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| 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 A PORTION OF 3260 SINGLETON AVENUE PUBLIC PARTICIPATION MEETING ON MONDAY OCTOBER 31, 2016 |

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 of Sifton Properties Limited relating to the property located at 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 property located on 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 property located on a portion of 3260 Singleton Avenue.

PREVIOUS REPORTS PERTINENT TO THIS MATTER

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-05509/Z-6915/39T-07510/Z-7457/O-7466.

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.

July 18, 2016 – Planning report to Planning and Environment Committee regarding an Official Plan and Zoning By-law amendment for Sifton Properties Limited, File OZ-8606

PURPOSE AND EFFECT OF RECOMMENDED ACTION

The purpose and effect of this recommendation is to hold a public meeting for a plan of vacant land condominium located on a portion of 3260 Singleton Avenue, consisting of 94 townhouse units, with the common element area to include a private roadway.

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.

BACKGROUND

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| Date Application Accepted: August 2, 2016 | Agent: Mark Sinden, Sifton Properties Ltd. |
| REQUESTED ACTION: application for Vacant Land Condominium and concurrent site plan to permit the development of 94 townhouse dwelling units. | |

SITE CHARACTERISTICS:

- **Current Land Use** - vacant
- **Frontage** – 41.4 m
- **Depth** – varies
- **Area** – 1.7 ha
- **Shape** - irregular

SURROUNDING LAND USES:

- **North** – future multi-family residential
- **South** – low rise and future multi-family residential
- **East** – institutional
- **West** - multi-family residential

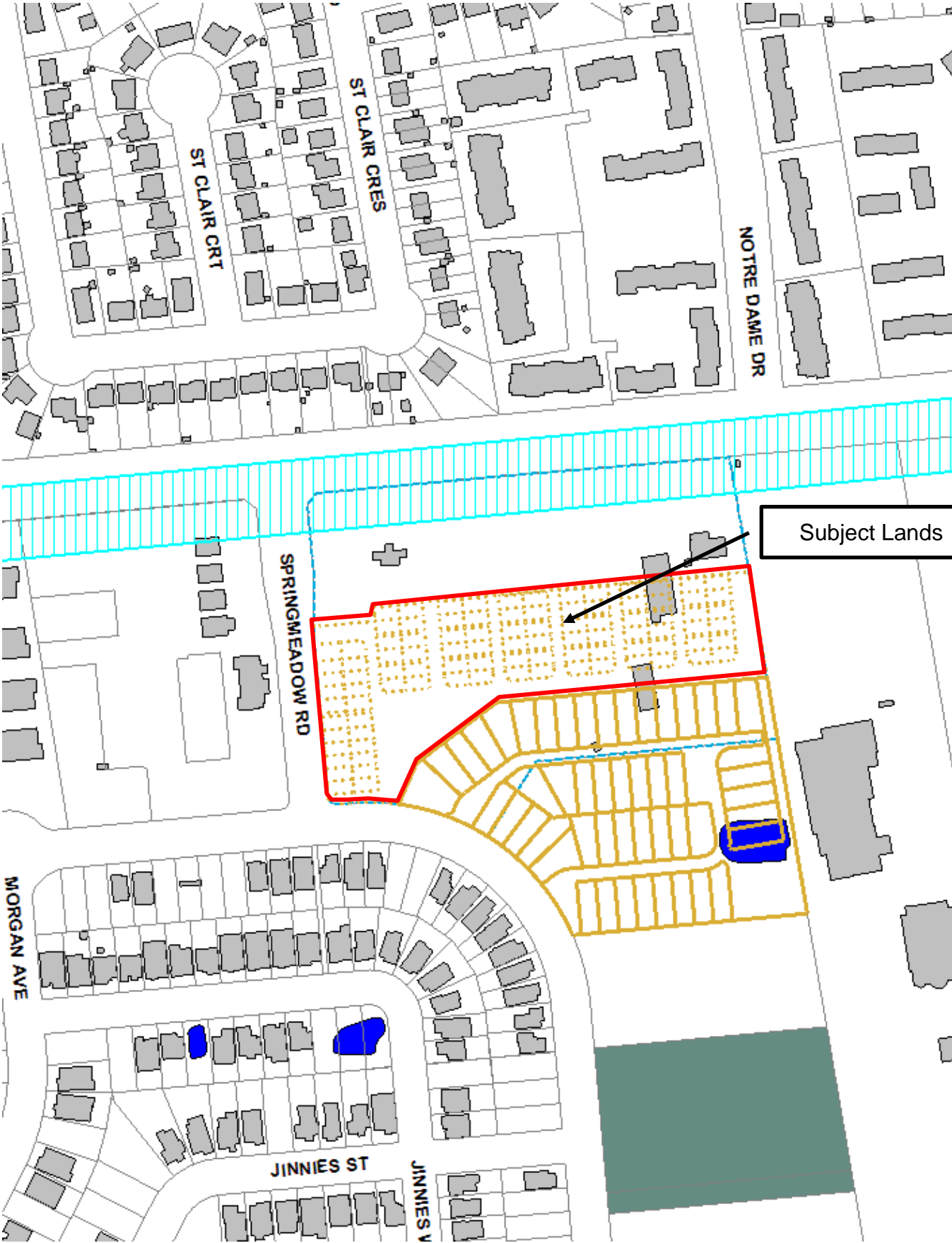
OFFICIAL PLAN DESIGNATION: (refer to map on page 5)

- Multi-Family, Medium Density Residential

EXISTING ZONING: (refer to map on page 6)

- 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(8)/R6-5(48)/ R7(15)*D75*H13/R8-4(34)) 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 20 metre from a high pressure pipeline, 2.5 metre setbacks from Springmeadow Road for main dwellings, and 5.5 metre setback from Springmeadow Road for garages.

Location Map



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 parcel at 3260 Singleton Avenue was created through the registration of the subdivision (33M-636) on November 25th, 2011.

A Site Plan application (SPA16-031) was received for the subject lands on April 18, 2016. First and second submission comments were received in May and September of 2016. Based on these comments the Applicant submitted a third site plan submission in late September, 2016.

Since Vacant Land Condominium development cannot be phased (under the Condominium Act), the applicant intends on developing the south portion first, and bring forward a second application for Vacant Land Condominium on the northerly portion of 3260 Singleton Avenue, at a later date.

As a result, the applicant has applied to the Committee of Adjustment (A.152/16) requesting reduced rear yard setbacks and landscaped open space. The variances are as a result of the plan of condominium creating a line through the entirety of the lands at 3260 Singleton Avenue. Despite the establishment of a separate property (as a result of the condo and/or subsequent consent application), the two developments are intended to function in a comprehensive manner through the implementation of easements for access and services as conditions of approval.

A consent application (B.030/16), to sever the lands in to two parcels (coincidental with the north boundary of the proposed plan of condominium), was submitted in August 2016. The intent of the application is to have an approved consent in place for financial/ownership purposes, in advance of final approval of the Vacant Land Plan of Condominium.

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.

SIGNIFICANT DEPARTMENT/AGENCY COMMENTS

PLEASE NOTE: The following comments and requirements have been identified through site plan and may be relevant to the Condominium conditions.

Site Servicing

Transportation:

- If the development exceeds 99 units a TIA will be required as per the “H-136”. If a second access is proposed the TIA is recommended to be completed at this time based on full build out. External drawings may be required.
- Submission/Revision of a Traffic Management Plan (TMP)

Sanitary Servicing:

- The available municipal sanitary sewer for this site is the 200 mm diameter sanitary sewer on Singleton Avenue via a 200mm diameter sanitary PDC serving this property. This block is restricted to an interim population based on the capacity of the Bostwick Pumping station. As proposed the development exceeds the allowable permitted for this block. Due to sanitary restrictions, the current allowable density for the subject lands is only 99 medium density units.
- A private MOECC ECA will be required for the shared services upon the second phase of development

Water Servicing:

- Water is available from the 200mm diameter watermain on Singleton Avenue. Individual water services and metering is to be in accordance with Section 7 of the City of London Design Specifications & Requirements Manual. Sizing and configuration of private service watermain is to be adequate to supply fire and domestic flows and minimize water quality issues due to poor water turn-over.
- With certain water servicing arrangements, a non-municipal regulated drinking water system may be created.
- The Owner shall install and commission temporary automatic flushing devices and meters at all dead ends and/or other locations as deemed necessary by the hydraulic modelling.
- The first phase shall meet City of London standards for fire hydrant spacing and shall not rely on future development to meet the spacing criteria of 170 metres.
- The looped connection for the first phase should be located to be serviced off of Springmeadow Road.

Stormwater Management:

- The municipal available storm outlet for area A119 of the subject lands, as per Bierens Land Subdivision, is the 375 mm diameter storm sewer along the easterly portion of the site. The design value for this area is (Q = 97 l/s) If this value is exceeded, the owner shall provide alternative on-site SWM all to the review and approval of our Storm Water Division and/or Development Services.
- The municipal available storm outlet for area A120 of the subject lands, as per Bierens Land Subdivision, is the 600 mm diameter storm PDC outleting to the 675 storm sewers within Singleton Avenue.
- The Owner’s Professional Engineering shall design Private Permanent Systems (PPS) for this site as per City of London Deigns Standards and Requirements. The PPS shall meet the criteria detailed in the applicable report or study for the site. “The Owner shall provide private permanent on-site Storm Water Management Measures on the subject lands not served by the Pincombe Drain SWM Facility No. 2 all to the satisfaction of the City Engineer.
- For sites containing Private Permanent Systems (PPS), the grading plan is to detail ponding extents and depths for the 2-year and 100-year storm events and details the major overland flow route for the 250-year storm event.

Parks Planning & Design/Urban Forestry/Landscape Planning

- Parkland dedications is required for all units in excess of 99 units.
- The location of boulevard trees shown on the landscape plan is acceptable to Urban Forestry.
- Tree planting of 1/12m is required along all interior property lines and 1/15m along street property lines.

Community Planning and Urban Design

- Provide a pedestrian circulation network throughout the site by providing walkways with direction access to Southdale Road and Springmeadow Road. Provide a second north-south walkway.
- Provide an urban landscape treatment to the Southdale Road edge to create a comfortable, pedestrian-oriented environment.
- Integrate and align the ‘shared space’ drive aisles adjacent to Southdale with the landscape and hardscape treatment and east-west walkway. Align all walkways to be direct and convenient across drive aisles and provide a contrasting paving treatment, such as concrete, at these crossings.
- Avoid locating berms in between buildings and Southdale Road to ensure a street-oriented development is maintained. Bermed landscape feature may be provided at the end of drive aisles in order to screen parking areas.
- Provide for the provision of building articulation and varying materials to break up the mass of the units facing the public streets, particularly the side units along Southdale Road. Relate the size, shape and location of windows to the facades they are on.

Upper Thames River Conservation Authority (UTRCA)

- No objection.

Canada Post

- No comments

Union Gas

- No comments

London Hydro

- No objection

Bell Canada

- The applicant shall contact Bell Canada during detailed design to confirm the provision of communication/telecommunication infrastructure needed to service the development.

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| PUBLIC LIAISON: | On August 8, 2016, 310 notices were sent to residents within 120 metres of the subject site. Notice of the application was published in the London on August 18, 2016. | No responses |
| Nature of Liaison: The purpose and effect of this application is to permit the development of 94 townhouse cluster housing units within a plan of condominium. Consideration of a Vacant Land Plan of Condominium with 94 units, all served by one (1) common element road. For the lands under consideration, an application for Site Plan (SPA16-031) has also been received for this site. | | |
| Responses: No public comment was received. | | |

ANALYSIS

Subject sites

The subject lands are located on the south side of Southdale Road West, between Notre Dame Drive and Springmeadow Road. The site is generally flat and is located adjacent to the Holy Trinity Greek Orthodox Church to the east, and low density development and future medium density residential development to the south and west.

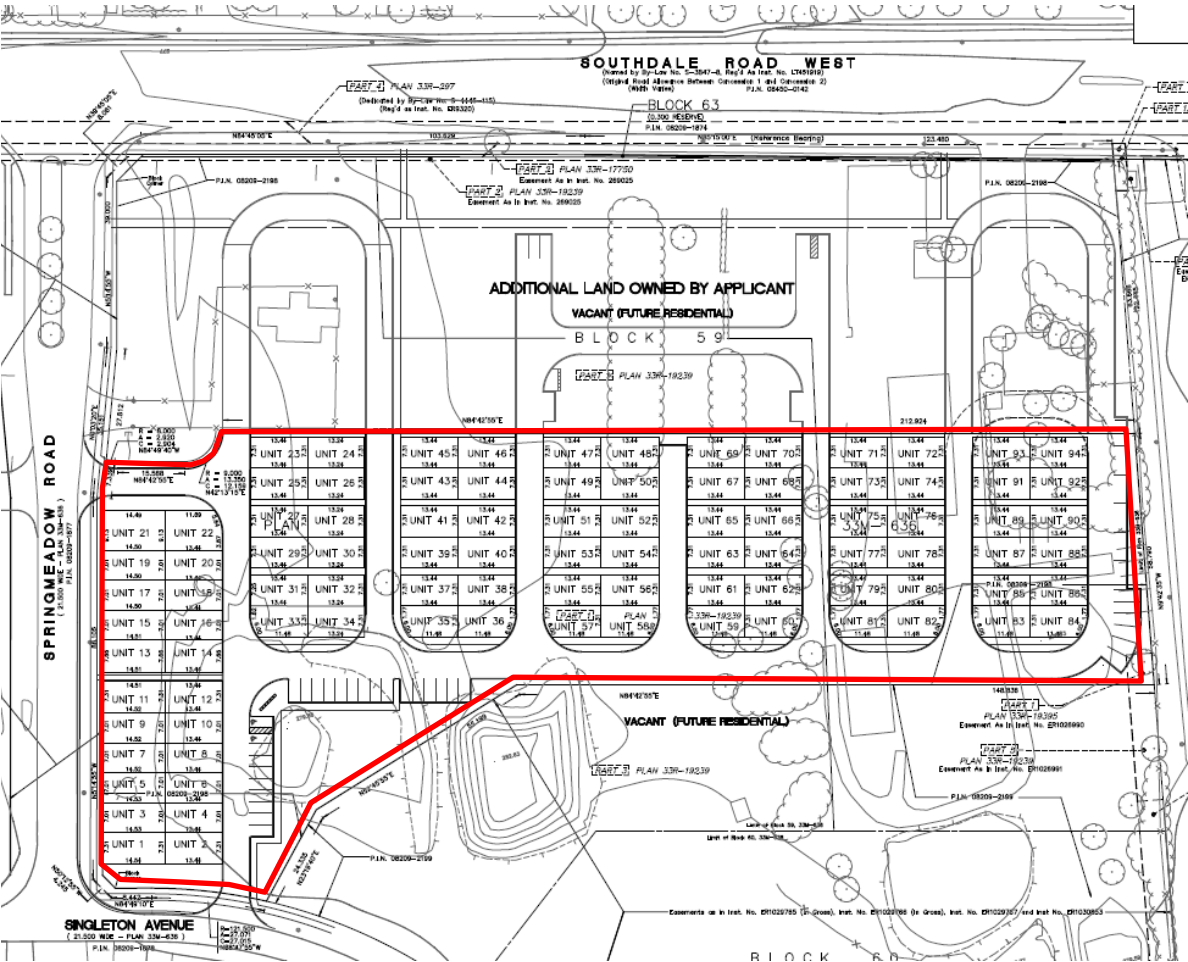
What is the nature of the application?

The applicant, Sifton Properties Limited, has applied for a Vacant Land Condominium and concurrent Site Plan to permit 94 townhouse units. Common element components include a private roadway. Access to the development will be via Springmeadow Road, Singleton Avenue, and 11 private driveways. The proposed Site Plan and typical proposed elevations are shown on the following pages.

In addition to the creation of 94 units, approval of the application for Vacant Land Plan of Condominium will have the effect of creating an undeveloped block of land, which is not included within the plan limit, on the northern portion of 3260 Singleton Avenue. By way of a separate Vacant Land Plan of Condominium and Site Plan application in the future, the northerly lands are to be developed in a comprehensive manner with the current development proposal. Easements for the purpose of access and services, to facilitate the integration of lands to the north will be required as conditions of approval.

The applicant has made multiple submissions of the site plan based on comments they have received from staff. In addition multiple submissions of the Vacant Land Plan of Condominium have been submitted. The revisions were minor and included a modest adjustment in the boundary to allow for access to unit 23.

Proposed Condominium Plan - Third Submission



Site Plan



Typical Elevation - excerpts



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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 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. The designation permits the use of the lands, for cluster-townhouse dwelling units, at a proposed density of 55 units per hectare.

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. Storm-water will discharge to an existing drainage easement located along the eastern boundary of the subdivision.

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 and Springmeadow Road). The subject site will be serviced by the creation of two (2) driveways off Singleton Avenue and Springmeadow Road. As well, 11 units will have direct access/separate driveways onto Springmeadow Road. Provisions for a pedestrian linkage to the south and west will meet the Official Plan objective of strong pedestrian connectivity and will allow easy access to the road system and eventual transit connections.

There are no significant natural heritage features within the immediate area. A neighbourhood park is located south of the subject lands 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 road.

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File: 39CD-16512/SPA16-031
Planner: Michael Pease

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 Wharncliffe 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.

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 three (3) storeys. The development shows a street-oriented design, and an amenity space along the southern boundary. This phase of development is not immediately adjacent to the arterial road and has no noise attenuation barriers proposed.

The current application is consistent with the Official Plan and the Bostwick East Area Plan.

c) Zoning By-law and Holding Provisions

The lands are zoned Residential R5 /Residential R6 (R5-7/R6-5) which permits cluster townhouse units at a maximum density of 60 units per hectare. This zoning would permit up to 102 units on the site. The current proposal of 94 units achieves 55.3 units per hectare. There is an additional R7 Zone on the lands 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. The zoning on the lands 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:

- ensure that all noise attenuation measures, recommended in noise assessment reports acceptable to the City, are implemented (h-54);
- 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

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File: 39CD-16512/SPA16-031
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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

- 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 (h-136).

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 located within proximity of 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 for sanitary, water, and stormwater.
- The draft condominium is designed such that traffic will access Singleton Avenue and Springmeadow Road directly, as the location of the site prevents it from accessing any other local streets or lands. The proposed plan cannot be integrated into other developments.
- From a Placemaking perspective, the proposed development will provide for appropriate orientation to Springmeadow Road. 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.

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;
- drainage and stormwater management; and
- providing for the necessary easements for servicing and access to the future development to the north.

The London Plan

The subject lands are located within a *Neighbourhoods* place type, with frontage along a *Civic Boulevard* and *Neighbourhood Connector*. The place type and street classifications permit townhouse dwelling units, with a maximum height of three (3) storeys. The proposal is consistent with the London Plan

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 townhouse 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 land use planning and is appropriate.

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| PREPARED AND RECOMMENDED BY: | REVIEWED BY: |
| | |
| MICHAEL PEASE, MCIP, RPP PLANNER II DEVELOPMENT SERVICES | ALLISTER MACLEAN MANAGER OF DEVELOPMENT PLANNING DEVELOPMENT SERVICES |
| CONCURRED BY: | SUBMITTED BY: |
| | |
| JENNIE A. RAMSAY, P.ENG. MANAGER, DEVELOPMENT SERVICES & ENGINEERING LIAISON | GEORGE KOTSIFAS, P.ENG. DIRECTOR OF BUILDING CONTROLS AND CHIEF BUILDING OFFICIAL |

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Planner: Michael Pease

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

Telephone

Written

None.

None

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File: 39CD-16512/SPA16-031
Planner: Michael Pease

Bibliography of Information and Materials

Request for Approval:

City of London Condominium Application Form, completed by Sifton Properties Limited, July 28, 2016
Draft Plan of Vacant Land Condominium, AGM, July 29, 2016; August 11, 2016; and September 29, 2016
Site Plan Approval Application, completed by Sifton Properties Limited, April 15, 2016
Site Plan, Servicing/Grading Plan, Landscape Plan, Elevations, completed by Stantec, April 15, 2016.

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.
City of London, The London Plan – Council Adopted, June 23, 2016

Correspondence:

*all located in City of London File No. 39CD-16512 or SPA16-031 unless otherwise stated

Reports submitted with Application (Vacant Land Condominium and Site Plan):

Noise Assessment Report, Stantec, February 23, 2016.
Stormwater Management Report, Stantec, June 28, 2016.
Tree Inventory Assessment and Management Plan, Stantec, February 26, 2016.
Water Servicing Brief, Stantec, March 28, 2016.