Purpose: To ensure that urban design objectives established through the subdivision review process are being met, a site plan shall be approved and a development agreement shall be entered into which ensures that future development of the lands is in keeping with the design principles and concepts identified in the West Five Urban Design Guidelines, and subject to further refinement through the subdivision Design Studies and/or Site Plan Approval process, to the satisfaction of the City of London prior to the removal of the h-206 symbol.”

Permitted Interim Uses: Existing uses

The general intent of the West Five Urban Design Guidelines is to:

- promote architectural and urban design excellence, sustainability, innovation, longevity, and creative expression with visionary design and high-quality materials and places;
- promote harmonious fit and compatibility, emphasizing relationships between buildings, streets and open space;
- create a safe, comfortable, accessible, vibrant, and attractive public realm and pedestrian environment all year round focusing on reducing the use of the car;

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H-8631/L. Mottram

- ensure high-quality living and working conditions, including access to public space for all building occupants.

The subject development plans and drawings have been reviewed and are generally in keeping with these design principles and with the City’s Placemaking Guidelines. The design provides for a strong south-facing, east-west building orientation. The roof pitch maximizes exposure to natural sunlight in order to capture solar energy all year round. At the same time it provides for orientation of front doors and/or front-facing units to Shore Road, and minimizes the appearance of blank side walls along Riverbend Road and Logans Run. The building facades incorporate a variety of materials which adds to the visual interest including a combination of brick, metal, vinyl siding, window glass, and the use of high-energy efficiency components such as exterior insulation and finishing systems (EIFS) and roof mounted solar panels.

Concerns were expressed by the public regarding the number of individual driveways along Shore Road and increased demand for on-street parking. The site has been planned so that the 1-storey blocks (Blocks 2 & 3) have their driveways and garages accessed internally providing a break in the frontage along Shore Road. Revisions were made to the plan to provide internal patios adjacent the driveways of Blocks 2 and 3 as the private amenity space, which are to be labeled on the site plan as “Patio”. Smaller porches are provided for units along Shore Road which are to be labeled on the plan as “Porch” with individual walkway connections to the street. Twenty-nine (29) visitor parking spaces plus four (4) barrier free parking spaces are provided on-site which is well above the standard site planning requirement of 1 space per 10 units and is considered sufficient.

As part of the site plan review process, the plans and building elevations were reviewed for compliance with the West Five Urban Design Guidelines by the City’s Urban Design and GIS Section. The plans have now been accepted and a draft Development Agreement has been prepared that is acceptable and securities have been received. Both Urban Design staff and Development Services staff are satisfied that the “h-206” 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-206”) 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-8631/L. Mottram

Bill No. (Number to be inserted by Clerk's Office)
2016

By-law No. Z.-1-_____

A by-law to amend By-law No. Z.-1 to remove the holding provisions from the zoning of lands located on the south side of Shore Road between Riverbend Road and Logan's Run, comprising the northerly portion of Block 4 as shown on the draft-approved plan of subdivision (File No. 39T-14503).

WHEREAS Sifton Properties Limited has applied to remove the holding provisions from the zoning for lands located on the south side of Shore Road between Riverbend Road and Logan's Run, comprising the northerly portion of Block 4 as shown on the draft-approved plan of subdivision (File No. 39T-14503), 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 lands located on the south side of Shore Road between Riverbend Road and Logan's Run, comprising the northerly portion of Block 4 as shown on the draft-approved plan of subdivision (File No. 39T-14503), as shown on the attached map, to remove the holding provisions so that the zoning of the lands as a Residential R5/R6/R8 Special Provision (R5-6(10)/R6-5(42)/R8-3(4) Zone comes into effect.
2. This By-law shall come into force and effect on the date of passage.

PASSED in Open Council on September 13, 2016.

Matt Brown
Mayor

Catharine Saunders
City Clerk

First Reading – September 13, 2016
Second Reading – September 13, 2016
Third Reading – September 13, 2016

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

