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H-8716/L. Mottram

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| <b>TO:</b>      | <b>CHAIR AND MEMBERS<br/>PLANNING AND ENVIRONMENT COMMITTEE</b>   |
| <b>FROM:</b>    | <b>GEORGE KOTSIFAS, P. ENG.<br/>MANAGING DIRECTOR, DEVELOPMENT &amp; COMPLIANCE SERVICES<br/>AND CHIEF BUILDING OFFICIAL</b>  |
| <b>SUBJECT:</b> | <b>APPLICATION BY: SIFTON PROPERTIES LIMITED<br/>1826 &amp; 1854 OXFORD STREET WEST AND 1170 RIVERBEND ROAD<br/>RIVERBEND SOUTH PHASE 1<br/><br/>MEETING ON MARCH 6, 2017</b> |

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| <b>RECOMMENDATION</b> |
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That, on the recommendation of the Senior Planner, Development Services, based on the application by Sifton Properties Limited relating to lands located at 1826 & 1854 Oxford Street West and 1170 Riverbend Road, on the south of Oxford Street West and east of Westdel Bourne; and described as Lots 1-90 and Block 91 as shown on the draft-approved plan of subdivision (File No. 39T-14505 – Riverbend South Phase 1), the attached proposed by-law **BE INTRODUCED** at the Municipal Council meeting on March 21, 2017 to amend Zoning By-law Z.-1 (in conformity with the Official Plan) to change the zoning of the lands **FROM** a Holding Residential R1 (h•R1-5) Zone, a Holding Residential R1 (h•h-196•R1-5) Zone, and a Holding Residential R5/R6 (h•R5-6/R6-5) Zone **TO** a Residential R1 (R1-5) Zone and a Residential R5/R6 (R5-6/R6-5) Zone to remove the holding (h & h-196) provisions.

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| <b>PREVIOUS REPORTS PERTINENT TO THIS MATTER</b> |
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**November 28, 2016** – Report to Planning and Environment Committee – Subdivision Special Provisions - Riverbend South Subdivision (Phase 1) and Riverbend Trib ‘C’ Facilities SWM Land (Facilities ‘F’ and ‘G’) – Sifton Properties Limited (File No. 39T-14505 / 39T-14503) (*Agenda Item # 4*)

**March 23, 2015** – Report to Planning and Environment Committee – Riverbend South Secondary Plan – Application for Approval of Draft Plan of Subdivision, Official Plan and Zoning By-law Amendments – Sifton Properties Limited (File No. 39T-14505 / OZ-8426) (*Agenda Item # 15*)

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| <b>PURPOSE AND EFFECT OF RECOMMENDED ACTION</b> |
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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 R1 (R1-5) Zone and the Residential R5/R6 (R5-6/R6-5) Zone.

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| <b>RATIONALE</b> |
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1. The conditions for removing the holding (h & h-196) provisions have been met and the recommended amendment will allow development of residential uses in compliance with the Zoning By-law.
2. A subdivision agreement is expected to be executed shortly between Sifton Properties Limited and the City of London. Securities have now been posted as required by the Subdivision Agreement and City policies.
3. The Wickerson Water Pumping Station upgrades have been completed and the station is now operational to service development.

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| <b>BACKGROUND</b> |
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On May 6, 2015, the City of London Approval Authority granted approval to the draft plan of subdivision submitted by Sifton Properties Limited representing the first phase of their Riverbend South development. The draft plan consists of 90 single detached residential lots, 1 medium density residential block, 1 medium-high density residential block, 1 commercial block, 5 park blocks, 1 walkway block, 2 open space blocks served by a secondary collector road, 3 local streets, 2 road widening blocks, and the extension of Riverbend Road and Warbler Woods Walk. At its session held March 31, 2015, Municipal Council passed a resolution advising the Approval Authority that it supported issuing draft approval for the proposed plan of subdivision. Council also adopted the Riverbend South Secondary Plan, and amended the Official Plan and Zoning By-law to apply specific land use designations and zoning to the various lots and blocks within the draft plan. Execution of the subdivision agreement is expected to be completed shortly, security has been received, and the subdivision plan is proceeding to final approval and registration. The application request to remove the holding symbols applies specifically to Lots 1 to 90, and medium density residential Block 91, as shown on the draft-approved plan of subdivision (File No. 39T-14505) and identified on the location map included with this report.

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| <b>Date Application Accepted:</b> December 5, 2016   | <b>Agent:</b> n/a |
| <b>REQUESTED ACTION:</b> Request to remove the Holding (“h” & “h-196”) Provisions from the zoning of the subject lands which will put into effect the Residential R1 (R1-5) Zone on Lots 1 to 90; and the Residential R5/R6 (R5-6/R6-5) Zone on Block 91 of the draft approved plan of subdivision. An application for site plan approval has also been submitted by Sifton Properties Limited for development of an 8 unit residential vacant land condominium on Block 91. |                   |

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| <b>SIGNIFICANT DEPARTMENT/AGENCY COMMENTS</b> |
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**The Upper Thames River Conservation Authority reports:**

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

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| <b>PUBLIC LIAISON:</b>   | 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 December 22, 2016. | No replies received |
| <b>Responses:</b> There was no response to the published notice. |  |                     |

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| <b>ANALYSIS</b> |
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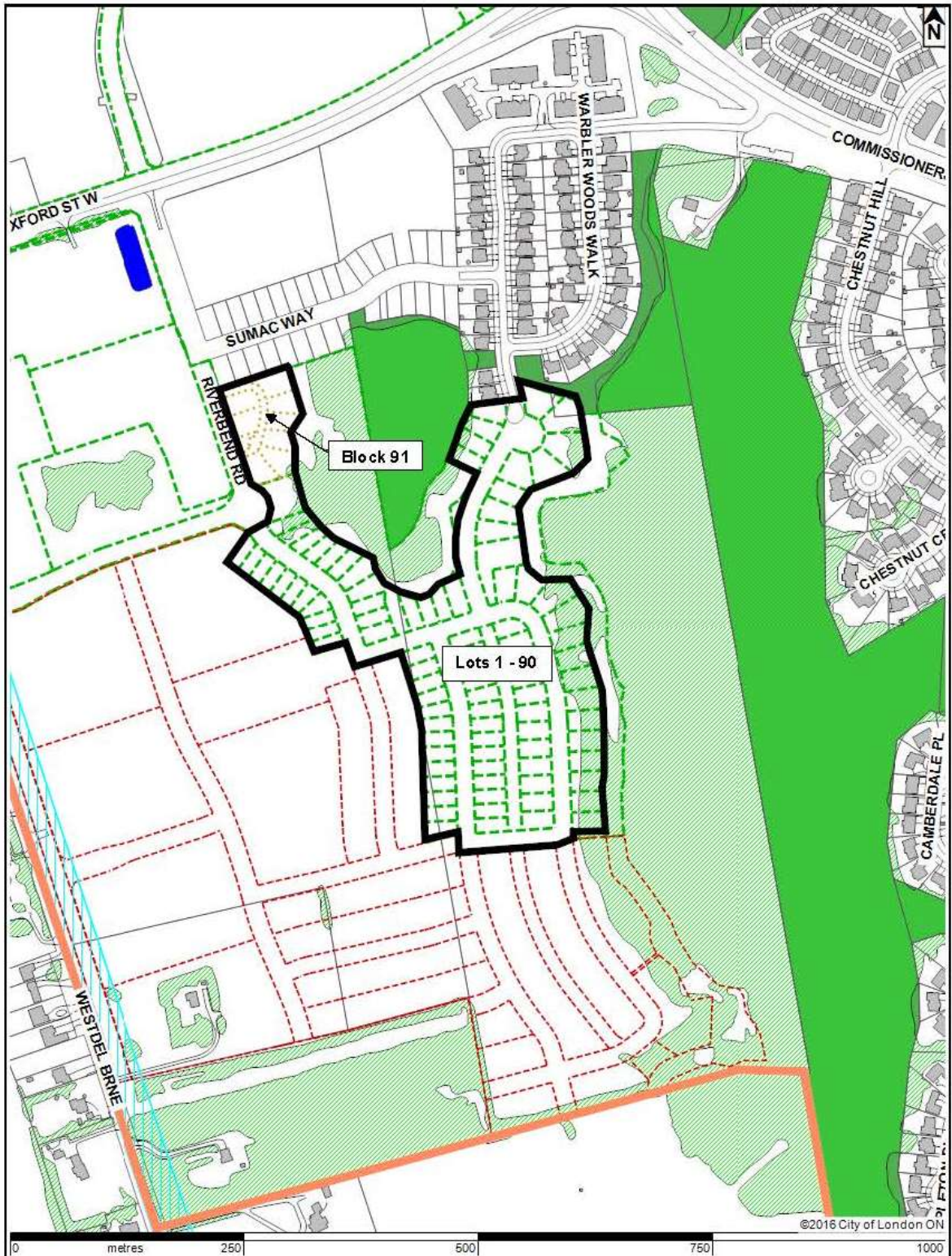
The purpose of the holding (“h”) provision in the zoning by-law is as follows:

*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.*

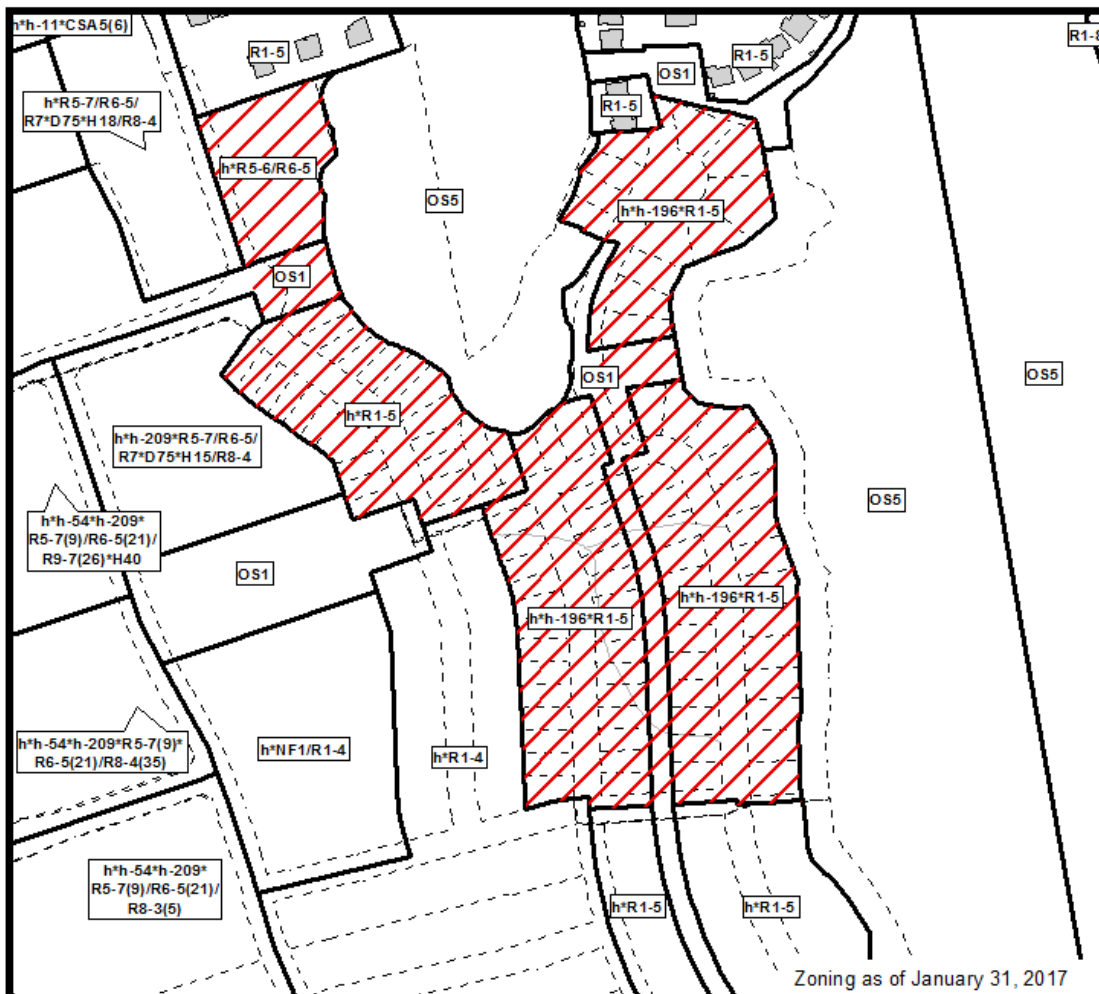
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**Location Map**



|   |   |   |              |   |       |   |                    |   |           |     |                 |
|---|---|---|--------------|---|-------|---|--------------------|---|-----------|-----|-----------------|
| <p style="text-align: center;"><b>LOCATION MAP</b></p> <p>Subject Site: 1826 &amp; 1854 Oxford Street West and 1170 Riverbend Road<br/>                 Applicant: <b>Sifton Properties Limited</b><br/>                 File Number: <b>H-8716 (related Draft Plan File No. 39T-14505)</b><br/>                 Planner: <b>L. Mottram</b><br/>                 Created By: <b>LM</b><br/>                 Date: <b>2016-12-07</b><br/>                 Scale: <b>1:5000</b></p> | <p style="text-align: center;"><b>LEGEND</b></p> <table border="0" style="width: 100%;"> <tr> <td style="width: 20px; text-align: center;">■</td> <td>Subject Site</td> </tr> <tr> <td style="width: 20px; text-align: center;">■</td> <td>Parks</td> </tr> <tr> <td style="width: 20px; text-align: center;">▨</td> <td>Assessment Parcels</td> </tr> <tr> <td style="width: 20px; text-align: center;">▭</td> <td>Buildings</td> </tr> <tr> <td style="width: 20px; text-align: center;">123</td> <td>Address Numbers</td> </tr> </table> | ■ | Subject Site | ■ | Parks | ▨ | Assessment Parcels | ▭ | Buildings | 123 | Address Numbers |
| ■   | Subject Site  |   |              |   |       |   |                    |   |           |     |                 |
| ■   | Parks   |   |              |   |       |   |                    |   |           |     |                 |
| ▨   | Assessment Parcels  |   |              |   |       |   |                    |   |           |     |                 |
| ▭   | Buildings   |   |              |   |       |   |                    |   |           |     |                 |
| 123   | Address Numbers   |   |              |   |       |   |                    |   |           |     |                 |
| <p>Corporation of the City of London<br/>                 Prepared By: Planning and Development</p>   |   |   |              |   |       |   |                    |   |           |     |                 |

**Zoning Map**



Zoning as of January 31, 2017



**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**



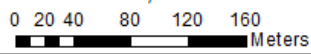
THIS MAP IS AN UNOFFICIAL EXTRACT FROM THE ZONING BY-LAW WITH ADDED NOTATIONS

FILE NO:  
 H-8716 LM

MAP PREPARED:  
 February 13, 2017 JTS

1:4,000

0 20 40 80 120 160 Meters



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**H-8716/L. Mottram**

A subdivision agreement is expected to be executed shortly between Sifton Properties Limited and the City of London for Phase 1. Sifton Properties Limited have also posted security as required by City policy and the Subdivision Agreement for this phase. Therefore, the condition has been met for removal of the “h” provision.

The purpose of the holding (“h-196”) provision in the zoning by-law is as follows:

*Purpose: To ensure orderly development of land and adequate provision of municipal services, the h-196 symbol shall not be deleted until the Wickerson Water Pumping Station upgrades to service this development are completed and operational, to the satisfaction of the City of London.*

The h-196 holding provision was applied to zoning for Lots 1 - 60 and Lots 84 - 90 in the draft plan in order to address concerns that development of lots at the higher elevations should be held out until upgrades at the Wickerson Water Pumping Station were completed. The entire Riverbend South development, excluding the commercial area fronting Oxford Street West, will ultimately be serviced from a high level system supplied by the Wickerson Water Pumping Station. During the circulation of the secondary plan and subdivision application, comments received from the City’s Water Engineering Division indicated that the Wickerson Pumping Station had not yet been upgraded; however, the design process was underway and the works were anticipated to be completed in 2016. Staff recommended a holding provision in the zoning that would not be deleted until such time as the upgrades were completed and operational. Water Engineering reports that the Wickerson Water Pumping Station upgrades have now been completed and the station is functioning. There are technical issues outstanding with one of the pumps; however, those issued should be remediated in the near future and as such the station could be considered operational for the purposes of lifting the holding provision.

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| <b>CONCLUSION</b> |
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Based on our review, the holding zone requirements have been satisfied and it is appropriate to proceed to lift the holding (“h” & “h-196”) symbols from the zoning map.

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| <b>PREPARED and RECOMMENDED BY:</b>   | <b>REVIEWED BY:</b>  |
|   |  |
| <b>LARRY MOTTRAM, MCIP, RPP<br/>SENIOR PLANNER – DEVELOPMENT<br/>SERVICES</b>             | <b>ALLISTER MACLEAN<br/>MANAGER, DEVELOPMENT PLANNING</b>  |
| <b>REVIEWED BY:</b>   | <b>SUBMITTED BY:</b>   |
|   |  |
| <b>TERRY GRAWAY, MCIP, RPP<br/>MANAGER, DEVELOPMENT SERVICES<br/>AND PLANNING LIAISON</b> | <b>GEORGE KOTSIFAS, P. ENG.<br/>MANAGING DIRECTOR, DEVELOPMENT<br/>&amp; COMPLIANCE SERVICES<br/>AND CHIEF BUILDING OFFICIAL</b> |

February 27, 2017  
GK/TG/AM/LM/lm  
"Attach."

Y:\Shared\DEVELOPMENT SERVICES\4 - Subdivisions\2016\H-8716 - 1170 Riverbend Road (LM)\PEC report.doc

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**H-8716/L. Mottram**

Bill No. (Number to be inserted by Clerk's Office)  
2017

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 1826 & 1854 Oxford Street West and 1170 Riverbend Road, south of Oxford Street West and east of Westdel Bourne; described as Lots 1-90 and Block 91 as shown on the draft-approved plan of subdivision (File No. 39T-14505 – Riverbend South Phase 1).

WHEREAS Sifton Properties Limited has applied to remove the holding provisions from the zoning for lands located at 1826 & 1854 Oxford Street West and 1170 Riverbend Road, south of Oxford Street West and east of Westdel Bourne; described as Lots 1-90 and Block 91 as shown on the draft-approved plan of subdivision (File No. 39T-14505 – Riverbend South Phase 1); and as shown on the map attached to this by-law, as set out below;

AND WHEREAS it is deemed appropriate to remove the holding provisions 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 at 1826 & 1854 Oxford Street West and 1170 Riverbend Road, south of Oxford Street West and east of Westdel Bourne; described as Lots 1-90 and Block 91 as shown on the draft-approved plan of subdivision (File No. 39T-14505 – Riverbend South Phase 1), as shown on the attached map, to remove the holding provisions so that the zoning of the lands as a Residential R1 (R1-5) Zone and a Residential R5/R6 (R5-6/R6-5) Zone comes into effect.
2. This By-law shall come into force and effect on the date of passage.

PASSED in Open Council on March 21, 2017.

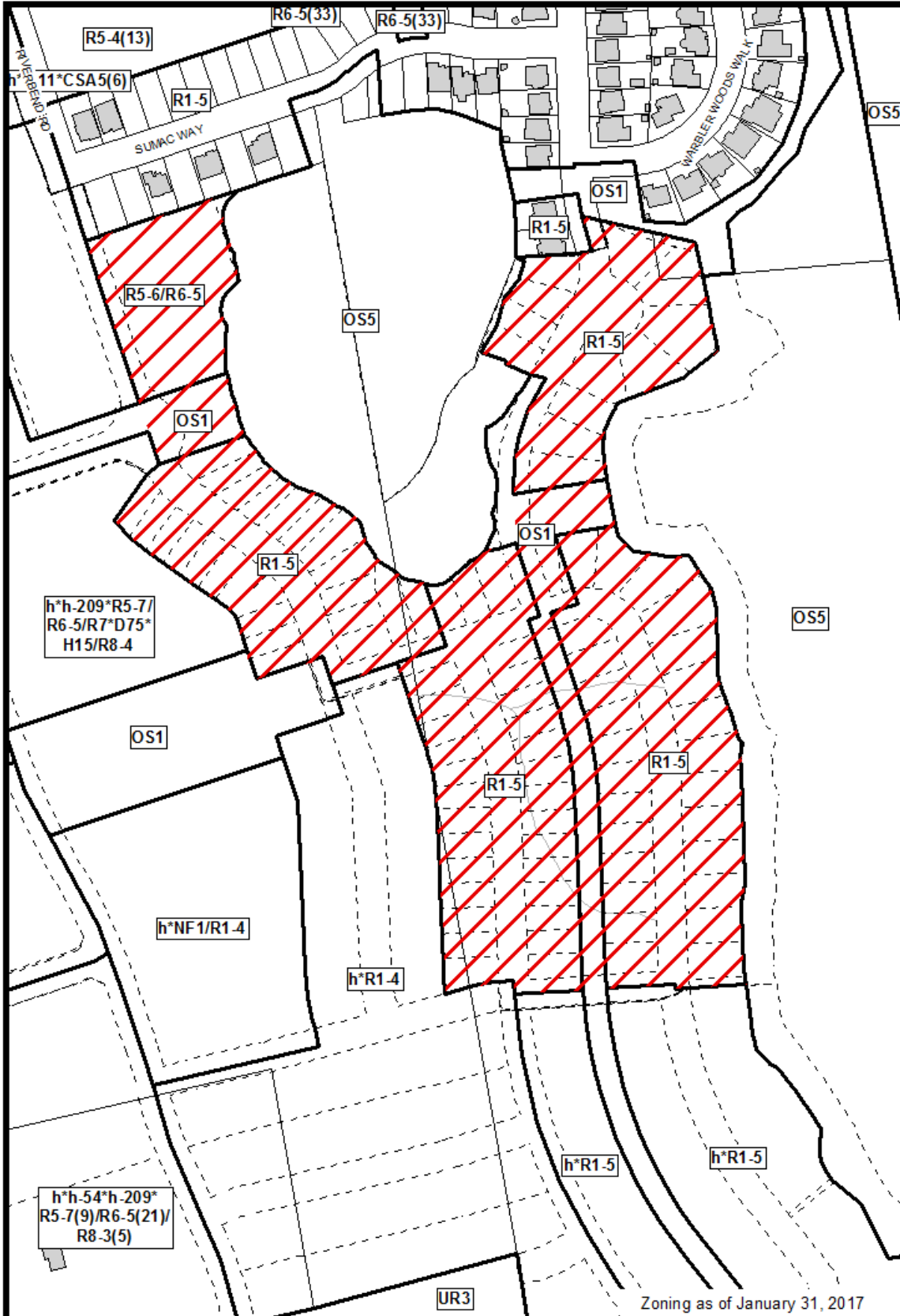
Matt Brown  
Mayor

Catharine Saunders  
City Clerk


First Reading – March 21, 2017  
Second Reading – March 21, 2017  
Third Reading – March 21, 2017

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



File Number: H-8716  
 Planner: LM  
 Date Prepared: February 13, 2017  
 Technician: JTS  
 By-Law No: Z.-1-

SUBJECT SITE 

1:3,000

0 15 30 60 90 120 Meters

