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H-8767/L. Mottram

<b>TO:</b>	<b>CHAIR AND MEMBERS PLANNING AND ENVIRONMENT COMMITTEE</b>
<b>FROM:</b>	<b>GEORGE KOTSIFAS, P. ENG. MANAGING DIRECTOR, DEVELOPMENT &amp; COMPLIANCE SERVICES AND CHIEF BUILDING OFFICIAL</b>
<b>SUBJECT:</b>	<b>APPLICATION BY: SIFTON PROPERTIES LIMITED 2810 SHEFFIELD PLACE  MEETING ON AUGUST 28, 2017</b>

<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 2810 Sheffield Place, described as Block 60 Registered Plan 33M-672, the attached proposed by-law **BE INTRODUCED** at the Municipal Council meeting on September 5, 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 R6 Special Provision (h•h-100•R6-2(11)) Zone **TO** a Residential R6 Special Provision (R6-2(11)) Zone to remove the holding (h & h-100) provisions.

<b>PREVIOUS REPORTS PERTINENT TO THIS MATTER</b>
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**September 21, 2015** – Report to Planning and Environment Committee – Victoria on the River Subdivision – Phases 1 & 2 (formerly 1603 Hamilton Road) – Application to Remove Holding Provisions - Sifton Properties Limited (File No. H-8471) (*Agenda Item #4*)

<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 R6 (R6-2(11)) Zone.

<b>RATIONALE</b>
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1. The conditions for removing the holding (h & h-100) provisions have been met and the recommended amendment will allow development of residential uses in compliance with the Zoning By-law.
2. A signed subdivision agreement has been entered into between Sifton Properties Limited and the City of London. Securities have been posted as required by City policy and the Subdivision Agreement.
3. Provision has been made for a looped watermain system to ensure adequate water service, as well as provision for a temporary emergency access to the satisfaction of the City.

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<b>BACKGROUND</b>
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On July 30, 2014 the Approval Authority for the City of London granted Final Approval for the first phase of the Victoria on the River subdivision consisting of 59 single detached residential lots, one (1) low density residential block, one (1) multi-family, high density residential block, and several park, buffer, open space and restoration blocks; served by Sheffield Boulevard, Sheffield Place, Seven Oaks Ridge and Leeds Crossing. The subdivision plan was registered on July 31, 2014 as Plan 33M-672. Phase 2 consisting of 60 single detached residential lots and one (1) park block was approved by the Approval Authority on November 10, 2015, and the plan was registered on November 19, 2015 as Plan 33M-688.

On September 29, 2015, Municipal Council approved an amendment to the Zoning By-law to remove the holding "h" & "h-100" provisions on the single detached residential lots within Victoria on the River subdivision Phases 1 & 2 lands (File No. H-8471). This amendment did not include the low density residential block within Phase 1 referred to as Block 60 Plan 33M-672, which is the subject of the current application. The zoning for this block is Holding Residential R6 Special Provision (h•h-100•R6-2(11)) which permits cluster housing in the form of single detached dwellings up to a maximum density of 20 units per hectare with a special provision for a minimum lot frontage of 12 metres, subject to removal of the holding provisions.

An application for Site Plan Approval was recently submitted by Sifton Properties Limited for development of five (5) cluster single detached dwellings. The site plans have been accepted by the City and the Development Agreement is in the process of being finalized.

<b>Date Application Accepted:</b> April 19, 2017	<b>Agent:</b> n/a
<b>REQUESTED ACTION:</b> Request to remove the Holding ("h" & "h-100") Provisions from the zoning of the subject lands which will put into effect the Residential R6 Special Provision (R6-2(11)) Zone. An application for site plan approval has also been received from Sifton Properties Limited (File No. SPA17-026) for development of five (5) residential single detached dwelling units to be developed in the form of a vacant land condominium.	

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

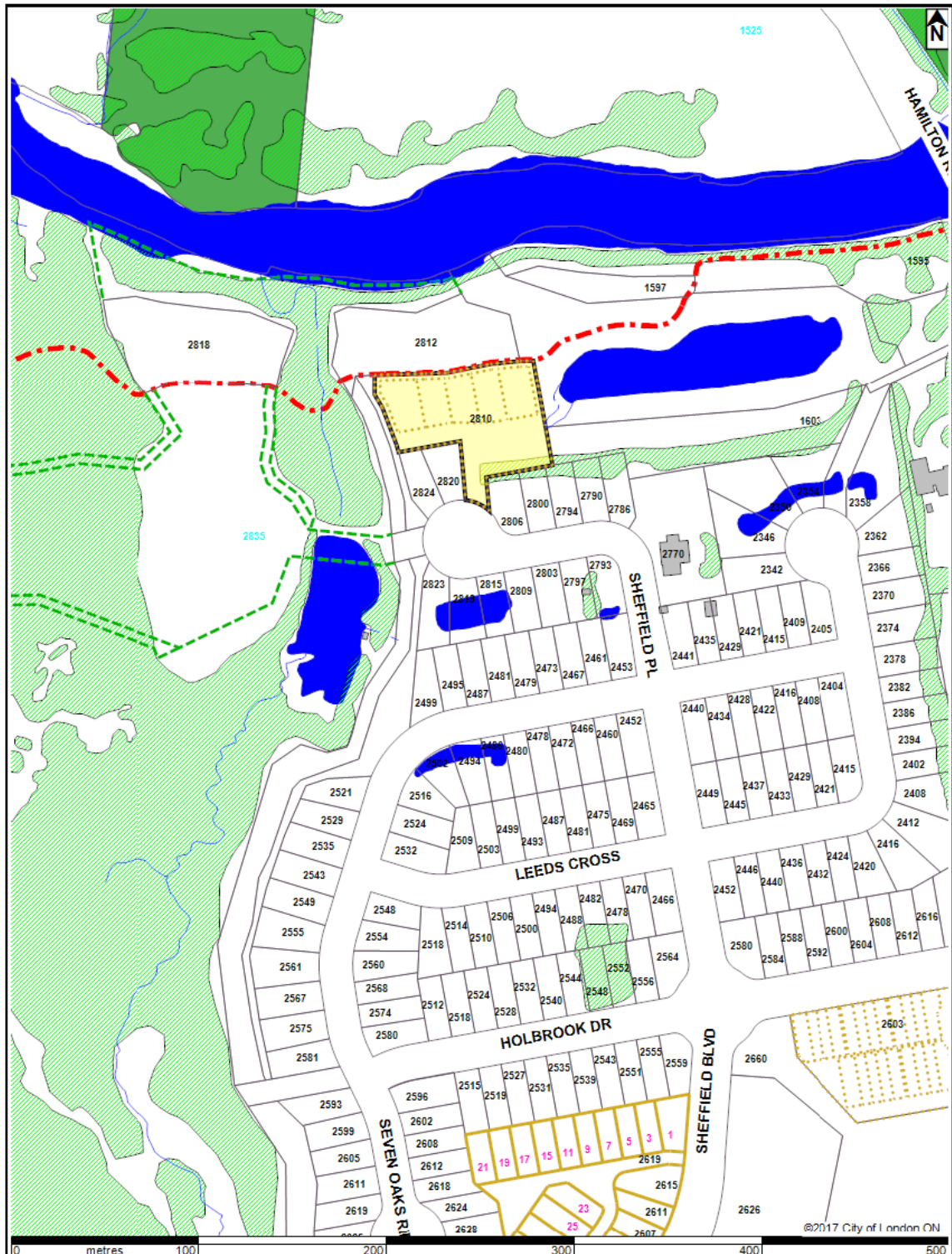
The UTRCA issued Permit No. 90/13 for Phase 1 - Victoria on the River Subdivision on August 15, 2013. This approval pertained to Lot Grading and Erosion and Sediment Control Measures. An updated UTRCA approval will be required for the proposed plan of condominium.

The UTRCA has no objections to this application. As indicated, additional Section 28 approvals will be required for the proposed development and we recommend that the applicant contact our Land Use Regulations Officer.

<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 May 4, 2017.	No replies received
<b>Responses:</b> There was no response to the published notice.		

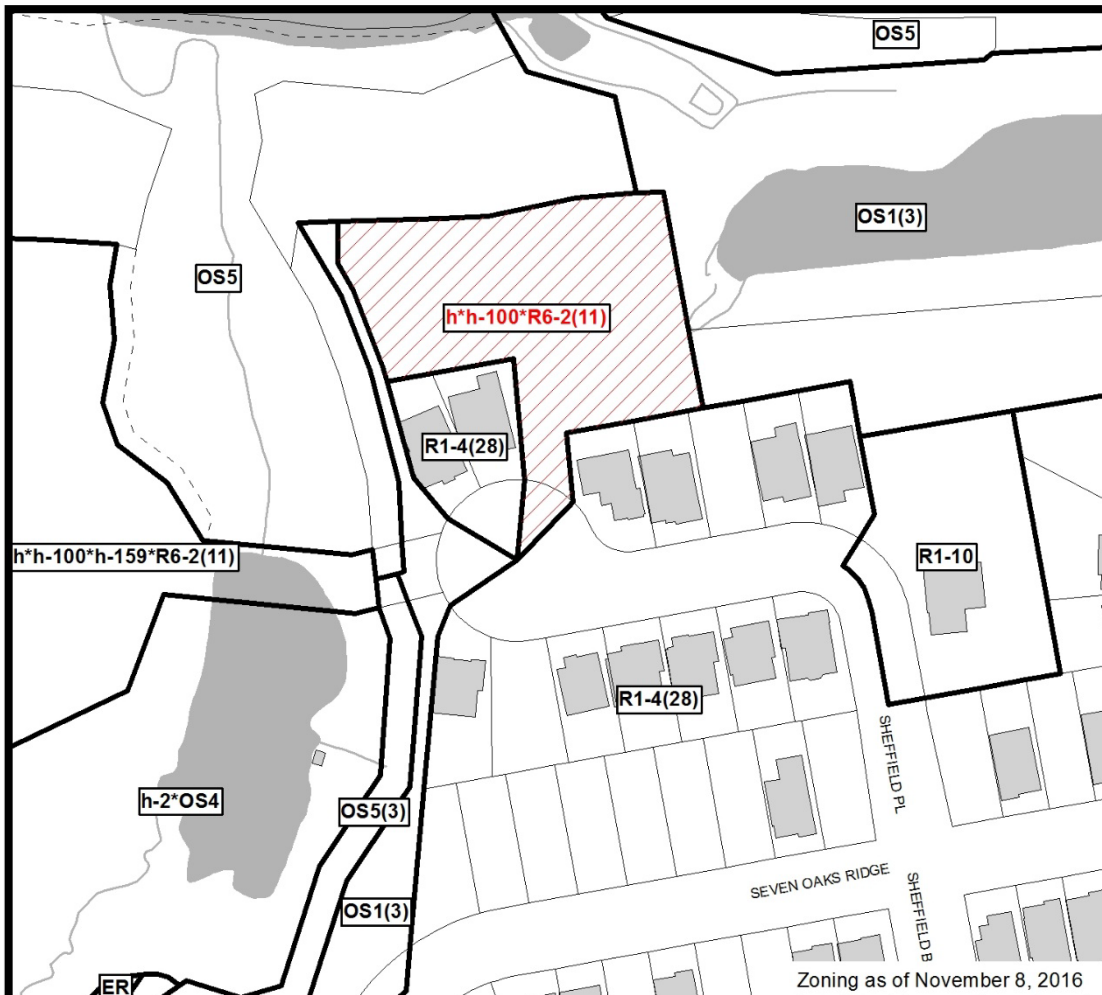
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**Location Map**



<p align="center"><b>LOCATION MAP</b></p> <p>Subject Site: <b>2810 Sheffield Place</b>                  Applicant: <b>SIFTON PROPERTIES LIMITED</b>                  File Number: <b>H-8767</b>                  Planner: <b>LM</b>                  Created By: <b>lm</b>                  Date: <b>2017-07-28</b>                  Scale: <b>1:2500</b></p>	<p align="center"><b>LEGEND</b></p> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 15px; border: 1px solid black; margin-right: 5px;"></span> Subject Site</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #90EE90; border: 1px solid black; margin-right: 5px;"></span> Parks</li> <li><span style="display: inline-block; width: 15px; height: 15px; border: 1px dashed black; margin-right: 5px;"></span> Assessment Parcels</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #cccccc; border: 1px solid black; margin-right: 5px;"></span> Buildings</li> <li><span style="display: inline-block; border-bottom: 1px solid black; width: 15px; margin-right: 5px;"></span> Address Numbers</li> </ul>
<p>Corporation of the City of London                  Prepared By: Planning and Development</p>	

**Zoning Map**




**COUNCIL APPROVED ZONING FOR THE SUBJECT SITE:**

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

- |  |   |
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| <ul style="list-style-type: none"> <li>R1 - SINGLE DETACHED DWELLINGS</li> <li>R2 - SINGLE AND TWO UNIT DWELLINGS</li> <li>R3 - SINGLE TO FOUR UNIT DWELLINGS</li> <li>R4 - STREET TOWNHOUSE</li> <li>R5 - CLUSTER TOWNHOUSE</li> <li>R6 - CLUSTER HOUSING ALL FORMS</li> <li>R7 - SENIOR'S HOUSING</li> <li>R8 - MEDIUM DENSITY/LOW RISE APTS.</li> <li>R9 - MEDIUM TO HIGH DENSITY APTS.</li> <li>R10 - HIGH DENSITY APARTMENTS</li> <li>R11 - LODGING HOUSE</li> <br/> <li>DA - DOWNTOWN AREA</li> <li>RSA - REGIONAL SHOPPING AREA</li> <li>CSA - COMMUNITY SHOPPING AREA</li> <li>NSA - NEIGHBOURHOOD SHOPPING AREA</li> <li>BDC - BUSINESS DISTRICT COMMERCIAL</li> <li>AC - ARTERIAL COMMERCIAL</li> <li>HS - HIGHWAY SERVICE COMMERCIAL</li> <li>RSC - RESTRICTED SERVICE COMMERCIAL</li> <li>CC - CONVENIENCE COMMERCIAL</li> <li>SS - AUTOMOBILE SERVICE STATION</li> <li>ASA - ASSOCIATED SHOPPING AREA COMMERCIAL</li> <br/> <li>OR - OFFICE/RESIDENTIAL</li> <li>OC - OFFICE CONVERSION</li> <li>RO - RESTRICTED OFFICE</li> <li>OF - OFFICE</li> </ul> | <ul style="list-style-type: none"> <li>RF - REGIONAL FACILITY</li> <li>CF - COMMUNITY FACILITY</li> <li>NF - NEIGHBOURHOOD FACILITY</li> <li>HER - HERITAGE</li> <li>DC - DAY CARE</li> <br/> <li>OS - OPEN SPACE</li> <li>CR - COMMERCIAL RECREATION</li> <li>ER - ENVIRONMENTAL REVIEW</li> <br/> <li>OB - OFFICE BUSINESS PARK</li> <li>LI - LIGHT INDUSTRIAL</li> <li>GI - GENERAL INDUSTRIAL</li> <li>HI - HEAVY INDUSTRIAL</li> <li>EX - RESOURCE EXTRACTIVE</li> <li>UR - URBAN RESERVE</li> <br/> <li>AG - AGRICULTURAL</li> <li>AGC - AGRICULTURAL COMMERCIAL</li> <li>RRC - RURAL SETTLEMENT COMMERCIAL</li> <li>TGS - TEMPORARY GARDEN SUITE</li> <li>RT - RAIL TRANSPORTATION</li> <br/> <li>"h" - HOLDING SYMBOL</li> <li>"d" - DENSITY SYMBOL</li> <li>"H" - HEIGHT SYMBOL</li> <li>"B" - BONUS SYMBOL</li> <li>"T" - TEMPORARY USE SYMBOL</li> </ul> |
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**CITY OF LONDON**  
 PLANNING, ENVIRONMENTAL AND ENGINEERING SERVICES

**ZONING BY-LAW NO. Z.-1**  
**SCHEDULE A**

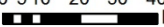


THIS MAP IS AN UNOFFICIAL EXTRACT FROM THE ZONING BY-LAW WITH ADDED NOTATIONS

FILE NO:  
 H-8767 LM

MAP PREPARED:  
 July 20, 2017 RC

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0 5 10 20 30 40  
 Meters

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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.*

A subdivision agreement between Sifton Properties Limited and the City of London for the Victoria on the River Phase 1 lands was registered on July 31, 2014 as Instrument No. ER942261. Sifton Properties Limited posted security as required by City policy and the Subdivision Agreement for this phase. A Development Agreement is currently being finalized and is expected to be executed very shortly, together with receipt of the required security. Therefore, the condition has been met for removal of the “h” provision.

The purpose of the holding (“h-100”) provision in the zoning by-law is as follows:

*Purpose: To ensure there is adequate water service and appropriate access, a looped watermain system must be constructed and a second public access must be available to the satisfaction of the City Engineer, prior to the removal of the h-100 symbol.*

*Permitted Interim Uses: A maximum of 80 residential units.*

Special provisions included in the subdivision agreement require the owner to provide looping of the watermain system to ensure that there is adequate water service, to the satisfaction of the City Engineer. The subdivision servicing drawings have been accepted by the City, and Sifton Properties Limited have completed the installation of services in Phase 1, including sewers and watermain. The watermain feed extending into Sheffield Place from Sheffield Boulevard serves fifteen (15) single detached lots plus five (5) cluster single detached dwellings proposed for Block 60. The temporary emergency access and associated works on Sheffield Boulevard have already been completed as part of Phase 1. The subdivision agreement contains a provision requiring the Owner to reconstruct Sheffield Boulevard to remove the temporary emergency access and pavement marking and restore the boulevard, pathway, trees, street lights, parking bay, and associated roadworks when a second public access is provided to the subdivision at the direction and satisfaction of the City Engineer.

A future collector road identified in the City’s Official Plan was intended to provide a second public road connection through lands to the east to Hamilton Road. Due to concerns about a possible road crossing and the constraints posed by the presence of a wooded ravine and tributary to the Thames River on the intervening lands between the Sifton Victoria on the River subdivision and Thames Village Joint Venture draft plan of subdivision to the east, City staff have initiated a review of the Official Plan and Zoning By-law to determine if the current road alignment should be deleted and reclassified. Representatives from Sifton Properties Limited and Thames Village Joint Venture Inc. expressed an interest in avoiding the environmental impacts and risks associated with a physical road crossing. The UTRCA also expressed concerns with the configuration of the road crossing in their previous responses to the circulation of draft plan of subdivision application. It should be noted there has been an Initial Proposal Report prepared for the land parcel involving the ravine feature (1964 Commissioners Road East – referred to as the “Grenier Lands”). A formal application for draft plan of subdivision is expected to be submitted shortly by Sifton Properties Limited.

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It should also be noted that there is an existing 3.2 metre wide asphalt maintenance access road between Leeds Crossing and Hamilton Road constructed as part of Phase 1 and the City's Old Victoria SWM Facility No. 2, and which also provides an alternate means of access for emergency vehicles.

<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-100") symbols from the zoning map.

<b>PREPARED AND RECOMMENDED BY:</b>	<b>REVIEWED BY:</b>
<b>LARRY MOTTRAM, MCIP, RPP SENIOR PLANNER – DEVELOPMENT SERVICES</b>	<b>LOU POMPILII, MPA, RPP MANAGER, DEVELOPMENT PLANNING</b>
<b>CONCURRED IN BY:</b>	<b>SUBMITTED BY:</b>
<b>PAUL YEOMAN, RPP, PLE DIRECTOR, DEVELOPMENT SERVICES</b>	<b>GEORGE KOTSIFAS, P. ENG. MANAGING DIRECTOR, DEVELOPMENT &amp; COMPLIANCE SERVICES AND CHIEF BUILDING OFFICIAL</b>

August 18, 2017  
GK/PY/AM/LM/lm  
"Attach."



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**H-8767/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 at 2810 Sheffield Place, described as Block 60 Registered Plan 33M-672.

WHEREAS **Sifton Properties Limited** has applied to remove the holding provisions from the zoning for lands located at 2810 Sheffield Place, described as Block 60 Registered Plan 33M-672, 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;

NOW 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 2810 Sheffield Place, described as Block 60 Registered Plan 33M-672, as shown on the attached map, to remove the holding provisions so that the zoning of the lands as a Residential R6 Special Provision (R6-2(11)) 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 5, 2017.

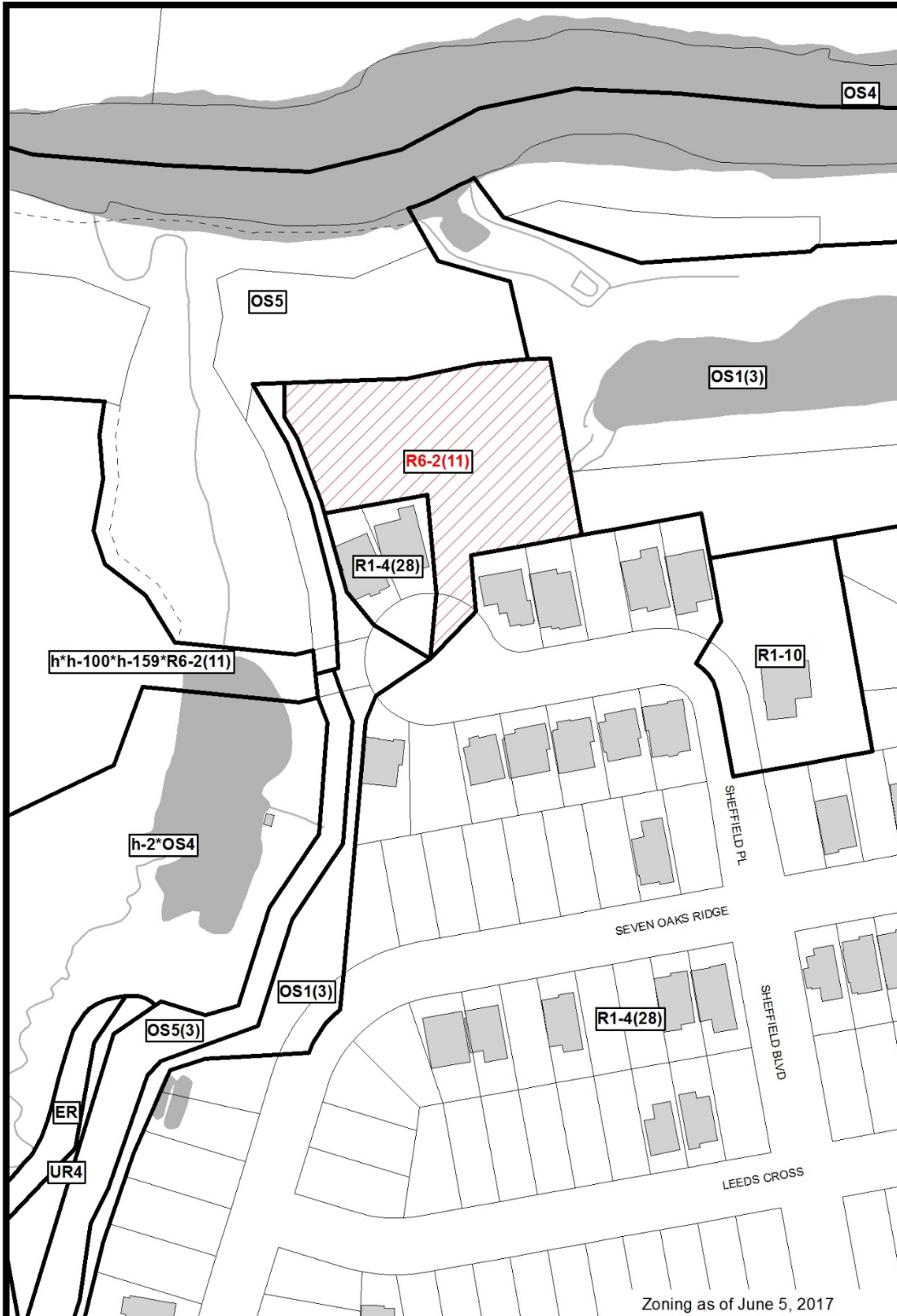
Matt Brown  
Mayor

Catharine Saunders  
City Clerk

First Reading – September 5, 2017  
Second Reading – September 5, 2017  
Third Reading – September 5, 2017

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

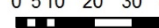


Zoning as of June 5, 2017

File Number: H-8767  
 Planner: LM  
 Date Prepared: 2017/07/20  
 Technician: RC  
 By-Law No: Z.-1-

SUBJECT SITE 

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 Meters

