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H-8772/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 2603 HOLBROOK DRIVE MEETING ON AUGUST 28, 2017

RECOMMENDATION

That, on the recommendation of the Senior Planner, Development Services, based on the application by Sifton Properties Limited relating to lands located at 2603 Holbrook Drive, described as Block 49 Registered Plan 33M-707, 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 R5/R6/R8 Special Provision (h•h-71•h-100•R5-6(8)/R6-5(31)/R8-4(17) Zone **TO** a Residential R5/R6/R8 Special Provision (R5-6(8)/R6-5(31)/R8-4(17) Zone to remove the holding (h, h-71 & h-100) provisions.

PREVIOUS REPORTS PERTINENT TO THIS MATTER
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November 28, 2016 – Report to Planning and Environment Committee – Victoria on the River Subdivision – Phase 3 – Application to Remove Holding Provisions - Sifton Properties Limited (File No. H-8622) (*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(8)/R6-5(31)/R8-4(17) Zone.

RATIONALE

1. The conditions for removing the holding (h, h-71 & 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 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. As part of the Site Plan Approval process, a building orientation plan has been reviewed and accepted which demonstrates the front façade of the dwelling units will be oriented to Holbrook Drive, as well as the adjacent neighbourhood park. The approved drawings and executed Development Agreement will ensure the buildings are properly oriented.
4. 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

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City.

BACKGROUND

On November 8, 2016 the Approval Authority for the City of London granted Final Approval for the third phase of the Victoria on the River subdivision consisting 48 single detached lots, three (3) medium density residential blocks and one (1) 0.3 m reserve block, served by a primary collector road (Sheffield Boulevard), and extension of Seven Oaks Ridge, Holbrook Drive and Leeds Crossing. The plan was subsequently registered on November 16, 2016 as Plan 33M-707. The subdivision agreement has been executed and security provided for this phase.

On December 6, 2016, Municipal Council approved an amendment to the Zoning By-law to remove the holding provisions on the single detached residential lots and one medium density residential block (Block 51) within Phase 3 (File No. H-8622). The current application request to remove the holding provisions applies to medium density residential Block 49. The zoning of this block is Holding Residential R5/R6/R8 Special Provision (h•h-71•h-100•R5-6(8)/R6-5(31)/R8-4(17) which permits, subject to removal of the holding provisions, such uses as single detached cluster housing, attached townhouses, stacked townhouses, apartment buildings, seniors citizens apartment buildings, and continuum of care facilities; with a special provision for a reduced front yard setback to permit buildings to be located closer to the street in accordance with the City's Placemaking Guidelines.

An application for Site Plan Approval was recently submitted by Sifton Properties Limited for development of 28 cluster townhouse dwelling units. The site plans have been accepted by the City and the Development Agreement is in the process of being finalized.

Date Application Accepted: May 5, 2017	Agent: n/a
REQUESTED ACTION: Request to remove the Holding ("h", "h-71" & "h-100") Provisions from the zoning of the subject lands which will put into effect the Residential R5/R6/R8 Special Provision (R5-6(8)/R6-5(31)/R8-4(17) Zone. An application for site plan approval has also been received from Sifton Properties Limited (File No. SPA17-013) for development of 28 multiple attached dwelling units to be developed in the form of a vacant land condominium.	

SIGNIFICANT DEPARTMENT/AGENCY COMMENTS

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 has no objections to this application.

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 May 25, 2017.	No replies received
Responses: There was no response to the published notice.		

Agenda Item # Page #

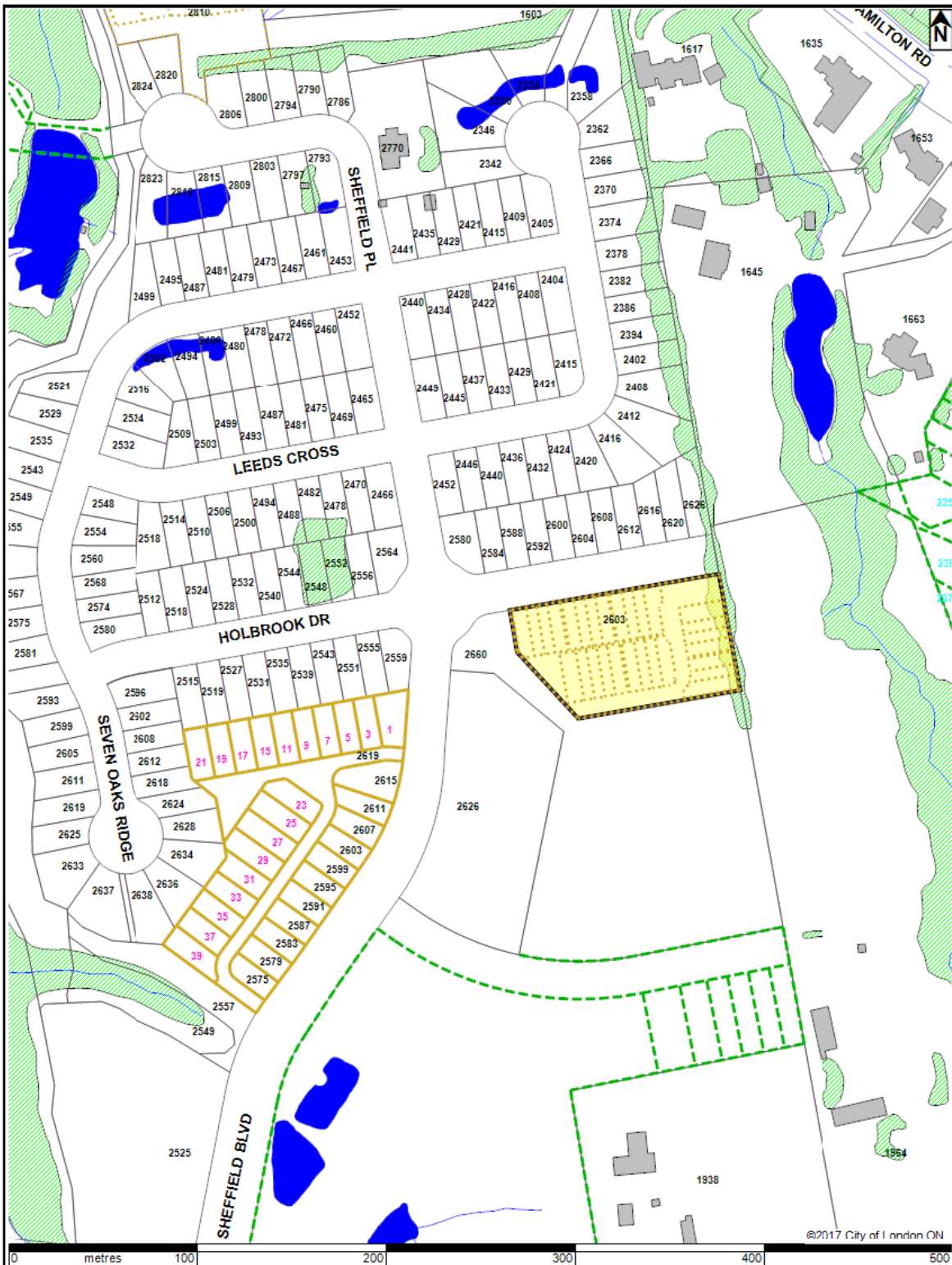
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Location Map

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<p style="text-align: center;">LOCATION MAP</p> <p>Subject Site: 2603 Holbrook Drive Applicant: SIFTON PROPERTIES LIMITED File Number: H-8772 Planner: LM Created By: lm Date: 2017-07-28 Scale: 1:2500</p>	<p style="text-align: center;">LEGEND</p> <table style="width: 100%; border-collapse: collapse;"> <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;">■</td> <td>Address Numbers</td> </tr> </table>	■	Subject Site	■	Parks	■	Assessment Parcels	■	Buildings	■	Address Numbers
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■	Address Numbers										
<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**

- 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

<p>CITY OF LONDON PLANNING, ENVIRONMENTAL AND ENGINEERING SERVICES</p> <p>ZONING BY-LAW NO. Z-1</p> <p>SCHEDULE A</p>	<p>FILE NO: H-8772 LM</p> <hr/> <p>MAP PREPARED: 2017/07/20 WR</p> <hr/> <p style="text-align: center;">1:2,500</p> <p style="text-align: center;">0 12.5 25 50 75 100 Meters</p>
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THIS MAP IS AN UNOFFICIAL EXTRACT FROM THE ZONING BY-LAW WITH ADDED NOTATIONS

ANALYSIS

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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.

The Subdivision Agreement between Sifton Properties Limited and the City of London for the Victoria on the River Phase 3 lands was registered on November 21, 2016 as Instrument No. ER1075446. Sifton Properties Limited posted security as required by City policy and the Subdivision Agreement for this phase. The Development Agreement is being finalized and is expected to be executed 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-71”) provision in the zoning by-law is as follows:

Purpose: To encourage street orientation development, the Owner shall prepare a building orientation plan which demonstrates how the front façade of the dwelling units can be oriented to all abutting streets (except where a noise barrier has been approved), acceptable to the General Manager of Planning and Development. The recommended building orientation will be incorporated into the approved site plan and executed development agreement prior to the removal of the “h-71” symbol.

Applications for Site Plan Approval and draft plan of Vacant Land Condominium have been submitted by Sifton Properties Limited for Block 49. The proposed draft plan of Vacant Land Condominium represents a cluster housing form of development consisting of 28 attached, two (2) storey townhouse dwellings. The building orientation plan demonstrates front facades of dwelling units oriented to the public street (Holbrook Drive), as well as site and building orientation to an active neighbourhood park on adjacent lands to the south and west.

As part of the site plan review process, the plans and building elevations were reviewed for compliance with the City’s Placemaking Guidelines and with the Old Victoria Area Plan Design Guidelines. The plans have now been accepted, a draft Development Agreement has been prepared that is acceptable, and securities will be posted as required. Development Services staff are satisfied that the “h-71” symbol can be lifted from the zoning.

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.

The servicing drawings have been accepted by the City, and Sifton Properties Limited has commenced with the installation of services, including the watermains and water looping of the subdivision. Eleven (11) single detached lots fronting the north side of Holbrook Drive (Lots 19 to 29) and 28 townhouse units (Block 49) will be served by the watermain to be extended along Holbrook Drive, east of Sheffield Boulevard. The temporary emergency access and associated works on Sheffield Boulevard have already been completed as part of Phase 1 and Phase 2. The Subdivision Agreement for the current phase 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, at the direction and satisfaction of the City Engineer. Based on the limited number of residential units (39 in total) in this area, the h-100 holding provision is not required.

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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 the presence of a wooded ravine and tributary to the Thames River existing on 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 reclassification. Representatives from Sifton Properties Limited and Thames Village Joint Venture met with staff and both 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.

It should also be noted 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, which provides an alternate means of access for emergency vehicles.

CONCLUSION

In the opinion of Staff, the holding zone requirements have been satisfied and it is appropriate to proceed to lift the holding ("h", "h-71" & "h-100") symbols from the zoning map.

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

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

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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 2603 Holbrook Drive, described as Block 49 Registered Plan 33M-707.

WHEREAS **Sifton Properties Limited** has applied to remove the holding provisions from the zoning for lands located at 2603 Holbrook Drive, described as Block 49 Registered Plan 33M-707, 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 2603 Holbrook Drive, described as Block 49 Registered Plan 33M-707, 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(8)/R6-5(31)/R8-4(17) 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

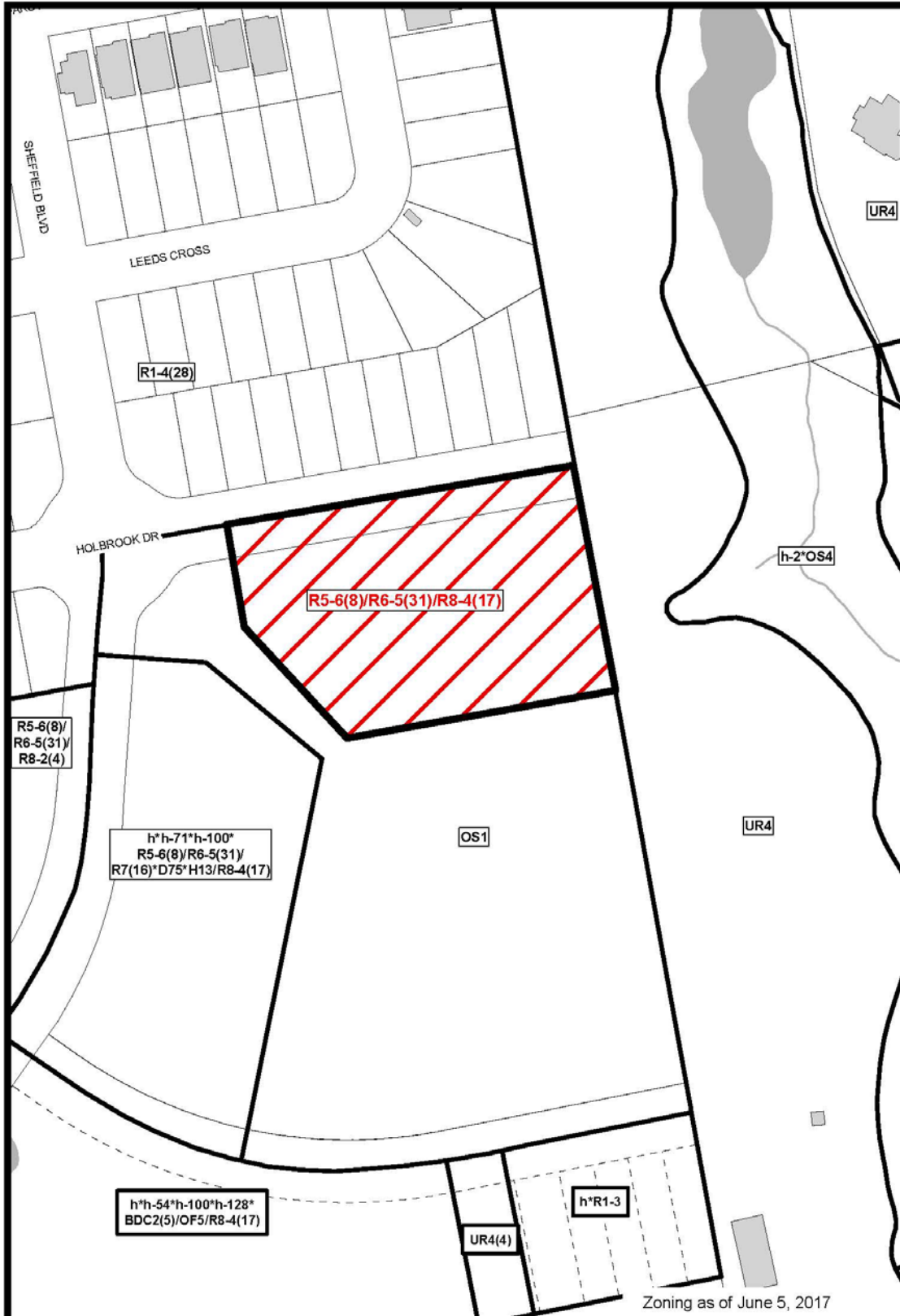
Catharine Saunders
City Clerk




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)



<p>H-8772 Planner: LM Date Prepared: 2017/07/20 Technician: WR By-Law No: Z.-1-</p>	<p>SUBJECT SITE </p> <p>1:1,500</p> <p>0 5 10 20 30 40 Meters </p> <p></p>
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